



Rock Island's Historic Residential Neighborhoods, 1835-1955: A Summary Report

BY

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Executive Summary:

The purpose of this survey and evaluation project was to make National Register of Historic Places (or local historic district and landmark) eligibility recommendations for sixteen surveyed residential neighborhoods in Rock Island, Illinois. Nine of these neighborhoods were surveyed in 1984, and one of these, Longview, was re-surveyed in 1998. Six neighborhoods were first surveyed in 1998.

The 1998 survey work takes the historic residential survey program from the familiar ground of the Victorian-era high-style house into the less familiar 20th century suburban tract or small house. The neighborhoods which now are greater than 50 years of age (the accepted benchmark for eligibility for survey and study) are well within the oral history range of many living Americans. Consequently there is an excellent opportunity to connect history directly with living generations of Rock Island residents. These are the homes in which most of us spent and continue to spend our lives.

The greater challenge always remains for the historic preservation movement to educate and guide the general public to help preserve and reuse our older properties and neighborhoods. These historic properties can and must perform the two-fold mission of connecting us with our living past while also continuing to fulfill the role of providing safe, comfortable, and nurturing homes for the citizens of Rock Island.

The national standard for determining whether a property is historically significant is measuring that property's potential eligibility to be listed in the National Register of Historic Places. Authorized by the National Historic Preservation Act of 1966, the register is the accepted master list of those properties which are significant in American history, architecture, archeology, engineering, and culture. Properties can be listed individually or in groupings which are called districts.

There are general categories of historical significance which help to frame and measure a property's (or a district's) claim for eligibility. These are termed "Criterion" in the National Register program and there are four of these, two of which have primary application to historic residences. A house grouping can be significant if the group visually explains or interprets distinctive design or the physical characteristics of residential architecture. This is called Criterion "C." A simple way to understand Criterion "C" is to realize that the strength of the significance claim is borne by the physical features of the property itself. The Broadway Historic District is significant under Criterion C. The houses in the district present "a significant collection of architectural styles and vernacular building types" which explains and interprets house design and construction in Rock Island during the period 1835 to 1948.

This type of district requires that the majority of properties represent significant aspects of one or more architectural styles. The street layout and house arrangement in a particular addition or platting can be significant if they represent important innovations in community planning. Most street layouts use a standard square street grid. At several points in time, curvilinear or naturally landscaped street layouts were popular. These innovative plat plans changed how houses were planned, oriented and located within the plat. The Burgart's, West Lawn, Watch Hill and Bel-Aire additions, all surveyed as part of this project, employed innovative (for the time) curvilinear streetscapes. This significance claim requires that such qualities as house spacing, setback, street layout and dimensions, topography, and even landscaping must survive along with the original housing stock.

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A house grouping can also be historically significant because the neighborhood represents or tells the story about a historical event or series of events. This is the National Register Criterion "A" which bases significance claims upon the property's (or district's) associative historic event(s) rather than its physical features. The historic physical features must still survive to interpret the story, but they are somewhat secondary to measuring the significance of the historical claims. Historical events which caused the rapid platting and development of a neighborhood provide the justification for the claim of historical significance. The clearest Rock Island example of such a claim is the 1918 federal house building program. Housing shortages hindered war industry mobilization, and the federal government partnered with communities to provide emergency housing in certain prioritized cities. Rock Island's government housing was one of a handful of such projects which saw completion. The resulting houses are distinctively different from other houses of the same period in the city. Criterion A arguments have particular application to 20th century housing as houses were churned out in great numbers with little if any stylistic affectation. Historical forces explain the ups and downs of the house building cycle. Frequently, as with the 1918 government houses, it was federal intervention that resulted in local building spurts or changes in the nature of the houses which were constructed. Various private initiatives also produced whole neighborhoods which marked significant changes in house design, layout or construction.

Summary of National Register of Historic Places Eligibility Recommendations:

The level of historical significance is local unless otherwise indicated:

1. Longview:

No historic district is recommended, there are 211 contributing properties, three general house groups focus on Craftsman, Dutch Colonial, and modest vernacular cottages. Restoration efforts can contribute towards the eligibility of one or more of these groupings.

2. KeyStone/Edgewood Park:

The recommended district is bordered by 8th-10th avenues and 42nd-43rd streets. Eligibility is based on architectural significance, the development of the foursquare house type.

2. KeyStone/Brooks' Grove:

The recommended district is centered along 45th Street between and 8th-10th avenues. Eligibility is based on architectural significance, specifically the Craftsman style.

3. Watch Hill:

The recommended district encompasses the entire series of Watch Hill plats. Eligibility is based on architectural significance, specifically the well designed examples of the Colonial Revival. The Watch Hill development is significant because its large lots allowed for the design and building of larger houses. The plat itself is significant because it differed from other contemporary city plats and was marketed as a special neighborhood.

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3. Hill Crest Addition:

No historic district is recommended although 23 houses are recommended as being individually eligible as examples of high style architecture.

4. Chicago Addition:

A small district is recommended, centered along 4th Avenue between 9th and 11th streets. Eligibility is based upon architectural significance and is contingent upon restoration efforts, particularly the restoration of original clapboard exteriors. Eligibility is based on architectural significance, specifically the early and modest nature of the houses.

5. Stadium Drive Addition:

The entire plat is recommended as being eligible as a district. Eligibility is based on architecture, specifically pre- and postwar residential architecture, and the district's historical association with pre- and early wartime war workers' housing.

6. 1918 Government Housing:

All four housing tracts, located between 18th and 15th avenues and 32nd and 46th streets, are recommended as being eligible districts. Eligibility is based on architecture, specifically the Tudor and Colonial styles and the bungalow type and their collective representation of ideal small homes, and upon history, specifically the war related Federal house building role and the work of local designers and builders. The level of significance is both local and state.

7. West Lawn Addition:

No district is recommended primarily due to the loss of integrity due to replacement siding. The restoration of the original siding could result in a district. That district would include the entire plat.

8. Eastlawn Addition:

The entire plat is recommended as a historic district. Eligibility is based on architecture, specifically the types and styles and intermixing of post-World War II houses.

9. KeyStone/Parkview Addition:

The entire plat is recommended as a historic district. Eligibility is based on architecture, specifically the types and styles and their intermixing with emphasis on the Tudor Revival, Colonial Revival styles and the appearance of the earliest ranch houses.

10. Bel-Aire Addition:

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No district is recommended due to the recent age of most of the houses there. With the passage of time a better understanding of the significance of the houses of the early 1950s and of comparable Rock Island neighborhoods will allow for a reconsideration of historical significance.

11. 30th Street Estates:

No district is recommended, the range of houses being too intermixed and the number of houses too small.

12. [Joseph] Burgart's Additions:

The First through the 5th additions are recommended as comprising a single historic district. Eligibility is based upon the concentration of high quality Tudor Revival house designs.

13. Wheelan's Addition (2400 21st Avenue)

The six bungalows are recommended as a historic district. Eligibility is based upon architecture specifically the high quality bungalow house type designs which are found here.

14. Sam Weisman's [2900s 21st Avenue] Addition

The seven bungalows are recommended as a historic district. Eligibility is based upon architecture specifically the high quality bungalow house type designs which are found here.

15. Elmore H. Stafford's Addition:

No district is recommended, the range of houses being too intermixed and the number of houses too small.

Historic Preservation In Rock Island, 1980-1998:

The Rock Island historic preservation program has achieved an outstanding record of achievements since its inception. Much of this success can be attributed to the program's consistent focus on public education and incorporating historic preservation into community planning. Historic preservation has been a fundamental factor in neighborhood revitalization and planning. The program has depended largely upon the use of local energy and skills to accomplish most of the community preservation projects. The availability of excellent local preservation talents is and has been reflected in the high quality of Rock Island Preservation Commission appointees.

The Rock Island Preservation Society was founded in 1980. This organizational effort reflected a growing popular interest in historic preservation. The local preservationists were guided by Illinois Historic Structures and Illinois Historic Landmark surveys, completed in 1973 and 1975, respectively, by the Illinois Department of Conservation, as part of an early statewide baseline survey and evaluation effort. From the start the Rock Island preservationists valued public education and appreciation for things historic. Walking tours and promotional seasonal events featured neighborhoods which had a living "sense of time and place." By the early 1980s, eight Rock Island National Register of Historic Places listings were on record. These nominations were prepared by individual property owners or interested parties.

Within two years the city was induced to explore historic preservation ordinance options. The Rock Island Preservation Ordinance Steering Committee worked with the State Historic Preservation office and sought out model ordinances from other Illinois cities. The resulting Rock Island ordinance provisions included a local district designation program, required Certificates of Appropriateness when building permits involved specified classes of properties, and offered economic redress by providing Certificates of Economic Hardship. This relatively powerful ordinance was approved in February 1984 and it remains in effect, fundamentally unchanged to this present day. Its survival reflects the establishment of a community consensus that values historic preservation.

The ordinance authorized the establishment of a nine member Rock Island Preservation Commission to oversee the local preservation program and to participate in the administration of the new ordinance. The Commission turned immediately to the necessary task of documenting the city's historic properties.

Good preservation programs require high quality and comprehensive historical survey data. Rock Island completed an excellent residential survey of over 9,500 properties in 1984. This architectural survey was remarkable in terms of its scale and its attention to structure specific data gathering. It was also unusual in that it was planned and completed using only local preservation labor and talent. Federal funding support was obtained in April 1984. The survey leadership was provided by Augustana College faculty members Dr. Norman Moline and Dr. Mary Kirn. These individuals combined their geographical and art credentials (in that order respectively) to design a broad and in-depth survey. Augustana students provided the labor force.

The survey focused on pre-1940 buildings and structures. Surveyors covered the lower parts of the city, including the westernmost areas between the Mississippi River, Black Hawk State Park, and east to 12th Street, and the northern edge of higher part of the city south to Rock Island High School

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and generally up to several of the 1998 survey areas. The entirety of the northern part of city, exclusive of the downtown area, was also surveyed.

Once the baseline survey was finished, the data was analyzed. A list of the most significant of the identified properties was derived from a five point graduated scale. A point of interest merited one point. Modified high style properties (incompatible additions or siding and window changes) were given two points. Vernacular or working class buildings were awarded three points if they represented a recognized building type and four points if some stylistic affectations were in evidence. The highest rating of five points went to well preserved high style buildings.

One difficulty, remedied in 1986, was the lack of photographic documentation of the 1984 survey work. The photos followed with the expected periodic mismatching or inability to make a match of survey addresses and photos.

The local preservation efforts subsequently focused primarily on local designation and landmarking. Today there are 11 individual properties and three districts (Chippiannock Cemetery, the Rock Island Arsenal, and Broadway historic districts) listed on the National Register, and 35 locally Landmark properties and districts. Most notably, the Highland Park Historic District was locally designated in 1985. Most recently, the program has published a study of Rock Island's Art Deco and Art Moderne architecture, entitled "Rock Island's Modernistic Architecture" (Charles Kirchner and Associates, Ltd., Springfield, 1997, consultant), has listed the extensive Broadway Historic District on the National Register (Alice E. Novak and Karen L. Kummer, ArchiSearch, Urbana, 1998, consultants), and completed this second phase residential survey project (James E. Jacobsen, History Pays!, Des Moines, 1998-99, consultant).

The City of Rock Island: A Historical And Geographical Overview With An Emphasis on Residential Growth and Development:

Geographical Setting:

Rock Island's geographic location naturally governed both the city's growth and predetermined where houses would be built. Rock Island was founded at the foot of the Hamilton Limestone formation. This raised level bluish-white rock formation forms Rock Island¹ (the island) and the associated rapids. This is one of the newest stretches of the Mississippi River, which was forced by nature to run west at this point (Past and Present, p. 104; Tweet, p. 10).

This broad shallow reach of the river is not centered within an evenly-sculpted river valley. Instead the high bluffs on the Iowa side are much closer to the riverbank, while those on the Illinois side are more generously distanced from the river. Three competing urban centers sprang up along either side of Rock Island (the island). Davenport, Iowa, opposite Rock Island (both the island and city) and across the Mississippi River, had very little floodplain or riverfront space and its residences quickly challenged and scaled the Iowa bluffs. Rock Island, located at the foot of the island, had plenty of riverfront room to satisfy its growth for generations. At the same time Rock Island was curiously constricted, with water forming barriers on three sides (the Mississippi River to the north and west, and the Rock River to the south). To the east, the Illinois sibling city of Moline would eventually bar growth in that direction. Moline started out at the head of Rock Island (the island), well distanced from its sister city.

With the island forming what would become the industrial hub of the metro area, it is important to note that the Illinois communities both laid claim to it. Each city annually marshaled its statistical measures of economic growth and both Moline and Rock Island wanted to add the annual Federal arsenal expenditures to its total figures. By World War I Davenport was claiming a share of the spoils. By this time 60 percent of the island's Federal Arsenal employees were said to live (and indeed preferred to live, it was said) in Davenport. This figure was the basis for apportioning that same share of U.S. government housing to Davenport in 1918. Overall, Rock Island (the city) won out in counting the Federal dollars, apparently because it controlled the first bridge access (United States Housing Corporation Report, Vol. II, p. 332, referenced hereinafter as Report).

The south channel around the island was an excellent water power source. Moline was able to command the water power advantage. The 1877 county history notes that Rock Island had "no immense water power like Moline." The Tri-City point was increasingly a crossing point for western immigrants and the island offered an excellent crossing point for the first railroad to bridge the Mississippi. The first train rolled into Rock Island in 1854. The 1914 county history states that "Perhaps nothing else gave such impetus to Rock Island County as the completion of this link [with Chicago]." The Tri-City location also fit with the plans of many Illinois leaders who sought to outpace St. Louis as a major Midwest shipping point, favoring Chicago. At this time it was north south trade

¹ Confusion follows when both the island and city bear the same name, so parenthetical notations will clarify those instances where it is the island which is referenced.

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which captivated the imagination of the railroads (thus Cairo, Illinois got the direct rail line, avoiding St. Louis). In later years it was the tremendous east west rail trunk traffic which passed through points like Burlington, Iowa and the Tri-Cities that meant wealth and jobs (Ibid., p. 151, Encyclopedia..., p. 775).

The 1877 county history Past and Present-Rock Island County Illinois nicely described the town's setting:

...on the Rock Island side they [the bluffs] recede to the distance of more than a mile, leaving a broad and beautiful plain upon which the city is built. This plain is sufficiently elevated to afford a dry and healthy location, and is bounded by the river in front, forming a graceful curve southward at the lower end of the city, and in the rear by the distant hills which form a charming background to the city plat. On this plain the space is amply sufficient for a city of a hundred thousand inhabitants. From almost every point of observation in this vicinity the views are very fine. They combine a landscape of mingled art and nature... (Past and Present-Rock Island County Illinois, p. 142).

The lack of growing room that the city faced after World War II was obviously not a perceived problem as of 1877. Most cities expand in concentric form from a central starting point. City services follow this growth as water, sewer and roads expand from that same city center. Rock Island could not grow in this manner. It was a self sustaining city with its own needs and challenges but it was also one of several growing Illinois-side cities which fronted on the Mississippi River and competed for elbow room within the broader metropolitan area. From the beginning, a fixed combination of natural and political boundaries blocked Rock Island's growth beyond the square area that it occupied today. Absent Moline, Rock Island would have expanded up and down the river, filling in the lower reaches of the river valley, without having to expand onto more distant higher ground. Moline blocked Rock Island and East Moline and Silvis, smaller communities which experienced rapid expansion during the early 20th Century, blocked Moline in turn. Davenport was similarly blocked by Bettendorf. Rock Island, by default, focused on downstream expansion, towards and finally across the Rock River (Encyclopedia..., pp. 657-58).

The city's expansion needs, coupled with a strong southwestward trading market, meant that Rock Island's municipal leaders had to control the lands which lay between and finally beyond the city and Milan, located near the mouth of the Rock River, to the southwest. Early on, the city acted aggressively to provide road and bridge access in that direction. Rail linkages would follow and annexation struggles over growing space did as well. The city government sought to control overland access to Milan and was frustrated because state law didn't allow county government to construct bridges and the township government had no funds. The city purchased the multiple plank roads and bridges which ran to and crossed the Rock River bottoms. The city exacted tolls to cover its costs until 1910. This active interest in southerly transportation links has continued to this day, being represented by recent annexation struggles with Milan to gain developmental land south of the Rock River. The city government sought to control overland access to Milan and was frustrated because state law didn't allow county government to construct bridges and the township government had no funds. The city purchased the multiple plank roads and bridges which ran to and crossed the Rock River bottoms. The city exacted tolls to cover its costs until 1910.

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Some historians suggest that Rock Island should have been located at the mouth of the Rock River, where water power and Mississippi River access could be had. The town of Milan located there instead. As already noted, controlling and facilitating the Rock River crossing point and its associated trade area was a Rock Island priority from the start. The city committed great resources constructing bridges, streetcar lines and roads southward to the Rock River. Finally, during the last years of World War II, federal assistance constructed the current concrete arch bridges across the Rock River, and more recently city annexations provided additional growing space south of the river.

When several cities comprise a metropolitan area, the sum is greater than its individual parts. Collective advantages in transportation and other production factors results in an economy of scale which benefits all of the participating cities. The development of the Rock Island (the island) as a major military arsenal aided every adjoining city and military contracts, in combination with the private industrial potential to fulfill military contracts, assured the metro area a key role in any national military mobilization. Rock Island and the other cities consequently played important roles in each of the national military emergencies, beginning with the Spanish American War. During both of the World Wars Rock Island was designated a "priority defense area." The city's prosperity was forever linked with the fortunes of the arsenal and each national military mobilization brought large scale jobs growth to Rock Island. Each subsequent peacetime transition had the opposite effect and the city experienced boom and bust cycles to a greater degree than did the average city. Designated defense areas served as the project areas for the federal government's war worker housing initiatives. These housing programs represented the first federal policy intervention in housing production and supply. Rock Island's neighborhoods were influenced by these successive and evolving federal housing programs to a greater extent because of its defense area designation. The story of Rock Island's growth and the nature of its housing was directly associated with the nation's military conflicts and the changing housing policies of the federal government as they related to those wars and their peacetime aftermath.

The larger metro area only gradually began to appreciate the importance of this collective community advantage. Each city proceeded to do what growing American cities did. They pridefully competed in every possible way to be the best and the biggest. Unlike many metro areas, particularly those which span two states, these partner communities did create a unified power and transportation company and as a result they enjoyed the benefits of economy of scale in both of these service areas. The critical role of the federal government in tying the cities together through the provision of bridges, river shipping improvements, public works and Arsenal employment cannot be underestimated. The metro area was for years termed the "Tri-Cities," then the "Quad-Cities" and within only a few years became the "Quint Cities." The last title has never caught on and the Quad-Cities today is generally defined as the area encompassed by Interstates I-80 and I-280 (Tweet, p. 7).

General City Growth Patterns, 1835-1955:

The summary population table, presented below, indicates that Rock Island's more explosive growth began c.1890, slowed between 1900 and 1910, and again rapidly expanded between 1910 and 1920, the World War I era. Modest growth returned during the 1930s and continued at least to 1950. Between 1950 and 1960 the southeast part of the city, on the high ground, experienced the greatest growth as those areas finally infilled. The city population growth during the first five years of the 1950s was negligible, 1.5% or 751 persons, so most of that decade's growth postdated 1956. Using these statistics alone, one might predict with some confidence that the major house building peaks in Rock Island coincided with these growth patterns.

Population Growth, Rock Island, 1860-1960

Year	Population	Ten Year Percentage Increase
1860	5,130	N/A
1870	7,890	1860-1870, 53.8
1880	11,659	1870-1880, 47.8
1890	13,634	1880-1890, 16.9
1900	19,492	1890-1900, 43.0
1910	24,335	1900-1910, 24.8
1920	35,177	1910-1920, 44.6
1930	37,953	1920-1930, 7.9
1940	42,775	1930-1940, 12.7
1950	48,710	1940-1950, 13.9
1960	51,863	1950-1960, 6.5

City Land Annexations, 1835-1955:

Beginning in 1835, the town expanded up and down the river front, incorporating the "Old Chicago" neighborhood on the northwest and east to 25th Street by 1850. Between 1860 and 1870 the eastern city boundary extended to 35th Street and included the Augustana College property. The land up to 7th Avenue was also annexed during this time. By 1890, the Moline west boundary became Rock Island's east boundary. By 1910 the land between 7th and 14th avenues was annexed. The city then began a belated southwestern turn, annexing lands that included what became the Longview park and neighborhood, land long held off the market by Bailey Davenport, who had died in 1890. Annexations in 1913 included what would later become the West Lawn Addition and a major 1915 annexation added all of the area west of 17th Street running south to the Rock River. In 1919 the last annexation to be made for the next 22 years took in the area lying east of 17th and west of 31st Street, running south to the river. By 1920, the southern city limit followed 18th Avenue. The eastern part of the Watch Hill neighborhood was annexed in March 1941. The last prewar annexation was made in July 1942, and included the land east of 24th Street and south of 31st Avenue. A 1956 annexation even took in land south of the Rock River and west of Milan. The city tripled its size from three to 10.5 square miles between 1900 and 1955. The following table summarizes the sequence and scale of the Rock Island 20th Century annexations.

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Rock Island Land Annexations, 1908-1956

Year	Acres	Year	Acres	Year	Acres
1908	93	1919	921	1951	23
1913	449	1941	20	1952	24
1914	228	1942	87	1954	104
1915	1,612	1946	65	1955	22
1918	36	1948	263	1956	740

Annexation doesn't always represent an immediate need for expansion space. It sometimes reflects a political opportunity to take land before a competing municipality can act to do the same thing. Annexation also places considerable financial burden upon the annexing party because municipal services must be provided to both present and future residents. For the most part, Rock Island wasn't threatened with losing growing space to nearby communities. An exception was the struggle with Searstown, located north of Milan, across the Rock River. Searstown annexed the Watch Tower area in the late 1890s but Rock Island solved the problem in 1915 by annexing Searstown. Only in very recent years was there a rash of counter annexations between Milan and Rock Island in an effort to reserve room for development south of the Rock River. The Moline-Rock Island boundary appears to have been settled quite early and it runs on a continuous straight line southward to the Rock River.

Using the summary chart above, a correlation emerges between peak house building years and municipal expansion. With no other information, one could determine that from these figures that peak city growth periods took place between 1913 and 1919, peaked again c.1948, and did so once again in 1956. The overall pattern of annexation reflected the topography of the land. This data argues that the city annexed land in direct response to its real developmental needs. Initial growth extended both directions, east and west along the river, then turned southwest, again along the lower and more level ground lying east of the river. On the higher ground, the city's annexations brought the southern city boundary to 18th Avenue. Smaller annexations left just the southeastern quarter of the higher ground outside of the city until 1956 (1980 Rock Island Annexation Map).

One annexation phenomenon absent in the Rock Island history is the development of low cost and low tax suburbs, located just outside of city boundaries. Several large Davenport plats appeared in the early 1950s although these examples resulted from a municipal refusal to allow their establishment within the city limits. While plats such as Eastlawn, Suncrest and Watch Hill/Hill Crest were established beyond the developed residential boundary, all were within the city limits at the time of their establishment.

Street Railroads And City Growth:

The streetcar is credited by those who study urban growth patterns with directing city growth, especially residential growth. Once the car lines were capable of surmounting hills, homeowners could occupy higher ground farther away from the smoke and din of the downtown. Improved car service allowed the city to grow beyond the "walking city" and distant smaller communities such as Milan were linked with the city, particularly as the interurban, a combination of passenger and freight service, developed c.1900-05.

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Proximity to a car line meant that a house on the line was more valuable than were those more distant from the service. In fact the first residential developments are likely to be middle and upper class suburban developments. This is confirmed in the *Argus*'s annual report for 1904 when it observed

...with improved street railway facilities, one can have his home in South Heights, and be required to walk but a few blocks to meet his car, which will whirl him to his place of employment in the city in a shortness of time...the building of the Long View line has stimulated property values in the southern limits and beyond and has had the effect of hastening the platting of a tract of land adjoining reservoir park, where the coming year will see some of the prettiest homes of the city go up....

Sewers were needed in addition to streetcar service if rapid southward growth was to occur. Sewers and water service "were needed for the comfort of modern houses" said the same source. Pressure for annexation of land to the south was created by the streetcar as well. There was agitation for annexation to the Rock River but there was sufficient opposition to hold it off for several years at least. This finally took place 11 years later in 1915 (*Argus*, December 31, 1904).

Rock Island and the Tri-Cities area passed through the usual trials and tribulations which resulted from the conflicting interests of multiple under capitalized streetcar companies and their several franchises. Numerous companies provided inconsistent and generally inadequate service in these early years.

The year 1868 saw the first rudimentary car service in the Tri-Cities. The first streetcar crossed the Arsenal Island "Government Bridge" in 1888 and the first Rock Island electrified car operated on the 30th St. route. It wasn't until 1894 that electrified cars were allowed on the Government Bridge. It was long feared that horses would panic mid-bridge as cars approached. The importance of the single bridge linkage is underscored by the fact that it was the bridge traffic volume that financially supported the streetcar company (Wolfe, pp. 3, 6).

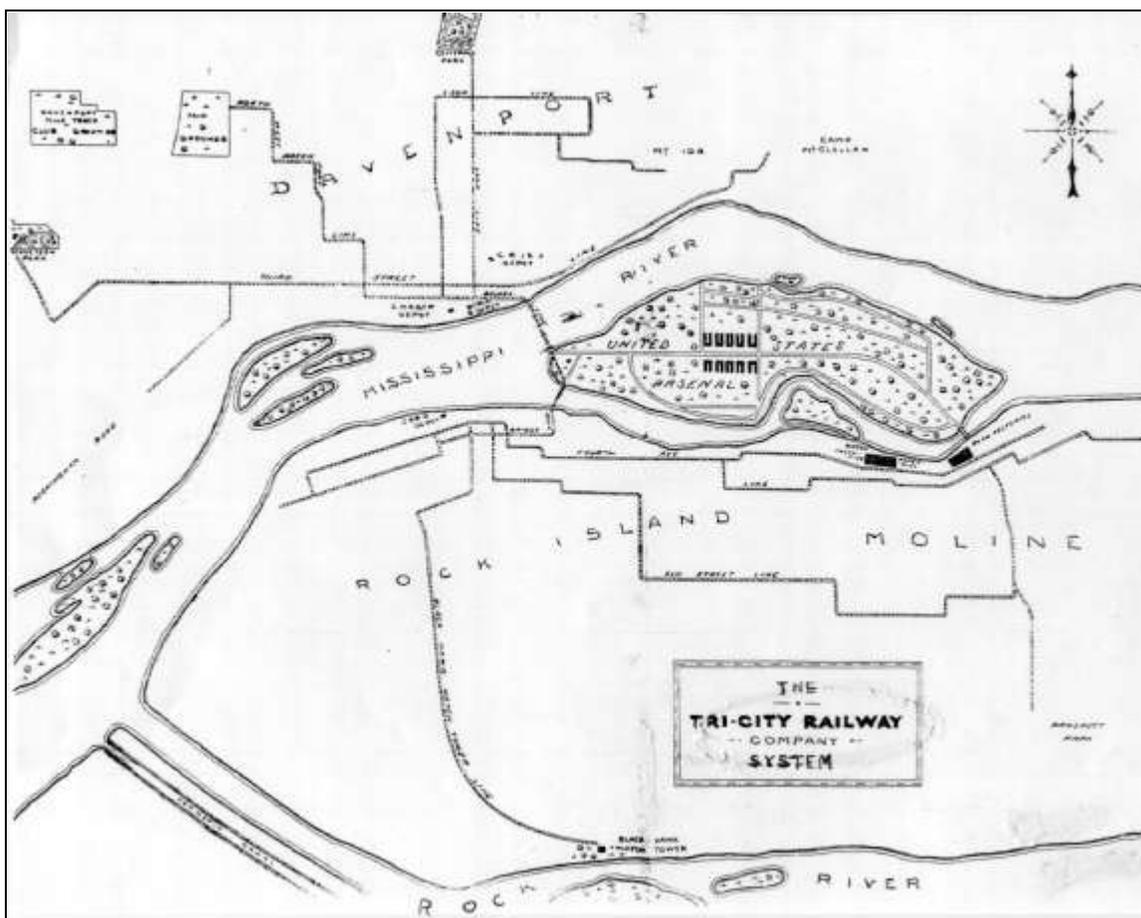
The same bluff line that impeded Rock Island's southward growth served to obstruct streetcar operations. The rail link to Milan, established in 1882, had to use steam trains to surmount the rise, and the 12th Street route largely bypassed the higher grounds. The 7th Avenue line to Augustana College atop College Hill challenged horse car operations to reach the school. It finally required a steam powered car to successfully ascend the rise heading east on 7th Avenue (Wolfe, p. 1).

The Tri-Cities were very fortunate in that they achieved a single metropolitan transportation and power conglomerate by 1906. As a result, the cities enjoyed better service in both streetcar and utility service and the company benefited from economy of scale, although it did have to meet the differing regulations of two states. Car line consolidation was virtually realized by 1889. The company promptly ran out of funds when it made too many improvements too quickly and it had to be bailed out by involving a Chicago based investment consortium. That firm demanded a six percent annual profit and an end to municipal street paving taxes. A new power plant allowed for the electrification of all lines to speed up service (Wolfe, pp. 5-6).

The other seasonal fiscal anchor for the Central Railway Company was the many outlying recreational attractions which the lines serviced. The earliest car lines ran to these points and

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residential service appears to have followed those lines. In Rock Island, it was the Watch Tower Amusement Park that drew regional ridership. The park was fully developed by 1892, with an inn and even water slides. The streetcar company owned the park and other metro area attractions, principally Prospect Park in Moline and Fejervary Park and Credit Island in Davenport), so the “marriage” of key destination points and car and track access was part of a broader metropolitan pattern (Ibid., p. 7).



1890s Rock Island Carlines (north to top of map)

Note that most of the rail lines parallel the Mississippi River where the population is concentrated (Lewis, p. 42).

The 1890s were troubled years for the car company. The street paving assessments continued and the company paid out \$250,000 over a three year period ending mid-1895 to pave those streets where new or expanded lines were laid. Again nearly bankrupt, the company recapitalized and a two year moratorium on further assessments allowed some economic breathing space. The electric company, not yet consolidated with the car company, complained that the electric power used by the cars was deteriorating buried water and gas pipes! A major blow was the loss of the use of the Government Bridge for over a year when ice damage closed the bridge in early 1896. Priority rail traffic was first restored on the double-decker bridge. Road traffic wasn't resumed until the year's end. The Watch Tower inn burned in July, 1896, removing the centerpiece attraction from that destination point, delivering another financial blow to the carline company. The little town of Sears then annexed the Watch Tower area, signaling the beginning of a municipal land struggle for that area by surrounding communities. Searstown was finally gobbled up by Rock Island when it was annexed by the latter in 1915. The U.S. Congress unsuccessfully tried to establish a monthly toll for streetcar use

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of the government bridge. Finally, the Tri-Cities Labor Congress, the local populist political organization, tried to block city streetcar franchise renewals in 1898 (Ibid., pp. 9-18).

By 1899 the streetcar company was once again locally owned and financed, the Chicago investors had gladly taken leave of their unprofitable venture. It had 25-year leases from each of the cities, and the last independent holdout, the Moline Central, was acquired. A uniform five cent fare applied to all routes save that to Watch Tower. The first car line finally directly serviced the Arsenal itself (Ibid., pp. 18-9).

In 1902 Davenport city leaders wrangled for a cheaper base fare and prohibited the use of certain key streets by streetcars. It consequently lost all of the company shops to Rock Island. The town leaders at Sears went further and were arrested by the county sheriff when they tore up a section of track as part of a fare battle. The company employees also unionized in late 1902 (Ibid., pp. 20-22).

By March 1906, the unified Tri City Railway Company owned the interurbans, all apparently located on the Iowa side of the Mississippi River and the streetcar lines. That year the Tri City Railway and Light Company consolidated light, gas, electric, utilities and transportation into one entity. Historian Downer notes that as a result the city enjoyed cheap power, particularly benefiting from the universal access to water generated electrical power. The metro area was "one of the best lighted cities in the country." An immediate \$1.8 million investment was made in company infrastructure. This included the substitution of 80-pound rail for lighter rail with a new concrete underlayment (Downer, Vol. 1, p. 705).

Car service to South Rock Island, on what was termed the "Longview Loop" began in 1903. The first city bus went into service on the 23rd Avenue line in November 1923. The Longview Loop line converted to buses in July 1935, followed the next February (1936) by every metro area line save the Bridge line. The last electric street car crossed that bridge on April 15, 1940. A 1940 W.P.A. project involved the removal of the streetcar lines and wires, ties and switches. The cars were sold to A. D. Harris of Rock Island (Rock Island Township History, Wolfe, p. 4).

When the buses did arrive, the bluffs once again showed their influence. The July 13, 1935 *Argus* carried a full page advertisement that announced "New Streamline Safety Buses in Regular Service on Hill Lines Tomorrow." The "Hill Lines" were the Longview and 30th Street routes.

Line abandonments in Rock Island began in 1923 as ridership began to decline in the face of automobile competition. Numerous streetcar lines were shut down in 1930 and the Longview-30th Street lines were consolidated. Three lines were closed down in late 1936. Despite these service reductions, a ridership record was set in 1941 with 27 million paid fares. Even as usage soared, bus service was cut back as part of a wartime resources austerity campaign to conserve equipment and to speed up the routes. The metro area lost 133 established bus stops in November 1942 as part of a conservation effort. By 1943, gas rationing had constricted auto usage to such an extent that 35 million rode the buses, setting new ridership records. The only 1942 Rock Island W.P.A. project involved the removal of the final 300 tons of streetcar rails which went to the wartime scrap drive (*Argus*, December 31, 1941; November 19, December 31, 1942; December 31, 1943).

The *Argus* reported in mid-1954 that the Quad City bus system was "rated better than most and "Good as Any" in the nation." Ridership had plummeted by 64 percent in four years time, a sure

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indication that automobile access and preference was back as the economy picked up speed and automobiles were once again mass produced (*Argus*, June 4, 1954).

City Growth and Development from the early 1800s to 1903:

The city had its origins at Rock Island (the island) mainly because the Federal government came there first. Explorer Lt. Zebulon Pike recommended in 1809 that the island would make an excellent federal military reservation. Following the War of 1812, federal Fort Armstrong was built in 1816 at the foot of Rock Island (the island). The rapids required local pilots to guide the growing river traffic through the treacherous rapids, and there was also a need to supply the fort's garrison and passing river traffic. The earliest area land deeds date to 1829. The fort was the rendezvous site in 1831-32 for Illinois militia during the Black Hawk War. This unfortunate calamity for Chief Black Hawk and his people originated where it did because the Watch Tower area, on the Rock River, was the Indian sacred ground (Past And Present of Rock Island County, pp. 118-26).

The fort was closed in 1836 but an Indian agent remained. The first town plat, termed "Stephenson," was laid out in 1829-30 by George Davenport and Russell Farnham (Farnhamsburg was Stephenson's easterly neighbor, located opposite the foot of Rock Island) originally. Rock Island County was created in 1833 from part of Jo Daviess County. The new county was an unusual one, comprising a long narrow strip of land along the south bank of the Mississippi River. It was the residue from the Federal Land Survey. While most counties are squarish in form with a centralized county seat, this county assumed the form of a broad triangle, with its tangent angle being formed and bounded by the Mississippi River. The county seat, Stephenson (as of 1835), soon renamed Rock Island, was located in an off-center point in the west end of the county (*Ibid.*, pp. 118-26, 142-3).

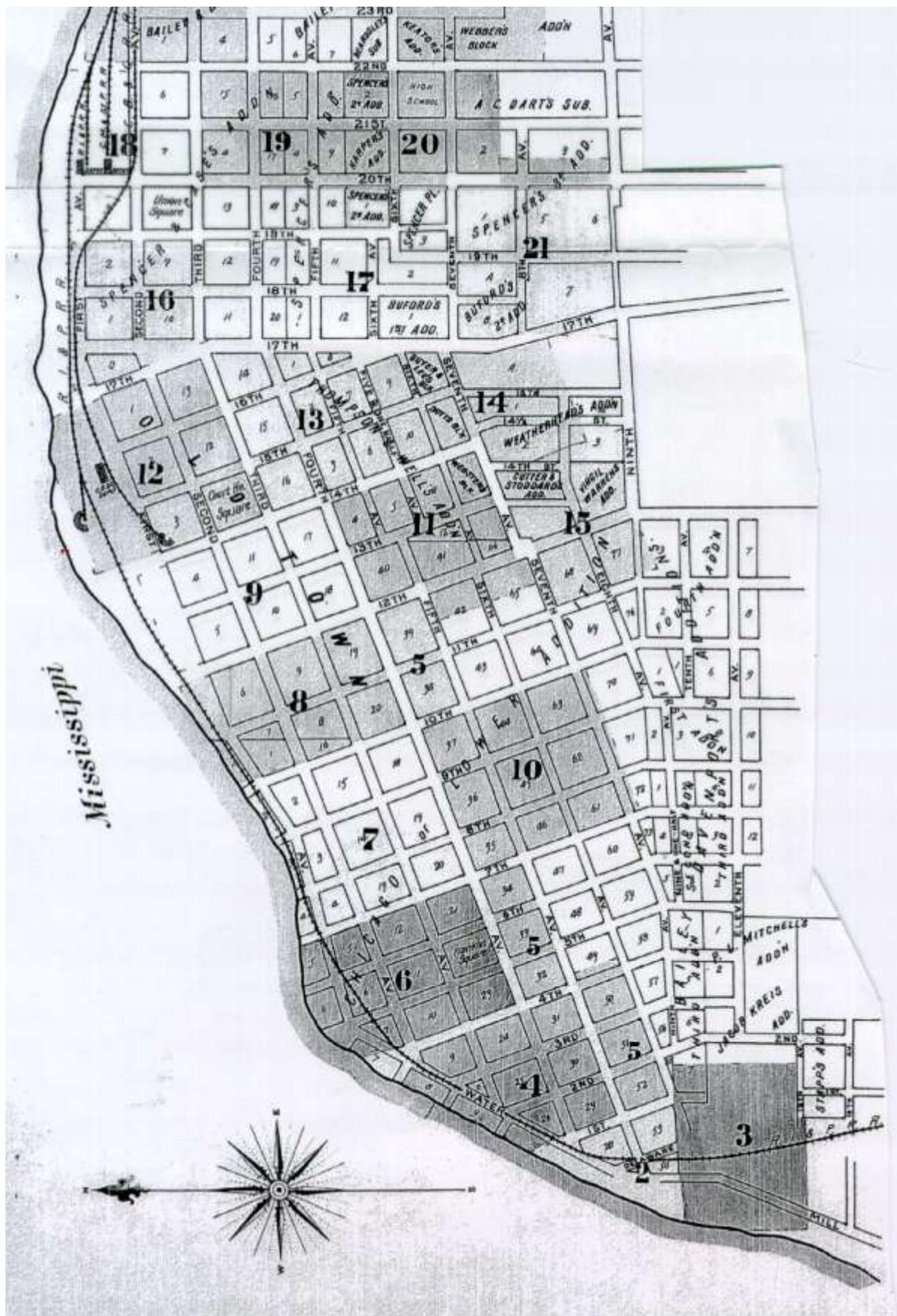
The roots of the present city plat date to mid-1835 with 206 blocks being laid out by surveyor Charles R. Bennett. City lots measured 80 feet by 150 feet. The City of Rock Island was established by the Illinois General Assembly in 1841 (*Ibid.*, p. 127).

1859 witnessed the establishment of an industry that developed to provide the core of city economic growth and employment. The firm of Weyerhaeuser and Denkmann established itself at the western end of the city and quickly employed 200 hands, processing the lumber rafts which were floated down the Mississippi from Wisconsin (*Ibid.*, p. 146).

The city enjoyed sustained growth through the middle years of the century. Rock Island was politically more pro-Southern and Democratic in its sentiments as the Civil War approached. A band of Rock Islanders briefly occupied Fort Armstrong on February 15, 1861, firing off its cannon and hoisting a Palmetto flag. Iowa militia quickly occupied the abandoned fort and the merry-makers withdrew, having brought the prewar public hysteria as far north as Central Illinois.

The war years first brought the awarding of the arsenal, already discussed, in 1862, and the next year saw the establishment of a prisoner of war camp on the island with the first 468 shivering Confederates arriving by train on December 4, 1863. One prisoner gave birth to a baby the next March. During the war, many citizens of the city befriended the prisoners (*Lewis*, p. 6).

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Rock Island in 1892, Sanborn Map Company's Fire Insurance Map (west half)

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There were institutional advantages to Rock Island's benefit. Augustana College, a Swedish church-supported institution, moved to the city in the fall of 1875. North Hall was the first college building, but a large brick building, begun in 1873, housed the faculty with their families, the students, and provided classroom space for the opening of classes on September 25, 1877. This \$35,000 building, later known as East Hall, was demolished in the early 1970s. The current newspaper, the *Rock Island Argus*, had its roots as a Democratic mouthpiece, in 1851, being followed in 1859 by the Republican *Register*. The first city development beyond the bluffline was the provision of a "City of the Dead." Chippiannock Cemetery, comprising 60 acres, was established in 1855, a mile south of town (Ibid., pp. 153, 172).

The first road improvement came in 1852 with the planking of 9th Street to Camden (later called Milan), Illinois. Gas lights were fired up in 1855, the same year that the first volunteer fire company was organized. The first Mississippi River railroad bridge opened for service on April 21, 1856, but survived just two weeks before the famous steamer *Effie Afton* destroyed herself and part of the bridge. Rock Island benefited greatly by the willingness of the Federal government to provide bridges across the island and the river, at no expense to the several cities. This Federal bridge was required by the Arsenal operations as well. Illinois laws restricted bond issuances for county public works efforts and cities like Rock Island were forced to take the lead on providing bridges. Any Mississippi River vehicular bridge was still in the distant future (the Eads Bridge in St. Louis, mid-1870s). At any rate the original "government bridge" opened for traffic, both rail and vehicular, in 1872. The bridge, at the foot of the island, directly benefited Rock Island (Wolfe, p. 6).

Frog Pond was located between 4th and 8th Avenues, apparently near 2nd Street, and impeded development in that area. The pond was drained in 1867 and the land level raised up. In 1876 the city gained its present day street and avenue numbering system. All streets and avenues were numbered starting from the northwest corner of the city, with avenues running east and west, and streets going north and south. Broadway became 23rd Street, Elm became 30th Street, Spencer was 7th Avenue. The system functioned so well that most Rock Island residents, past and present, locate city points by their street and avenue intersections. Even residential plats tended to use these locators in lieu of fancy titles. Real estate dealers tended to sell even new properties by their address references rather than their plat associations (Ibid., Elsner, p. 37; Rock Island History, 1992, p. 25).

Bailey Davenport made possible the 20th century southward expansion of the city when, in 1882, he built the Rock Island and Milan Railroad. The line's principal business was to transport people to the Watch Tower recreation area, located on the site of Chief Black Hawk's tribal grounds, on the scenic bluffs which overlooked the Rock River to the south (Ibid.).

The Citizen's Improvement Association was organized in 1887, determined to remove the barriers between the city and the surrounding area, and promptly paved 2nd Avenue. The Davenport and Rock Island Street Railway Company initiated horse-drawn car service across the government bridge that same year. In 1894 the government bridge car service was electrified. By 1888 the city received 54 daily passenger trains. "Rock Island Illustrated," a promotional piece put out by the *Argus* assured the city's residents that "Rock Island is not seeking a boom." A "boom" threatened explosive but unsustainable growth. Slow and steady progress was the watchword instead. The authors noted that Rock Island's greatest asset lay in its location, the city being halfway between St. Louis and St. Paul, between Milwaukee and Kansas City, and between Chicago and Omaha. River traffic was

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slowing but the two surviving packet and freight lines served the town ("Rock Island Illustrated" p. 7; Quayle, pp. 5-11).

Surmounting the bluffs south of the city began with the initiation of electric streetcar service up 30th Street in 1891. A Presbyterian mission church led the way south up 27th Street beyond 8th Avenue, occupying the abandoned Greenbush Chapel in 1895. The obstacle which the higher ground presented is exemplified by the initial failure of the South Park Addition, platted in 1886 in the area of 30th Street and 15th Avenue. There, too, a church was induced to locate on donated lots. South Park Chapel housed the working class portion of the Presbyterian Church membership. The chapel survives today as a business building on 18th Avenue. Numerous other mission churches located on the high ground, including Presbyterian Oak Grove Chapel (24th Street and 18th Avenue) in 1915 and Gloria Dei Mission (4200 12th Street) the next year (Elsner, p. 37).

Those same impeding bluffs were used to advantage by the municipal water system, and all of its processing and storage facilities were located on high ground, beginning in the 1890s. Pumping was required to carry Mississippi River water to the reservoirs and filtering plant at 16th Avenue and 22nd Street (and a second reservoir at 14th Street and 42nd Avenue), water service to points south on the high ground was apparently easy to accomplish. The plateau was relatively level between the bluff edge and 23rd-25th Avenues, from which point it was more convoluted as the Rock River drainage basin was encountered. Again, gravity could feed any new areas as they developed after World War II. Sewage treatment similarly was handled at a facility in the western lowland part of the city, and its system could utilize gravity feed to a great extent (*Municipal Waterworks*, 1936).

A new courthouse was completed in 1896. That same year brought a replacement Government bridge, with its upper level for rail traffic and the lower one for vehicular traffic (that bridge survives today) (Tweet, p. 24).

The year 1898 was judged by the *Argus* as "one of the most notable in the city's history." The city gained a valuable employer when the Modern Woodmen of America relocated to Rock Island from nearby Fulton, Illinois, and built a \$75,000 home office building. A new city water reservoir was another gain. A year later (1899) the same source observed that "within a comparatively short time what is in itself a city has sprung up in the southern limits--localities that a few years back were wide stretches of pasture are now thickly dotted with pretty homes." The paper printed "the long list of residences that have been erected" to substantiate the growth claim (*Argus*, December 31, 1898; December 30, 1899).

Another accomplishment was the relocation of Villa de Chantal,² a Catholic girls college preparatory school, from Maysville, Kentucky, to Rock Island. Soon thereafter an ambitious building program was begun at the top of the bluff at 21st Street. The westernmost building was completed in 1901, followed in 1907 by the main building (valued at \$100,000). That building, a massive complex designed in the Chateausque style, represented the greatest design work of noted local architect George Stauduhar. This institution is important in the developmental history of Rock Island because it symbolized the acceptability of urban expansion beyond the bluffline. The school occupied the bluffline (the site was called "Ball's Bluff") immediately south and uphill from the Broadway neighborhood. The complex was centered on a 15 acre parcel of land that sloped away on three sides from its crest. The city reservoir was immediately to the east, an uncommon juxtaposition of city

² The school boarded some of its female students and served as a day school for boys and girls. The boarding school function ended in 1955 and the school closed completely in 1977.

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services and “Nob hill” developments. Together, the Villa and Augustana College, worked visually as landmark bookends to define the bluff which linked them. The college started at the bottom of the bluff and in recent times expanded substantially to the south, spreading across the blufftop. The Villa invited the city’s elite upward from their traditional locations along 5th and 7th Avenues and they accepted the invitation, building large homes in the already existing but largely undeveloped Highland Park plat, immediately south of the Villa site. The Villa also occupied the point along the bluff where the heights turned sharply south. 17th Street angled up the bluff, following the eastern edge of Longview Park. South from 18th Avenue the bluffline angled southwest and then paralleled 11th Street south in a virtual straight line (Elsner, pp. 104-5; Tweet, p. 54).

The growing railroad traffic through the Tri-Cities resulted in the completion of the Crescent railroad bridge in 1900. Sewer mains were also extended in 1900. The *Argus* observed that cheaper materials were being used in house building, but lauded the progress, noting “The sum laid out in the erection of new dwellings during the past year has exceeded that of any previous season.” The 225 new and remodeled houses sheltered 1,200 new residents (*Argus*, December 31, 1900; Tweet, p. 24).

The \$1.5 million expended on construction in 1901 was not a boom, but “healthy untrammelled growth” with the arsenal, industry and street railway accounting for a third of the total. Sewers were again advancing. The *Argus* termed the year a “peculiar building season” and observed that but few houses worth more than \$4,000 were built, the great majority selling for \$1,500 and many for less than \$1,000. The city lost one of the railroad freight terminals and the exodus of “so many railroad men to Moline” had depressed the housing market. The *Argus* had noted the need of several years’ duration for working class housing renting from \$10 to \$15 monthly. While the distribution of new house building was even, the tendency was toward filling in the eastern part of the city “where the twin cities are rapidly being welded into one” (*Argus*, December 31, 1901).

There was a great scarcity of structural steel and finishing materials as well as building hardware during the spring and the late part of the 1901 building year. Inflation was high with construction costs having jumped 25 percent since the previous year. There was a greater demand for skilled labor reported by the contractors in an effort to explain the cost increase. Solid cast concrete foundations were being employed in a big East Moline contract by the Rock Island Granitoid Company. The project was on marshy land and the concrete foundations were considered best to handle the problem (Ibid.; *Dispatch*, May 9, 1901).

The year 1902 was judged a “banner year” with local factories producing at their limit. Twenty-five area contractors put up \$1.15 million in new buildings. This was done despite “high priced building” costs which made the early year outlook “most discouraging.” Of the new houses the newspaper reported that “all are modern houses and the majority of them have all the conveniences to be found in the finest houses of the city.” Most of this new construction took place in the new additions, with a “sprinkling” of houses throughout the city. The first apartment building was constructed on 19th Street. A major accomplishment was the completion of the new Longview streetcar line and \$100,000 worth of new cars were running through the Tri-Cities. Sewer extensions continued and street paving proceeded at record rates (*Argus*, December 31, 1902).

Construction cost inflation would later play a key role in the pre-World War I years in hindering local building levels. The first reference to rising materials costs was being reported by Rock Island contractors during the 1902 construction year and they correctly doubted that 1903 would witness as

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much construction in the city. It was reported that “builders are learning economy and lumbermen are improving facilities to go further after their lumber” (Ibid.).

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The Housing Boom in Rock Island, c.1903-1919:

This author recommends two somewhat contradictory findings about Rock Island's relationship to the national economy and to national house construction trends. First because of Rock Island's strong and persistent national defense role, its trend lines would be expected to more closely approximate national economic figures, assuming that these are skewed by the heavily industrialized larger cities. The second point threatens to contradict the first, that being that Rock Island is still a medium-sized city and the majority of its house building consists of individual single family houses. National house building trends includes multiple family units which were mostly built in the same larger cities. Overall, the 20th Century Rock Island house construction pattern mirrors the national one. Each successive decade of Rock Island house construction will be compared to the national trends.

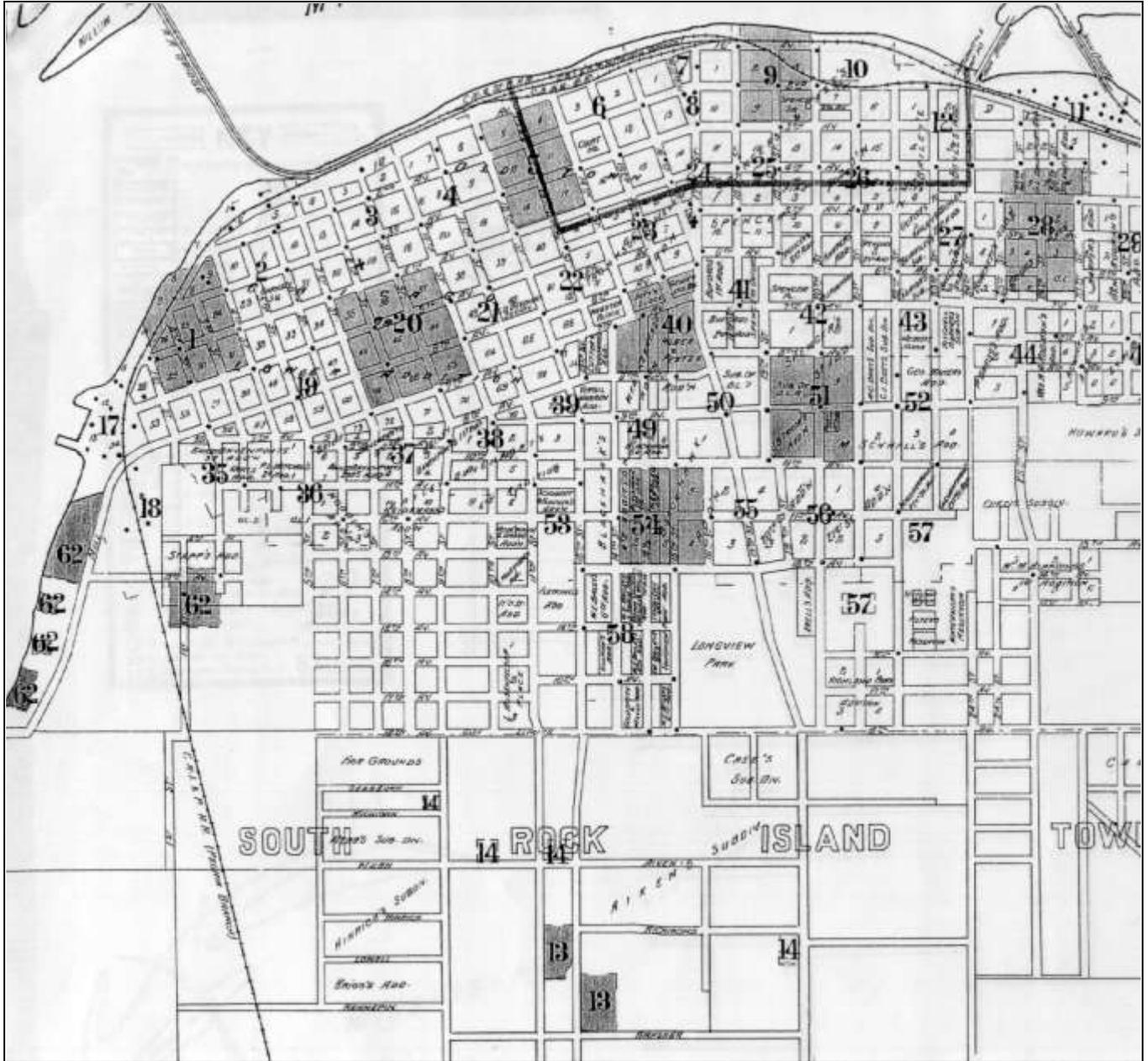
The housing shortage thesis appears to be supported by the Rock Island data but most local references to housing shortages coincide with the two World War mobilizations. Rock Island was an exceptional city given its long-term participation in the military-industrial boom to bust cycle. The immediate and sharp increases in housing demand on the part of newly arrived war workers gave rise to housing shortages which were not the norm in non-defense work areas. Neither the private house construction sector or the Federal government (or their combined efforts) could produce sufficient housing in a timely manner.

Rock Island House Construction, 1900-1909						
Year	Houses Built	Total House Value	Total Construction Value	Total Permits	% Permits New Houses	Notes
1900	225	?	?	?	?	Includes remodelings
1901	150*	?	?	?	?	
1902	150	?	\$1,475,000	?	?	
1903	240	\$480,000	\$1,700,000	?	?	\$2,000 average cost
1904	157	?	\$1,400,000	?	?	
1905	200 plus	\$665,000	\$1,400,000	?	?	
1906	150	?	\$1,400,000	?	?	
1907	150*	?	\$1,500,000	?	?	
1908	150 plus	?	\$1,000,000	?	?	
1909	160	?	\$1,900,000	?	?	Includes remodelings
Total	1,732	Decade percentage of total houses built 1900-55, 20.2 percent				

*estimates based on the subsequent or previous known annual total figure

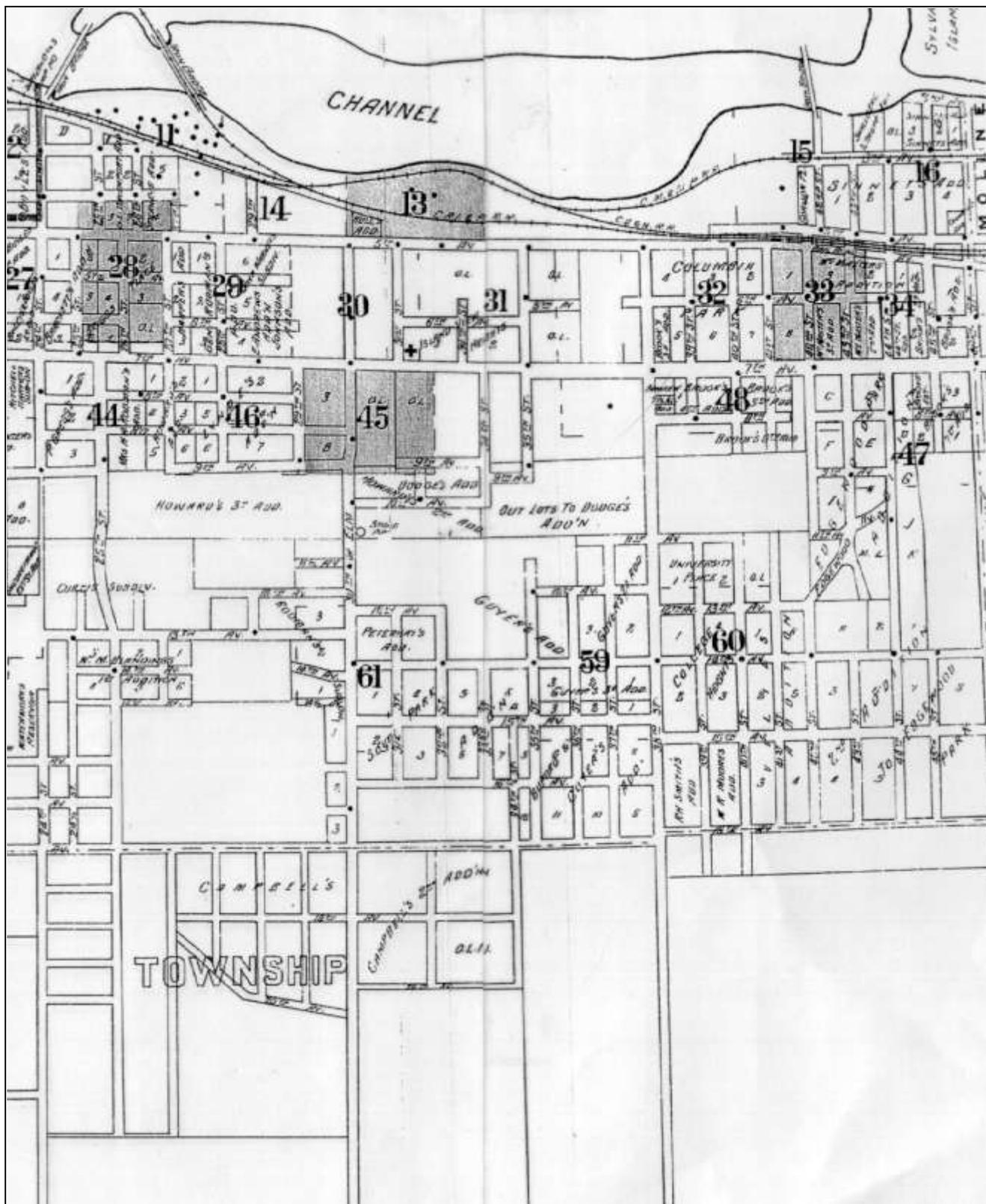
Annual house construction data for Rock Island lacks two years of new housing counts. The available data documents a busy decade of house construction in the city and shows that three of the strongest years were in the first half of the decade. The available data (see table above) indicates that 1903 was a record setting construction year, as was 1905. Three reduced years of construction, 1906-08 mirror national trends although the annual housing start figures remain impressive. A slight recovery is evidenced in 1908-09 as the economic returned to normalcy. All across the country, urban centers were building houses at record rates and Rock Island was no exception.

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The city turns south, 1906 Sanborn Map Company Fire Insurance Map (west half of map, north is to top of map)

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The city turns south, 1906 Sanborn Map Company Fire Insurance Map (east half of map, north is to the top of map)

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The *Argus* proclaimed local house building achieved a “record year” in 1904 although both the count and total value in house construction were well below those of 1903. Most of the new houses were valued between \$3,000 and \$4,000, with few worth less than \$2,000. A number totaled \$10,000 not counting the lot costs. The most notable house building was south of 9th Avenue and in the new additions platted that same year. Lot sales in those plats were very successful and the few lots not being built on would gain houses early in 1905. The area between 12th and 17th Streets south to 12th Avenue was solidly infilled. A rumored departure to Moline of hundreds of railroad mechanics never transpired and the railroad, which had relocated their jobs, provided a daily work train which took the men to and from work. A new \$30,000 Rock River bridge was completed in anticipation of the arrival of an interurban line to Milan. A large southwestern sewer extension finally brought services to that part of the city (*Argus*, December 31, 1904).

A record number of houses were built in 1905, including many costly houses. The trend was southward, but still on level ground, “many of these [new houses] are in the outskirts of the city, the growth being extensive toward the south the full length of the city.” Asphalt paving now competed with brick as a hard surfacing material and the interurban reached Milan (*Ibid.*, December 30, 1905).

One indicator of rapid urban growth is the arrival of the Sanborn Map Company field workers who would periodically redraw their base maps when the previous maps were rendered obsolete by massive building. Rock Island's Sanborn Map was redrawn in 1906. The previous map, produced in 1898, redrawn after six years, had credited Rock Island with 20,000 population. In just eight years the map makers came back to update their maps of the city. During that short time the city's population had increased 25 percent to 25,000 residents. The area north of 18th Avenue was largely infilled, and the southern urban boundary had scaled the heights east of 17th Street. The bluffline generally skirted 9th Avenue. What was clear was that the bluff front and summit was not developed and even today a near continuous greenline traces west and southwest from Augustana College following the bluff. Closer to the Moline line the blufftop additions consisted of rectangles which oriented north and south. Salients of plats projected south along 31st Street and beyond Longview Park (1906 Sanborn Map Company map).

Another major regional transportation accomplishment was realized in 1907 with the completion of the Hennepin Canal (Illinois and Mississippi Canal) which linked the Mississippi River (at a point just below the mouth of the Rock River) with Lake Michigan. The canal construction (1892-1907) first used the concrete building techniques which made possible the completion of the Panama Canal. The great promise of this cross state canal was never realized (Tweet, p. 52; *Argus*, December 31, 1907; War's Greatest Workshop, p. 219).

The city's first auto dealership dates from 1902 (John Deere sold the Black Crow car) but the first auto garage built for that purpose was announced in 1907, Smythe's on 18th Street. The southward advance of large homes was exemplified by that of J. T. Kenworth, who spent \$17,000 on a stucco house outside of the city limits on the south side of 18th Avenue near 22nd Street. The *Argus* acknowledged that “a number of very fine residences [had been] erected” many of which for the first time employed a stucco exterior as Kenworth's house [not identified] had. Stuart Harper's new house overlooked the city from between 17th and 20th Streets. Smaller houses were less prominent, the *Argus* noted that there were “fewer cottages and small residences erected than last year.” The streetcar company completely rebuilt the key 4th Avenue-30th Street loop line which linked Rock Island and Moline. The southwest sewer was joined by a major storm drain system. A record 22 miles of new

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concrete sidewalk was laid and Longview Park was substantially improved, gaining the Davenport fountain and other improvements (*Argus*, December 31, 1907).

Other blufftop developments included the first modern fireproof grade school with its own auditorium and gymnasium. An early Audubon School (non-extant) was built at 26th Street and 18th Avenue in 1912. It was also the first 20th century Rock Island school building, postdating the numbered ward schools which received names in 1898. Most of the other World War I era new schools (Frances Willard, Franklin) were on the lowlands west of the bluffs. Washington School (23rd Avenue and 8th Street) was the first school south of 18th Avenue. It was built in 1920 and converted to a junior high school in 1928. Denkmann School (22nd Avenue and 41st Street) was scaled down in design and mass and finished in late 1930. The second Eugene Field School opened in 1940 at 31st Avenue and 29th Street. The major impetus to southward growth was the construction in 1929 of a \$150,000 Rock Island High School stadium, followed curiously by the new school itself in 1937, the latter funded by W.P.A. grants (Elsner, pp. 118-23).

Larger residences were again the rule in 1908 with few new homes being valued below \$1,000, many falling between \$3,000 and \$4,000, and some valued at \$8,000-10,000. Three miles of water main extensions were pushed southward and 16.5 miles of new sidewalks were laid. The small Lincoln Court plat encircled an island parking, a minor departure in street design, was located immediately west of the Villa. The bluffs east of 17th Street were cut down some 50 feet to make room for the development (*Ibid.*, December 31, 1908; Elsner, p. 148).

Lincoln Park, located on the bluff edge just east of Augustana College, was acquired by the city in 1909. It is said that the city acted to preempt private development of the 23-acre parcel. The park, in combination with the Augustana College, St. Mary of the Angels Convent, the waterworks, the Denkmann-Hauberg Estate, the Villa de Chantal area and the city cemeteries now form an almost continuous bluffline green belt across the city. Several large private estates saved portions of this blufftop strip from later subdivision and development (Tweet, p. 61).

Rock Island House Construction, 1910-1919						
Year	Houses Built	Total House Value	Total Construction Value	Total Permits	% Permits New Houses	Notes
1910	150*	?	\$1,670,000	?	?	
1911	150*	?	\$2,275,000	?	?	"hundreds of new houses"
1912	166*	?	\$2,378,000	?	?	
1913	175*		\$2,605,000	475	?	
1914	196	?	\$2,509,000	516	38	
1915	181	?	\$2,500,000	505	36	
1916	180*	?	\$2,000,000	533	?	
1917	140	?	\$1,300,000	440	32	
1918	217	?	\$2,000,000	?	?	
1919	336	?	\$2,000,000	?	?	
Total	1,900	Decade percentage of total houses built 1900-55, 22.2 percent ³				

*estimates represent figures from subsequent newspaper reports

³ Conservative estimate given large number of annual estimates.

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No momentous Rock Island achievements were realized during 1910. The downtown gained its first true department store, Young & McCombs. Total construction in the city remained high, just under \$2 million. Rock Island never realized a Carnegie library grant, but a larger building was donated by the Denkmann family, with work starting in 1910. 1911 was "a banner year" but its greatest achievements were downtown where a new Rock Island Club building (non extant) and the Rock Island Savings Bank (231 18th Street, extant but unrecognizable) were finished. During 1912, a building record both in terms of volume and diversity was realized, along with a new post office (non-extant), Odd Fellows building (non extant) and Masonic Hall (420 18th Street) (*Argus*, December 31, 1909; December 31, 1910; December 31, 1911; December 31, 1912).

The record total construction figure in the pre-World War I years was realized in 1913 with \$2.6 million being expended. This year likely saw the greatest number of new houses built, given that total building permits were 475. The streetcar company was double tracking the 3rd Avenue line and 60 new "pay as you enter" streetcars entered service. The city also suffered two great fires, one of which burned the streetcar barn in June (*Ibid.*, December 31, 1913).

House building continued strongly in 1914, with 196 new house starts, and a total construction expenditure of \$2.5 million. This was the peak year, prior to 1918, for house completions in the city. The *Argus* noted "the year was notable for the number of dwellings [built]." The city gained two new churches, three apartment buildings, 74 new business buildings and 241 improved buildings. Twenty miles of paving, sidewalks, sewers and water mains were installed and brick paving outpaced asphalt paving twofold (*Ibid.*, December 31, 1914).

House construction in 1915 totaled 181, with a total of 505 permits. Between 1914 and 1917 housing starts accounted for 32-37 percent of all building permits. The average new house built in 1915 was valued at \$2,409 (*Argus*, December 31, 1915).

Over \$12 million in improvements was invested in Rock Island in 1917, but building construction fell short of the 1916 record. The decrease was due to projects which had halted construction work for war related reasons. The year 1917 did set a record for road paving, with \$222,000 in expenditures. Asphalt paving was gaining popularity over concrete or brick and now accounted for half of the work. The Arsenal spent \$8 million in expansion and improvements and the city's Chamber of Commerce was organized (*Ibid.*, December 31, 1917).

Another measure of the automobile's growing impact was a new and expanded municipal attitude toward a regional retail market. The Rock Island Chamber of Commerce announced an aggressive campaign to place 615 directional signs along each of the routes leading into the city. The 18 inch by 4.75 inch red and blue signs were placed at five mile intervals. Downtown merchants paid for the signs and the Chamber triumphed that "Rock Island takes its stand along with all other cities" (*Ibid.*, November 19, 1918).

The McCarthy Improvement Company claimed to have put down the first hard surface city boulevard, 18th Avenue in Rock Island and 19th Avenue in Moline. This key east-west arterial, pictured below, connected Rock Island and Moline atop the bluffs. Local historians consider 7th Avenue to have been the first hard surfaced boulevard of an earlier date. Further research will clarify the matter. The 18th Avenue improvement was in place by 1918, at which time its availability greatly influenced the location of the city's U.S. Housing Corporation projects. As the above pre-1922 photo

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indicates, the 18th Avenue middle parking was extremely narrow, as was the boulevard itself and no streetcar tracks are in evidence. This was an arterial route reserved for the automobile (War's Greatest Workshop, pp. 185-87).



View east along 18th Avenue, pre-1922
(War's Greatest Workshop, pp. 185-87).

The Tri City Construction Company was paving 9th Street out to 50th Avenue in 1918. Brick was laid on a concrete underlayment. The labor shortage crippled this work just as it would the U.S. government housing project (described below). The company's effort also ground to a halt just eight or nine blocks short of the goal, due to the lack of workers (*Argus*, October 25, 1918).

World War I-Era Government Sponsored Housing in the Tri-Cities, 1918-1919:

The onset of United States government's direct involvement in the national housing market dates from the entry of the country into the First World War on April 6, 1917. The war itself had a dramatic impact on house building. Even the pre-war years brought with them both inflation and a rapid growth in the national average income.

The First World War brought prosperity to the Tri-Cities but "government restrictions put a stop to everything...construction aside from houses...almost nil." The Arsenal was already humming by 1914, but the next four years added 1,975 new jobs there for a wartime high of 14,778 employees. War production contracts totaled \$66 million, and \$89 million was expended in Arsenal improvements during the 19 month period which ended at the close of 1918. Before the war, the government had poured \$3 million into the Arsenal each year for three years. House construction was allowed to continue because the government authorized house building for war production workers and the "U.S. Houses" (the local term for the United States Housing Corporation houses) comprised virtually all of that year's house building in Rock Island (*Argus*, December 31, 1918).

U.S. Housing Corporation Program National Context:

There was no precedent for direct domestic federal involvement in housing, apart from the construction of military bases. The World War I housing program was developed only after it was determined that war production was being greatly hindered by the inability of defense workers to find living quarters. There was no Congressional consensus in favor of Federal home building and authorization was at best an incremental process. Housing needs for the Merchant Marine and naval industrial interests met with Congressional approval first. In February 1918 the Shipping Board and its "Emergency Fleet Corporation" received an initial \$50 million Congressional appropriation to build houses in a number of key coastal communities. It wasn't until May 16 that the Housing Act, earmarked to provide war worker housing, was finally passed by a reluctant Congress. This act authorized the Labor Department to organize the Bureau of Industrial Housing and Transportation and its subordinate United States Housing Corporation. This was accomplished by June, 1918. Time was lost and confusion created as the government attempted to form local building corporations which took responsibility for the housing projects. Federal funds were repaid after the war once they were sold off. It was finally determined to simply fund and construct the projects using federal funds and the U.S. Housing Corporation, a public corporation, was established to tackle the job. Project locations were identified through consultation with the Army and Navy branches and these were based upon the distribution of defense production contracts.

Three federal housing programs were authorized by Congress in 1918. These were the aforementioned Fleet Corporation, the United States Housing Corporation (referred hereinafter as U. S. H. C), and a program that built temporary housing in isolated war munitions productions areas. These various federal wartime housing initiatives all envisioned the design and construction of model villages which incorporated the latest thinking in house design and city planning. The Shipping Board's 25 separate housing construction efforts benefited from earlier its Congressional approval and was better able to complete or nearly complete its often larger scale and more comprehensively planned projects. Its village designs more closely approximated the self sufficient communities which were envisioned

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by the “garden city” model. They commonly included communal and commercial buildings which were arranged around a common. A great many of these non-residential buildings were never completed however.

From the start, it was assumed that the government properties would be rented rather than sold because it was assumed that transient workers would be reluctant to commit to purchasing a house. With the early conclusion of the war the government priorities switched to salvaging as much of the government expenditure “so far as that could be consistent with the welfare of the tenants.” The houses could not be sold with any fair return because the projects lacked lawns, sidewalks and in some cases access roads. The houses could not be leased for the same reasons. The government finally determined to take no action toward either of these ends until each project was complete and a board of appraisal could set fair market rates in a more settled peacetime setting. Congress, in July 1919, instructed the agency to sell off its properties. By November, the Rock Island district projects were finally appraised at \$567,280 with an annual rental value of \$66,504. The properties were sold for 10 percent down and either one percent of the appraisal price (or of the unpaid balance in some cases). The owner received the title to the property upon payment of the downpayment (Report, Vol. I, pp. 44-50).

The U.S. program originally envisioned 82 projects nationally but the actual project count was initially cut in half, slowly growing to some 60 building efforts. Initially the U.S.H.C. attempted to use local house building corporations, working in partnership with municipal governments, to build the houses. This didn't work and much time was lost before the U.S.H.C. determined to play the leading role. The *Democrat-Leader* reported that the primary reason for this reduction was the reluctance of many cities to accept the contractual terms of the federal entity. By this time the U.S.H.C. had determined that the project houses would have to remain federal property and that local property taxes would be paid. This was another major concern (*Democrat-Leader*, September 8, 1918).

There were 60 awarded project contracts as of November 11, 1918 and 23 more under preparation. On November 14, 54 projects were abandoned and 15 more curtailed, leaving 22 projects to be completed as planned. Nine of the 37 continued projects were either of inconsequential scale, were canceled or were transferred to the Ordnance Bureau. An “open winter” allowed the remaining projects to be pushed forward and the peak of construction activity was reached on December 21, 1918. All construction work was complete by June 30, 1919. Street and sidewalk paving was done by September 1, and landscaping by December 1, 1919.

Richard Childs, Secretary of the Committee on New Industrial Towns, summarized the fate of the U.S.H.C. housing projects at the end of 1918:

The story of the government's third and biggest housing authority, the Labor Department's Bureau of Industrial Housing (United States Housing Corporation) is a tragic tale of a late and reluctant appropriation by Congress, hectic investigations to locate the points of most harmful congestion, huge planning for nearly a hundred projects...sixty projects under contract, materials on the ground, houses partly built and then the armistice. Charming fragments of twenty of the projects are being completed-fifty dwellings where five hundred were planned, in one place, a dozen instead of a hundred in another, and Congress, which never was convinced that workers needed

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houses anyway, appears ready to kick over the few which it is more economical to finish than to abandon.

According to Childs, the housing effort was already defeated in its purpose by the time the armistice was declared because there were no available laborers to finish or even start the projects. He continued, saying "But if the war had gone on there would have been disappointment anyway, for in November it was discovered that there was not enough labor in the country to carry through the program."

The Watertown, Massachusetts project was started only by reassigning munitions plant workers to build houses. The Black Hawk Addition in Davenport exemplified this labor shortage problem (Childs, p. 590).

The Rock Island district projects finally produced 596 completed houses. This was still an impressive accomplishment, although well below the initial promise of some 900 houses. This total number, the third largest completed project, was exceeded only by the Philadelphia Navy Yard (634 houses and 16 stores) and Cradock, at Norfolk (655 houses, an apartment building and 12 stores). The biggest loser in the metro area project was Davenport which was originally to have had over half of the planned 900 houses. Davenport was finally promised 220 houses and received 217 of these. Canceled projects in the King (100 single, 10 double houses) and Park Lane (70 single and six double houses) tracts eliminated 186 houses, just over half of the houses planned for the city. The U.S.H.C. finally constructed 117 houses in Moline, 126 houses East Moline, and 217 houses in Rock Island. The Illinois house count was 460-80 houses (*Argus*, October 2, 4, 1918).⁴

Even the "finished" U.S.H.C. projects were conceptually incomplete and few, if any, can represent the original design intentions. The Quad-Cities project, termed the Rock Island District, and numbered #246, was originally a relatively minor project. It was impressive in its numbers because it combined ten different project sites scattered through the metro area. Its comparative value increases because the larger projects were completely canceled and moderate sized ones were downsized well below their envisioned scales. Collectively 596 houses were actually built and this figure was the third highest of all of the projects completed nationally. The various project areas are very large when considered within the context of their respective local communities.

Nationally the U.S.H.C. quickly acted to cut its losses and over 5000 contract stop orders flowed from the corporation beginning November 14, 1918. Contract cancellations finally totaled \$29 million. By June 30, 1919 \$23 million in contracted work was completed and another \$11 million was still proceeding. The biggest cancellation nationally was Bethlehem, Pennsylvania where a \$6 million contract was abruptly halted with a loss of \$1.6 million already expended. The pre-cut housing industry, including Davenport's Gordon-Van Tine Company, suffered greatly when all but one of the pre-cut house projects was canceled and contract orders for 2,600 houses were terminated. All of the pre-cuts were destined for assemblage in ten remote project areas. The winners were the larger industrial communities where projects well underway were finished under the assumption that the industrial housing need would not disappear with the end of the war (Report, Vol. I, pp. 51-5).⁵

⁴ Most of the metro-area building sites have not been surveyed. Two of the Davenport sites where no houses were reported completed have yielded a small number of houses. The totals for each community, apart from Rock Island will be refined through additional research.

⁵ Just 350 ready-cut houses went on the federal auction block in 1919, while Seven Pines, Va., a 1,368 unit development, was the only completed project that involved ready-cut houses (Ibid.)

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National Design Context:

The U.S.H.C. determined early on to not simply construct local temporary barracks or camps, focusing on building permanent, attractive model communities which were comfortable and convenient for their residents. These villages would serve as a working examples of what Americans should strive for in their private building and community planning efforts. The federal government was to play a leading role in advancing house and town design and planning. Challenging the “excessive individualism” of builders and developers, the federal government would provide design direction. The chief European design influences were the English “garden” or model city concept and German new town planning.

Basic plans for nine types of buildings were prepared; single family houses (called bungalows with three to six rooms); two family houses; single family houses with room for lodgers; lodging houses for men and the same for women; hotels for men and for women; tenement houses and boarding houses. The first two types applied to the Rock Island project and came in two subtypes, detached and semi-detached (termed double houses).

The house plans offered numerous design innovations. L. Veiller, writing for the *Architectural Record* in 1918, observed that the standards “represent in some respects important departures and advances over practice in the past, [but] none of them can be said to be either extreme or idealistic.” No plan was more than two rooms in depth and every room had at least one window. Bedrooms had closets and room for a bed and two other pieces of furniture (the bed locations were drawn into the plans to assure that the bed was not up against a window). Rooms were to contain at least 80 square feet of space and no room was to be narrower than seven feet. Each plan was to include a master bedroom with dimensions of at least 10 by 12 feet. Each kitchen had gas cooking and the house was fully electrified. Halls and stairs were broad enough to move larger pieces of furniture readily and no winding stairs were tolerated. While basements were provided (with six and a half feet of headroom), there were to be no living quarters in them. Outside, board fences were prohibited and houses were separated by at least 16-20 feet. Each back yard was at least 20 feet deep, with 50 feet separating the opposing rows of buildings. Public allotments were to be provided for gardens (Veiller, pp. 344-89).

The five room single family house was allocated to the higher paid worker, and its plan included a parlor, large kitchen (some with dining room and a kitchenette), three bedrooms and a bathroom. The four room plans were not to be allotted to the higher paid workers, but rather were intended for the smaller family. These plans comprised a parlor, kitchen, two bedrooms and a bathroom. The six room plan, intended for unusually large families, included the parlor, dining room, kitchen, three bedrooms and the bathroom.

Each project was designed by a design committee including a local architect, a town planner and an engineer. Each had their own assignments but all coordinated their planning. The U.S.H.C. projects were able to learn from the mistakes of some the early Fleet Corporation housing efforts. The Newport News, Virginia fleet project was particularly condemned for its use of linear street patterns and long blocks. The only design relief was the bowing of house frontages along these long block lines. The Rock Island district projects employed this same staged setback at least in part in the Moline housing project.

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The actual project design was driven more by economy and function than it was by innovation. Curvilinear streets which followed natural contours required less grading, a major project expense. Level project sites in Rock Island, Davenport and Moline, did not utilize curvilinear streets. The U.S.H.C. report itself acknowledges “This work, no less than that of the architect, was controlled by practical considerations, such as the cost of moving cubic yards of earth, the percentage of rentable area to be got out of a given site, the convenience of access generally and individually, the share of the total cost to be borne by each housing unit, and its relation to the paying power of the lessee or buyer” (Report, Vol. I, p. 39).

Prototype plans were developed by U.S.H.C. but at least in the Rock Island District projects, the local architect teams revised both interior and exterior plans very freely. The preliminary project plans were then subjected to federal review. This fairly heavy handed approach was thought necessary because “American designers had had but limited experience of industrial housing design.” This uniformity of design and restriction on detailing was driven by a desire to achieve an economy of construction as well as quick and large scale production in all of the projects (Report, Vol. 1, p. 39).

Despite the large numbers of house type plans said to have been used in some projects, the U.S.H.C. report claimed that no more than four or five standardized plans were ever allowed despite the fact that architects uniformly “...submitted plans for many times that number of house types, these plans were always reduced in number.” More than half of the architect-generated local plans were discarded because too many house types were proposed or because plans were too complex in terms in the quantity of windows and doors. The federal project overseers knew that simply repeating this limited array of type plans would have produced a “community cheerless and unattractive” and would have “materially reduce[d] the ultimate sales value of the property.” Visual variety was accordingly achieved by changing porch locations, roof types, and exterior cladding and it is this variation that exaggerates the total number of basic types (*Ibid.*, p. 182).

Economy of mass production was the driving force behind this close control of architectural creativity. The same pressures eliminated metal gutters and downspouts (conductors), window blinds, and extra lighting from the houses. National housing experts criticized the false economy and short sightedness that lay behind these reductions in quality. Asphalt shingles were favored over traditional roofing materials and wooden heat register covers were substituted for metal ones. The Rock Island District houses initially were to have no porch lights, but were to receive interior light through porch windows. Many of these eliminations came after the design process was finished, being ordered by the War Industries Board but many were also dropped after the war's end as the houses were finished (*Ibid.*, p. 184).

The architectural firm of Seth Temple and Parke T. Burrows designed the Davenport houses and Olof Z. Cervin and Benj. A. Horn designed the Illinois houses. Mr. Cervin related in 1949 that Horn had an inside Washington contact and the two architects took their proposed house plans, drove to Washington, “showed them to the right men and walked out with a larger contract than they had expected.” The apparent relative minor role played by the local architect was reflected in a fairly minimal rate of return for their services. The U.S.H.C. report admitted that the lump sum architectural contracts “yield[ed] to the architectural margin of profit far below that which they commonly make and are deemed entitled to.” Davenport architect Parke T. Burrows, of the firm of Temple and Burrows, complained as early as February 1918 that “under the methods which the Government has employed in this building work up to the present time, the architects and contractors living in the localities in which

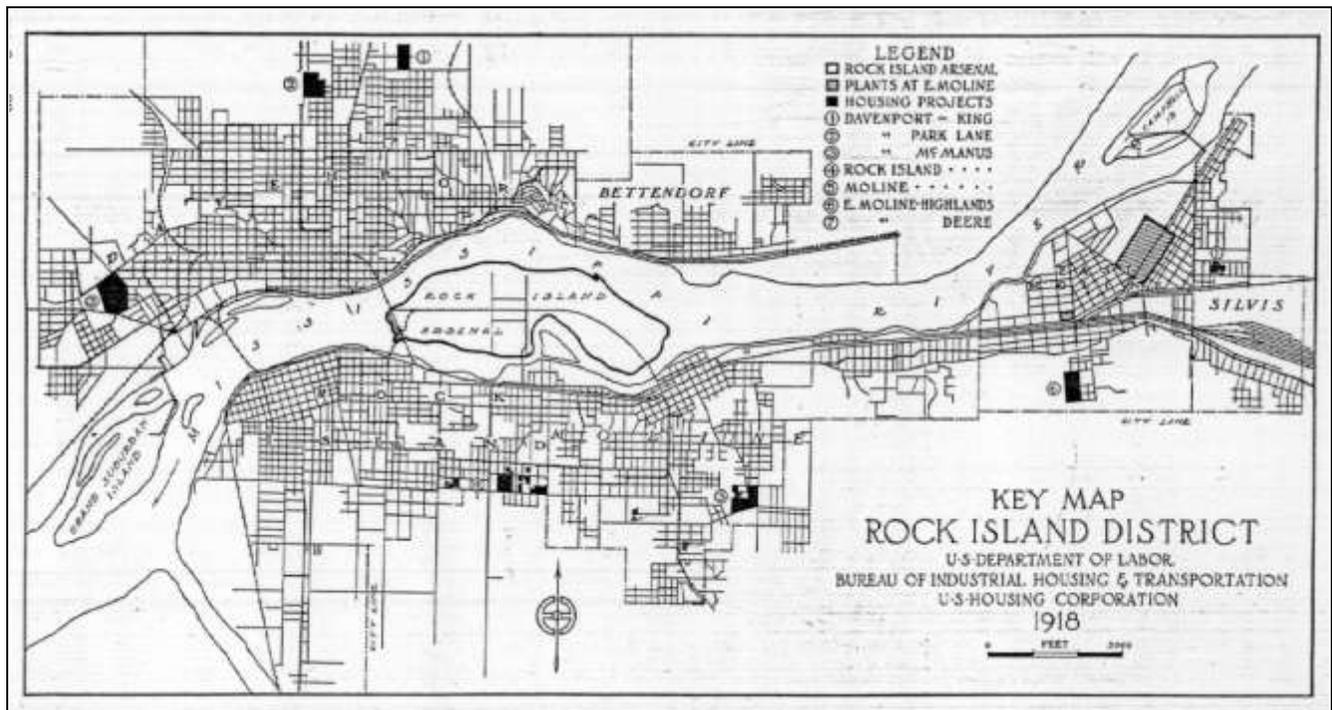
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the work is going on have been but little, if any, benefited by this work (Ibid., p. 40; *The American Architect*, February 13, 1918, p. 182; unidentified area paper, May 7, 1949).

The Rock Island district house designs differ between the Illinois and Iowa projects and they differ greatly from other U.S.H.C. projects. The Illinois designs tend to be more squarish and favor larger houses. Their porches tend to be covered by separate roof planes and they tended to favor the use of centered gables for attic ventilation. The Davenport houses are smaller, favor a greater use of recessed dormers, and porches are continuations of the main roof plane. Davenport houses appear to have used stucco exteriors more frequently. Images of other projects indicate a much stronger Colonial stylistic influence and a preference for two story plans with broken pediments. The more Eastern projects favored the use of rowhouse combinations of buildings. Naturally, brick and stucco predominated in a number of larger projects.

The Local Historical Context, Quad-Cities:

Davenport and the Quad-Cities were originally earmarked to receive 782 (early indications promised 8-900 homes) single and double houses, located in seven locations, in Davenport, Rock Island, Moline and East Moline/Silvis. The project was titled "Rock Island District Project Number 246." The project was certainly named in honor of the island and its arsenal, the focal point of the house-building effort.



Rock Island District U.S.H.C. Project #246,
Tri-Cities House Construction Sites (U.S.H.C. Report, Vol. II, p. 33)

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Field and Office Staffs, Rock Island District Project No. 246

Position	Davenport	Rock Island
Office Staff:		
Bureau architect	R. H. Jordan	R. H. Jordan
District town planner	A. C. Comey	A. C. Comey
District engineer	W. H. Kimball	W. H. Kimball
Project manager	H. D. Belcher	F. H. Michaelis, H. D. Belcher
Field Staff:		
Architect	Temple & Burrows	Cervin & Horn
Town planner	Geo. E. Kessler	Geo. E. Kessler
Engineer	W. S. Shields	W. S. Shields
Contractor	Central Engineering Co.	Henry W. Horst Construction Co.
Cost engineer	A. J. Bisbee, C. A. James	H. H. Powell, A. J. Bisbee
Field auditor	C. G. Rosenberger	E. W. Savage
Disbursing officer	P. Greenawalt	Robert O. Young
Works superintendent	Frank Lederer	L. J. Gamble, Frank Lederer
Operating Representatives	A. G. W. Curdes, O. G. Sherman	A. G. W. Curdes, O. G. Sherman
Counsel	Curtis & Simonson	Curtis & Simonson
Real estate negotiator	Edward S. Judd	Edward S. Judd
Real estate investigator	Edward S. Judd, I. E. Macomber	Edward S. Judd, I. E. Macomber

A number of midwest war production communities (Alton, Moline and Rock Island in Illinois, Davenport, Iowa, and East Chicago, Hammond, Indiana Harbor, Gary, all in Indiana) were experiencing severe housing shortages as of mid-1918, at the height of the World War I industrial mobilization. Davenport and Rock Island were necessarily included in the 80 plus planned housing projects of the United States Housing Corporation. The principal war industries employers in the metro area were the Rock Island arsenal, John Deere Manufacturing Company (East Moline), Root & Vendervoort Company (East Moline), and the Bettendorf Car Works (Bettendorf). The new Davenport would meet the needs of Bettendorf war workers so no houses were allocated to Bettendorf. Housing aside from that in East Moline was committed to housing Arsenal employees. No sites were available within walking distance of the island based arsenal so streetcar access governed site selection. All of the Illinois sites, save for the Deere tract, occupied blufftop sites “away from smoke and dirt, but not so far removed that they lose the benefits of town utilities.” All but one tract was sufficiently served by existing stores and schools and these were not provided as part of the project (*Daily Times*, September 3, 1918; *Report*, Vol. II, p. 332).

Great impediments faced the housing scheme from the start. First and foremost was the time limit, with the stated intention to start and enclose the houses before winter set in. There were transportation, materials and labor shortages. Every effort was made to avoid abnormal expenses. Materials were to be locally acquired and the houses themselves were designed with minimal eaveslines, no gutters and downspouts, and no porch lights! Glassed porch windows used interior light to illuminate the porches! Another cost savings was to be gained by using uniform national building specifications on all of the projects. Local building standards would not be honored (*Western Architect*, Vol. XXVIII, January 1919, pp. 7+; *Daily Times*, September 5, 1918).

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The following table describes the several construction parcels and the houses that were planned each one:

Project No.	Location	Single family⁶	Double Houses	Land Notes	Disposition
246	Rock Island District				
Map #4 (map on previous page)	Rock Island, nine parcels, 217 lots,	[183] 183	[34] 17	20 owners sell 200 parcels and several houses purchased for \$93,560, 10.5 acres	Rented
246A	Moline, Illinois				
Map #5	117 lots	[103] 91	[14] 7	Four parcels purchased for \$49,702., 16.3 acres, new streets but followed established pattern, streetcar two blocks away on 16th Street, "in the line of city growth, even though a little far out from the center," 23rd Ave. to south bricked, has sewer and water	Rented
246B	East Moline				
Map #6	Highlands Tract, 99 lots	[100] 79	[2] 10	Purchased from Dyer & White, an East Moline land company (\$10,230), 130,000 square feet	35 properties sold off in 1919
Map #7	Deere Tract, 27 lots	17	5	part of above purchase, scattered developments, area had sewers, water and sidewalks.	6 properties sold off in 1919
246C	Davenport				
Map #1	King Tract, 120 lots	[100] 0	[20,10] 0	7 parcels for King & Park Lane tracts, \$138,647, 49.6 acres total, on edge of bluff, sewer, water, gas and pavement on 7th Street	Some partly built buildings, sold by end of 1919, some rented
Map #2	Park Lane Tract, 91 lots	[79] 0	[12, 6] 0		not sold in 1919
Map #3	McMahon's Tract	[247,267] 169	[20,10] 10	Land purchased from N. E. Crees (\$2,800) and Parker W. McManus (\$50,419). Lots measure 40x100	vacant northern part of addition sold in 1919
Totals:		539	49		

The Illinois government houses were described by Robert Craik McLean in *Western Architect*, in a January 1919 article while the U.S.H.C. final report focused almost exclusively on the McManus project in Davenport. The Iowa and Illinois projects shared some qualities, and differed in others. All of the Illinois sites were built on established and fairly developed sites which already had their streets laid out. "Some effort" towards visual variation "was made in the selection of building types and setbacks." Only the Deere and Rock Island sites required no heavy site grading. Only the McManus (the Black Hawk plat) site in Davenport provided the opportunity to use curvilinear side streets, but the houses were not oriented to the curved streets, but to the straight running north/south ones. Davenport insisted on alleyways because refuse was collected there and utilities were run along them. The Rock Island houses also had alley access given that the building sites used established streets and alleyways.

⁶ Brackets indicate early projected house counts while unbracketed numbers represent houses actually built.

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All of the Illinois sites also had alleys, despite a federal prejudice against them (McLean, pp. 6-8; Report, Vol. II, pp. 332-39).

The Illinois houses were intended to use a rounded setback pattern (the middle house in each block was advanced the farthest, and the houses to either side were staged back towards each corner with the middle houses of each block face projecting beyond those on either side. Construction photos show that save for the houses along 18th Avenue, a serpentine like setback pattern was used. Double houses were to be angled at the corners of each block and courts were to be formed by setting back a pair of double houses on three lot parcels in the middle of each block. The angled corner double house pattern was only partly used in Moline. Finally, each block was to have a planned color scheme, with lighter shades being at the end of each block, and darker ones towards the center. Project economy and the lack of time allowed for few of these visual effects. The court concept has not been found and the color scheme, if used is long since gone. The construction photos do not document the use of the color pattern although they do indicate that the Davenport houses had alternating light and dark colored shingle roofs (Ibid.).



Moline U.S.H.C. houses, east side 25th Street, view to south
Note how the houses are staged back from center to right

Despite federal claims to the contrary, the Illinois houses comprised eight different basic forms with 17 variations, the Davenport houses numbered eight with up to 23 different street front variations. Half of the Illinois houses were one story, the rest 1.5 or two stories. They employed a “Colonial or Eastern” style. The popular Western Bungalow roof type was purposely avoided because of the need to economize materials. All of the Rock Island houses have closely trimmed eaveslines. Most of the plans allowed for four rooms and a bath, the largest contained 5-6 rooms. At least one house type allowed for postwar expansion with the development of three upstairs bedrooms. The double houses had a brick party wall that extended to the roof. Each house was to have a furnace, full bathroom, hot water supply, electric lights, gas ranges, a medicine case, kitchen cabinets, and a cement basement floor with floor drain. The Davenport government houses were all described as “bungalows.” The initial 374 houses comprised 46 four room, 28 “semi-detached houses” or double houses, 120 five room bungalows, 122 five room houses, and 60 six room plans. The *Daily Times* added “Practically every house will have a different exterior treatment, thus making them more desirable as residences.” J. B. Griffith, Employment Supervisor for the U.S.H.C., described the planned houses as being “of the bungalow type.” The Rock Island houses had a total of 2,000 rooms with accommodations for 390

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families and 1,000 arsenal workers (Ibid.; March 1919, *Daily Times*, August 26, 1918; *Democrat*, October 21, 1918).

Rock Island design team members Edward S. Judd and George E. Kessler visited the metro area in early July 1918. Judd was charged with site purchases and Kessler with site planning. It was anticipated that site selection and purchase would proceed quickly but the process required seven weeks. Site acquisition in the metro area totaled \$338,698, half of which was expended in Davenport. The average Davenport lot purchase price was \$325. The per lot price was lower than those of Rock Island and Moline because the Davenport lots were less improved (Ibid., July 4, 11, 18, 1918; *Democrat-Leader*, July 7, 1918).

The metro area project was divided between the two states and separate construction contracts were awarded on each side of the Mississippi River to design and build the houses. Davenport architects Seth J. Temple & Parke T. Burrows designed the Iowa houses. The *Architectural Record* introduced the design team in July 1918. The first local mention of the architects came on July 20 when it was noted that the Illinois designers were en route to Washington, D.C. to discuss the potential building sites. It wasn't until August 31 that the Davenport house plans were ready for distribution to bidders for the construction work and the Illinois plans were released several weeks later (*Architectural Record*, Vol. VII, July 1918, p. 19; *Daily Times*, July 20, August 31, 1918).

All of the district tract purchase contracts were signed and finalized by August 26, and Edward Judd returned to Washington with the real estate documents. The Davenport and Moline Real Estate Boards had provided vital assistance by appraising the tracts. The \$4 million project could result in 8-900 houses if maximal economy was realized. Savings translated directly into additional houses. The twin goals of maximal houses and maximal speed motivated everyone. The two architectural teams were announced and L. Jay Gamble of Moline was assigned as the superintendent of construction (*Daily Times*, August 26, 1918).



Fire Chief George W. Newberry (1864-?)
(Souvenir of the Police and Fire Departments)

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Actual construction of the houses began simultaneously on both sides of the Mississippi despite the fact that the Illinois houses were delayed in contracting by several weeks. Excavation work started on October 5, 1918, just over a month before the war's end as things turned out. Horst used the Milwaukee Passenger Depot in Moline for his central office. Labor was in very short supply and 250 additional workers were sought with little success. Carpenters and common laborers were the hardest to obtain. Housing for the workers was not to be had so, two barracks were built at 18th Avenue and 38th Street. These were to be made "as pleasant as possible" and were ready by October 18, with two more barracks to be added later. At one time it was rumored that German prisoners of war would be used to make up for the shortage in manpower. On November 20, the Horst Company tried to get laborers from the Illinois cantonment, who were put out of work by the cancellation of building efforts there (Ibid., October 5, 16, 18, November 20, 1918).

The housing corporation hired a former Rock Island fire chief, G. W. Newberry, to protect the government houses from fire and the city loaned Newberry a house truck from Station #4 to "doubly protect" the project (*Argus*, October 31, 1918).

The houses were being completed faster than was the norm for conventional house building, but the only identified mass production technique in use was the employment of the same specialized teams to perform each task on each of the houses. All of the houses were therefore finished as a unit. The resulting delay was frustrating and in early December the *Argus* complained of a severe housing shortage for war production workers in Moline and East Moline, stating that 50 new houses wouldn't satisfy current needs. The newspaper observed "...While progress on the government houses has been rapid from the construction point of view, it has been decidedly slow from the view of those who are charged with the duty of securing quarters for industrial workers" (Ibid., December 6, 1918).



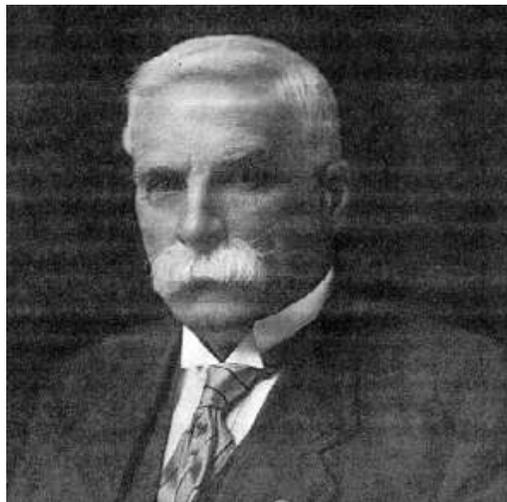
U.S.H.C. Construction Photo, October 25, 1918, 18th Avenue and 46th Street, view northwest
Note the three existing houses to left of center, two of these will disappear in subsequent photos (National Archives).

A major cause of construction delay was the struggle that ensued between the city and the U.S.H.C. over construction standards. The federals wanted to be freed from local building guidelines because their 70 housing projects were scattered all across the nation. Five-term Rock Island Mayor William McConochie (and a general contractor himself) had signed the housing contract under protest and was upset when iron pipe was being used instead of lead pipe for drain connections. The city wanted a ten year contractor's guarantee on the houses and apparently could not get it. The mayor first inquired to determine what type of entity the housing corporation was and U.S. Senator L. Y. Sherman assured him that it was "a strictly [federal] government institution" having authority as part of the

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executive branch to enter into local contracts. It is noteworthy that both cities were willing to oppose and even delay the housing projects over the principle of local home rule. Even threats to cancel the projects after Armistice Day failed to stop the battle over building standards. The issue festered until November 20 when it was learned that Davenport's Mayor C. M. Middleton and City Attorney Frank Betty had actually gone to Washington the week previous to get the plumbing specifications changed. Rock Island's leaders, encouraged, re-entered the fray. Davenport's project was only partly salvaged, but two of three planned housing sites were eliminated. Mayor Middleton returned with a federal commitment to meet local codes, to add gutters and downspouts to the houses, and to reimburse his city for funds expended at the canceled project. It was also announced that the houses once finished would be sold to non-speculative purchasers. Davenport was "fortunate" given that two-thirds of the housing projects nationally had been shut down (*Argus*, October 24, 25, November 20, 1918).

Rock Island's City Attorney, John C. Scott, fired off telegrams to obtain the same concessions but the battle still waged on as late as November 29. Iron pipe had been laid and buried for two weeks at some of the houses. The city refused to certify the work and construction was halted until December 5 when Rock Island was granted the same concessions, at the instigation of Congressman W. J. Graham. The lead pipe was dug up and replaced and the city belatedly approved the first finished house on December 21 (*Ibid.*, November 21, 29, December 5, 12, 21, 1918).



Mayor William McConochie (1847-?)
(Souvenir of the Police and Fire Departments)

The U.S.H.C. finally surrendered its claimed principle that federal guidelines superseded local and state building ordinances once the war ended. Local guidelines were adopted and the U.S.H.C. offered the excuse that they had simply misunderstood local building conditions when they insisted on the iron pipe substitution. This same jurisdictional issue was revisited in Rock Island during the next war with the construction of Arsenal Courts. The Federal District Court would sustain the federal claim finding that local and state laws did not apply to federal property.

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U.S.H.C. Construction Photo, November 17, 1918, 18th Avenue and 46th Street, view northwest
One of the houses is now gone (National Archives).

Next came the struggle to keep the three Illinois housing projects alive. A five man Rock Island committee went to Washington to argue that the local housing shortage justified continued work. The U.S. Senate had ordered cancellation of all projects where less than 75 percent of the work had been completed. The Illinois houses were at a mixed state of completion but fell well short of this standard. At the end of December all of the foundations were done, half of the houses were shingled and a “great many” had siding or stucco in place (*Argus*, December 17, 31, 1918).

It wasn't until January 11, 1919 that word was received that work on the Rock Island projects would proceed. There was great relief in the Illinois cities given that “...tremendous projects well under way have been abandoned with a suddenness that caused great speculation as to what the government intended to do with such ventures as the housing work in the Tri-Cities.” The local projects were saved in part because Contractor Horst had struggled to keep his project within budget. The original target number was 221 so only four houses had been forfeited. The total value was \$868,000 so the average house cost was \$2,000-4,500. The Tri-Cities house total was 460 houses (*Ibid.*, December 31, 1918).



U.S.H.C. Construction Photo, January 15, 1919, 18th Avenue and 46th Street, view northwest
Two of the three houses are now gone (National Archives).

Horst's efforts were lauded by W. C. Lewis, Assistant Chief of the Construction Division of the U.S. Housing Corporation. Lewis was a New York architect prior to his government service. He stopped off in Rock Island to inspect the projects and reported that his superiors were “unreserved in the expression of their satisfaction” with the contractor's work. Of 75 projects underway nationally, just 24 were well advanced by Armistice Day. Just four projects were allowed to proceed, including

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the 460 houses in the Tri-Cities and that approval was in Lewis' words, "due to the rapid progress and to the economical development" of the project. Rock Island District project 246 was the third largest completed U.S.H.C. project in the nation. Architect Cervin similarly applauded the contractor's work, recalling in 1949 "Henry Horst really worked on that job. Everything had to be just so; he was a driver...[he] completed every one in his contract before the war ended. In Davenport they had to abandon the project." Cervin's memory was faulty in that none of the projects were even close to completion by Armistice Day and all of the project worksites appear to have lost at least some houses. Davenport lost two of three planned sites but completed its largest one for the most part (Ibid., February 22, 1919; unidentified area paper, May 7, 1949).

By this time the house building was sufficiently advanced so as to interest the public. The *Argus* noted "There are already many demands for these [houses], and every day, especially on Sunday, people flock to the various [house] groups to witness the advancement of the work." The same source noted with pride that "these are not groups of houses made to sell but houses built for permanency." Sixty houses were finished in interior trim and it was announced that eight houses would be completed each day. Each house had sewer in place even before its foundation was dug (Ibid., January 11, 1919).

Reported Federal plans to sell the new houses proved to be in error. Instead the original intention of renting them out was still official policy. Final word on the renting decision was locally received in mid-February, 1919. The good news was that any family would qualify as a tenant, not just war workers. Local realtor interests naturally favored selling over renting and protested that the houses would sell quickly. The *Argus* noted "the great demand for these houses is continuing and nearly every one has been placarded with the rented sign." Three out of four were rented by March 1. The only problem was that the houses weren't finished! The placards were posted but there were no renters in the houses. By this time more than half of the houses were finished in interior floors and trimwork. Horst had five sanding machines constantly at work and the floor finishers completed 20 houses each day. The ceiling tinters and plumbers followed with fixtures. The renting office was reported besieged with requests about the houses (Ibid., February 13, 22, March 1, 1919).⁷

It is assumed that sidewalks and landscaping followed the completion of the houses beginning in the spring of 1919. U.S.H.C. accounts provide the project budgets for each tract of the Rock Island District projects but these are total initial budgets which do not identify any project cutbacks. The Rock Island parcels comprised a total of 34.55 acres.

Heavy Grading:	none required.
Storm Drains:	"
Sanitary Sewers:	0.190 linear feet, \$10,100, 41 manholes, \$1,640
Public Grounds:	none required
Roadways:	Class B-18,306 square yards, \$36,612.
Alleys	3,215 square yards, \$6,430.
Curbs	12,174 linear feet, \$9,739
Sidewalks	2,158 square yards, \$4,316
Planting Strips	14,307 square yards, \$3,575.25
Street Trees	180 trees, \$1,090
Housewalks	2,947 square yards, \$4,420.
House Connections:	

⁷ Further research is necessary to determine when and how the houses were finally sold off. It appears that this took place in 1921.

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Sewer	10,000 linear feet, \$4,000
Water	9,500 linear feet, \$4,750
Preparing Lawns	53,667 square yards, \$13,416
Lot Trees	900 trees, \$1,800
Shrubs and vines	3,780 plantings, \$1,890
Clothes driers (lines)	217 units, \$1,519

Water mains cost \$11,198, electricity and lighting cost \$6,798. These improvements cost the government an impressive \$91,485, an expenditure exclusive of the house construction cost. No fences or hedges were provided. The clothes dryer count indicates that this was the original project budget for these items. These house lot costs totaled \$31,796. The original total project budget was \$1,368,691.80 (Report, Vol. I, pp. 412-419, 433).

Yet another critical financial commitment to the housing projects was a series of municipal loans. Moline and East Moline received loans of \$20,200 for sewer and water main extensions and the United Light & Railway Company was loaned \$116,000 at five percent interest, to provide utility and transportation services (*Ibid.*, p. 191).

Design Evaluation:

There is some evidence that the Rock Island house and cottage designs were better received on the local level than were those in Davenport. Several newspaper articles presented the differing house plans to the public as the houses neared completion. The *Argus* noted the following:

The officials of the United States Housing corporation have expressed genuine satisfaction with the manner in which the houses for the government have been designed and built in Rock Island, feeling that they are a correct solution of home designing such as the residents of Rock Island are accustomed to and will enjoy living in (*Argus*, December 31, 1918).

The Rock Island government houses, located on four different tracts of land, were placed along the northern edge of 18th Avenue. The U.S.H.C. report itself admitted that they might well have been located further south “where an unbroken development could be built, [but] much special construction of utilities would have been necessary, some time would be lost, and not enough gained in better appearance.” Locked into an already established linear street grid, and small in number, the houses could not have effected any striking visual effect. One of the four tracts is a full six blocks west, well distant from the others. The location selected brought the immediate advantages of established streets and services, proximity to an established (an “excellent neighborhood” according to the *Daily Times*), and the close proximity of the 14th Avenue carline to the north. The Rock Island site was said to be directly on the car line or within walking distance of work for “good walkers (*Daily Times*, August 26, 1918; Report, Vol. II, p. 339).

The Rock Island tracts were originally envisioned to receive 183 single family detached and 34 two family double houses. The former number broke down to 25 four room houses, 151 five room houses and 41 six room houses (Report, Vol. II, 398).

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The final U.S.H.C. final report gave short shrift to the Rock Island District housing projects. The evaluators took the 172 house Blackhawk Addition in Davenport to task because it failed to front its houses on the curvilinear streets and because there were too many house types and variations. There was simply too little uniformity of color and elevation and too much intermixing of contrasting house types. Concerning the Rock Island houses, the evaluators observed that

The criticism of the general design of the Davenport project is applicable to the development at Rock Island, Moline and East Moline. The houses lack unity of appearance.

Individually the houses are good, the semidetached houses being specially interesting. As at Davenport, these houses are clapboard, shingle or stucco, and in some cases stucco and shingle or clapboards in combination. All are set low and in most cases without water tables. Had they been built somewhat higher from the grade, a saving of cost for excavation would have resulted without harm to appearance.

Stucco was less common on the Illinois side, being used in 10 percent of the houses. Houses were otherwise clad in six or eight inch wood siding. Stucco was more commonly used in Davenport (Report, Vol. I, pp. 337-38).

The smaller Moline and East Moline tracts warranted even fewer comments. The report simply stated that "None of these developments on the south side of the river are particularly interesting in general layout, because in most instances existing or proposed straight lines and rectangular blocks were followed" (Ibid.).

Post-World War I Rock Island Growth and Development, 1919-1940:

An "Own Your Own Home Campaign" was underway as early as 1908 at the community level in Rock Island and similar campaigns were to be found in virtually every other American city. By 1911 the campaign was being taken up by magazines like *American Lumberman*, which launched a "no place like home" campaign. The home owner was the best citizen because the tie to the home and a lot encouraged community loyalty, commitment and participation in public affairs. The campaign arose in response to the national building boom, new cooperative house buying financial ventures and even the onset of prohibition in 1919, which was credited with freeing up family funds for house and lot downpayments! (*American Lumberman*, July 30, 1911; Jacobsen, pp. 3, 38-39, 41).

**LET YOUR RENT
PAY FOR A
HOME!**

Own Your OWN HOME

Own your own home and there will be no landlord to boost the rent or impose restrictions. You're lord of your own domain.

Our Plan Makes It So Easy--

A small payment down and the rest on convenient terms—about the same as you now pay the landlord monthly for the privilege of filling his coffers. An ideal home is an ideal spot—and all you own without missing what it cost.

McInnis Bros.
420-421 Safety Bldg., Rock Island.

Own Your Own Home! (*Argus*, April 26, 1919)

By 1919 the Federal government was an active partner in the promotional effort. The U.S. Department of Labor, supported by the National Real Estate Boards, called for the nationwide construction of 500,000 homes to fill an already well established housing deficit. The Labor Department recommended "a decided tendency to apply artistic ideas and to adhere to the most modern plans so that the better and more beautiful cities may develop as a result of after the war enterprise in building" (*Argus*, March 28, 1919).

The *Argus* ran a page of home building and furnishing advertisements at the start of the 1919 building season, under the title "BUILD NOW!" The *Argus* urged:

Time, opportunity and need--all beckon you to build now. Promote the home beautiful and city beautiful plan, start local activities in trade, employ labor--especially the returning soldiers and sailors looking for occupation. It's the patriotic thing to do, it's the sensible thing to do, it's the profitable thing to do. Our city has grown a little shabby; it has halted somewhat in its progress. No fault of ours. The government during the war withheld the use of building materials. The ban is now removed. Unless

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we get busy now, if we do not progress, then the fault will be ours. It's up to you investors and home builders. The need is great for new homes, new and modern office buildings and stores, sanitary factories. Put money in circulation, employ labor. It will make our town prosperous, enterprising, active, progressive and return to the investor remarkable dividends (*Argus*, April 26, 1919).

Rock Island Growth and House Construction, 1919-1940:

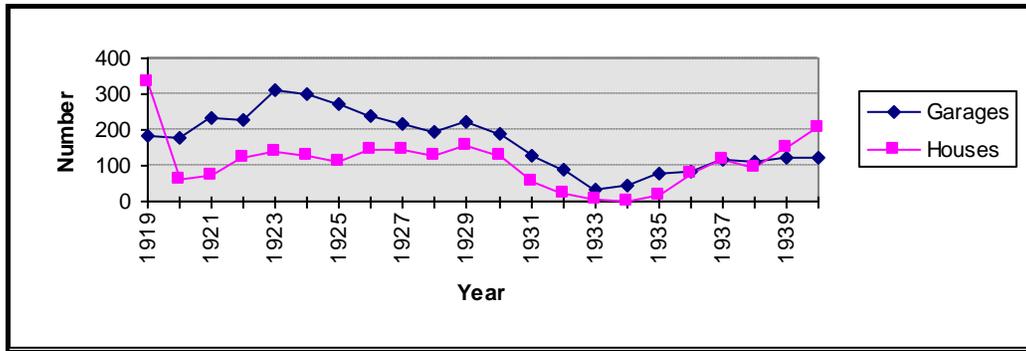
The war-related prosperity of the First World War continued into 1919 with the greatest number of houses being built in a single year (336 and a number never to be surpassed in Rock Island) and just under \$6 million total investment in the city. This record was achieved because the U.S.H.C. houses, started in late 1918 and finished in 1919, were counted for the latter year. \$1.5 million represented new buildings, and another \$1.8 million was spent in other building improvements. One popular new remodeling category was a modern heating plant replacement, with 130 older homes being retrofitted with these during the year. Sidewalk construction was finally catching up with need. The sidewalk record was in 1916 with 13 miles being laid. This amount dropped to eight miles in 1917 and just five miles in 1918. Only 3.5 miles were laid in 1919. Street paving was declining as well. Three miles of road were paved in 1918, and just one mile the next year. The close of the war did not curtail Arsenal investments and \$2.6 million was invested there in just the latter half of 1919 (*Argus*, December 31, 1919).

What was described as an “unusual real estate market” was being experienced by 1919, and the interest in residential property was a “most phenomenal movement.” High labor and materials costs caused vacant rental units to evaporate and escalated new house prices by 25-40 percent. A relatively new factor in home purchasing was the contract or installment purchase which accounted by this time for 80 percent of all house sales. The *Argus* stated “whether or not this is to prove satisfactory, remains for the future to demonstrate” (*Ibid.*).

Rock Island House Construction, 1920-1929						
Year	Houses Built	Total House Value	Total Construction Value	Total Permits	% All Permits New Houses	Notes
1920	60	?	\$ 835,000	554	11	
1921	75	?	\$ 396,600	721	10	
1922	120	?	\$1,624,000	841	11.7	
1923	140	?	\$1,003,000	1,023	13.6	
1924	128	?	\$1,036,000	?	?	
1925	112	?	\$1,307,000	964	11.6	
1926	142	?	\$1,200,000	?	?	
1927	147	?	\$1,614,000	1,030	14	
1928	130	?	\$ 980,873	1,028	12.6	
1929	158	?	\$2,200,000	1,447	10.9	
Total	1,212	Decade percentage of total houses built 1900-55, 14 percent				

The year 1920 “began well but strikes and other causes stifled [building] activities” observed the *Argus*. Total construction dropped \$1 million from the previous year. Most disappointing was house construction and “the number of new residences erected fell way short of the actual needs.” Construction projects were “more miscellaneous” observed the *Argus* and only one of 10 building permits was to actually build a house. Garage construction held nearly even with the 1919 total example and sidewalk construction held steady.

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Comparison of House and Garage Construction
In Rock Island, 1919-40⁸

One measure of the growing popularity of the automobile was the increasing number of garages which were being added to existing house lots. The earliest annual count for garage permits is 1916 with 67 permits. The 1917 total was 105. Regular annual counts are available beginning in 1919. These figures indicate that garage construction increased or generally held steady even as house construction plummeted and remained at low levels. Rock Island by 1920 had eight gas stations, adding four new stations just that year.

The year 1921 was a disaster for house building, due to the “most paralyzing slump.” A spring strike shut down building for weeks (*Argus*, December 30, 1921).

During 1922 there was a five-fold increase in the total value of building permits over 1921, although much of this increase was simply the delayed completion of work postponed during 1921. The *Argus* claimed the year marked “the beginning of a new building era for Rock Island” citing the erection of many beautiful homes, particularly on the outskirts of the city (*Ibid.*, December 30, 1922).

House construction was increasing only marginally in 1923, with just 20 more house starts than the previous year, yet the *Argus* anticipated a “building boom” for 1924, largely based upon industrial plant expansion. The year added two apartment buildings, a new school, two factory buildings and a record 311 garages. Sidewalk construction slumped to just 2.5 miles. There were “numerous beautiful homes in newly established residential districts.” Rock Island revised its building code hoping to reduce home construction costs. Two high end brick houses, each costing \$18,000, were pictured, the Parker Weeks house at 1927 7th Avenue and the J. J. Cunningham House at 1015 30th Street (*Ibid.*, December 31, 1923).

“Scores of Fine New Homes [Arose] in New Residential Sections” during 1924, but the total number fell short of the 1923 total. The Hill Crest Addition was being rapidly built up with 17 houses finished, underway or planned. Land values jumped, with \$300 lots now going for \$1,300. Street paving proceeded southward and 8.5 miles of sidewalks were poured (*Ibid.*, December 31, 1924).

The *Argus* warned at the end of 1925 that “the farmers are not altogether satisfied with prices,” an early hint that all was not well. Employment at the Arsenal reached its record low of just 500 positions. Rock Island gained 221 phone subscribers for a total of 6,764 users, and 368 new water users, for a total of 5,792 water meters. Population increased 587 from the previous year to a total of 41,040. Fire losses were heavy with four major blazes but Rock Island continued its fortunate

⁸ Garage data for 1924, 1929, and 1932 estimated.

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avoidance of any disastrous downtown fires. House construction continued to drop (Ibid., December 31, 1925; Elsner, p. 77).

The years 1926-27 witnessed the onset of a house building level (141 and 147 houses respectively) that was not to be exceeded in Rock Island until 1939. Houses were more numerous but lower in cost. The total value/cost for the 1926 houses, while representing 30 more houses, was less than the 1925 house total! There is no total figure for 1925 but the 1926 average cost was still an impressive \$8,452. The price of building any large numbers of houses meant building them for the middle market. The 1926 houses arose in the outlying districts. Perhaps that is why nine new filling stations were also built during the year (Ibid., December 31, 1927).

A record 14 new house photos appeared in the 1927 *Argus* end of year report. Summer house sales were hurt by colder weather. Three apartment buildings were built including Sam Weisman's massive 34-unit Longview Apartment complex at 17th Street and 18th Avenue. These apartments were then and remain the city's largest complex of its kind. New road paving totaled 3.5 miles, and seven miles of storm sewer drains were laid. An interesting downtown development was the belated arrival of the first true department stores, four in number. For many years Rock Island residents had to trade in the neighboring cities to shop in such a store. The city suffered its first bank failure when the First Trust and Savings closed its doors on November 17, 1927. Another casualty of the times was Watch Tower Park, which went bankrupt and was acquired by the State of Illinois and named Black Hawk State Park. The new park was first called "Blackhawk's Watch Tower" State Park and is so listed on maps as late as 1943. The park was transferred to the state on June 29, 1927 (Ibid., December 31, 1927; Elsner, p. 165, Hauberg).

The new houses of 1928 in Rock Island were described as representing "attractive and distinctive types." The number of units completely outstripped the 1927 total because so many apartments were constructed, but house building drooped to 1924 levels (the *Argus* counted just 107 at year's end but upped the total to 130 the next year). Two apartment buildings were finished along with four filling stations. A southward beacon for residential growth was the newly authorized high school athletic field at 17th Street and 23rd Avenue (*Argus*, December 31, 1928).

Just as each community tabulated and compared each community's building permits, merchants began to evaluate trade patterns within the metro area. The Davenport Chamber of Commerce, working with University of Iowa survey experts determined in 1928 that the vast majority of its female out of town retail trade came from the Illinois side, particularly from Rock Island and Moline. The survey also noted the growing importance of highways in bringing shoppers to the downtown area. Fully 65 percent of out of town trade came from the Illinois side, using the ferry or arsenal bridge. Clearly Davenport merchants were dominating the retail trade of the larger metro area as of 1928 (Davenport Chamber of Commerce *News*, April, 1928, p. 9).

The Tri City municipalities suddenly became aware of their neighbors' construction rates beginning in 1928-1929. With the admission of East Moline into the club of metro area cities, the first "Quad-Cities" reference is found in 1930. It was at this time too that the several cities began to pay closer attention to which one was leading in the house building race and in every other conceivable competitive category. In one sense there was a perceptible shift to a collective sense of economic progress at a time when things weren't going so well. Another reason for the new interest was that the community with available homes could lay claim to workers who sought that housing. The *Argus*

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couldn't help noticing that Moline's new house count went down between 1928 (156) and 1929 (139) while Rock Island's figure rose from 130 to 158 at an average cost of \$3,594 during the same period. A dozen new house photos appeared in the *Argus* and eight of the 12 were Tudor style cottages. The building season began early and many new homes were located in newly opened subdivisions. Houses were often described as being "not expensive yet substantial." The Real Estate Improvement Company was said to be the busiest builder, finishing 29 houses in Denger's Bungalow Addition on 29th-29th½ Streets south of 25th Avenue, at an average cost of \$2,800. The company built 18 houses for Clyde R. Boyd and 11 for Mrs. Jessie Mae Paulsen. John Scheuerman finished seven houses in the Hedgeside Addition. Four apartments were finished. The bungalow house type persisted and Edwin Richard constructed a bungalow apartment complex (still extant) at 26th Street and 16th Avenue for \$20,000 (*Argus*, December 31, 1929).

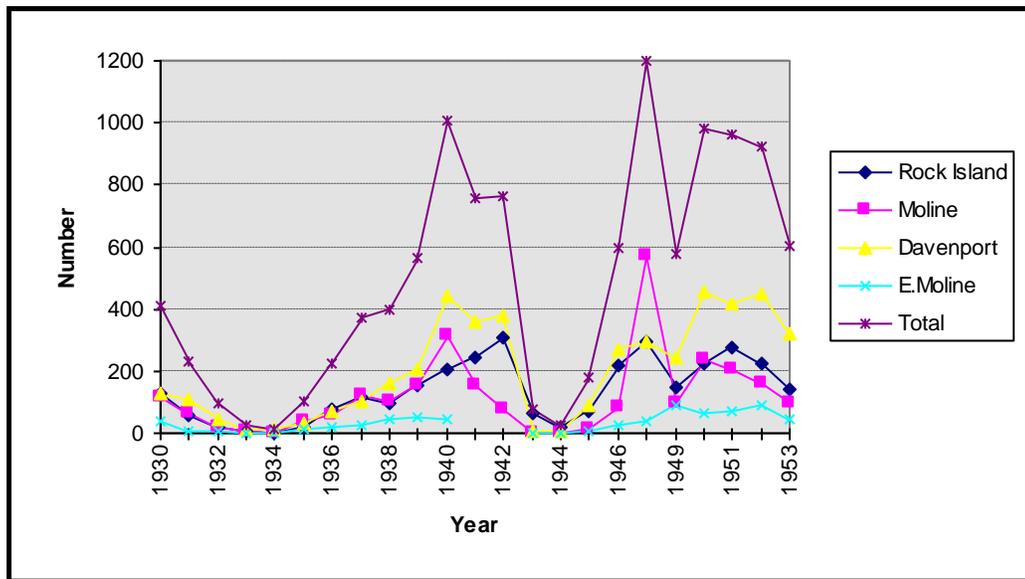


Bungalow Court, (Ibid., December 31, 1929)

It took a full year for the Great Depression to deeply effect the Midwest and it wasn't until the end of 1930 that the *Argus* reported the building crafts had felt the slump. Still the Quad-Cities collectively gained 410 new houses, and it was this local building activity which "lessened and delayed the depression this year, particularly in the first seven months." House building dropped by 30 percent yet garage construction in Rock Island held steady through the year. The bad news was the absence of large construction projects in the city (although Davenport had several underway, notably a \$747,000 hotel theater complex). The average Rock Island house was valued at \$3,412 and the *Argus* complimented local builders noting "Home builders have not hesitated to seek individuality with the result that a pleasing variation is noticeable." An entire page of new house photos continued to show a Tudor stylistic dominance. Despite the lower cost, the new houses "showed a tendency towards the better types of homes in 1930" with "graceful exteriors and attractive interiors." Many sported brick

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veneers which were generally popular. The construction season was evenly distributed and continued right up to cold weather (Ibid., December 31, 1930).



Comparative Metro area House Construction Figures, 1930-53⁹

Rock Island House Construction, 1930-1939						
Year	Houses Built	Total House Value	Total Construction Value	Total Permits	% All Permits as New Houses ¹⁰	Notes
1930	126 ¹¹	\$443,000	\$2,100,000	996	12.6	\$3,515 average cost
1931	56	?	\$ 598,000	634	8.8	
1932	21	?	\$ 179,000	510	4.1	
1933	5	?	\$ 186,000	883	.56	
1934	2	?	\$ 213,000	698	.28	
1935	19	\$48,000	?	?	?	\$2,526 average cost
1936	77	?	\$1,500,000	1,166	6.6	
1937	118	?	\$1,200,000	1,531	7.7	
1938	96	?	\$1,000,000	1,600	6.	
1939	151	?	\$1,100,000	1,658	9.1	
Total	723	Decade percentage of total houses built 1900-55, 8.4 percent				

Reflective of the previous decade, Rock Island's strongest house building year was the last one of the decade, the only one to produce more than 150 houses, the total for the decade being just 38 of the house total for 1910-19.

There were some major economic improvements in 1931, with a new Moline Arsenal bridge and a \$6.6 million reinvestment in the lock system, helping to ease unemployment. The *Argus* expressed "faith in [the] overall easing of economic stress" and added that "to build in 1931 was to help tide labor over one of its most trying periods." The building trades were busy only part of the construction season, with less work now than in 1930 and the year closed with little work underway.

⁹ No figures for Moline for 1941-42.

¹⁰ As the percentage of new houses declines, it can be assumed that remodelings and smaller projects dominate building permit applications.

¹¹ A 1930 figure increases this number to 178!

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House construction in the Quad-Cities dropped by 45 percent from 1930, to just 234 new houses. Despite this slowdown more expensive houses were still going up. The "percentage of finer houses is above average" with "a slightly greater percentage of houses \$8,000 and greater in cost." In fact, the average cost for the 56 new Rock Island houses jumped to \$10,678. The slowdown in house building induced the conversion of the Siemens' building at 9th Street and 21st Avenue into apartments. Thirteen new houses were featured in a photo page layout. Two story side gables, Cape Cod Cottages, Tudors (3) and larger Colonial Revival style houses (4) made up the set. The houses collectively evidenced "utility and individuality" (Ibid., December 31, 1931).

Bank failures came with 1931, as the Depression's stranglehold on the local economy tightened. The first and greatest casualty was Davenport's American Savings Bank and Trust Company which failed on September 29. Unlike some banks in trouble, it did not reopen after a restructuring. Central Trust and Savings temporarily closed on September 30 and subsequently consolidated with the Rock Island Savings Bank and Trust Company. Rock Island's State Bank was saved by a two week local bank holiday in January 1933 and then by the March 1933 national bank holiday. It was licensed to reopen by Federal reviewers, doing so on March 21, 1933 (Elsner, pp. 81-82).

The year 1932 brought a "slack year in local construction" and another *Argus* appeal for helping labor get through the bad times by building something. All unions were now feeling the slump "keenly." Federal expenditures in the Quad-Cities totaled \$4.8 million. New house photos totaled 16, just two of which sported weatherboard exteriors, the others being faced with stucco or brick. Three showed a Tudor influence and most were smaller in scale (Ibid., December 31, 1932).

The 1933 end of year report was sparse indeed with only a "few fine structures" being built. Four houses only were pictured (2401 13th Avenue, 2234 and 2230 14th Street, and 1125 39th Street) in the *Argus*. Few expected 1934 to be "any different." Federal expenditures drooped to just \$1.5 million and a devastating hail storm damaged many roofs in April. The roller dam neared completion, while the river set an all time low level record (Ibid., December 30, 1933).

Illinois was the last highly industrialized state to enact enabling legislation to allow its communities to organize local incorporated low dividend housing corporations. It wasn't until 1939 that the state-federal impasse was finally resolved. Illinois communities then acted quickly to catch up, establishing 22 local housing authorities, and receiving \$39 million in U.S.H.A. funds by August, 1941. Rock Island and Moline both had corporations in place and projects underway (Watters, pp. 296-301).

For Rock Island 1934 was marginally better in the value of total construction but the house building total figure lagged throughout the year. At the same time the new "streamline" design was so ubiquitous that even the roller dam employed it. A single new house image appeared in the *Argus*. It showed a two story brick veneer house design located at 3911 14th Street. The photo represented the two new Rock Island houses constructed in 1934, a record low production in house building. The drought continued and brought on a freight embargo (June 1 through October 4 above Dubuque) due to low water levels (*Argus*, December 31, 1934).

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Home Remodeling Campaign
(Davenport Chamber of Commerce *News*, May 1927)

In the midst of economic misery there were signs of fairly ambitious optimism. The city leaders of Davenport and Rock Island formed a joint commission to investigate the feasibility of a 3-lane tunnel linkage between Brady Street in Davenport and 18th Street in Rock Island. Contractor Daniel E. Keeler completed a study and envisioned a 31 foot wide tunnel, 19 feet high, ventilated by a tower on the Rock Island end. The tunnel initiative collapsed when the State of Iowa declined to help fund it. The Centennial Bridge, constructed 1939-40 was constructed in lieu of the tunnel. The toll bridge opened on July 2, 1940 (undated Davenport Chamber of Commerce *News*, late 1935; Elsner, p. 181).

An infusion of retail, industrial and federal construction moneys made 1935 a better building year for Rock Island. The city gained a new hospital (Public Works Administration), Longfellow and Frances Willard Schools (both P.W.A. projects), a new lodge at the newly-designated Blackhawk State Park (also first called Blackhawk's Watch Tower State Park [a C.C.C. project]). Eight new houses were pictured (1100, 1805 45th Street, 2407, 2241 38th Street, 1921 21st Street, 1436 36th Street, 847 19th Street and 1628 21st Avenue). A local home modernization campaign was launched in the spring, supported by a federal guaranteed loan program which provided \$100-2,000 for home improvements. A citywide canvas was conducted to inform home owners of the opportunity (*Argus*, December 31, 1934; December 31, 1935).

Federal Public Works Administration assistance continued into 1936 with a massive armory construction project (involving \$147,000 in federal funds and a \$327,000 total cost). Federal Quad-Cities expenditures leaped to \$4.7 million, up from \$2.5 million in 1936. Rock Island led in house construction, but only by a six house margin over Davenport, and a bare 77 new houses. The three

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story Rosala Apartments at 5th Avenue and 19th Street were designed by architects Cervin & Stuhr in the "English Basement type" style (Ibid., December 31, 1936).

New house construction was credited with giving local building work "an impetus" in 1937 as the number of new houses once again reached the levels of the late 1920s and 1930 (128 houses). Two apartment buildings were completed and the new armory was dedicated on November 11. C.C.C. Company #2656 departed the city after two years of local projects. Thirty houses were pictured on two full pages of the *Argus*. Included was a five room bungalow of Colonial design (1841 41st Street). Sales of four to five room houses were growing. The construction year was uneven, the *Argus* observing that the first half of year was stronger, but "the end of year [was] considerably short of expected volume" (Ibid., December 31, 1937).

Rock Island claimed the Tri-Cities lead in landing federal assistance projects during 1938. This claim worked when that city claimed the entirety of the Centennial Bridge project (\$3.1 million), the replacement for the tunnel scheme. Rock Island also sought \$2 million from Public Works Authority for streets and sidewalks, \$3.1 million for four water reservoirs, and \$151,000 for a new city hall (not built). Fifteen mostly clapboard covered houses were pictured in the *Argus*, 12 of the 15 being one and a half story cottages. House construction dipped below the 1937 totals (96 compared to 118 the previous year). The 75 year old Rock Island Lumber Company was by this time concentrating on developing house plans for its customers. Once planned, the company also financed the construction. Their market niche was "completely modern small houses requiring a comparatively small outlay of cash and a reasonable monthly payment" (Ibid., December 31, 1938).

The real turn around finally came in 1939. The metro area gained 400 new houses the previous year but the 1939 total was an impressive 562 houses. Not mentioned by the *Argus*, Rock Island had slipped to third place, just three houses behind Moline. Even little East Moline gained 50 houses (its numbers had slowly increased beginning in 1936). There was talk of a protective seawall for the Mississippi riverfront. The W.P.A. assisted in paving 23 blocks of street surface and a scaled down new Rock Island city hall (1528 3rd Avenue) would cost \$275,000. Thirty new house photos appeared in the *Argus*. The *Argus* looking forward from year's end predicted the "Biggest Building Boom on Record Seen For Tri-Cities" (Ibid., December 30, 1939).

One new house of particular local interest was a Tudor style influenced L-plan cottage that was built for A. Kavensky at 2916 21st Avenue. The Gordon-Van Tine Company home planning service provided the design and the house was pictured both in the *Argus* and the *Milan Independent* (Ibid.; *Milan Independent*, both April 4, 1940).

The latter source announced that the current house building boom was breaking all records set since 1929. The national "Rebuild America" campaign would produce half a million new homes nationally in 1940. There were 62,000 new houses built in 1936 and 347,000 in 1939, the latter marking a ten year construction peak nationally. The paper added "the construction industry "at last is filling its long expected role of leading the way back to [national] prosperity." One explanation for the boom was bargain prices on construction materials, including glass, metals, plastics and wood. As a result

Mr. Modest Income can now have an electrically equipped kitchen in an air-conditioned home which is insulated and double glazed, with thermostat heating control, picture

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windows, rubber floor tiling, large built-in mirrors, vitrolite walls in kitchen and bath and other improvements beyond the range of his purse until recently.

The Federal Housing Authority provided “considerable impetus” by spending \$200 million in mortgage insurance for low rent housing in 1940 (*Milan Independent*, February 4, 1940).

House building in 1940 (204 new houses) for the first time approached the 1918 record of 217 new houses (the *Argus* for some reason ignored the legitimate 336 house 1919 record). War was underway in Europe (since the previous September) but it didn't affect an excellent real estate market. Milton H. Scheuerman, a realtor-developer, was president of the Rock Island Real Estate Board. Scheuerman credited the role of FHA in financing 90 percent of new house building and 80 percent of remodelings. Sellers of houses older than 15 years, apparently ineligible for FHA financing, were experiencing “marketing difficulties.” FHA also imposed strict standards on new construction, favoring the introduction of more modern features, services and amenities. Even so, Rock Island, in Scheuerman's opinion, was not a “war boom city.” Vacant lots were in demand and continued to be sought into 1941. Rents for single family houses were up. Lumber supply was the big question for 1941 house building. Scheuerman warned “there has been a sudden demand for lumber for the temporary wooden structures being rushed to completion in various government camps” certain kinds of lumber were hard to find and prices were increasing. The *Argus* reported a new trend, stating “A noticeable item in the past year is that many houses have leaped beyond the city's boundary lines” (*Argus*, December 31, 1940).

The year 1940 set a record of 1,009 new houses in the Quad-Cities, up from 562 the year before. The feat was the work of Moline and Davenport, where the numbers did double, while Rock Island's count rose just 25 percent. That of East Moline actually declined by 10 percent. The driving force once again was Arsenal employment which was increasing under the national “emergency” declaration. New plats were being filed and the *Argus* said “There has been considerable subdividing during 1940 and it is expected that there will be more in 1941.” The same source predicted that the “long felt need for a city zoning ordinance will be apparently met” in the near future. The ordinance was ready for final city council approval. Thirty new houses were pictured in 1940, consisting primarily of clapboard covered side gable cottages (*Ibid.*, Davenport Chamber of Commerce *News*, July 1940).

Rock Island House Construction, 1940-1949						
Year	Houses Built	Total House Value	Total Construction Value	Total Permits	% All Permits New Houses	Notes
1940	204	\$715,000	\$2,400,000	3,206	.06	
1941	247	\$2,349,544	\$7,655,000	?	?	
1942	311	\$2,749,000	?	?	?	448 total units
1943	67	\$1,027,000	\$1,027,000	?	?	343 repairs
1944	20	\$96,800	\$ 815,000	?	?	
1945	69	\$405,000	\$3,600,000	2,970	.02	1,307 repairs
1946	221	\$1,400,000	\$3,600,000	2,970	.07	476 units
1947	292	\$1,900,000	\$3,900,000	3,324	.08	1,461 repairs
1948	172*	?	?	?	?	195 units
1949	146	\$1,500,000	\$14,400,000	2,937	.049	195 units
Total	1,658	Decade percentage of total houses built 1900-55, 19.4 percent				

*estimate

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Moline's housing progress was due to the Moline Housing Corporation, a private "non-dividend" corporation which was established in 1936. By late October 1940 the organization had completed 102 low cost homes and was starting another 58, each priced in the \$3,300-\$5,000 range. The corporation was averaging 25 new houses annually. It sold its first 75 houses over a period of three years at prices so close to cost that the corporate income tax report gave a net profit of just \$53.30 on sales of \$250,000. The construction of the new International Harvester Plant in 1936 had pushed the community to take collective action and \$45,000 in startup capital was raised from 125 investors. The houses were all story and a half four room houses, measuring 24 by 27 feet. Each house had a broad projecting breakfast nook in the front of the plan (*Business Week*, October 26, 1940).

The Second World War and Rock Island Growth and Development, 1941-1945

The Last Gasp of Normalcy, 1941:

The new Weyerhaeuser-Denkman Lumber Yard on 6th Avenue opened in late August, 1941, and offered a new home planning service. The lumber shortage forced the use of used lumber from an old sawmill to build the yard. The firm distributed house plan books for free. That same firm had announced a new house construction financing plan (under Title VI, FHA) the previous January. Up to \$10,000 could be borrowed for up to 19.5 years with a nominal down payment, and a single monthly payment took care of insurance, taxes and house payments (*Argus*, August 18, 22, 28, 1941).

Rock Island's premier addition, Watch Hill, opened with unparalleled local fanfare and promotion in 1941. Full page newspaper promotional ads depicted the tract. This 65 acre addition was located immediately north of Black Hawk State Park and offered very large irregular lots which were accessed by a network of naturally contoured winding lanes. The Fourth Street Addition was at the other end of the spectrum. Located between 19th and 23rd Avenues it offered 40 two bedroom houses with attics, each set on a 120 foot by 40 foot lot. The plat was rigorously gridded and alleys served each house and its garage.

The bungalow persisted in name if not in form. A brand new five room bungalow and garage at 2046 39th Street was offered for sale at \$6,000. The plan included two bedrooms and an elongated living room (*Argus*, February 14, 1942).

Talk of peace and not war dominated almost all of 1941, right up to the Pearl Harbor attack of December 7. That year's end-of-year progress report was naturally future focused, the report being titled "War Molds Tri-City Plans for 1942." The year also saw the substantial advancement of a new Rock Island seawall, the completion of the new lodge building at Black Hawk State Park, the call for bids for a series of new Rock River bridges to link the city with Milan, the opening of a dozen new subdivisions and the setting of a one year house construction record, 247 houses, obliterating the 1918 mark. Arsenal Courts was fully occupied by defense workers, and the city sought another project for 385 housing units. The city celebrated its 100th anniversary with a parade in May (*Ibid.*, January 4, December 31, 1941).

Federal and Local Mobilization for Another World War, the Defense Period, 1940-1941:

Business Week reported in late October 1940 that the increased employment at the Rock Island Arsenal had caused "rents [to] soar to Chicago levels, and the housing problem in the Tri-Cities area...accordingly grows toward crisis proportions." Rock Island, Davenport and Moline all responded in their own way to the housing crisis. Moline's nonprofit house building response has already been described. Davenport similarly went the route of private sector not-for-profit home building, forming Davenport Garden Homes, Inc. in 1941 with the goal of providing 500 low cost houses. Davenport's leaders were outspoken in their intention to avoid allowing any federal housing programs to once again intrude into their community (*Business Week*, October 26, 1940).

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The United States mobilized industrially in response to the European crisis after war broke out in September, 1939. Illinois experienced a great industrial migration by 1941. War defense areas in Illinois included Chicago, the Seneca Shipyards,¹² Rock Island-Moline, Rockford, Springfield, and East St. Louis-Alton. Designated war defense areas would experience virtually all wartime housing construction. These areas included two thirds of the country's population as of 1941 (Watters, pp. 296-97; Albrecht, p. 55).

The federal defense housing program reversed a pattern of federal withdrawal from house building. By 1940, economic recovery had reduced the call for federal intervention in the real estate market. The FHA was operating on its own generated revenues and the Home Owners Loan Corporation and the Federal Farm Mortgage Corporation programs were being closed down. The war related housing programs would retain the government center stage into the middle 1950s (Wendt, p. 5).

Emergency federal funds for defense area housing were appropriated in June 1940. By this time 16 federal departments were involved in housing, resulting in considerable bureaucratic confusions and inefficiencies. This was not even partly resolved until February 1942 when the National Housing Agency was created to coordinate all federal housing programs. The United States Housing Act was amended in June 1940 to allow the extension of its loan funds for defense housing projects. In October 1940 the Lanham Act established the Public Works Agency. This legislation would govern all prewar and wartime housing construction programs. Title VI was added to the National Housing Act in March 1941 to insure FHA mortgages in defense areas. FHA insured 26 large rental projects in Illinois along with thousands of individual home mortgages. All unoccupied low cost housing projects were turned into defense worker housing and low rent housing construction was terminated for the duration of the war. Initially 12 Illinois cities had local homes registration offices to track available housing. These were replaced by 1943 with housing committees which were formed by local civilian defense councils (Ibid., pp. 298-304).

Illinois gained 21,000 units of housing during the "defense" (prewar) buildup and 43,098 wartime units. Rock Island County had priorities for 2,200 units during both periods. Mary Watters recounts in her history of the state's wartime production front that "the Quad-Cities and Rantoul (Chanute Field) were among the first communities in the country to receive defense housing (1940-41), but the Quad City area continued to battle with the shortages throughout the war and into the postwar period" (Ibid., pp. 304-15).

Rock Island's leadership was determined to embrace federally sponsored housing. Arsenal Courts was originally a slum clearance project. This idea encountered local opposition through the summer, and resistance faded only when it was recast as a defense measure. Belated final local approval by the city council was given in September 1940. The contractor, Lovering Construction Company of St. Louis, started work on October 22, and had just 180 days to complete the massive project. The Court was 40 percent finished by year's end. The 54 building complex, located between 3rd and 5th streets and 12th and 16th avenues, provided 136 living units. The total cost of the project was \$1,260,000 and was paid for by a federal grant. Architects Cervin and Stuhr did the original design work and simply added parking space when the intended clientele changed. Ground was broken

¹² Watters doesn't locate where the shipyards are. She simply states "In Illinois war-boom communities were mainly the product of the great ordnance works and the Seneca shipyards" (Watters, p. 296).

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in late December, 1940 and the first completed units were ready by March, 1941. The Arsenal Courts complex survives today, greatly modified, and serves as low income housing (*Architectural Record*, November 1941, Vol. 90 p. 80; *Democrat-Leader*, December 31, 1940; *Argus*, December 31, 1940).

A second U.S. Housing Authority housing project followed in late 1942 and early 1943, The 137 units in 17 two story frame barracks complex was called Victory Homes and was located at 31st Avenue and 9th Street (on what was the A. M. Jens farm). It also encountered community opposition. The property was purchased by condemnation suit. Originally the project design mirrored that of Arsenal Courts, with 102 permanent housing units. Bids received in March, 1942, exceeded allowable costs by \$130,000. The contract was adjusted and work was ready to begin when word was received that the contract had been canceled along with similar projects located in Moline and East Moline. The project was successively redesigned and the plans again discarded. Finally in October, 1942 Goodwin Construction Company of Rock Island was awarded a contract to build the temporary housing complex. The final design was prepared by Architect Olof Cervin (*Democrat-Leader*, December 3, 7, 8, 1942; Diane Oestreich interview with Architect Ed Angerer, November 1998; *Argus*, December 31, 1942).

Construction work had hardly started when local building code concerns challenged the work, just as they had in 1918-19 with the first government war housing. City Building Inspector Fred Jergeson protested that the building footings were undersized and too shallow, and that sewage and plumbing facilities were inadequate. He ordered the project stopped and had a warrant issued against the project contractor, David Goodwin, of Goodwin Construction Company, charging a violation of the local building code. The U.S.H.A. officials told a worried Goodwin to simply ignore the warrant and construction was completed. All of these events took place in early December, 1942. Two company officials were fined \$5 each in the city police court. The government appealed the case to the county circuit court. It took until December to resolve the problem. The government agreed to make the design changes, which cost an additional \$2,000. There was considerable public uproar and the *Democrat-Leader* captioned its story on the matter "Citizens Join In Fight Against Housing Project." Federal district court action the following year sustained the exemption of federally owned properties from local building codes. Victory Homes was a temporary facility and today the Elderland highrise stands on the same site (*Argus*, December 31, 1942).

The Clouds of War Further Shrink the Small House:

The *Argus* discussed the "Character of [the] Small House in New [Building] Trends" at the end of August 1941, reporting comments made by Abener H. Ferguson, of the Federal Housing Administration. The small house was above all defined by economy, but a more intelligent usage of technical refinements have, in Ferguson's words, changed "materially the character of the average American small house in [the] past few years." In recent past years, houses were raised up by carpenters and builders who, according to Ferguson, "seldom gave consideration to privacy as a factor of importance and who knew little of planning for room arrangements that would make a home livable." He credited the FHA housing standards with eradicating "the old system of producing shelter without a logical plan." Ferguson credited the shift to the inexpensive house with allowing architects for the first time to employ technical advances in small house design. Larger windows were possible because of increased insulation in walls and ceilings. Basements could be replaced by a ground floor utility room, a shift made possible by improved heating plants. Plumbing could be concentrated within one part of the house. Hall space could be reduced while still preserving privacy in circulation.

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Designs now used standard length lumber without nonessential adornment. Front facing garages were being attached to houses, while living rooms, increasingly combined with dining rooms, were being retired to the rear of the house plan. Side and rear porches and rear yard terraces opened the house to the outdoors (*Argus*, August 30, 1941).

Before the war, the average new dwelling contained 1,200 square feet of floor area. The War Construction Standards reduced this by a third to 800 square feet. Houses and cottage plans with no bedrooms (folding beds) were limited to 400 square feet for a single story cottage, and 500 square feet for a two story house. Adding one bedroom to this base plan, increased the allowance by 250 square feet. Two bedrooms added 400 square feet and three bedrooms 600 square feet. The national lumber shortage forced a limitation of softwood lumber usage to 4.7 to 5.6 board feet of lumber for each square foot of floor area. Materials shortages had their greatest impact in mid-1942 when houses already underway could not be finished or could not be occupied for the lack of a water meter or bath tub (*War Housing in the United States*, pp. 14-15).

New Solutions in House Construction, the "Prefab":

The "defense production period" 1939-41 brought increased interest in the factory-built house. Six of these, low in cost and easy to assemble, were on display on the Charles J. White farm, east of Moline on 23rd Avenue, in mid-August 1941. The *Argus* discussed the idea in early 1942 in an article titled "Factory-Built Dwelling Plan Gives Promise." *Architectural Record* magazine presented a five page catalog of prefabricated housing manufacturers in its June 1943 issue, adding 27 late listings in its next issue. Of these a number were in proximity to the Quad-Cities area. Three of the older prefab companies survived: the Aladdin Company of Bay City, Michigan; the Sears Roebuck & Company of Chicago; and Gordon-Van Tine Company of Davenport. The Celotex Corporation, also in Chicago, offered houses constructed with their special celotex "Comesto" post and girder house. The Curtis Company of Clinton, Iowa produced building components and equipment. The Des Moines Steel Tank Company made the list with no description of its products. Green's Ready-Built Homes was located in Rockford and produced plywood panel houses. The Illinois Lumber Company of Cairo had already finished 400 \$3,000 houses. The R. G. LeTourneau Company, of Peoria, was listed without product description, as was the Rock Island Sash & Door Company and the St. Elmo Housing Company of St. Elmo, Ill. Shurtleff Company, of Elgin, Ill., produced plywood panels. Standard Houses Corporation, of Chicago and Steger Furniture Manufacturing Company, of Steger, Ill., both produced plywood panel houses (*Ibid.*, January 2, 1941; *Architectural Record*, June, 1943, pp. 75-79; October 1943, p. 84).

War Arrives:

The United States experienced a very different war than did any other major belligerent. Only the United States was able to actually increase the production of consumer goods throughout the war. The gross national product increased by 50 percent in constant dollars between 1939 and 1944 and the war effort itself consumed just 40 percent of the GNP. Between 1940 and 1944 the GNP grew by an average of 15 percent, a sharp contrast to the 1896-1939 annual average of four percent. Consumer expenditures increased 58 percent during the same six year period. The total labor force grew by 18.3 percent and the manufacturing employment increased by an impressive 63 percent. Compared to other countries the American civilian population was, in the words of the War Production Board, "subjected to inconvenience, rather than sacrifice." The single absolute consumer good production shutdown was the automobile, and its curtailment, along with gas rationing, was driven more by the loss of natural

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rubber supply sources than by any other materials shortage. Home front consumers actually improved their diets during the war. These factors explain why house construction could continue as long as it did, at least in the key defense production centers, and why, after the war ended, the ongoing national economic recovery continued without a severe recession. Personal savings, paid off mortgages, and pent-up consumer need set the stage for a relatively pain-free transition to peacetime living (Grossman, pp. 42-43, 100, 107-08, 109-110; Albrecht, pp. 74-75).

On the military service front, the nation completed just 89 of a planned 213 military divisions because of a lack of manpower. The country instead produced the equipment for other allied divisions, exporting sufficient material to equip 101 complete divisions through Lend-Lease. The United States armed forces peaked in strength at 12 million in mid-1945 by which time fully one third of all mobilized military personnel had already left the service for a variety of reasons. The military was predominantly a conscripted one, with 10 million draftees called to serve. Military conscription peaked in February 1943, quite early in the war. Total American battle losses were 400,000, very low compared to other countries and to the total United States population. Lack of a centralized control over manpower put the country in a critical state and only the fortunate course of the war kept this crisis from emerging to hinder the war making effort (Albrecht, pp. 74-75).

The war fully involved the city, and by the end of 1941, 300 residents had enlisted and 851 more drafted into the military. The city's naval reserves went on active duty. The war-related industrial employment in the Tri-Cities saw a monthly payroll increase of \$500,000, comparing December 1940 to that of 1941, and that increase largely predated the effects of the declaration of war! Feltex Corporation was producing fiber ammunition containers and was planning for 300 additional jobs by 1942. College enrollment had jumped at Augustana College, again prior to war related training programs (*Argus*, January 4, December 31, 1941).

The year 1942 was described as "a year of activity without parallel in local history." The Tri-Cities factories and arsenals turned out war material valued at \$150 million. The Arsenal payroll head count increased 66 percent over the end of 1941. There were 9,000 metro area residents in the military and ration books and salvage piles were the new order of the day. There was unprecedented income and savings but little to buy. The Federal Price Administration struggled to "prevent a general explosion of the infinitely strong pressure of unusable buying power by allowing small gradual increases in various prices." The sale of war bonds, a million monthly, absorbed some of the accumulated savings. Agricultural implement fabrication and sales were affected already by 1941 and the situation worsened because government priorities could not be obtained for production. A priority was an authorization to look for building materials, nothing was guaranteed to the builder. The city reached an estimated population of 50,000 with 46,000 being registered to draw sugar rations as of May, 1942 (Ibid., December 31, 1942).

Rock Island House Construction, 1942-45:

Rock Island house building ran counter to the Tri-Cities trend and the city set records in construction in 1942, excluding the federal projects. Rock Island enjoyed some comparatively high building counts throughout the war years at a time when new house counts approached zero in the other Quad Cities. This feat, the product of private sector house builders, is impressive, and, when the federal housing projects are added, become all the more so. House construction in 1942 broke the 1941 record with 311 new Rock Island residences. This figure represented a 25 percent increase. In

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contrast, Davenport's 377 new houses added just 20 houses to its 1941 figure and Moline's house production fell by more than half. Rock Island's total construction figure was bolstered by the two federal housing projects. One apparent war related change was the disappearance of house completion photos in the *Argus*, beginning in 1942. Weekend house plan articles and photos also disappeared, beginning in June 1942, displaced by war images and news. All government publications and many other local publications lost their graphics for the duration. The house completion photos were back in the *Argus* at the end of 1945

One new house form, described by the *Argus* as being "something different" was a duplex house form that was being constructed by Scheuerman & Kempe as of early October 1942. A pictured example of 3502-04 11th Street was offered (*Argus*, October 3, 1942).

Scheuerman & Kempe announced plans to build another 48 "Title VI Defense Homes" in mid-April of that same year. Early in 1941 a Title VI house was advertised for sale only to defense workers. It was described as being a completely "new, well designed compact bungalow." Potential buyers were encouraged to buy "before the heat of summer arrives." At least 12 of these new houses were in Edison Court. The developers were finishing this "restricted addition." The plat, located on 11th Street between 35th and 37th Avenues, had opened for sales on September 13, 1941. By mid-May 1943, 99 homes had been built and sold there (*Argus*, September 14, 1941; April 11, October 3, 1942).

An August 15, 1942 housing advertisement by Scheuerman & Kempe, offered detailed information about the features of their new houses. A modern window, exhibited for the first time in Rock Island utilized Pullman's metal ballances [sic.], could be cleaned from the inside and was easy open. The houses used Bryant auto heating plants and blower base registers. Each house was built around a "scientifically planned kitchen." The same basic house came in 40 different plans and designs. By mid-February 1943, the partners had sold all but five of the 40 still unfinished homes. The builders explained their unusual success, saying "We are repeatedly asked how we are able to sell all our homes before they are completed." Part of the answer was that the partners were local men who stood behind their product. Their houses had "individuality in appearance" and were well planned. They continued "They [our houses] are not typical defense houses, nor do they look like defense homes; are not boxy, but every corner appears bright and beautiful. Every room sparkles with sunshine. They all have full basements, with one half reserved for a recreation room." The partners further noted that the usual defense house had a gravity fed hot furnace but those of Scheuerman & Kempe used forced air heating (Ibid., August 15, 1942; July 2, 1943).

One abrupt change in small house building was the sudden elimination of the basement. Beginning in 1942 a ground floor utility room began to contain the services traditionally consigned to the basement. This was made possible by a ten year improvement effort to reduce the size and nature of the home heating plant. The coal or converted gas "octopus" was finally a thing of the past, at least in a few homes. This national trend is reflected in the prewar houses which were built in the Stadium Drive. addition. War related material shortages also changed house construction. Metals were the first casualty of war, and copper weatherstripping and steel framing disappeared from house building. Plastic materials were first used to insulate doors and windows and laminated wooden beams and arches stood in for the unavailable steel (these beams should be readily identified supporting the basements of 1942-43 houses). A plastic coating was used for wall surface repairs, and plywood substituted for large amounts of wood. Steel had been used for window sashes but wood came back.

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An intensive interior house survey might document the impact of these shortages and substitutions in Rock Island (*Argus*, May 16, August 22, 1942).

The first materials impact on local wartime construction was a copper shortage, felt by October 1941. Aluminum hardware production had already ceased in April 1941 under government directive. A methanol shortage threatened plastics production. Following the outbreak of the war, by early and mid-1942 "L & M" orders (limitation and materials conservation) began to redirect American industry. Limitation order L-41, issued April 9, 1942 placed strict limits on local construction and remodeling. Permits had to be obtained to expend more than \$500 on a house remodeling, \$1,000 on a farm building project, or \$5,000 on a business building effort. Materials shortages, even more than government policy, would produce houses which differed from prewar ones. Innovations such as plywood and laminated beams resulted even as designers were forced to skimp on normal safety standards (aluminum wiring). The pace of assemblage also increased, particularly in the use of concrete (Albrecht, pp. 50-51, 57, 59).

One other change was the proportion of window glass in the small house. This change began c.1939-40 and was well developed by 1942 when the *Argus* observed "Today there are more windows and larger ones in the home...the homes of today require larger open spaces to give the effect of spaciousness and draw something of the out-of-doors into the home." In other words, very small rooms looked larger if they were well lighted! The other component, a visual link to the outdoors, indicates that the aesthetic of blending the house interior and exterior with nature, a product of the emergence of the bungalow in the pre-World War I years, was alive and well. The increased use of glass included larger picture windows, but also interior glass partitions, the first use of double paned glass, and the use of structural glass block, which the *Argus* termed "a relatively new development." Glass block was actually available 10 years before that, but it was only now being utilized in Rock Island. These structural blocks diffused natural light and had some insulation potential (*Argus*, May 16, 1942).

War Production Board restrictions, announced in April 1942 (as Japanese advances in the Pacific severed import sources for rubber and other raw materials), curtailed non essential construction and set limits on home construction and remodeling. New house construction was limited to defense workers. They could expend no more than \$6,000 building a new house. Home remodeling to add living units could cost no more than \$500 (except for defense workers who could spend any amount). Garages could cost no more than \$500. Farmers were particularly hard pressed, being unable to replace aging houses or other buildings. As late as November 1943 new farm construction was limited to \$1,000 annually, with no limit on the repair of the main house. The Tri-Cities area was classified as a "defense area" so new construction was allowed. It was otherwise prohibited (*Argus*, May 9, 1942; December 31, 1943).

Home conversion to apartments was the popular both because it was encouraged by federal policy, and it was profitable given a growing housing pinch. One could make money and be patriotic at the same time. Larger homes were being broken up into duplexes or apartments. The *Argus* promoted the conversions as a way to help the war effort (*Argus*, April 25, 1942).

Between 1939 and 1943, Rock Island gained 980 new homes, 11 percent of all houses built in the city between 1900 and 1955. This rate of home building had not been seen since the World War I years. Several additions were platted and infilled fairly quickly as a part of this building effort.

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Concord Homes was building houses in Centennial Court, Stadium Drive and Brittany Lane. The first Brittany Lane house (2401 Brittany Lane) was featured in an *Argus* photo on January 24, 1942. The five room house was modern and reflected the "Colonial trend" in design. It had large studio windows "unusual for a house of its size" flanked by blue shutters with diamond cutouts. The steel railings on the stoop incorporated the same diamond theme. The roof was covered with blue shingles. There was a 12-foot square screened sun porch and the house had four separate entrances (*Ibid.*, January 24, February 21, 1942).



Karlsburg Court, 10th Street and 27th Avenue, Davenport *Democrat-Leader*, December 31, 1942

A total of six Rock Island small house developments were started during 1942. These were West Lawn, the 11th Street entrance to West Lawn, Karlsburg Court, McMillan Court, Suncrest Subdivision, and Bridgeway Addition. The houses were either sold or rented to war workers. The *Democrat-Leader* announced at year's end that "Altho building activities in virtually every city in the middle west were curtailed during 1942, the year was a record breaking period in housing history in Rock Island." The city set an all-time record for issuing new house building permits (*Democrat-Leader*, December 31, 1942; advertisement by Rock Island Lumber Co., same issue).

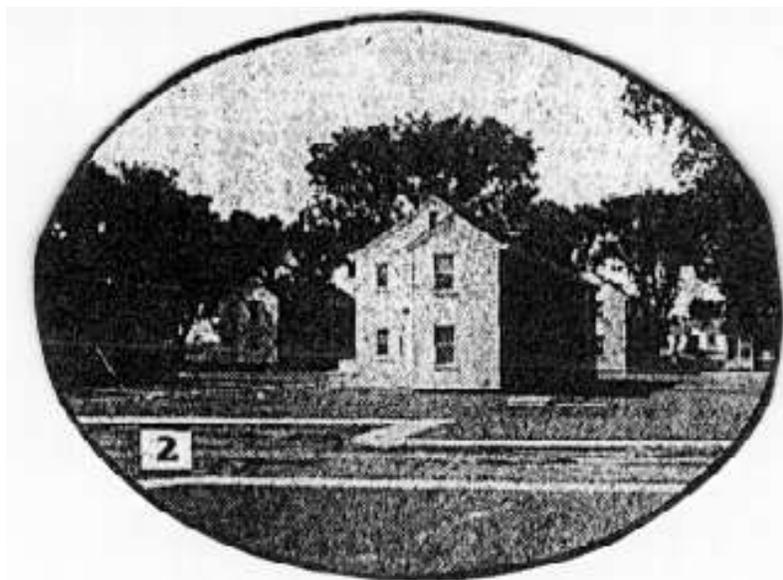
G&S Construction Company was offering "Beautiful Brand New Homes For Defense Workers" in its new Berkshire Addition. By August 20, 1943, 44 houses were finished and a number had been sold. This addition alone accounts for two thirds of all of the 67 Rock Island homes built in 1943 (*Argus*, February 13, 1943).

McMillan Courts Addition was another defense workers project. It was situated on a "desirable hill location." Its homes were "4 room modern bungalows" with "full 10 block [high] basements." The houses sold for \$4,700-4,900 with 10 percent down payment. G. W. McMillan was the developer. Developments were also filling in along the Moline boundary. One of these was 46th Street Court, located north of 18th Avenue (*Ibid.*, January 8, December 31, 1943).

The year 1943 was one in which buying largely replaced building, with just 67 new houses being finished. These houses were going up in the Washington Park, Stadium Drive, Suncrest, and Berkshire Additions. In addition, the second federal housing project, Victory Homes, was also under construction. Tri-Cities war production neared the \$500 million mark. The *Argus* warned of seeing "Peril in Optimism." War production employment actually peaked in July 1943 with 43,000 employed and contract curtailment was widespread by December 1943. Retail trade boomed, war bond sales and savings levels remained high. Two local war bond drives in 1943 netted \$18 million in Rock Island and \$32 million in Rock Island County! The city was overlaid with "thousands of victory gardens."

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Parts of Longview and Lincoln parks were set aside for some of these gardens. Gas rationing put an end to "pleasure riding" and transportation was a growing problem. Rock Island already had 18 war dead, four missing and two prisoners of war among its 4,000 men and women in the service (Ibid., December 31, 1943; Elsner, p. 183).



Victory Homes, federal temporary housing, 9th Street and 31st Avenue

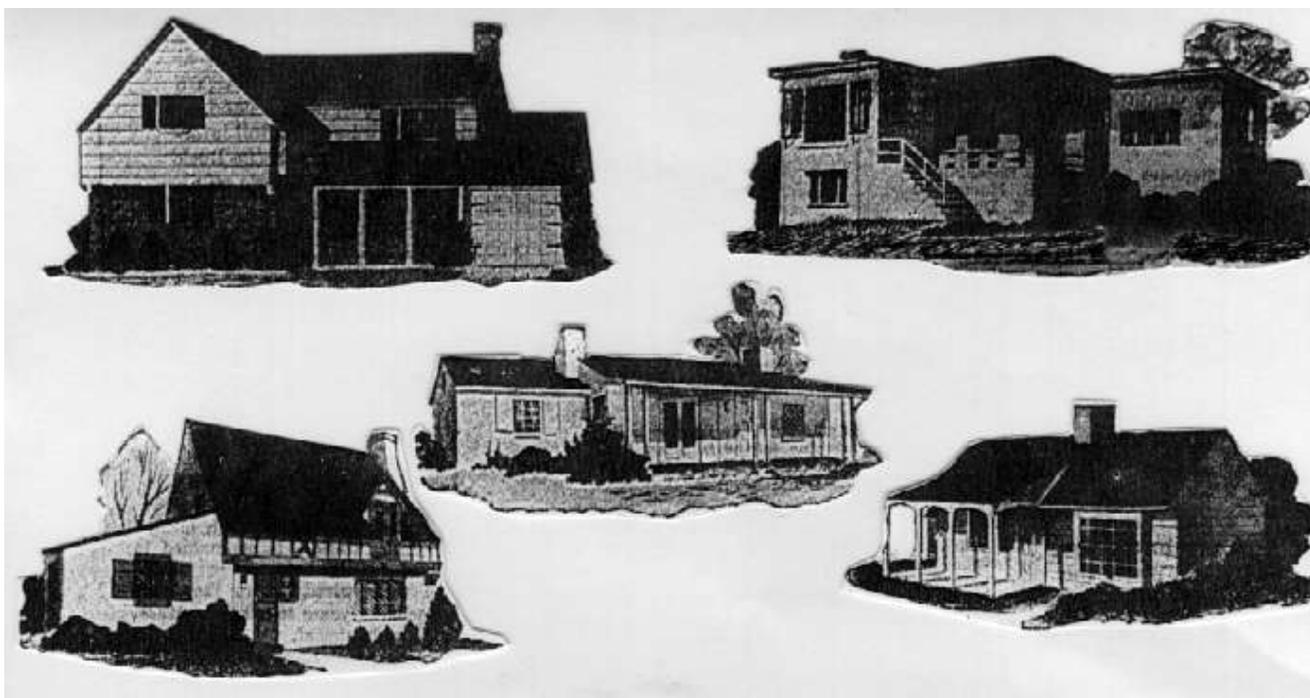
Rock Island led its sister cities in construction, particularly in house building in 1943. Save for Davenport's nine houses, all new homes in the Tri-Cities went up in Rock Island. Major industrial expansions and a new livestock production facility buoyed the total local construction figure, which exceeded \$1 million in value. The slowed pace in house building was blamed on "wartime building restrictions" it was "almost impossible during 1943 for an individual to obtain priorities for a residence although a few were granted developers whose plans for groups of small houses for war workers were approved." A second obstacle was obtaining lumber and builders lacking priority approval were out of luck. The national labor shortage had reduced lumber production and "lumber sale restrictions make it almost impossible to keep common lumber in stock." Siding and shingles in particular had been diverted to the war effort. The silver lining for 1943 was the reemergence of agricultural implement production. The war mobilization had pushed for greater farm production without a commensurate supply of new farm machinery. This was finally being allowed by changing government priority allocations and International Harvester, which was producing 50 tractors weekly during the summer of 1943, was now turning out four times that number each week at the Rock Island Farmall works. The three area farm equipment plants employed 9,000 workers. Another hint of things to come was the substantial industrial growth of emerging Bettendorf, which gained the Quad-Cities Tank Arsenal and the Ordnance Steel Foundry Plant. This foundation led to a growth explosion following the war and the emergence of Bettendorf as a city in its own right (*Argus*, December 31, 1943).

Rock Island was planning for four miles of street paving and most important was a planned "arterial highway" along 31st Avenue which was being extended east to 38th Street and right of way acquired for highway purposes. Seventh Avenue was completely repaved in 1943 east of 28th Street and was the only city paving effort that year. Federal funds were sought to resurface 11th Street (Ibid.).

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House construction, Stadium Drive (Ibid., December 31, 1943)



Five Idealized Modern Homes, 1943
(Ibid., December 12, 1943)

By mid-December 1943 the Black Hawk Federal Savings & Loan Association was looking forward to a resumption of home building. The bank encouraged *Argus* readers to be the person who acted now to “put up a house on that pretty rise of ground that overlooks the river bend just outside the town line...or on that shaded plot on the hill--yes, and on that centrally located lot also...Nothing elaborate. Just a pretty little house snuggled into the trees as though it belonged there.” The person who invested 10 percent (“more if you can”) of his or her pay in War Bonds “toed the mark” by helping win the war, and when peace came, four dollars would return for every three invested, paying for that new house. The savings and loan “handle[d] the complete details of financing on our own

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DIRECT REDUCTION PLAN, which makes your payments seem like rent, and retires your mortgage completely in a few short years.” The advertisement featured five contemporary house examples, all but one of which was small in scale. Only the two story house had an attached garage. One Tudor cottage remained in the idealized grouping (Ibid., December 12, 1943).

Two housing additions were opened in 1943. Washington Park was developed by Scheuerman & Kempe and consisted of 42 brick and frame houses which clustered at 26th Street and 24th Avenue. The two bedroom houses had small living rooms which measured 11.6 by 17 feet. The basement walls were assured to be a full eight inches thick and each house had its own “individuality in face brick.” Two thirds of the original houses were sold by mid-October. A second set of houses, constructed in Washington Park were offered on November 6 at 10 percent down and a monthly payment of just \$37. Six of these were unsold as of early December. Half of these were completed by the end of 1943. The total project cost was \$200,000 which averages to \$4,761 per house. Stadium Drive was immediately east of the new “Rocky Stadium” which had been dedicated October 5, 1929. The Rock Island high school (“Rocky High”) was finally dedicated on October 6, 1937. Stadium Drive was U-shaped and was located east of 17th Street and south of 23rd Avenue. G&S Construction finished 15 houses there with an average price of \$4,800. Other earlier plats were further infilled. Suncrest Addition, a much more moderately priced and more compact version of Watch Hill, was just northeast of that most distant plat, and was located southeast from 24th Street and 31st Avenue. Its smaller houses and smaller lots fronted on curvilinear streets. Suncrest Addition was the first tract house development of its kind in Rock Island. Fifty houses, issued permits in 1942, were finished by year’s end 1943. The Mason Agency, headquartered at 2412 32nd Avenue, marketed the houses, advertising “Your Monthly Rent Will Buy a New Home in [Suncrest Addition]-See the values in-Suncrest Addition.” The houses comprised 19 different designs and used six different floor plans. Selling for \$4,800-5,300, a monthly payment of as little as \$132 was sufficient to obtain a house. By December 4, the agency announced that 50 houses located in Suncrest, and 11 houses at Karlburg Court were all sold. West Lawn Addition had 81 finished homes, all issued permits for use by war workers (Ibid., August 27, September 24, October 16, November 6, December 4, 31, 1943).

The year 1943 marked the conclusion of the prewar early war housing building boom. City Building Inspector Fred C. Bergeson predicted that there was little prospect that any more houses would be authorized. He added “nearly all of the houses built in the last two years have been four rooms [exclusive of bathrooms].” The wartime cost ceiling restrictions had forced the already diminutive tract house to shrink even more to the simplest and most elemental floor plan. A municipal interest in housing black families offered the only chance that 1944 building priorities might be obtained for Rock Island. The *Argus* noted “there was some prospect of about twenty-five houses being erected for colored families in Rock Island but the project had not taken a definite form” (*Argus*, December 31, 1943, “Off the Beaten Path;” unidentified area paper, May 7, 1949).

Despite a housing shortage, some 45 units at the second city housing project, Victory Homes, could not be leased by the close of 1943. The planners had overestimated the need for single person units. Some of these had no bedrooms and were likely outfitted with folding Murphy beds mounted in closets. There was virtually no demand for these single bedroom units so sixteen of these were combined to form two bedroom units. When these weren’t quickly leased the units had to be furnished as well. Tenant eligibility restrictions had to be relaxed to fill the final units. At first only Arsenal workers and their families were eligible tenants. The complex was finally made available to any defense plant employees (Ibid.).

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Rock Island during 1944 was once again “the brightest construction spot in [the] Tri-Cities” as it had been for the previous three years. The 20 new homes outshined Davenport’s seven and East Moline’s single new house. Overall metro area construction increased 10 percent over 1943 despite the same wartime restrictions. The average cost of Rock Island’s new homes remained at \$4,840. All of these houses were the work of Scheuerman & Kempe, were located at 25th Street and 23rd Avenue and were started only in late September, with completion scheduled for the spring of 1945. For whatever reason there was an expectation on the part of the builders that more expensive houses would soon be allowed. The Suncrest Building Corporation planned to build 20 three bedroom homes in their addition, at an average price of \$6,250. The housing of black families had received federal authorization but “many difficulties [had been] encountered” mostly dealing with obtaining clear title to the unidentified project site. The *Argus* termed the effort the “Negro Federal Housing Project” (Ibid., December 30, 1944).

Materials shortages continued to plague builders and by 1944, thousands of nearly completed houses could not be sold and occupied because they lacked bathtubs, furnaces, refrigerators, or stoves. One builder experimented with concrete bathtubs in what soon proved to be a very poor substitute for the real thing. Builders bartered the oddest items to get what they needed. Some produced their own lumber. California house builder David Bohannon recalled that public housing, with its AA-1 priority for materials could get any needed item, while private builders, with at best an A-I-J, had nothing better than a hunting license to seek out materials (Mason, pp. 39, 44-45).

By the spring of 1944, the progress of the war in Europe spawned a national discussion as to how to resume domestic house construction, in anticipation of a postwar housing shortage. The War Production Board was interested in easing controls on building materials but the military prevented any action. The lumber shortage continued unabated and the primary military lumber usage was for crating rather than construction. Each Liberty Ship cargo consumed 10 railroad cars of lumber for crating! (Albrecht, pp. 80-81).

The G.I. Bill of Rights was passed by Congress in August 1944. The act guaranteed home loans to veterans. In October 1944 the government relaxed a number of housing controls. In anticipation of a quick resumption of house construction, the National Association of Home Builders held its first national convention in San Francisco in January 1945. The Association urged the government to turn its attention from public housing back to private house building. Yet another important federal contribution to the American housing industry was the transformation of a highly individualized and localized yet politically unrepresented industry into a unified strong lobbying force. There were two national organizations, the Home Builders’ Institute and the National Home Builders’ Association (renamed the National Association of Home Builders in September 1942). While no immediate union of these groups took place, both quickly joined forces to successfully stop a War Production Board determination that the government would halt all private building and concentrate on public housing alone. The two groups merged as the N.A.H.B. in 1943. An ongoing N.A.H.B. policy issue was a firm opposition to public housing projects (Mason, pp. 32-34, 45).

The Return of Peace and a Peacetime Economy, House Construction and Development, 1946-1955:

Rock Island House Construction, 1950-1955						
Year	Houses Built	Total House Value	Total Construction Value	Total Permits	% Permits New Houses	Notes
1950	226	\$2,400,000	\$2,400,000	?	?	225 units (?)
1951	273	\$3,100,000	\$10,094,000	?	?	339 units
1952	222	\$2,800,000	\$7,000,000	?	?	294 units
1953	141	\$1,800,000	\$5,400,000	?	?	156 units
1954	200	?	?	?	?	201 units
1955	250	?	?	?	?	253 units
Total	1,312	Half-decade percentage of total houses built 1900-55, 15.3 percent				

Nationally, new house construction between 1946 and 1955 averaged 2.5 percent of current housing stock. Some 12.6 million new families required housing. One third of these represented accelerating rural to urban migration. It took ten years to meet both the accumulated housing shortage and that which was generated by the booming economy. The national average nonfarm vacancy rate was still a low 1.6 percent as late as 1950. In these ten years 17 million units, equal to 51 percent of the 1945 housing stock, were added to the national housing inventory. Of these new units 84 percent were single family houses. Homeownership jumped from 51 percent in 1945 to 59 percent in 1956. The building boom was fueled by \$195 million in mortgage financing and mortgage debt increased from \$24 billion in early 1946 to \$114 billion at the end of 1956 (Ibid., pp. 57-60).

The Korean police action continued its effect on local construction during 1953. The *Argus* summarized the year as “not all boom - [but] far from bust.” Agricultural implement production was suffering and laying off workers. The total number of new Quad-Cities homes plummeted to 601, a one-third decline from 1952. Rock Island raised up just half as many homes (141). A second federal housing project, “Lincoln Homes,” contained 45 units and was located at 8th Street and 6th Avenue (*Argus*, December 30, 1953).

The years following World War II witnessed continuous national debate about the proper role for the federal government to play in housing policy and construction and the effects of that involvement up to that point in time. Critics of federal intervention accused the G.I. Bill of increasing the cost of housing and inflating the postwar economy. The high costs came as a result of consistently high federal building standards. The first federal housing scandal, in FHA's Section 608 apartment building program in 1954, brought accusations that developers were receiving loans in excess of their project costs. Public housing programs were criticized by virtually every private construction entity. There was some curtailment of the federal housing involvement as a result. Rent controls finally were allowed to expire in 1954. The housing debate continues today. For the residents of Rock Island, federal housing guidelines and programs played a direct and continuing role locally. The federal government left its direct mark in the forms of World War I-era houses and the World War II housing projects. Tract housing too was directly influenced by evolving federal housing standards and financing programs. As a result the privately constructed housing in Rock Island was considerably improved in terms of design, function, market cost and accessibility, and conditions (Wendt, p. 7; Mason, pp. 66-67).

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By the end of 1945, total Quad-Cities metro area war production was estimated to be \$1.2 billion, despite contract cancellations and reconversion uncertainties. Even with government cutbacks there were more factory workers in Rock Island than there were at the start of the war. Strikes had marred production throughout the last half of the year. Construction was hindered by the reduction of building material supplies to a "mere trickle" and labor-management problems as well as manpower shortages. Rock Island, for the fourth year, claimed the lead in overall construction although its 69 homes were eclipsed by Davenport's 90. Federal housing controls, in place for three years, had been lifted and a building boom of sorts was the immediate response. Construction in Rock Island alone exceeded that of 1944 by 71 percent. The lid was off housing costs and the average Rock Island house was valued at \$5,869. Single family house conversions continued with 160 projects during the year. The estimated Rock Island housing shortage alone was at least 300 houses. Only now did the Milan-Rock Island bridge project take serious shape. The new four lane multispans concrete bridge cost \$1 million. A coup for the Illinois side of the Mississippi River, was the determination to jointly develop the Moline airport for metro area air use by 1946 (*Argus*, January 1, 1946).

Rock Island lost its construction lead during 1946, but saw 221 houses and 476 new housing units added, a 220 percent increase in houses and a 137 percent increase in total construction value over 1945. Metro area wide there were 595 new houses. Moline returned to house building with 81 houses, after two years of no building. Sam Weisman expended \$195,000 on three International style apartment blocks located at 1302, 1308 and 1314 20th Street (*Ibid.*, December 31, 1946).

Scheuerman & Kempe opened the only two new additions. They were issued 26 house permits for their Second Washington Park Addition, located east of 24th Street and near 23rd Avenue. Wooded Hills, a 40-acre parcel at 14th Street and 35th Avenue, was a high end plat. The eight houses there (foundations only were in place) cost from \$9,000 to \$30,000. The Suncrest Building Corporation finished 22 houses at various locations and planned to build 10 more. Realtors and developers were building 35 other houses outside of the various plats. Individuals built 13 houses. A partnership composed of Suncrest Building Corporation, Scheuerman & Kempe and Harold C. Springstein asked for a zoning change for the area that encompassed 17th, 24th streets and 20½ and 23rd avenues. They planned a million dollar development of single and double family houses and apartments. The *Argus* predicted that 1946 offered "the brightest prospects since Pearl Harbor" despite materials shortages. Several hundred houses would be built unless the government once again imposed price ceiling controls. The full range of wartime cost controls remained in place until mid-December 1946 (*Ibid.*).

The Eastlawn Addition was developed in 1945 by Scheuerman & Kempe along 28th Avenue between 38th and 43rd Streets. By the end of 1946 it contained 29 houses with 20 more "under roof." Fifty more were scheduled, each to cost \$6,500. The addition's road paving was half done. The Second Suncrest Addition was on 26th Street between 32nd and 33rd avenues. Eighteen of its 46 houses were underway with three under roof. These sold at \$7,600. Wooded Hills, the Scheuerman & Kempe plat, had six houses done and 22 others scheduled, to be finished at the rate of one to two per week. These sold for from \$8,000 to \$10,000. Paving there was completed. The final Second Washington Park house was finished in October. Watch Hill Addition was obviously struggling with just one completed house. Three others were underway however and much new paving was completed. The Benjamin Harris Company was finishing 14 houses in the Stadium Drive plat, each to cost \$12,000. During 1947 the company planned to build 150 more houses in River Heights along 27th Avenue close to the Moline boundary. Scheuerman & Kempe dominated Rock Island house building

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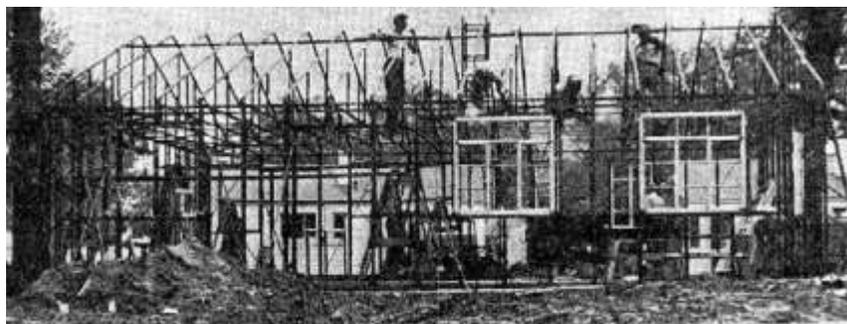
at this time, being responsible for 167 of the 221 new houses finished in the city in 1946. These were located in Eastlawn, Washington Park, Wooded Hills, and at 7th Street and 37th Avenue (Ibid., December 31, 1946; January 1, 1947).

The National Association of Home Builders met in Chicago in early 1946. There the "Ingersoll Mechanical Core," a prefabricated heating plant, bath, kitchen and laundry facility, stole the exhibitors' show. National housing "Czar" Wilson Wyatt credited recent new housing with showing "some improvement over previous years in planning and mechanical layout" but found that "the expression of the buildings in architectural terms was disappointing." Wyatt continued, "Many of the homes were devoid of any imagination or inspiration, being in an intermediate style that was neither modern nor traditional." A land planning forum reported that "in spite of the tendency in home design toward a one-story ranch-type house with great emphasis on out-door living, higher building costs now prevailing will limit the extension of this development." There was also the continuing federal preference for low cost housing. Despite the interest in the ranch house type, the conference report predicted that "the two story house will continue to be the predominant type." With federal house construction cost ceilings still set at \$10,000, longer street block frontages were advised to increase the lot to street surface ratio. The traditional street plat tied up too much land in roadways. Many were forced to buy less house initially, hoping to add on later. Cities were warned to anticipate this later growth by laying adequate service lines up front. It was reported that 30-40 percent of all wartime houses were prefabricated units. Radiant heat was popular and cheaper in cost given better equipment and improved insulation. It was recommended that ceilings and walls be used in lieu of floors for these systems. Steel came back and more of it was used in house doors and trimwork. Aluminum was also back on the market. It was predicted that air-conditioning and air purification systems would soon be part of the home heating system. The national meeting was discussed in an article titled "All We Ask Is Materials Say Home Builders in Convention" (*Architectural Record*, April 1946, pp. 20, 154-6).

While the housing design literature promised "Buck Rogers" gadgetry in postwar houses, the more conservative prognosticators were willing to settle for fancier bathrooms and built-in kitchen appliances. When two years of new house building failed to produce revolutions in house design, *Fortune* magazine printed a article which asked "What Happened to the Dreamworld?" (Albrecht, pp. 81-82).

The housing construction explosion "swung into high gear" in 1947 with ten subdivisions being actively infilled. The number of new houses in Rock Island increased by a fourth to 292, exceeding the 1941 total of 247. The metro area total was an all time record of 1,197 houses. Davenport bested Rock Island by just six houses and its numbers were bolstered by counting 57 temporary barracks, although the total value of Davenport's gains exceeded those of Rock Island by \$.5 million. Rock Island was the winner in the apartment house category due to Sam Weisman's projects. The year was a record one for earnings and factory production although inflation "cuts down [the] benefits of prosperity" (*Argus*, December 31, 1946).

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The Last Molette, July 15, 1948
(*Moline Dispatch*, July 16, 1948)

The biggest metro area housing success story of 1947-48 was Moline and its famous “Molette Houses.” The Byrne-Moline Communities Incorporated firm was a subsidiary of the Byrne organization of Washington, D.C. That firm was constructing massive tract house developments with associated shopping and entertainment centers at Harundale, Maryland, Moline, and Peoria. The project area was 180 acres located between 36th and 41st Streets and 8th and 14th Avenues in southwest Moline. The 510-building project groundbreaking took place on April 15, 1947 and by September they were completing five houses a day. A central complex of nine Quonset factories mass produced the wall and roof sections. The houses were metal framed “Butler Aluminum” houses of two (158 units) or three bedrooms (350 units). All were without basements, had radiant heating systems in their concrete floors (which still work) and came with one of three exterior claddings; aluminum, asbestos shingle or California Redwood. The project, plagued by escalating inflation, never realized its planned shopping center complex. Absent the Molette project, Moline otherwise produced only about 50 houses, matching its 1946 output (*Moline Dispatch*, April 15, August 6, 13, 15, September 5, 13, December 2, 1947; February 8, March 16, May 28, July 16, 1948).

The Molette phenomenon is important to Rock Island’s residential history for a number of reasons. It represents the spatial advantage that enabled Moline and the other developing Quad-Cities communities to expand after World War II at the expense of land and river locked Rock Island. It documents the pent up need for housing and supports the claim that the small house, absent even a basement, served as the mainline tract house and that such houses successfully served the needs of growing families from 1947-48 to the present. The development attests to the marriage of the curvilinear street, even in a very dense small lot application, to the dominant minimal traditional house type/style. It shows that even in a near-cookie cutter patterned housing development, the aesthetic value of the visually varied streetscape was to be maintained. Finally the range of exterior claddings indicate that postwar houses were not necessarily being clad in weatherboard, and other types of siding on these houses might be original or at least in keeping with the original exterior material. The two house sizes were intermixed and minor facade detailings were varied to present a range of individualized houses.

Meanwhile, back in Rock Island, Rock Island Industrial Movers were offering boxcar bodies “suitable for living quarters” to meet the housing crunch. Mel Foster marketed a one year old four room bungalow, described as being “very unique.” The term bungalow continued in the local housing lexicon (*Argus*, April 4, September 12, 1947).

The 1947 housing additions were five in number, some being holdovers from previous years. The Rock River Heights Addition involved a million dollar investment by River Heights Construction

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Company and Manhard Realty Sales, and was located at 30th Street at 40th Avenue. The largest Rock Island plat, 100 of 120 planned houses were started and sold for \$8,500 to \$9,500. Its streets were contoured like those in Watch Hill and Suncrest. First Wooded Hills (40th Street and 35th Avenue) had 24 houses done and four more started, to sell for \$12-16,000. Eastlawn had 40 of the original 50 houses done and 10 more started, to sell for \$9-11,000. South Hill Addition (on 23rd Avenue between 42nd and 46th streets) was being developed by the Suncrest Building Corporation and Brotman Brothers Construction Company at 32nd Street and 33rd Avenue. There were 18 finished houses, 11 others were underway, and 16 more were planned for 1948. Second Suncrest (16th Avenue between 32nd and 33rd streets) and Brittany Lane (located to the south of 24th Avenue between 38th and 45th streets) had five houses done with as many planned (Ibid., December 20, 1947).

1948 witnessed five new subdivisions. Bel-Aire, developed first by H. C. Springstein under the "Community unit" concept, was eligible for 400 houses and was a million dollar project.¹³ Some unusual winter construction was underway there. The Second Wooded Hills, at 35th Avenue and 14th through 17th Streets was a 40-house development, with houses valued at \$15,000. Dodge & Krueger's Second Addition, on 40th Avenue between 9th and 11th Streets was also already underway with three of 25 houses started, each to sell at \$9,000. Colonial Lanes, by Scheuerman & Kempe, at 38th Street and 29th Avenue contained 23 houses, valued from \$9-11,000 (Ibid., December 31, 1948).

Rock Island's 1948 houses employed "varied styles and plans." Each house was "modernistically designed to meet [the] different tastes of [their] owners" and each was "completed with the very latest developments to add wholesome comfortable living for the house occupants." The *Argus* featured two full pages of new house photos. For the first time the paper announced that "Ranch-type Homes [are] Popular in Building" with the public favoring "the large sprawling design of the ranch-type structure." The first ranch houses pictured in the *Argus* were located at 4005 24th Street (J. R. Welch, owner), 3508 24th Street (James R. Downing, owner), and 2123 24th Street (Ted H. Ellis, owner). The new houses featured "more and wider windows, large and roomy garages, fireplaces and space saving arrangements." The houses had either basements or first floor utility rooms. Brick and stone fronts returned, being visually "set off" by wood trimwork (Ibid.).

In the continuing postwar economic boom, Rock Island's retail center produced sales three times greater than those of 1939 and local industry was bolstered by continuing strong farm income. The Milan Bridge work continued, scheduled for completion in the fall of 1949. The 31st Avenue arterial work continued with the completion of survey work "to provide a much needed east west route between Rock Island and Moline (Ibid.).

During 1949 house construction continued "at a rapid rate" although the total (146 houses) had dropped to 1920s levels. Davenport, Rock Island and Moline produced only 490 new houses, just 42 percent of the 1948 record year. Local production and trade declined from its 1947-48 peak, although prewar levels were still exceeded. The Milan-Rock Island bridges finally opened, Milan experienced its worst flood and Rock Island lost its Central Junior High School to fire, a million dollar loss. Commercial construction set a record even as house construction atrophied. The Rock Island Housing Authority built five houses at 5th Street and 19th Avenue and Scheuerman & Kempe opened Southlawn, east of 24th Street on 28th Avenue. Manhard Realty advertised 11 new bungalows for sale. The two pages of new houses ranged from the large to the small, although every large house was included, particularly those in Watch Hill. The ranches utilized "U" shaped plans with a hip roofed

¹³A search of urban planning literature failed to reference or to define this term.

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core and a bedroom wing balancing a projecting garage wing. Open or enclosed breezeways commonly linked house and garage. Cape Cod cottages with attached side garages were also very common. In Moline the last of the Molette's were selling for \$500 down and \$50 a month. In just one week 75 houses were sold. House construction slowed to a rate that matched that of the 1920s, still an impressive level of output (Ibid., May 7, 14, December 31, 1949).

The year 1950 brought a doubling of commercial expansion and improvement over the previous year, and that year, 1949 had been a record year in that sector. The Longview bus loop was greatly improved and WHBF raised the television tower that still dominates the downtown skyline. Rock Island house building numbers rebounded at least to the 1946 level with 226 new houses and the metro area produced 1,008 new houses. The *Argus* full page of new homes included foursquare house plans, houses with brick fronted first floors and frame second stories, and Cape Cod cottages with attached garages. Corner window pairs and breezeway links to attached garages were popular. There were four Lustron prefabricated porcelain enameled steel houses, one of which was pictured in the *Argus*. Harold Summers, head of Summers Construction Company in Bettendorf, had the local Lustron franchise and started selling Lustron houses in August, 1949. He erected and sold 13 houses as of March 1, 1950 and projected 100 to 120 new sales during the next year. That Lustron, built for Charles W. O'Hare, was assembled at 2507 28th Avenue. The war had ended five years before but it was only now that the war dead were finally coming home for final burial. A multiple interment and burial ceremony took place at the National Cemetery on June 23, 1950 (*Argus*, December 30, 1950; Problems of Independent Small Business-Lustron Dealers, Hearing...March 1, 1950).¹⁴

During 1951 the Quad-Cities area once again built a near record number of new houses (1,088). Only Rock Island and East Moline gained in house starts over 1950 and much of this increase was due to Bettendorf's impressive 111 new house starts. Rock Island's first motel, built with "celocrete blocks" was built at 4300 11th Street (8 units valued at \$40,000). The city also gained a replacement junior high school, a new Eugene Field School, and a Federal Section 102 low rent housing project which was valued at \$983,000. The latter was a conversion of the Arsenal Courts for this new community housing use (*Argus*, December 29, 1951).

A "steel tie-up" and serious labor "troubles" hampered the local economy and a 45-day drought struck in October and November, 1952. Rock Island and Davenport both exceeded their 1951 house start count, while Moline fell into a "serious slump." Rock Island added seven new commercial buildings, none of which were downtown. This was an early hint that the downtown was no longer the only place to do business. Two *Argus* photo pages of new houses included six Watch Hill homes. Manhard Realty was building homes at 29th Avenue on 9th Street and the Mississippi Heights Addition was being infilled with new houses (Ibid., December 31, 1952).

¹⁴ Lustron dealers usually made little money from their first 6-8 sales because it took time to train their crews so that they could assemble one in the company's promised 350 man hours. The first houses took over 1,000 man hours to erect. FHA initially refused to underwrite the full cost of the houses and this hindered sales.

High Style Residential Architecture in Rock Island, 1835 to 1955:

Rock Island has always been a predominantly middle class and working class community. Its many large factories fueled city growth over the years. It is generally agreed, by those who are familiar with the surviving historical architecture and Rock Island's neighborhoods, that Rock Island possesses a comparatively low number of larger high style residences. This remains true into the early present century with regard to Craftsman style houses. Many national architectural styles are represented by a mere handful of examples, and these frequently are religious or public buildings and not residences. The reality is that Rock Island's high style architectural heritage is for the most part a conservative one, which is curious given the enduring economic vitality of the city.

This lack of high style houses is explained, at least for the earliest years of city growth, by the simple process of the expected loss of most mid-19th Century houses to demolition and replacement, primarily by the expansion of the commercial downtown area. The dearth of purer high style architectural examples must otherwise be attributed to the fact that Rock Island was, like Davenport, a heavily industrialized city with large ethnic communities. As a result, residential architecture tended to be conservative and vernacular in its appearance. Residential architecture in the city is primarily of working and middle class origin and it represents the sustained prosperity which those classes enjoyed over the years.

The historical context in this report makes much of the fact that the city stayed below the bluffs until population pressures and improved access pushed the city's residential area south and upwards. The earliest southern expansion clustered around the cemetery and fairgrounds, and the blufftop itself was, over time, reserved for park land and institutional uses. It wasn't long before the wealthier citizens of the city were drawn to the Highland Park area. The distinctive Villa de Chantal occupied a blufftop estate adjacent to a main gateway up the bluff, 20th Street. The churches followed the people and the established churches founded mission churches beyond the bluffline. Substantial population growth did not develop until the pre-World War I years, at which time Highland Park was fully developed and the nearby Denkmann-Hauberg mansion was built. From the start, the high ground was in the hands of a few wealthy families who had their homes or summer homes along the bluff frontage. These included the Ben Cable house at 1510 19th Avenue and the Denkmann-Hauberg estate. These houses did not look down upon the city below as did the blufftop houses in Davenport however. The Rock Island bluff line is less precipitous and had a more solid tree canopy which hid any houses which were built.

The earliest larger houses, frequently individually associated with particular industrial plants, were located between the city and Rock Island (the island), close to the river. Others similarly paired off with their respective factory sites in the Chicago Addition and several of these survive today to document this early architectural period.

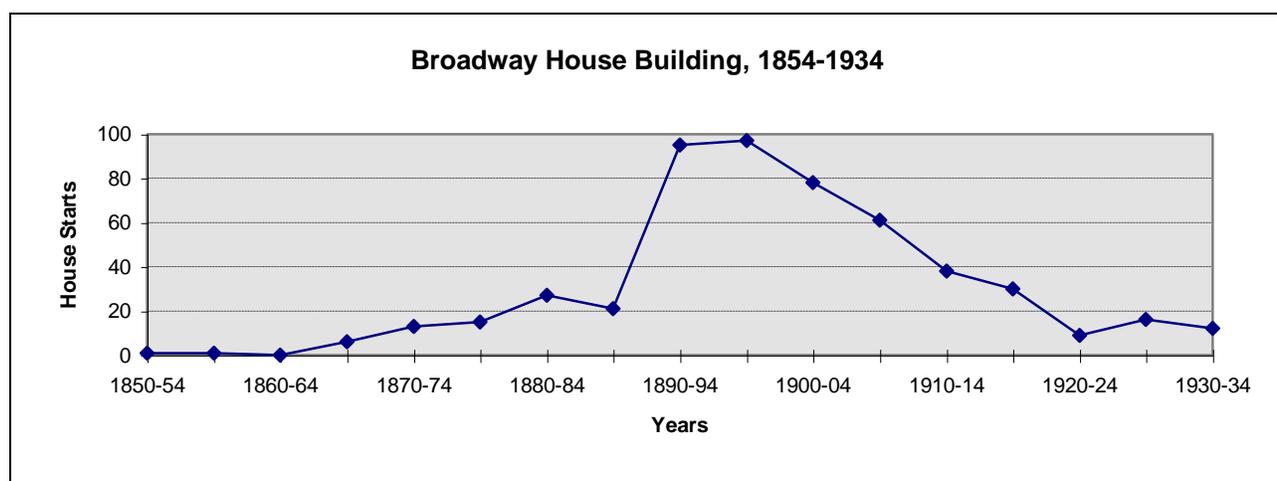
The maturation of the streetcar system and the development of major east west arterial links with Moline prompted the emergence of several great house concentrations along 5th and 7th Avenues, south of the downtown proper. Many of the mainline city churches similarly grouped here. While a number of these houses have been lost, others survive on individual scattered plots of land.

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With southward city growth, other large scale house concentrations developed along north/south running main streets, up to the base of the bluffs to the south. The Broadway Historic District (National Register of Historic Places listed, located between 17th and 23rd streets, and 5th Avenue and Lincoln Court and the bluffline to the south) offers a singular example of middle to late 19th Century residential development in Rock Island. It presents the best preserved concentration of late 19th and early 20th century middle and upper class in Rock Island. As a result virtually all of the city's architecturally significant high style houses, dating from the second half of that century are found here.

Broadway's development mirrors, but largely precedes, that of the Longview area which is located immediately to the west. Most of Longview was platted after 1890 and built up later than that. Longview had greater density, smaller lots, and fewer stylistic houses. Both neighborhoods have a north/south street orientation and almost all of the houses front east or west accordingly. The Broadway examples are more elaborate in their detailing, are larger in scale, and earlier in construction than their Longview counterparts. Broadway infilled more gradually over a longer period of time than did Longview. Both areas grew rapidly following the construction of the Longview Loop streetcar line. Parts of Broadway were not platted early on and in consequence there is a ten-year age difference between the houses on either side of 22nd Street in the 700s-800s block. Architectural styles reflected this delayed infilling pattern. The area north of 9th Avenue was generally infilled by 1900 while houses further south tend to postdate 1895-1900.

The post-1900 Broadway houses are larger and are more highly styled than are their counterparts found in the KeyStone neighborhood. Keystone, which is located east of the Broadway neighborhood, is the easternmost part of Rock Island's lower city, and is adjacent to Moline's west boundary (46th Street). It was largely infilled after 1900. The most distinctive KeyStone house designs, representing the Colonial Revival and Tudor Revival styles, are found in southern KeyStone. These houses, located north of 14th Avenue, largely postdate even the later date houses found in Broadway.



The above figure shows that the bulk of Broadway's houses were constructed after 1890, a clear indication of why late 19th century and the several revival styles predominate in the district.¹⁵ Construction was so sustained that the district was largely developed as part of the World War I era

¹⁵ Using building dates or date estimates in the National Register district nomination document.

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construction boom, c. 1903-1919. The Broadway area includes 315 single family houses, 109 duplexes or double houses, and 52 multifamily buildings. There are 476 primary structures in the Broadway district. Many of these multifamily properties were originally single family homes and many of these are being or will be restored to their original plans. Period styles were attributed to 290 or 61 percent of the Broadway houses. The Queen Anne (183 properties), Colonial Revival (46 properties) and Craftsman (32 properties) which total 261 properties account for 90 percent of the stylistic examples in the district. Italianate style examples tally to 75 and are primarily clustered in the 700s-800s blocks of 19th and 20th streets, the 500-600 blocks of 23rd Street and on 5th and 7th avenues. No other stylistic category exceeds five examples. Vernacular types total 192 properties. These figures correlate with the construction frequency depicted above. The area was so far developed even by the onset of the Colonial Revival and other turn-of-the-century styles that there was little opportunity for their fullest expression in the district (Broadway Neighborhood Conservation Plan, p. 15).

Neighborhoods like Longview offer few examples of pure stylistic designs. The Longview houses having a stylistic influence favor the Queen Anne style and the larger and more ornate of these houses cluster along the eastern edge of the Longview area. These houses are the westernmost extension of higher style house distribution pattern which dominate in the Broadway Historic District to the east. Similarly, the purer Longview examples of the Craftsman style front southward on Long View Park along 13th Avenue. The vast majority of houses in Longview, while still large in scale, range from one and a half and two stories in height and exhibit only the most conservative interpretations of the Queen Anne style. Siding replacement and porch remodelings naturally have obscured or eliminated much original detailing. These house designs are best described and categorized using vernacular architectural terms and types (refer to the typology section below).

Highland Park, set atop the bluff immediately south of the Villa de Chantal, also largely infilled after 1900. The core of the district is a four block square that is bordered by 16th and 18th avenues, and 20th and 22nd streets. Highland Park is the closest "Nob Hill" Rock Island example to be found. It was first platted and promoted by Rock Island attorney Frank H. Kelly in 1895 as a country enclave of fine homes. Three houses were immediately built, two reflecting Queen Anne style and one Classical Revival style designs. It wasn't until adjacent development to the north, particularly the construction of the Villa De Chantal, begun in 1900, that the plat was almost fully developed. The majority of the houses built after 1904 were architects' elaborations of the foursquare house type. Craftsman style influences were strongly present by 1911 and the later but still pre-World War I houses were Colonial Revival, Spanish Mission styles and the bungalow type. Highland Park is Rock Island's only locally designated historic residential district. A large proportion of the houses in Highland Park are brick or brick veneered.

The Hill Crest Addition represents the best example of late 1930's grander scale and more exclusive neighborhood. Hill Crest differed from Highland Park in that its architecture was post-World War I. Hill Crest Addition was located well to the south, just north of Black Hawk Park. The plat occupied a fairly isolated blufftop corner that overlooked 11th and 12th streets to the west. The former was the streetcar arterial route, while the latter, a quieter brick street, ran north past Chippianock Cemetery, following the base of a very steep bluffline. Hill Crest Addition consisted of a long stretch of 14th Street with short avenue cross streets (36th through 42nd avenues). An array of very large high style houses were constructed here after World War I. The north and south facing lots to the west of 14th Street were quite large, ranging from 151 to 165 feet in width, and 235 to 267 feet in depth. Several of these lots were very broad, measuring 213-256 feet wide and extend 150-175 feet

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deep. To the east of 14th Street, the lots were narrower (105 feet) and longer (549 feet). Several smaller plats on that side of 14th Street represented replats of L. Mosenfelder's 2nd Hill Crest Addition. F. Bingham's Addition of four lots flanked the entrance of 40th Avenue off of 14th Street. West Watch Hill Addition of eight lots was immediately to the east, fronting on both sides of 40th Avenue. Hill Crest Gardens, an 11 lot cul-de-sac plat, was immediately east of 37th Avenue (Lots 5-7 of the Mosenfelder addition). It was never constructed. The Colonial Revival, Tudor Revival and French Provincial styles were the favorites in Hill Crest.

The Watch Hill Additions immediately east of Hill Crest were originally accessed by 40th Avenue. This high end plat marketed large deep and sprawling building lots which were covered with a native oak tree canopy and accessed by unpaved rambling naturally contoured curving or rambling narrow lanes. Watch Hill offered house builders and their architects a chance to employ Colonial Revival, Tudor Revival, and French Provincial designs on single and two story plans, many of which rambled across broad and deep house lots. The majority of the early houses employed the Colonial Revival and represented the later efforts to authentically replicate real details from that style. Here some of the earliest ranch house designs could be laid out on the broader lots.

Architectural style is naturally not limited to the larger houses. A total of 853 architecturally interesting properties have been identified in the Broadway Historic District, Chicago Addition, and the Douglas Park, KeyStone, Longview and Greenbush neighborhoods in surveys conducted between 1984 and 1996. This count includes high style designs, designs which are influenced by high styles, as well as vernacular designs. Vernacular architecture can be simply defined as the range of buildings which are planned and built without the assistance of a trained architect or professional builder. The typology section will further explore the meaning of the term. Even vernacular houses can be stylistically influenced in their exterior treatments.

This survey project studies a commonplace category of single family houses. This is the "tract house." The word tract as it relates to house building is defined as a housing development and the word refers not to a house type but to the large housing developments which were comprised of a much more uniform range of house types. Tract house construction increasingly dominated 20th century house building after World War I. Frequently the tract house is the product of one or a few builders and is constructed within the boundaries of a specific subdivision. Unlike earlier pre-World War I plattings, the real estate, platting, designing and actual construction tended to be centralized under the control of a single or partner development companies. The tract house, while still constructed in the traditional stick built manner, was more economical in its materials and process of design and erection, than was the individually crafted house. A broad range of recognized house types can be termed tract houses. These include the bungalow, the cottage, the minimal traditional, the ranch and the split level. These house types will, whenever possible, reflect popular styles but in general, it is difficult to categorize them even as stylistically influenced. These nuances will be further explored in the typology section of this study.

The best architectural examples of each style are listed by style in the report typology. This listing reflects the various lists of significant properties developed by the Rock Island Preservation Commission, the current Illinois Historic Preservation Agency list of Rock Island's National Register eligible properties and the current list of locally Landmark and National Register listed properties. Additional examples are taken from the several historic walking tour brochures.

Rock Island House Designers and Builders:

The house construction charts in the historical overview section indicate that a total of 8,537 houses were erected in Rock Island between 1900 and 1955. The vast majority of these new houses were stick built, which is to say that they were built from the ground up using standardized lumber and some precut or manufactured components. Precut houses were assembled from a completely prepared building kit and used a standardized set of assembly instructions. Prefabricated houses were mass produced in a factory or on site setting, again following precise assembling instructions. Stick built houses always dominated house construction while precut and prefabricated houses played lesser roles. The role of the precut mail order house in neighborhood building is warmly debated. If the factory precut house played a major role it was because of the presence of the Gordon-Van Tine Company in Davenport. These houses, and those marketed by other regional catalog marketing companies, are difficult to identify. The structural lumber is marked and the original furnaces are identified by their company markings. Still there is little evidence that Rock Island has any great number of these precuts. There is in fact evidence to the contrary. Local builder Virgil Anderson (1901-1975) was interviewed about the changing role and methods of house construction. He recalled "Prefabricated houses were attempted while I was a journeyman carpenter...Mail order houses tried to get into the prefab game but union craftsmen refused to put the pieces together." Not a single precut candidate was identified during the course of the 1998 survey project. There are surely numerous examples but the point is that no large number is found in the city (*Argus*, September 24, 1975).

The earlier precuts disappeared by World War II and a second wave of truly prefabricated houses were offered both during the war and in the late 1940s. The "Butler" aluminum house was erected in various forms and large numbers in Moline as the "Mollette" and in Davenport and Bettendorf as the A.L.C.O.A. workers' house during the early 1950s. A sprinkling of Lustron metal houses went up throughout the Quad-Cities in 1948-50. Rock Island has but four of the latter but no postwar development utilized any prefabricated houses on the scale of Moline and Bettendorf.

House builders tended to have fairly short building careers. They usually went through a lengthy apprenticeship before they went out on their own and they then tended to stay in business but a short time. The more successful ones either turned to commercial and industrial construction or became realtors. The unsuccessful ones left the trade. The inflationary years which came with and followed World War I removed many builders from house construction, as did the lean years of the Depression. By the mid-1920s the major lumber yards were major players in house building, working in collaboration with real estate developers. The yards developed house planning and financing sections. The builder had to provide financing in addition to construction. Builders by this time were finishing several dozen houses annually. The trade was a very risky one given that the builder had to predict a market and was not in a position to substantially increase (or decrease) his building stock if the market was misjudged. Many builders lived from one house sale to the next and commonly the builder's family briefly occupied one of the new houses before it too was sold (Jacobsen).

This listing of major area house designers and builders covers the time period for which houses still survive, the last quarter of the 19th century onwards. This list does not claim to include every important builder. It is offered to attest to the large number of local contractors who contributed to the development of the city's housing and who are counted among the notable residents of Rock Island. Designers are poorly represented in this listing. In both cases, few individuals are linked to any

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specific properties. This level of research was not a part of this project. Major builders of nonresidential buildings are not included unless they also built houses as well.

Alcott, Earl L. (?-?)

He was a Rock Island general contractor and is listed in the 1951 city directory.

Anderson, Aron (?-?)

He built 14 buildings in 1902, two of which were commercial properties (*Argus*, December 31, 1902).

Anderson, C. S. (?-?)

He was a Rock Island general contractor who is listed in the 1951 city directory.

Anderson, Peter, (?-?)

He was a Rock Island general contractor who is listed in the 1942 city directory.

Anderson, Virgil M. (1901-September 24, 1975)

By 1936 he managed Dimock, Gould and Company's house building department. He had a 42-year career in house building by 1942, but left contracting in 1936. He resided in Moline until that time, and then lived in Rock Island. He was responsible for additions there (Horst Park) and in Milan (*Argus*, January 12, 1902; September 24, 1975).

Archer, Harvey J. (1880-?)

He was a leading Moline-Rock Island contractor-builder as of W.W.I, and had his own business after 1911 (Historical Encyclopedia of Illinois and History of Rock Island County, p. 1002, cited hereinafter as "Historical Encyclopedia").

Atkinson, Oloff (1871-1935)

He was born in Rock Island where his father had worked as a brickmaker there since 1855. Oloff studied architecture and worked with his father in street paving, but abandoned that trade in 1893 for brick making and building (Historical Encyclopedia, Vol. II, p. 1006-7).

Atkinson, Robert Richmond (1873-?)

English born, he came to the U.S. in 1880. He proudly and publicly was politically a socialist. He was a concrete contractor who was known for the quality of his work (Historical Encyclopedia, p. 1007).

Atkinson & Oloff:

They were brick makers and contractors as of 1877 (Past and Present, p. 266).

Bailey, William E. (1859-?)

He was born in Ohio and his family came to Rock Island in 1865, where he was a contractor from 1881 until 1901. He traded his Kansas land holdings for land adjacent to Longview Park which he held for awhile and then sold off. Bailey became a realtor in 1900 and by W.W.I had laid out over 20 local additions. It was said that he "...has his name on the city map oftener than any other man in the city." He was a Republican by politics (Historical Encyclopedia, pp. 1009-10).

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Beaudry & Sundbert

This was a Rock Island general contracting firm and is listed in the 1951 city directory.

August Bergeson (1870-?)

Swedish born, he was age 12 when his family came to the city. He was a general contractor by 1907, and was "one of the many men who have been instrumental in making Rock Island what it is today from an architectural standpoint." He built his own residence located at 1615 14th Street. By 1914 he was employing 15 men during the building season (Historical Encyclopedia, pp. 1043).

Bergeson & Walker

They were Rock Island general contractors and were listed in the 1951 city directory.

Bick, George (?-?)

He was contractor as of 1893 with his residence at 1230 38th Street.

Biscontine Building Contractors

This was a Rock Island general contracting firm and is listed in the 1951 city directory.

Bleuer, Fred (?-?)

He was a Rock Island general contractor and is listed in the 1942 city directory.

Bleuer, Harold (?-?)

This was a Rock Island general contracting firm and is listed in the 1951 city directory.

Bleuer, John (1846-post 1914)

Swiss born, he came to Rock Island in 1856, and there partnered with his father (of the same name). The family was also well known for its collective musical talents and in building had a reputation for "first class work" (Historical Encyclopedia, pp. 1033-34; *Argus*, December 31, 1900).

Bleuer, William J. (?-?)

He was a general contractor as of 1900 with his residence at 1415 38th Street (*Argus*, December 31, 1900).

Bleuer & Wehling:

They were contractors as of 1900 (*Argus*, December 31, 1900).

Bolinger, Nevins Lynn (1887-?)

He was the President of Valley Construction Company and had his residence at 1501 35th Street (Who's Who in Rock Island, 1929, p. 5).

Bradley & Hopper:

They were early architects and builders (Rock Island *Union*, June 21, 1867).

Brien, Owen J. (?-?)

He was a general contractor and is listed in the 1932, 1942, 1951 city directories.

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Brockman, Henry (1837-?)

He was a German born home builder and carpenter who came to the U.S. in 1855. By 1877 he resided at 1222 7th Avenue (Past and Present, p. 269).

Brotman Brothers:

They built the Moline Housing Project. See Isadore Brotman, below (*Argus*, February 1, 1947).

Brotman, Isadore (1896-1974)

English born, he came to the U.S. c.1906, was a member of Rock Island Jewish community and was well known in the local theater business as well. He served as the president of Brotman Brothers Construction Company which "engaged in home construction for many years." He retired in 1967 (*Argus*, February 1, 1947; *Moline Dispatch*, obituary February 26, 1974).

Buckley, Cornelius (1865-?)

He was a farmer, realtor and paving contractor (Who's Who 1929, p. 7).

Buford, Charles (?-1866)

He was the owner and possibly the designer of the Buford House (1804 7th Avenue, c.1854). He was not a trained architect (*Spencer Street/19th Place Walking Tour*, pp. 11-12).

Burchell, George A. (?-?)

He was a realtor specializing in city properties as of 1915.

Burrows, Parke T. (1871-1953)

Burrows was architect Frederick G. Clausen's first partner beginning in 1896, and ending in 1904 when Burrows left the firm to form a partnership with architect Seth J. Temple. Burrows was a Davenport-based architect.

Butcher, W. T & Son, (?-?)

They were general contractors, and are listed in the 1932 city directory.

Cervin, Olof Z. (1868-c.1949)

He was a Rock Island resident from 1874, and became a noted architect and architectural author. He first established himself in Moline in 1896, and moved to Rock Island in 1909, where he partnered with Benj. A. Horn (1918-26), adding William Stuhr (Cervin, Horn and Stuhr, 1926-28). He finally partnered with Stuhr alone (1928-49). His most notable design effort, from the standpoint of this report, was in partnership with partner Horn, and was the design of the 1918 U.S. Housing Corporation housing project in Moline and Rock Island. Other major projects that he worked on included the Augustana College Gymnasium (c.1916), Fort Theater (c.1920), Augustana Seminary (c.1923), the Rock Island High School Stadium (c.1928) and Arsenal Courts (c.1942). Other commissions included the Weishar Apartments (8th Avenue and 20th Street) and the Moline Trust Bank (his most expensive project costing \$600,000 in 1923), and the Safety Building (southeast corner of 18th Street and 3rd Avenue). He also designed his own residence, located at 3400 10th Avenue and built in 1914. Cervin suffered severe investment losses in 1929 but recovered. He still worked as a design consultant at the age of 80 plus years in 1949 (Who's Who 1929, p. 9, "Off the Beaten Path-

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Work, Worries and Happiness of Architect 53 Years; Designed Many Big Buildings Here; Discusses Housing Problems,” *Moline Dispatch*, May 7, 1949; Diane Oestreich).

Clausen, Frederick G. (1848-1940)

He was a Davenport-based architect and the designer of the Robert Wagner House, 904 23rd Street (c.1904). His individual designs include the Scott County Jail, St. John's Methodist Church, First Presbyterian Church, Taylor, Pierce & Buchanan public schools (all of the schools are in Davenport) (Suzanne Curry, Jill Doak).

Coburn, John H. (1868-?)

He was primarily a Moline contractor but he worked throughout the Quad-Cities. He came to the area in 1896 and subsequently “...erected many buildings in the three cities” employing up to 30 men at one time (Historical Encyclopedia, p. 1068).

Collins Brothers;

They built the C.B.& Q. Depot, the McCabe & Company building, the Rock Island Public Library, and the first Horace Mann School. S. J. Collins was one of the brothers, being active in building as early as 1882 and as late as 1920. They were known to have built residences as well (*Argus*, December 31, 1900).

Curtis, David (?-?)

He was a Rock Island general contractor who was listed in the 1942 city directory.

Dasso & Stauduhar:

They were general contractors as of 1949 (*Argus*, September 24, 1949).

Deisenroth, William A. (?-?)

He was a Rock Island general contractor and is listed in the 1951 city directory.

DeSchinckel, Leo (1882-?)

Both partners were born in Belgium. They partnered with Henry Hance in 1910 making “everything used in concrete work” (Historical Encyclopedia, p. 1104).

DeSchinckel, Leo J. (?-?)

He was a Rock Island general contractor and is listed in the 1939 and 1951 city directories.

Doeckel, Fred M. (?-?)

He was a Rock Island general contractor who was listed in the 1932, 1939 and 1942 city directories.

Doeckel, Raymond I. (?-?)

He was a Rock Island general contractor and is listed in the 1951 city directory.

Drack, Leonard M. (?-?)

He was an architect and superintendent of construction, and a partner in the architectural firm of Drack & Kerns. That firm designed the Rock Island Public Library, the Modern Woodmen Building (presently the Rock Island County Administration Building), and many residences including those at

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830 and 836 22nd Street (both Landmark) and the Immanuel Lutheran Church. His personal residence was at 836 22nd Street. Drack appears in the 1891/92 city directory with a firm titled G. Bick. He later worked as a draftsman with Collins Brothers. He partnered with George M. Kerns (Drack & Kerns) beginning in 1894. He relocated c.1909 to the west coast and is said to have died in a train accident (1905 County Atlas advertisement; Diane Oestreich, Jill Doak, Suzanne Curry).

Ebeling, Arthur H. (1882-1965)

He was an architect who primarily designed institutional buildings in Davenport, where he partnered with G. A. Hanson and D. J. Harfst. Retired 1958 (obituary, no citation, August 11, 1965).

Ed, Gust (?-?)

Primarily a Moline contractor, Mr. Ed was the first concrete contractor (1905) in the area and was the first to use reinforced concrete (1907) in the metro area. He built the Deere & Manseur Implement Company building and the main building for Velie Carriage Company. He is known to have had contracts in Davenport (Historical Encyclopedia, Vol. II, p. 1118).

Een, Lester G. (?-?)

He was a Rock Island general contractor who is listed in the 1951 city directory.

Elston Construction Company

This was a Rock Island general contracting firm and is listed in the 1951 city directory.

Endter, Amalius, J. (1861-?)

German born, he came to the U.S. in 1892 and was employed in building part of the "White City" in Chicago. In 1906 he came to Silvis in Rock Island County. He was a Silvis contractor but had relocated to Rock Island prior to 1914. He was also a noted musician and the operator of a the city's only skating rink (Historical Encyclopedia, pp. 1125-26).

Evans, George W. (1861-1913)

Evans was the champion lath cutter in the region, setting a record of 44,000 laths cut in a single day at the turn of the century. He started doing street grading work in 1903 before turning to landscape design and contracting. He added cement contracting in 1910 (Historical Encyclopedia, Vol. II, pp. 1128-29).

Farrar, Joseph (?-?)

He was a Rock Island general contractor who is listed in the 1942 city directory.

Flanagan, John (?-?)

He worked with stone and brick masonry (Rock Island *Union*, September 2, 1863).

Frahm, Bert (?-?)

By the mid-1930s Frahm was a 30-year veteran of real estate development in the metro area. He was the developer of the Park View Addition (Davenport *Times*, July 12, 1936).

Fredericks, Frank A. (?-?)

He was a contractor and builder with his residence at 823 14½ Street (1905 Atlas).

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
A Summary Report:**

Frederickson, M. (1845-?)

He was born in Davenport and was a carpenter and builder as of 1877 (Past and Present, p. 280).

Frick, M. C. (1828-?)

He was a brick contractor who was born in Pennsylvania (Past and Present, p. 280).

G&S Construction Company:

The firm was incorporated in February 1942 by A. K. Livingston, Morris Fisher and Arthur Goldman and authorized to issue stock.

Gingles, Monroe (1850-?)

He was a south Rock Island contractor, the son of Andrew Gingles (?-1900) who was also a local builder. Son Monroe "has assisted in building many of the largest buildings and most valuable residences in the city (Historical Encyclopedia, Vol. II, p. 1158).

Graham, John W. (1837-1900)

Graham was instrumental in developing the brick making industry in South Rock Island Township. Pennsylvania born, Graham was a Civil War veteran, brickmaker and a member of the Greenback party (Historical Encyclopedia, Vol. II, pp. 1164-65).

Gray, Joseph (?-?)

He is credited with designing the Italianate residence of ex-mayor Harper, located at the head of Jefferson Street (now 19th Street), then termed the first handsome residence in Rock Island (Advertiser, May 7, 1856).

Greenleaf Construction Co. (1922-present)

A Rock Island construction company founded by Francis Symon Greenleaf. The company has remained in the family and is currently owned and operated by the fourth generation of the contracting family, Gary T. Greenleaf and Mark T. Greenleaf. Notable buildings constructed in Rock Island include: Memorial Heights United Methodist Church (1922), Daniel Boone Woolen Mill, located at 12th Street and 5th Avenue (1923), Prince Hall 91926), Masonic-Eastern Star Home, located on the Rock River (1926), 15th Avenue Christian Church (1929), Rock Island High School Stadium (1929), and the Knox Mortuary Chapel Addition (1934) (Jeffrey S. Dismar, information provided by Mark T. Greenleaf).

Guthrie, W. A. (?-?)

He first partnered with Mr. ___ Collins (Guthrie & Collins), but was an independent contractor by 1888 (Argus, September 7, 1888).

Guthrie & Sievers:

They were contractors as of 1900 (Argus, December 31, 1900).

Hallin, Glen M. (?-?)

He was a Rock Island general contractor and is listed in the 1951 city directory.

Hammatt, E. S. (1856-1907)

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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Born in Geneseo, New York, he was an architect who was responsible for “scores of residences” and “dozens of businesses” and four schools in Rock Island. He was educated in the institution which became M.I.T. His designs were in the Richardsonian Romanesque and Shingle styles. He suffered paralysis in 1902 and died five years later (*Davenport Democrat & Leader*, August __, 1907).

Hammerich, Ewald Henry (1873-?)

German born, he came to Rock Island c.1890, and was a partner in the contracting firm of Hudson, Collins & Hammerich. His residence was at 931 14½ Street (*Who's Who*, 1929, p. 18, Diane Oestreich).

Hammerquist, A. L. (1848-?)

Swedish born, he came to Rock Island in 1870. Primarily a Moline builder, his houses were “counted by [the] thousands” in the county by W.W.I. (*Historical Encyclopedia*, Vol. II, p. 1174).

Hammerquist, C. C. (?-?)

He was a contractor as of 1900 (*Argus*, December 31, 1900).

Hanson, Herman (1873-?)

He is credited with being “One of the men who have aided materially in the establishment of the present high standard of architectural beauty which characterizes this city's buildings.” Born in Rock Island, the son of Danish-born parents, he worked as a carpenter until 1910, at which time he began contracting (*Historical Encyclopedia*, Vol. II, p. 1176).

Hatch, Alson William (1865-?)

New York born, he came to the city in 1904 to work at the Arsenal. He formed his own contracting firm in 1910 known as A. W. Hatch & Son (*Historical Encyclopedia*, Vol. II, p. 1178).

Heaps, Clarence Elroy (1873-?)

Primarily a Moline contractor and mason, he developed a regional practice and built in Illinois and Iowa. He completed at least four college buildings at Ames, Iowa and others at Kewanee and Davenport (*Historical Encyclopedia*, Vol. II, p. 1185-86).

Heidemann & Schroeder:

This firm constructed 14 buildings in 1902 alone. These included the W. K. Crandall house (*Argus*, December 31, 1902).

Hinder, George J. (?-?)

He managed a general real estate office as of 1915.

Henke, Felix (?-?)

He was a Rock Island general contractor and is listed in the 1942 city directory.

Hinderer, George J. (?-?)

He was a general realtor as of 1915.

Hohenboken, Diedrich (?-?)

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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He was a contractor by 1900. He is listed in city directory as general contractor as late as 1932 (*Argus*, December 31, 1900).

Hohenboken, Wm. J. (?-?)

He was a Rock Island general contractor and is listed in the 1942 city directory.

Holmberg, Nels (1863-?)

Swedish born, he came to the U.S. in 1881. By World War I he was the oldest working contractor in the area. Never married, he owned two residences. At his busiest he had more contracts than any other builder (Historical Encyclopedia, Vol. II, p. 1196).

Horn, Benj. A. (?-?)

He was an architect and partner with Olof Cervin. He designed numerous buildings in the Art Deco style in Rock Island during the later 1930s. The Argus Building (1935) is one of these.

Horst, Henry W., and Company (1864-1949)

The company was founded in 1900 with partners Henry Horst, son A. E. Horst (1895-1955) and L. F. Wendt, although he personally was building before that time. The company published a "Modern Construction" house booklet and had 35 houses underway in its first year. Major commercial contracts included the Reliance, Sahrbeck, S. D. Poole and Gray Gables buildings and Spencer Memorial Church (1902), all in Rock Island. Henry Horst was born in Germany and came to the city in 1892. He was an independent contractor by 1900. Most notably the firm constructed 460 U.S. Housing Corporation houses in Moline and Rock Island during World War II. Horst's rapid construction and his ability to stay within budget saved the project from cancellation or substantial cutback. In 1927 the company opened a branch office in Philadelphia and by 1947 the firm was called the Fleisher Engineering & Construction Company. The Watch Tower Inn (not extant), Washington Junior High School, Immanuel Lutheran Church, the narrow gauge railroad at the Savanna (Illinois) proving ground, and the Safety Building were all built by the company. The most difficult contract was the Robinson Building which was finished "under trying circumstances" in Rock Island. Listed in local city directories at least through 1942 as general contractor (*Argus*, December 31, 1902; August 27, 1949; *Moline Dispatch*, May 12, 1914; Illinois and its Builders, pp. 395, 302).

Horst & Peterson:

They were contractors as of 1900 (*Argus*, December 31, 1900).

Hubert, C. M. (?-?)

Operated a realty company as of 1915.

Hudson, Robert George (1860-?)

London born, Hudson came to Rock Island in 1882, and partnered with Hudson, Collins & Hammerich, Contractors. His residence was at 1018 12th Street. Hudson & Hammerich, general contractors, are listed in the city directory as of 1935. Ewald H. Hammerich listed in 1942 (Who's Who, p. 20; *Argus*, December 31, 1900).

Johnson, Carl G. (1878-?)

Swedish born, he came to Moline in 1902. He started a concrete block factory in 1911 and used much of his product in his contracts (Historical Encyclopedia, Vol. II, p. 1215).

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
A Summary Report:**

Johnson, Charles Victor (1872-?)

Swedish born, he came to Rock Island in 1895, and began contracting in 1900 specializing in "high class" residences. He lived at 1622 12th Street (built 1910) and had his shop behind the house. He was still listed as general contractor in the 1932 city directory (Historical Encyclopedia, Vol. II, p. 1215).

Johnson, Oscar J. (?-?)

He was a general contractor as of August 1940, and resided at 2916 22 Avenue as of 1941. He is listed in the 1932, 1941, 1951 city directories (Oscar J. Johnson & Son).

Juhl, Nicolai E. (1853-?)

Juhl came from Germany to America c.1873 and had his own contracting business by 1890. He was building the Academy of the Visitation in 1900 and four buildings as of 1902. He resided at 947 22nd Street and had his shop behind his house. He was an expert cabinet maker as well. His son Nick M. Juhl was also a builder. He built business buildings, residences, and "ornate church edifices" (*Argus*, December 31, 1900, December 31, 1902; Diane Oestreich; Historical Encyclopedia, Vol. II, pp. 1222-23).

Keeler, Daniel R. (?-?)

He was a Rock Island general contractor and is listed in the 1942, 1951 city directories.

Kennedy, D. J. (?-?)

He was a contractor-builder, living at 1840 17th Street, with his shop at 627 17th Street (1905 Atlas).

Kerns & Smith:

He built the James First House in 1876 (*Review*, November 17, 1876).

Knapp, Frank E. (?-?)

He was a general contractor and is listed in the 1932, 1942 city directories.

Knosky/Konosky, John (?-?)

He built Sturgeon's Flats, and other residences in 1900. He is listed as a contractor-builder with his residence at 2828 5½ Avenue in 1905 (*Argus*, December 31, 1900, 1905 Atlas).

Langman, Albert (?-?)

He was a general contractor and is listed in the 1932 city directory.

Langman, C. H. & Son (?-?)

He was a Rock Island general contractor and is listed in the 1942, 1951 city directories. His office was at 1811 12th Street ("*Architecture and Design*, Vol. XV, December 1951, Rudolph C. Sandberg, Architect," provided by Suzanne Curry).

Langman, Sol (?-?)

He was a general contractor and is listed in the 1932 city directory.

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Lavender, William I. (?-?)

He was a general contractor and is listed in the 1932, 1942 city directories.

Leal, John G. (?-?)

He was a contractor-builder, with his residence at 831 41st Street. He is listed in the 1932, 1942 city directories.

Lester, Geo E. (?-?)

He was a Rock Island general contractor and is listed in the 1942 city directory.

Lohse Brothers, Henry A. (1866-?) and Gustave (1871-1911):

They were contractors and builders, with their residence at 1317 25th Street. Father Hans H. Lohse (?-1901) was also a carpenter and brought family to the U.S. in 1869. The brothers started contracting in 1905 specializing in residential construction. Henry built his own residence at 1317 25th Street (Ibid., Historical Encyclopedia, Vol. II, p. 1261).

Lorenz, Paul H. (1877-?)

Born in the county, Lorenz was primarily a Moline contractor. He built banks for the Mosler Safe Company throughout Illinois (Historical Encyclopedia, Vol. II, pp. 1262-63).

Lundeen, Oscar (1879-?)

With brother Emil (Lundeen Brothers) he was a leading county contractor, working primarily in East Moline. There he did the lathing work for 110 houses. He also had a number of Rock Island contracts. The brothers were Swedish born, coming to the U.S. c.1889 and were the youngest contractors in their line (Historical Encyclopedia, Vol. II, p 1266).

Maxeiner, Heinrich W. (?-?)

He was a Rock Island general contractor and is listed in the 1951 city directory.

McCombs, Clifford A. (?-?)

He was a general contractor and is listed in the 1932 city directory.

McConochie [William] & Sons [Capt. W. H. and Robert F.]:

They specialized in cut stone, excavating and masonry work, and had his residence at 2512 7th Avenue (Rock Island County Historical Research Library Builders Files, letter dated December 12, 1912; Historical Encyclopedia, Vol. II, p. 1282).

McInnis, Albert E. (?-?)

He was a general contractor and is listed in the 1932 city directory.

McMillan, Fred F. (?-?)

He was a Rock Island general contractor and is listed in the 1951 city directory.

McNutt, George B. (?-?)

He was a general contractor and is listed in the 1932 city directory.

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Murdock, Thomas (?-?)

He was a contractor and also served as Rock Island's postmaster as of 1877 (Past and Present, p. 297).

Nelson, Andrew [E.?] (?-?)

He came to America in 1870 and by 1914 had resided in the city for 40 years. He was a contractor, working in plaster, stone and brick as of 1900 and he patented a machine to make cement building blocks. He also had a factory that produced artificial stone for buildings, trimmings, steps, copings, walks and driveways (*Argus*, December 31, 1900, Historical Encyclopedia, Vol. II, pp. 1326-27).

Nonnemann, Jos. E. (?-?)

He was a Rock Island general contractor and is listed in the 1951 city directory.

Normoyle, Jos. A. (?-?)

He was a Rock Island general contractor and is listed in the 1951 city directory.

Oldman, Louis (?-?)

He was a general contractor and is listed in the 1932 city directory.

Paulsen, Henry F. (?-?)

He was a contractor-builder with a residence at 1424 14½ Street (1905 Atlas).

Peterson, Andrew (?-?)

He was a contractor by 1900 (*Argus*, December 31, 1900).

Peterson, Carl J. (?-?)

He was a Rock Island general contractor and is listed in the 1951 city directory.

Peterson, Carl O. (1877-?)

Primarily a Moline contractor, he was the son of Swedish born Charles Peterson. He came to Moline in 1900, became a general contractor by 1907 and built some of the finest residences in Moline (Historical Encyclopedia, Vol. II, p. 1357).

Peterson, Elbert R. (?-?)

He was a Rock Island general contractor and is listed in the 1951 city directory.

Pfaff, Charles (?-?)

He was a Rock Island plaster contractor and is listed in the 1932 and 1935 city directories.

Pfeiffer, Paul T. & Co. (?-?)

He was a Rock Island general contractor and is listed in the 1932 city directory.

Pierce, Benj. F. (?-?)

He was a Rock Island general contractor and is listed in the 1932 city directory.

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Poston, Henry J. (?-?)

He was a Rock Island general contractor and is listed in the 1951 city directory.

Quad City Construction Co. Inc.

They were a Rock Island general contractor and are listed in the 1951 city directory.

Randall, O. M., Construction Co. (?-?)

He was a general contractor and is listed in the 1932, 1942, 1952 city directories.

Reidy Brothers Real Estate

The firm was established in 1890 by James E. Reidy (1878-1906), who was joined by son Thomas B. (1867-1904) and son James E. Reidy who operated the firm as late as 1915 (Historical Encyclopedia, Vol. II, pp. 1376-77).

Reschke, Lous C. (?-?)

He was a general contractor and is listed in the 1932, 1942, 1952 city directories.

Ripley, Edw. H. (?-?)

He was a Rock Island general contractor and is listed in the 1951 city directory.

River Heights Construction Company:

This firm worked in partnership with Manhard Realty Company in 1947 to build houses in a 95 acre parcel located along 30th Street between 40th-45th avenues. It employed 100 men on the job and installed four basements daily (*Argus*, September 3, 1947).

Roberson & Foreman

He was a Rock Island general contractor and is listed in the 1951 city directory.

Robinson, Erskine Wilson (1835-?)

He was a contractor and builder and was a real estate dealer (1905 Atlas, Historical Encyclopedia, Vol. II, pp. 1383-34).

Robinson, Erskine Wilson Jr., (1863-?)

He was a general contractor and is listed (surely a son) in the 1932, 1942 and 1951 city directories. He was operating independently by 1889. He built the United Presbyterian Church. He advertised in 1951 as "builder of fine homes, commercial buildings, remodeling of all kinds, a complete building service." His office was at 1520 22nd Avenue. His son of the same name, was born in 1895 (*Architecture and Design*, Vol. XV, December 1951, R. C. Sandberg, Architect," provided by Suzanne Curry).

Russ, Arth H. (?-?)

He was a general contractor and is listed in the 1932 and 1942 city directories.

Salisbury, J. G. (?-?)

He was a carpenter and builder, primarily in Moline (*Union*, November 10, 1869).

Sandberg, Rudolph C. (?-?)

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He designed the Fort Theater (all of the terra cotta design work), Illinois Oil Products Building, First United Presbyterian Church, Central Junior High School, Cherry Motors Company building, the Ray Thoms residence (in Burgart's Additions), the T. P. Eichelsdoerfer residence, (Hill Crest Addition), the M. O. Cherry residence (Hill Crest Addition), and the Walter J. Klockau residence (Hill Crest Addition), all in Rock Island. He worked during the 1930s and into the postwar period. Most of his house designs were in the Hill Crest Addition ("*Architecture and Design*, Vol. XV, December 1951, R. C. Sandberg, Architect," provided by Suzanne Curry).

Scheuerman (Milton) & Kempe (Kenneth) (?-?)

The Firm titled itself "Home Builders-Realtors Insurers" as of mid-1941. The W. J. Kuykendall House, 1835 46th Street, was a featured contract in the *Argus* in 1941. They opened Edison Court for sales on September 13, 1941 (it was located on 11th Street between 35th and 37th avenues), selling 99 homes which they built. As of January 1942, the partners had 50 homes completed and 31 underway. By early October 1942, the company offered duplex houses "something different," an example being 3502-04 11th Street (photo in *Argus*) Projects totaled \$.5 million in 1943, with 200 clients using the firm's design/construction services. The firm's Colonial houses, being built in Washington Park, were featured in the *Argus* in late 1946 (*Argus*, August 23, September 13, 1941; January 10, October 3, 1942; May 15, 1943; October 7, 1946).

Milton Scheuerman (1903-49) was born in Rock Island. He started in house construction in the late 1920s and formed Scheuerman Realty Company. He partnered with Kenneth Kempe (?-1948) in 1935. Scheuerman was responsible for introducing the Lustron House to the area in the fall of 1948. He built 48 houses in the West Lawn Addition, and built 200 other residences and commercial properties in the city. By 1949 he had five major projects underway and a total of 155 new houses. The projects were South Lawn (30th Street and 28th Avenue, 23 houses), Bel-Aire (20th Avenue, six houses), Colonial Lane (28th Avenue and 30th Street, 28 houses), Wooded Hill (32nd Avenue and 40th Street, 34 houses) and the Cape Cod Addition (4th Street and 19½ Avenue, 18 houses). All of this and the loss of his partner became too much for him and he took his own life in 1949. City directories list only John G. Scheuerman as of 1932, 1941, and 1952 (*Daily Times*, May 5, 1949).

Schmerbach, Allie (?-?)

He was a Rock Island general contractor and is listed in the 1942 city directory.

Schmit/Schmitt/Schmidt, August (1835-?)

Born in Germany, he arrived in the county in 1856, and was by 1877 one of the oldest living contractors in Rock Island. He then resided on 20th Street and was partnered with George Ries as of 1869 (*Union*, August 20, 1869; Past and Present, p. 304).

Semate & Waters

They were a Rock Island general contracting firm and were listed in the 1951 city directory.

Settle, Leslie (?-?)

He was a Rock Island general contractor and is listed in the 1942 city directory.

Simmons, Frank (?-?)

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He worked in general building and repair and resided at 531 12th Street (1905 Atlas).

Stauduhar, Charles Ferrell (1892-1928)

He was the son of George Peter Stauduhar (see below) and was an architectural superintendent in his father's firm (Who's Who 1929, p. 38).

Stauduhar, Charles R. (?-?)

He was a Rock Island general contractor and is listed in the 1951 city directory. He was the grandson of George Peter Stauduhar. He constructed Arsenal Courts during World War II. He now lives in Webster City, Iowa.

Stauduhar, George Peter (1863-1928)

He was a Rock Island resident from 1890. He became a significant Midwest architect with commissions principally in Iowa and Central Illinois but also in most of the Midwestern states. His Rock Island residential designs included the Hull House (1892), Dolly House (1896), Hartz House (1899) Potter Residence (1907), Math House (1911), the Long View Park Inn (1917), E. T. Murrin House (his list of commissions states "Murrin Motor Sales Building) (1920) and others too numerous to list here. Most of these designs dated to prior to World War I. He designed at least one bungalow (owner Maucker, no date) and naturally designed numerous public and commercial buildings. One of his most notable Rock Island projects was the private school Villa de Chantal (1900-26) and he served as architect and superintendent of construction. Stauduhar died unexpectedly and tragically his son was killed in an automobile accident when he went to oversee the return of his father's body. He designed his residence , c.1897, 1608 21st Street (National Register listed). His office was located at 320½ 20th Street (1905 Atlas; J. Oestreich, "George Stauduhar: An Architect of History," typed MS, no date; Who's Who 1929, p. 38, Suzanne Curry).

Stilfield, Ben K., Construction Company

He was a Rock Island general contractor and is listed in the 1942, 1952 city directories.

Stuhr, William (?-?)

He was an architect and partnered with Olof Cervin. He assisted in the design of numerous late 1930s Art Deco buildings in Rock Island. These included Rosala Apartments (1937), and the City Hall (1940).

Taylor, William, & Channon, John:

They were carpenters and builders as of 1869 (*Union*, July 9, 1869).

Tenk, Henry F. (?-?)

He was a Rock Island general contractor and is listed in the 1942, 1952 city directories.

Thelen, Leo M. (?-?)

He was a general contractor with a residence at 1111 44th Street. He is not listed in the 1932 or 1951 city directories but appears in 1942 the city directory (*Argus*, April 25, 1942).

Tiemann, Frank J. (?-?)

He was a Rock Island general contractor and is listed in the 1942 city directory.

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Trenkenshuh, Peter Frederick (1874-?)

His family came to America prior to the Civil War. He worked in the carpentry trade until 1899, and was a contractor and builder, with a residence at 1223 14th Street. In 1906 he started to build sewers and was very successful in that line. He purchased a residence at 1431 14½ Street in 1909, his "present fine residence as of 1914" (*Argus*, December 31, 1900; 1905 Atlas, Historical Encyclopedia, Vol. II, pp. 1466-67).

Tunnicliff Construction Corp.

He was a Rock Island general contractor and is listed in the 1951 city directory.

Valley Construction Co.

This was a general contracting firm and were listed in the 1932, 1942 city directories.

Volk, John, & Company (1838-1933)

Volk was born in Germany, arriving in the county in 1857. He built a frame residence on 20th Street for H. B. Sudlow. He built the C.R.I.&N.W. Railroad depot in 1900. In 1902 he built the high school and a hotel (*Review Dispatch*, April 8, 1888; *Argus*, December 31, 1900; December 31, 1902; Past and Present, p. 312).

Weckel, Robert W. (?-?)

He was a Rock Island general contractor and is listed in the 1951 city directory.

Weisman, Sam (1880-1948)

He was born in Russia and came to Rock Island in 1913. He rose from virtually nothing to become a major local contractor, prominent member of the local Jewish community, and a member of the Elks. His major development project was the Long View Apartments (18th Avenue and 17th Street). He completed two groups of brick bungalows (2400s, 2900s blocks of 21st Avenue) and other apartment projects. Nearly ruined by the Depression, he rebounded and completed two smaller developments, the Weisman and the Brady Additions. Listed in city directory of 1932 but not in 1941 or 1951) (Who's Who in Rock Island, 1929, p. 41; obituary, *Argus*, April 29, 1948).

Weiss, Gottlieb (?-)

He was the brother-in-law and partner of builder John Volk. German born, he first worked as a carpenter. He resided at 729 22nd Street from 1880 until 1920 (with his wife Louisa who was a sister of John Volk) (Diane Oestreich).

Wilson, Harry L. (?-?)

He was a Rock Island general contractor and is listed in the 1942, 1951 city directories.

Wright & Williams:

They were carpenters and builders as of 1867 (*Union*, September 19, 1867).

Yeocum, Geo. W. (?-?)

He was a Rock Island general contractor and is listed in the 1942 city directory.

Zeffren, David (?-?)

He was a general contractor and is listed in the 1932 City directory.

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Zeug, Lloyd Walter (1893-?)

He came to Rock Island in 1916 (Who's Who, p. 42).

Rock Island Architectural Styles and Vernacular House Types:

This section identifies and defines the architectural classifications of style and type which were used to conduct this study.

The stylistic components of this typology are based primarily upon that which was developed by Virginia and Lee McAlester (*A Field Guide To American Houses*, New York; Alfred A. Knopf, 1984) and John J.-G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*, (Nashville; American Association for State and Local History, 1982). The vernacular typology, also based largely upon McAlester, is modeled after that which was used by Alice E. Novak and Karen L. Kummer in their recent survey and evaluation of Quincy, Illinois ("The Architectural/ Historic Resources of Quincy's Northwest Neighborhood, Survey Report, Phase II," ArchiSearch, February 1996). To a lesser extent, Lester Walker's *American Shelter* (Woodstock; The Overlook Press, 1997) was helpful, particularly for the more recent types and styles.

Style based architectural classifications have been used by the Rock Island Preservation Commission from the onset of the historic preservation program in that city. Style will continue to be the preferred means of categorizing, studying and evaluating historic properties. A style based architectural historical approach has also been used to nominate Broadway residential district to the National Register of Historic Places. Similarly individual properties have been listed or locally Landmark based primarily upon architectural merit.

Working class Victorian-era residential neighborhoods have not yielded so readily to a stylistic approach primarily because the majority of surviving buildings exhibit "vernacular" characteristics rather than stylistic ones. Later date tract housing, which comprises the bungalow, foursquare house, minimal traditional, ranch, split-level house types, is best described and evaluated on the basis of the descriptive characteristics which define each type. These mostly smaller house types, constructed in great numbers, offer fewer stylistic features than did their larger and earlier predecessors. These vernacular types comprise the second category of architectural classifications in this typology.

Vernacular architecture can be simply defined as the range of buildings which are planned and built without the assistance of a trained architect or professional builder. The draft National Register Bulletin #31 "Surveying and Evaluating Vernacular Architecture" offers the following general definition of vernacular construction:

Vernacular structures...can be idiosyncratic amalgams of building traditions and styles, strongly reflecting the personality of the builder, or they may represent the more potent cultural dynamic of time and place. A key feature of vernacular buildings is their affinity for and adaptation to landscape, climate, and cultural patterns of the building, its construction materials, and the layout of the rooms.

This definition is intended to also embrace those vernacular building traditions which are associated with particular ethnic building traditions. In Rock Island, the focus is primarily upon the late Victorian-era. These buildings comprise the largest proportion of houses in the Longview neighborhood, as well as other working class neighborhoods. These houses are strongly influenced by style just as they reflect the impact of balloon framing and increasing "mass" production on house

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construction Houses were never truly mass produced and are not mass-produced to this day. The term “mass produced” is used as a comparative one to make the point that the sheer scale of house building was constantly changing in the face of developing technology, economics, and other factors. Despite this increasing output on the part of the local builder, the vast majority of American houses were and continue to be stick built at the construction site.

This typology encompasses three subsets; (1) the style defined houses, (2) the vernacular house, and finally (3) the range of popular house and cottage types. In addition to these property types are the residential district, the specially designed residential plat, and the range of multiple unit residential types. For each type or style an annotated listing of the better examples of each is provided. These examples are taken from the various lists of significant properties developed by the Rock Island Preservation Commission, the current Illinois Historic Preservation Agency list of Rock Island's National Register eligible properties, the current list of locally Landmark and National Register listed properties, the various historical walking tour booklets, and property examples which were suggested by the Rock Island Preservation Commission.

Master Style and Type List:

I. Romantic Houses:

- I-A. Greek Revival (1825-1860)
 - I-A-1. Full Portico
 - I-A-2. Temple Front
 - I-A-3. Side Gable
 - I-A-4. Peristyle With No Pediment
 - I-A-5. Townhouse
- I-B. Gothic Revival (1840-80)
 - I-B-1. Centered Gable
 - I-B-2. Paired Gables
 - I-B-3. Front Gabled
 - I-B-4. Asymmetrical
 - I-B-5. Castellated or Parapeted
 - I-B-6. Polychromed Masonry
- I-C. Italianate Style (1840-1885):
 - I-C-1. Simple Hipped
 - I-C-2. Centered Gable
 - I-C-3. Asymmetrical
 - I-C-4. Towered
 - I-C-5. Front Gabled
 - I-C-6. Town House
- I-D. Renaissance Revival (1840-1890)

II. Victorian-Era Houses:

- II-A. Second Empire (1855-1885):
 - II-A-1. Simple Mansard
 - II-A-2. Centered Wing Or Gable
 - II-A-3. Asymmetrical
 - II-A-4. Towered
 - II-A-5. Town House
 - II-A-6. Stick Style:
- II-B. Victorian Gothic (1860-90)

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- II-C. Queen Anne (1875-1910):
 - II-C-1. Hipped Roof With Lower Cross Gables
 - II-C-2. Cross Gabled
 - II-C-3. Front Gabled
 - II-C-4. Town House
- II-D. Richardsonian Romanesque (1880-1900):

III. Eclectic House Styles:

Anglo-American, English and French Period Houses:

- III-A. Colonial Revival/Dutch Colonial Revival (1880-1955):
 - III-A-1. Asymmetrical
 - III-A-2. Hipped Roof With Full width Porch
 - III-A-3. Hipped Roof Without Full width Porch
 - III-A-4. Side Gabled
 - III-A-5. Centered Gable
 - III-A-6. Gambrel
 - III-A-7. Second-Story Overhang
 - III-A-8. Cape Cod Cottage
- III-B. Classical Revival/Neo-Classical (1895-1950):
 - III-B-1. Full Height Entry Porch
 - III-B-2. Full Height Entry Porch With Lower Full width Porch
 - III-B-3. Front Gabled
 - III-B-4. Full Facade Porch
 - III-B-5. One Story
- III-C. Tudor/English Revival (1890-1940)
 - III-C-1. Stucco Wall Cladding
 - III-C-2. Brick Wall Cladding
 - III-C-3. Stone Wall Cladding
 - III-C-4. Frame Wall Cladding
- III-D. French Eclectic (1915-1945):
 - III-D-1. Symmetrical
 - III-D-2. Asymmetrical
 - III-D-3. Towered

Mediterranean Period Houses:

- III-E. Italian Renaissance Revival (1890-1935):
 - III-E-1. Simple Hipped Roof
 - III-E-2. Hipped Roof With Projecting Wings
 - III-E-3. Asymmetrical
 - III-E-4. Flat Roof
- III-F. Mission/Spanish Colonial Revival (1890-1920)

Modern Houses:

- III-G. Prairie (1900-1920):
- III-H. Craftsman (1905-1930):
 - III-H-1. Front Gabled Roof
 - III-H-2. Cross Gabled Roof
 - III-H-3. Side Gabled Roof
 - III-H-4. Hipped Roof
- III-I. Art Moderne/Modernistic (1925-1940):
- III-J. International (1925-present)

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IV. Vernacular Cottage/House Types

- IV-A. Hall and Parlor/Double Pen (c.1800-c.1870)
- IV-B. Pyramidal Cottage/Pyramidal Hip Cottage (c.1850-c.1920)
- IV-C. Gable Front/Open Gable type (c.1850-c.1930+)
- IV-D. The Shotgun (c.1860-c.1885)
- IV-E. Side Hall Plan (c.1830-c.1880)
- IV-F. Gabled Ell (c.1850-c.1920)
- IV-G. I-House (c.1850-c.1920)
- IV-H. L Plan (c.1850-c.1900)
- IV-I. T-Plan (c.1860-c.1920)
- IV-J. Cross Plan (c.1900-c.1920)

V. Popular House Types:

- V-A. Bungalow (c.1910-c.1930)
- V-B. Foursquare (c.1904-1960)
- V-C. Minimal Traditional (c.1939-1955+)
- V-D. Ranch (1938-present)
- V-E. Split-level (c.1955-present)

VI The Multi-Family Urban Property Type:

- VI-A. Double house
- VI-B. Apartment Block

VII. The Plat-Addition Property Type

VIII. The Residential District Property Type

**I. The Romantic House Styles, 1825-1885;
The Greek Revival, Gothic Revival, Italianate and Renaissance Revival
styles:**

I-A. The Greek Revival (1825-c.1860):

This was the first nationwide style that coincided with the earliest years of Rock Island's establishment and substantial house building. The style mimics the formal Greek temple front by offering either an actual classical entry porch or full width porch, or by presenting a formalized gable front, usually with a full or broken pediment and a formally presented off-center entrance. The townhouse type may utilize a side gable roof form and the same off-center entrance with some formal treatment. The attic level or the frieze and architrave is commonly visually enhanced using attic lights, a pediment, dentils or other horizontal design elements. There are five subtypes of the Greek Revival:

I-A-1. Full Portico. The house facade is completely covered by a full height and full width porch.

I-A-2. Temple Front. The house's gable front extends forward to form a pediment above a full height porch with classical columns.

I-A-3. Side Gable. This subtype is defined by the presence of a side gable roof.

I-A-4. Peristyle With No Pediment. The house is completely surrounded by a colonnade.

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I-A-5 Townhouse. A usually narrow urban subtype, free standing or part of a rowhouse plan, commonly side gabled, with either a full front porch or simple off-center entry hood. It can have a raised foundation.

This popular national style largely predated the construction of permanent, usually second generation houses in Rock Island and in consequence those examples which were built in this style for the most part no longer exist.

Still, there are two Rock Island examples that survive intact:

Buford House, hipped roof with front portico gable,
2810 5th Avenue, c.1868

The Buford House, 1804 7th Avenue, c.1854/pre-1856-7, combines the classic temple portico with a hipped roof. The porch front covers most but not all of the main facade. There is a subordinated classic entry porch. The porch pilasters are mirrored by four engaged flat columns and these define the points of union of porch and facade and define the outer corners of the facade. A very broad frieze and architrave links facade and porch. There is a post-1940 institutional rear addition but this is not visible from the front of the house. The house is in the Broadway Historic District.

I-B. Gothic Revival (1840-1870):

Paralleling and slightly outlasting the Greek Revival, but reacting against formal Classical architectural rules, this English derived rural picturesque style was expressed primarily in frame cottages in its residential application. While the Greek Revival minimized the roof profile (save when a portico was used), the Gothic exaggerated it with steep pitch and pronounced pointed front and side gable ends. Applicable to any base form, the stylistic hallmark is the decorative elaboration of the house using varied combinations of pointed Gothic windows, decorative vergeboard, gable crossbracing and surface treatments which included vertical siding and contrasting shingle patterns. Stone and brick applications favored the asymmetrical and castellated subtypes. This style persisted beyond the Civil War years and occurs in the six following subtypes:

I-B-1. Centered Gable: Side or hipped gable with prominent centered cross gable.

2901 12th Street, with cupola.

I-B-2. Paired Gable: As above with two (or more?) cross gables.

705 20th Street, the Spencer House, Landmark property, 1865 Broadway Historic District.

I-B-3. Front Gabled: Narrow gabled end faces street.

No examples found.

I-B-4. Asymmetrical: Compound plan

1202 17th Street

I-B-5. Castellated or Parapeted: Substitution of castellated or parapet end walls on gables (churches and public buildings for most part) No local examples have been found.

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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I-B-6. Polychromed Masonry (1865-80): Contrasting colors used in string-courses or around windows. No local examples have been found.

I-C. Italianate (1840-1885):

This very broadly inclusive and long enduring style comprises the vast majority of mid-19th Century residences, churches (see 1328 3rd Avenue, United Presbyterian Church, c.1873) and commercial and institutional buildings in Rock Island, as it does any community that matured during this time frame.

Like the Gothic Revival, this English derived picturesque style favored a slightly less formal (than the Greek Revival) expression, and adopted the Italian country house as its basic ideal model. The more common Italianate designs were based upon the two story cubic massing with a low pitched hip roof. Like the Greek Revival, the attic level was added to this two story core and then visually emphasized by incorporating it within an wide frieze, by adding attic lights, the use of horizontal stringcourses and a different color or material, or most commonly by the use of oversized brackets to support the broadly projecting eavesline. The subsets which are described below indicate that this style was commonly elongated by the addition of a central entrance and an entry pavilion (or front tower) with cross gable cap. The style also assumed an L-form with square corner tower that projected from the intersection of the core and front wing. While a low roof profile was popular, the style was commonly applied to front and less common side gabled houses. Porches are single story in height.

The style emphasized verticality through its use of elongated narrow windows and elaborate window hoods and sills. Ornate door surrounds, bay windows, brackets, rooftop cupolas, towers, chimneys and porch columns all combined to create this sense of vertical lift. The earliest Italianate residences (see for example the William Gest house, 1203 2nd Avenue) have elongated narrow first floor windows that reach to the floor level. Later examples tend to have standard width windows, usually with two vertical panes in each of the two sashes.

Virtually all Italianate houses are two or two and a half stories high. There are six subtypes of the Italianate style, described as follows:

I-C-1. Simple Hipped Roof: Rectangular or cube house form with or without a cupola, with three to five bays. This subtype accounts for one third of all examples.

One of the oldest Rock Island houses is the William Gest House (c.1851), located at 1203 2nd Avenue in the Chicago Addition. This is a five bay example of this subtype. This house retains its overall proportions, its hip roof, decorative brackets, and most important, its full floor length narrow main floor windows. This is a side hall plan.

628 18th Street, three bay front, elaborate rounded window hoods, paired side windows

725 19th Street, Alexander Steele House, c.1880, brick, Broadway Historic District

730 19th Street, Guyer-Kimball House, c.1865, Broadway Historic District

852 19th Street, c.1876, Sturgeon-Bahnsen House, Landmark, Broadway
District

715 20th Street, side hall plan with Moorish-influenced porch trellis designs, Magill House,
1867, Landmark, Broadway Historic District

808 20th Street, Connolly House, c.1875, side hall plan, Broadway Historic District

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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516 23rd Street, c.1875, Broadway Historic District
524 23rd Street, c.1870, Broadway Historic District
536 23rd Street, side hall plan, Beardsley House, c.1875, Landmark, Broadway Historic District.
603 23rd Street, c.1872, brick, hipped roof, square plan, Landmark, Broadway Historic District
1203 2nd Avenue, William Gest House, c.1851.
1131 2nd Avenue-Nicholson or Philemon Libby Mitchell House, c.1857, Landmark (the tower postdates the original design)
1102 3rd Avenue, David and Susan Hawes House, c.1875

I-C-2. Centered Gable: A broader rectangular core with a centered front gabled pavilion or cross gable.

Two excellent and very elaborate examples of the post-Civil War Italianate are the Harry Schriver House, c.1867, at 1029 3rd Avenue, also the Phil Mitchell House (altered, 720 20th Street, c.1888). The Schriver House employs heavy modillion blocks along the eaves lines, stone quoins which enframe the corners of this red brick house, a frieze and elliptical shaped window openings. A side bay and a gabled pavilion carry the same features to the side walls. The narrower Italianate windows are seen at 725 19th Street. These elongated windows can be associated with heavy decorative elliptical window arches with keystones (see 1210 4th Avenue).

1029 3rd Avenue, Schriver-Nettles House, c.1867, Landmark.

2208 4th Avenue, modillions, broad front central wing, rounded Italianate windows.

More elaborate subtype examples present a more distinctive attic level, and employ attic windows. Note the example at 730 19th Street.

I-C-3. Asymmetrical: Compound plans, usually L-shaped, with a tower/wing (or two) projecting from the core of the house. No local examples have been found.

I-C-4. Towered: The square Italian Villa tower brings with it the bracketed cornice, a less pronounced roof line and Italianate windows. No local examples have been found.

I-C-5. Front Gabled Roof: The traditional front gabled two story form is ornamented with Italianate detailing. This is a very common subtype in Rock Island.

2305 12th Street, faces west from blufftop, two story brick ell plan with front and side gables, wrap-around porch, round attic light, classical detailing, paired brackets.

2345 12th Street, decorative gable front trusswork, brackets, semi-elliptical window hoods

602 18th Street, Kohn-Bradford House, brackets, broad frieze, Classical porch, Landmark

816 20th Street, Sweeney House, c.1874, Landmark, Broadway Historic District

848 20th Street, Charles Hansgen House, c.1874, Landmark, Broadway Historic District

533 30th Street, diamond attic window, excellent porch and side bay

544 30th Street, brackets, elaborate window and door treatments

1210 4th Avenue, Marcus and Eliza Olson House, c.1874, two story brick, 2/2 window light pattern, round front attic window, righthand front entry, round brick lintels with keystone inserts.

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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2607 13th Avenue, "T" plan with front gabled side wing to street, brick.

I-C-6. Town House: A flat roofed rowhouse variant with strong detailing emphasis on the cornice line, classical windows, bays and entry porch or hood. No local examples have been found.

I-D. Renaissance Revival (1840-1890)

This style formally ornaments the basic cube (or rectangular) house form. A symmetrical fenestration pattern is augmented with entryway entablatures or pediments and successive rows of windows are capped with the identical pediment or surrounds, each row being distinct. The exterior is usually stone, less commonly brick or wood. Quoins are frequently used to accentuate the corners of the plans and decorative belt courses distinguish the floor levels. The earliest surviving Augustana College building, dated to c.1888, is said to be an example of Renaissance Revival.

**II. Victorian Era House, 1860-1900;
The Second Empire, Victorian Gothic, Queen Anne, and Richardsonian
Romanesque styles.**

II-A. Second Empire (1855-1885):

This largely urban style was particularly popular during the 1870s and lent itself to rowhouse and multi unit residential buildings. Hotels and other commercial buildings greatly favored the style during these years. Simply defined, this style placed a mansard roof on an Italianate base, effectively adding a full floor. The style appears along the Mississippi River by the early 1850s but reached its greatest popularity during the middle 1870s in the Midwest.

The first Victorian era style, the Second Empire found its inspiration in the rebuilding of Paris which followed the restoration of the French monarchy. McAlester note that in America it coincided with the first post-Civil War administration and was known as the "General Grant" style. The style is purported to have developed in Paris as a tax avoidance practice, the Mansard attic space not being counted as livable and therefore taxable space. Accordingly this mansard level is usually well lighted with richly ornamented windows. The style was a victim of the economic panic of 1873 although it appears to have persisted as a domestic style into the next decade (McAlester, p. 241).

This style is particularly prone to loss due to remodeling if only because its combination flat and steep side roof is hard to maintain and because its examples are frequently multi unit or late date conversions. One recent casualty was the house at 1209 2nd Avenue which was demolished c.1989. In at least one instance, an Italianate house was updated with the addition of a centered front mansard roofed tower (P. L. Mitchell House, 1131 2nd Avenue). There are five subtypes of this style and these closely mirror the Italianate subtypes:

II-A-1. Simple Mansard Roof: The typical three bay wide front is surmounted by an uninterrupted mansard roof. No local examples have been found.

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
A Summary Report:**

II-A-2. Centered Wing or Gable: This subtype takes the above described subtype and adds a centered gable, tower or pediment but the overall roof profile is kept fairly level. No local examples have been found.

II-A-3. Asymmetrical: Either of the above described subtypes adds a bay or front wing. No tower.
709 20th Street, Plummer House, c.1880, brick, Broadway Historic District

II-A-4. Towered: Normally compound plans which have a tower.
3052 10th Avenue, House on Hill, splendid and massive with porte cochere in front of tower,
National Register
729 22nd Street, Quincy/Weiss/Dugan House, c.1875, frame, Broadway Historic District

II-A-5. Town House: The rowhouse like variant with mansard cap.

Multi unit row houses such as the Negus Row House, 1301/07 2nd Avenue, c.1874, exemplify this urban subtype.

II-B. Victorian Gothic (1860-1890):

This style is distinguished by the presence of polychromatic horizontal bandings which are formed by the use of contrasting materials and colors in the building exterior finish. For residences plain stucco is used in addition to the more common brick. The same Gothic trimwork of the Gothic Revival persists but straight headed windows are used along with the pointed arch form.

This style lent itself to the design of many picturesque churches especially those of frame construction (see Immanuel Lutheran, 1925 5th Avenue, c.1896). Institutional (armories, public buildings) and commercial structures also favored the style. The style's elements are also commonly found in vernacular house types. No residential examples have been found.

II-C. Queen Anne (1880-1910):

The Queen Anne style built upon the visual busyness of the Stick Style and this longest enduring style (unless one counts the Colonial Revival which really consisted of a series of distinct reinter-pretations of the Colonial) sought out and utilized any structural or decorative trick to achieve exterior variety. Over time the style utilized any asymmetrical form and this asymmetry was greatly facilitated by balloon frame construction. Over half of all Queen Anne houses used the hip roof form nationally, although Rock Island's Queen Anne houses used the front gable set above and behind subordinated off-center gabled wings of varying depth. Porches were thin and delicate in their ornamentation and the wrap-around porch is a certain indicator of the style. Few original porches survive however, and Classical Revival era replacements are usually in place.

While the Stick Style aggressively infilled any wall surface, the Queen Anne tended to be ornamental in gable ends and porch pediments, usually mixing wooden shingle shapes. Queen Anne plain wall areas are minimized by the complexity of the exterior shell and varied wall coverings (shingles, brick, wood) are frequently used to break up these wall panels.

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Like the Italianate, the Queen Anne was visually a very vertically inclined expression. Much of this feeling has been lost due to the removal of tall and ornate chimneys, roof crestings and finials.

The Queen Anne style, like its Italianate and Second Empire antecedents, is comprised of four subtypes which employ three basic core shapes. The first two subtypes share a common core shape. The longevity of this style and its coincidence with large scale urban growth make it a very common one amongst the Victorian-era styles. It accounts for the vast majority of designed houses in most communities. In the Broadway Historic District, for example, 183 houses are termed Queen Annes and it is the dominant style. This stylistic dominance of course is because the Broadway area development coincided with the peak years of this style. Queen Anne features spill over into the other Victorian-era styles and these features are the most likely to be found expressed in vernacular houses.

Four decorative treatments further distinguish Queen Anne houses. Spindework encompasses Eastlake or detailing classes of turned decorative posts and friezes. Free Classic ornament substitutes classical columns, Palladian windows, dentils, and bay windows. Half timbered examples use early Tudor derived half timbering and window groupings. Patterned masonry elaborates stone and brick work and can use terra cotta inserts and decorative panels. "Eastlake Style" and "Shingle Style" decorative motifs are not treated as a styles in this typology but are regarded as part of the Queen Anne style.

II-C-1. Hipped Roof With Lower Cross Gables: Half of all Queen Anne houses present a dominant front gable with one or more subordinated cross gables. Most common is an L-shaped plan with front facing and side facing gable ends. Hipped examples differ from the norm by running the ridge front to back on the plan rather than from side to side (see Italianate). Towers occur at a front corner.

- 710-12 17th Street, c.1898, double house, hip roof with subordinate matching side wings, corner entrances on central core, Classical detailing, Broadway Historic District
- 904 17th Street, c.1898, Broadway Historic District, hip with steeply pitched front gambrel cross gable, turret, corner porch and Palladian window (also Colonial Revival)
- 1213 17th Street, c.1895, square plan with hip, gabled front wing, Eastlake detailing in gable front, Broadway Historic District (brick)
- 709 19th Street, Martin Patterson House, c.1891, Broadway Historic District (Spindework)
- 727 19th Street, Cook-Pearce House, c.1894, square tower, pyramidal hip, Landmark, Broadway Historic District
- 836 20th Street, c.1895, two story square plan, hip with front hipped dormer, Broadway Historic District
- 1635 20th Street, John Looney House, c.1895, Highland Park (Free Classic)
- 1703 20th Street, Frank Kelly House, c.1895, Highland Park (Spindework)
- 1038 21st Street, c.1890, frame, Broadway Historic District, corner tower (Spindework)
- 918 22nd Street, Allen Welch House, c.1890, Broadway Historic District (Spindework, Eastlake)
- 715 22nd Street, William Whisler House, c.1894, Broadway Historic District (Free Classic)
- 810 22nd Street, William Hartz House, c.1902, frame, full height front bay, side porch, Broadway Historic District
- 824 23rd Street, Louis Kohn House, c.1894, Broadway Historic District, tower, porch removed (Free Classic), Broadway Historic District
- 1306 3rd Avenue, William Gall House, c.1894, single story example (Spindework)
- 927 43rd Street, Levi S. McCabe House, c.1886

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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922 3rd Avenue, Heimbeck-Baker House, c.1900, (Spindlework, very well preserved example, original porch)

1312 4th Avenue, Trenkenschuh-Kautz House, c.1895 (Free Classic)

1225 4th Avenue, William and F. E. Jordan House, c.1890 (Spindlework, excellent example)

II-C-2. Cross Gabled Roof: This is the gabled variation of the above subtype. Towers occur on a front corner.

2020 9th Street, Queen Anne Cottage with half dome tower

1020 20th Street, Frederick Rinck House, c.1897 (Free Classic), Broadway Historic District

II-C-3. Front Gabled Roof: A single full width front gable caps the fairly symmetrical rectangular plan.

833 17th Street, Charles Fiebig House, c.1888, Landmark, Broadway Historic District

918 20th Street, Welch-Bane House, c.1892, frame, asymmetrical footprint, excellent porch
Broadway Historic District

1010 20th Street, Van Galder House, c.1903, two story square plan, front gable, Broadway District (also Tudor Revival with half timbering and projecting two sided Oriel window in front gable top)

732 30th Street, side wing, small gabled entry porch

1001 44th Street, Olliver and Wilhelmina Olson House, ell plan, wrap-around porch, bracketed front pediment

1138 2nd Avenue, Louis Daugherty House, c.1885, narrow urban example (Spindlework)

908 4th Avenue, Balthazar and Ann Streckfus House, c.1871 (Spindlework-Eastlake)

1915 9th Avenue, Stearns Cottage, c.1879, single story with small centered porch,
Landmark, Broadway Historic District



1530 30th Street, gable front Queen Anne house

The above example likely dates c.1905-1910. Often cited as an example of the Shingle style subset of the Queen Anne style, the design also combines classical and Craftsman features. The former is represented by the half-height Tuscan porch columns. The latter is strongly represented in the brick porch piers, the exposed rafters, broad eaves, and the flared eaves (seen in the foursquare and bungalow types) and the upper window sashes.

Rock Island's Historic Residential Neighborhoods, 1835-1955: A Summary Report:

II-C-4. Town House: Detached houses are gabled, while row houses employ flat or gabled roofs.
1220/28 4th Avenue, Brackett Apartments, c.1905, Free Classic, gabled rowhouse

II-D. Richardsonian Romanesque (1880-1900):

The subtypes of this style are based not upon basic form, but rather on roof type. Three components identify the style. These are the use of round topped arches, rough faced stonework and the presence of round conical capped towers (75% of properties according to McAlester). Dark red brick with thin colored mortar lines and rubbed brick arches, as well as the application of decorative terra cotta panel inserts, are also associated with this style. While the brickwork seeks to minimize surface texturing, stone walls seek a varied and rusticated visual surface effect but avoided applied ornament.

This style being ill suited to smaller residences and restricted to brick ones, it is not commonly found in Rock Island. If found, it is associated with very large houses, commercial and institutional buildings (see the brick Memorial Christian Church at 3rd Avenue and 15th Street, and the 1893-94 Lincoln School, National Register listed, Landmark, Broadway Historic District). Two-thirds of all examples employ a hipped roof with cross gable form.

Unlike other Victorian era styles, this one, while still evocative of the Romanesque era, was uniquely American in its inception, being largely credited to Boston Architect Henry H. Richardson. His work directly influenced the forthcoming Sullivanese and Prairie styles, also American generated styles and a conscious result of an architectural search for an American derived style that did not come from European sources (Blumenson, p. 47). There are three other Rock Island examples of this style:

1820 5th Avenue, First United Methodist Church, which is termed Gothic Romanesque

1900 6th Avenue, Morris Rosenfield House, c.1890

1318-20 3rd Avenue, Mitsch's 5&10, c.1894, combines an upper residential level with a double storefront below

III. Eclectic House Styles, 1880-1940:

McAlester groups these styles under three general subcategories, the Anglo-American, English and French Period Houses (includes the Colonial Revival, Neoclassical, Tudor, Chateausque, and French Eclectic styles), Mediterranean Period Houses (includes the Italian Renaissance, Mission, and Spanish Eclectic styles) and Modern Houses (includes the Prairie, Craftsman, Modernistic, and International styles). Until the end of World War I, eclectic influences were largely limited to the larger house. After the war, economical brick and stone veneers extended these styles to the small tract house as well.

Anglo-American, English and French Period Houses:

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This subgroup of the numerous eclectic styles can be distinguished by the common effort of its several styles to more accurately replicate various European and New World building traditions.

III-A. Colonial Revival/Dutch Colonial Revival (1880-1955):

The first twenty years of the Colonial Revival saw the emergence of an amalgam of Queen Anne basic forms with so called Colonial and even Classical ornamentation. It wasn't until c.1910 that the style first clearly focused on faithfully replicating original American Colonial house plans. The Colonial, even in its earliest expressions, represented the emergence of the first American generated architectural style (Labine, McAlester, pp. 321-341).

Even the more accurate designs departed from the Georgian and Adam originals by adding window groupings, side wings, dormers, broken pediments and various window hood treatments. The gambrel roof form was completely reinvented to serve the needs of taller residences. The Colonial Style is unified through its common linkage to a true Colonial architecture. The higher end examples of each subtype shared the same range of window and decorative treatments. The earliest style examples can be distinguished from Free Classic Queen Anne precursors only with great difficulty. Colonial inspired elements are simply overlaid on the same asymmetrical house core. Hipped roof subtypes accounted for one third of Colonial Revival houses in the years leading up to World War I.

Most later examples of this style employ a centered entrance on the long side of the house plan, and the entryway is a point of particular design attention. Porches or hoods are minimized for all but the second described subtype. Brick and stone exteriors are associated with early high end style examples. Brick veneers on tract house examples appear in the post-World War I years. There are nine subtypes of the Colonial Revival Style:

III-A-1. Asymmetrical, 1880-1900, c.1930s: Usually central entry and interior hall, entry with pediment, frequently combines a front wing or full height bay with asymmetrical fenestration. Later examples are asymmetrical due to addition of an attached garage.

56 Hawthorne Road, c.1940, Watch Hill, massive front cross wing.

60 Hawthorne Road, c.1941, Watch Hill

3749 14th Street, c.1938, Hill Crest (rounded eyebrow hoods above upper windows)

3911 14th Street, c.1935, Hill Crest

1223 20th Street, c.1908, frame, flared eaves, Palladian attic window, classical porch,
Landmark, Broadway Historic District

1240 42nd Avenue, c.1938, Hill Crest

III-A-2. Hipped Roof With Full Width Porch, 1880-1915, and post World War II into the 1950s:

1617 21st Street, Joseph Math House, c.1911, Highland Park

1628 22nd Street, John and Katherine Shields House, c.1904, Highland Park

1620 22nd Street, John Ward House, c.1906, Highland Park

903 23rd Street, Albert McCandless House, c.1901.

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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1519 10th Avenue, Colonial Revival house, hipped roof with full width front porch

III-A-3. Hipped Roof Without Full Width Porch: Most popular nationally after 1910, this subtype uses an elongated hipped roof plan with central or off-center entrance, a small entry hood, porch, or no porch at all, with more extensive Colonial detailing.

3615 14th Street, c.1930, Hill Crest

1620 21st Street, Archie and Marguerite Bowlby House, c.1928, Highland Park

1718 21st Street, Mitchell-Collins House, c.1918, Highland Park

1100 45th Street, George and Dorothy Uhlmeier House, c.1935, Park View

III-A-4. Side Gabled Roof: This subtype follows the same ground rules specified for the subtype described above, but substitutes side gabled roof. The resulting footprint tends more toward the rectangular as opposed to the square (which favors the hip roof form). This subtype can be as narrow as two bays (and as a result squarish in its footprint) but it most commonly occurs in a three or five bay plan, with either an off-center or center hall entry scheme. The center hall plans favor a symmetrical fenestration scheme and a vertical line of central components is commonly employed, based upon the alignment of the porch or hood, entry, a smaller upper floor window set or decorative window, and a rooftop dormer. Additional subordinated side extensions are common in later examples. Solariums, porte cochere's, garages, and entire wings are stepped back from the core front wall plane and have separate lower roofs.

47 Woodley Road, c.1946, Watch Hill

48 Woodley Road, c.1942, Watch Hill

3524 14th Street, c.1935, Hill Crest (massive plan)

3636 14th Street, c.1927, Hill Crest

3716 14th Street, no date, Hill Crest

3723 14th Street, c.1923, Hill Crest

3913 14th Street, c.1927, Hill Crest

837 23rd Street, Robert McFarlane House, c.1896, side gabled, Palladian window,

Landmark, Broadway Historic District

2150 29th Street, c.1937, Burgart's 5th Addition

2160 29th Street, c.1937, Burgart's 5th Addition

1221 45th Street, Eric and Ruth Wahlstrom House, c.1937,

Park View

4532 12th Avenue, Ernest and Esther Johnson House, c.1929,

Park View

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III-A-5. Centered Gable: Either of the two examples described above with an added subordinated front cross gable usually superimposed on an entrance pavilion.

III-A-6. Gambrel Roof: Pre-W.W.I examples combined front and side gable gambrel wings. The postwar Dutch Colonial runs a steeply pitched gambrel roof parallel to the front. The key characteristic of this Colonial Revival subtype is the use of the gambrel roof form. When wall dormers are employed the subtype very nearly becomes the full two story house. Like the Cape Cod, twin dormers can peer out from the gambrel roof surface. Confusion comes when all things gambrel are simply lumped together as Dutch Colonial Revival.

Front gable gambrels were the earliest, and side gable versions began to appear only by 1919. It is thought that the gambrel roof form maximized second floor interior space while still conserving on the length of lumber required to frame the roof. Gambrel roof cottages are not a full two stories high. The reappearance of the style in the 1920s is a distinctly different Colonial manifestation, however. These houses do not commonly employ the cross gable and the gambrel ends run parallel to the street. Increasingly a unified shed roofed dormer fills most of the front and rear roof plane. The gambrel roof form is increasingly marginalized in an effort to make the upper level more fully a second story.

1227 16th Street, Longview survey area (see photo in that report section), cross gambrel plan
905, 909 20th Street, Rosenfeld twin houses, c.1894, Broadway

District, with third floor turrets.

1711 21st Street, Mary L. Carter House, c.1911, Highland Park

4515 12th Avenue, Fred & Anna Liedtke House, c.1930, Park View

1038 19th Street, c.1897, Broadway Historic District

III-A-7. Second Story Overhang (post 1930): "Garrison Colonial" with side gabled, central entrance, second floor cantilevers beyond lower one.

9 Hawthorne Road, c.1950, Watch Hill, side wings, brick and frame

55 Hawthorne Road, c.1951, Watch Hill, projecting side wings

58 Hawthorne Road, c.1942, Watch Hill

26 Woodley Road, c.1949, Watch Hill, stone first floor

1423 40th Avenue, c.1942, Hill Crest

III-A-8. Cape Cod (1920s-1950s):



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1415 40th Avenue, Hill Crest, c.1941, Cape Cod cottage, single dormer

Numerically the Cape Cod cottage was the most popular small house type in America for over 30 years, an honor previously and much more briefly bestowed upon the bungalow, and subsequently by the ranch house and split level. Unlike the bungalow with its multitude of forms and styles, the Cape Cod had a precise and unchanging basic appearance and form. This form was that of a story and a half side gabled cottage with steep roof pitch, with twin dormers set atop its front roof plane. Colonial Revival style by definition, it employed a symmetrical facade with centered entryway, double hung light sash windows with various Colonial multi-light patterns, Colonial detailing around the entrance, window shutters, a broad clapboard covered exterior, and the occasional use of stone or brick as supplemental building materials.



2112 28th Street, elongated Cape Cod cottage

Even the Cape Cod form could evolve and more expensive house plans tended to elongate, spacing the dormers across a broader roof plane (or rarely adding a third middle dormer, more commonly broadening the two dormers) or adding subordinated side wings, particularly breezeway/garage combinations.

Four of the 1998 survey areas identified larger numbers of these houses. Burgart's additions and Watch Hill offer examples of pre-World War II elongated Cape Cods (see example, 2112 28th Street, pictured above). These have as many as three dormers and a cross gable as well as a garage wing and one example has a large centered chimney set between its dormers. These are higher end elaborations of the form. Stadium Drive offers both prewar and postwar Cape Cod examples, allowing for a comparison of any design changes. The combination of a single dormer with a cross gable is present as of 1939-42. Postwar examples add a centered gabled pediment over the entry. Picture windows are only rarely employed (see 2144 23rd Avenue) although bay windows come after the war. A few of the Stadium Drive Cape Cod derivatives are closer in form to the minimal traditional type. These have a shortened frontage and shallower roof pitch without attic side windows (see 2136 23rd Avenue). The Eastlawn Cape Cods offer varied dormer roof forms. The dormers tend to be narrower, almost undersized. These postwar (1946-47) examples frequently have full or partial brick veneered fronts. Frequently a broad cross gable is substituted for one dormer.

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2110 29th Street, Burgart's 5th Addition, triple dormer Cape Cod cottage with end chimney

Paired Front Dormer Examples:

- 4536 12th Avenue, Gustav & Thelma Anderson House, c.1941, Park View
- 4007, 4043, 4048 28th Avenue, c.1946, shed roofed dormers, Eastlawn
- 4066 28th Avenue, c.1946, hipped roof dormers, Eastlawn

Elongated Plan Examples:

- 61 Hawthorne Hill, c.1952, Watch Hill
- 3 Woodley Road, c.1950, Watch Hill
- 25 Woodley Road, c.1951, Watch Hill, central chimney
- 3715 14th Street, no date, Hill Crest
- 4005 14th Street, c.1947, Hill Crest, elongated plan
- 1405 40th Avenue, c.1942, Hill Crest
- 1304 42nd Avenue, c.1941, Hill Crest, triple dormers

III-B. Classical Revival/Neo-Classical (1895-1950):

This style reinterpreted the Early Classical Revival and Greek Revival homes of America. The style was first applied to monumental governmental buildings. The new style's appearance coincided with the United States emergence as a world naval and colonial power, the product of the Spanish American War. The hallmark of the Neo-Classical style is an ornately formal two story front porch. Otherwise the Classical Revival employs a one and two story porch that are centered on or covers the front of a hipped or side gabled rectangular core form. The style focused attention on a central entryway and a symmetrical facade composition was mandatory, there being no asymmetrical subtypes under this heading.

Examples of this style up until the mid-1920s preferred the hipped roof form and ornate Corinthian or Ionic fluted columns. From then on into the 1950s the side gable and square plane columns were the norm, with the full width porch dominating. Like the Colonial Revival many components including the rounded flat-topped portico, side extensions, combination one and two story porches, and grouped windows were not found on the original houses which were being emulated. The style lends itself to high end designed houses. Many earlier small houses were given Classical Revival porch replacements as original porches wore out or were considered outdated. Just one non-residential

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local example, 700 22nd Street, c.1914-15 the First Church of Christ Scientist (Landmark) is attributed to this style. There are five subtypes of this style, defined generally as follows:

III-B-1. Full Height Entry Porch: Like its earlier (Greek Revival and Early Classical Revival) counterparts, the classical porch does not cover the broad (from three to five or more bays wide) facade.

1906 7th Avenue, Potter House, c.1907, Landmark, Broadway Historic District, architect George Stauduhar, National Register.

1608 21st Street, George P. Stauduhar House, c.1895, Highland Park, architect George Stauduhar, National Register of Historic Places.

III-B-2. Full Height Entry Porch With Lower Full width Porch: This subtype takes the above example and adds flanking subordinated front side porches to the central porch.

904 23rd Street, Robert Wagner House, c.1904, Frederick G. Clausen architect, Landmark, Broadway Historic District, National Register.

III-B-3. Front Gabled Roof: This full height and full width front porch covers the entirety of this gabled front house type.

41 Hawthorne Road, c.1957, Watch Hill, a very late example

III-B-4. Full Facade Porch: Like the above, this type substitutes a side gable roof form for the front gable form. The porch usually has a flat roof. No local examples have been found.

III-B-5. One Story: This one story subtype encompasses a broad range of hipped roof variants with a variety of recessed and projecting porches. No local examples have been found.

III-C. Tudor Revival (1890-1940):

This style loosely evoked late medieval English houses rather than anything specifically Tudor. Unlike the Colonial Revival, earlier formal Tudor designs tended to be more accurate while later ones were more generalized. The style found popular acceptance for both more modest and tract house applications beginning in the middle 1920s and this popularity, rivaling the Colonial Revival, persisted until after World War II.

An asymmetric facade was the hallmark of this style with no preferred core form save for a decided preference for the side gabled roof form. Roofs are steeply pitched and are set behind one or more prominent cross gables or gable/dormer combinations which cluster or are distributed across the facade. Half of the style's examples employ a non-structural half timbering usually in the gable areas. Bands of tall narrow windows and tall chimneys with chimney pot caps give these buildings a vertical visual sense.

In its tract house application this style favored the use of a rectangular core with a very shallow side wing. The steep roof form produced a story and a half cottage. Frequently a dormer balances an in-wall cross gable. Many of these examples, some with Tudor features, are found in Rock Island.

There are four types to this style, all of which are defined by the choice of exterior cladding materials:

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III-C-1. Stucco Wall Cladding. No local examples have been found.

III-C-2. Brick Wall Cladding

- 3741 14th Street, c.1930, Hill Crest
- 3909 14th Street, no date, Hill Crest
- 4204 14th Street, no date, Hill Crest
- 938 19th Street, c.1928, Broadway Historic District
- 1225 19th Street, c.1925, English Revival, Broadway Historic District
- 1024 22nd Street, c.1925, Broadway Historic District
- 913-15 23rd Street, c.1940, English Revival, Broadway Historic District
- 2112 29th Street, c.1938, Burgart's 5th Addition
- 2127 29th Street, c.1937, Burgart's 5th Addition
- 2131 29th Street, c.1937, Burgart's 5th Addition
- 2139 29th Street, c.1938, Burgart's 5th Addition
- 2101 29½ Street, c.1929, Burgart's 3rd Addition
- 2115 29½ Street, c.1934, Burgart's 3rd Addition
- 2126 29½ Street, c.1937, Burgart's 2nd Addition
- 2108 30th Street, c.1928, Burgart's 1st Addition
- 2120 30th Street, c.1928, Burgart's 1st Addition
- 1113 45th Street, Frank & Emma Sutterman House, c.1930, Park View (bungalow)
- 1211 45th Street, Howard and Arline Nesseler House, c.1932, Park View (stone window and door surrounds)
- 1212 45th Street, William & Irma Biggs House, c.1932, Park View, entrance turret, Oriel window

- 1216 45th Street, Martin & Mabel Bootjer House, c.1931, Park View, polychrome with stone inserts, chimney pot caps
- 1220 45th Street, Anna Zaruba House, c.1931, Park View, triple front gables, stone entry wing, hexagonal window
- 4530 12th Avenue, Edward and Edna Wich House, c.1931, Park View
- 2910 21st Avenue, c.1928, Burgart's 4th Addition
- 2916 21st Avenue, c.1935, Burgart's 4th Addition
- 1227 36th Avenue, c.1927, Hill Crest
- 1230 37th Avenue, c.1925, tile roof, Hill Crest
- 1231 42nd Avenue, c.1924, Hill Crest
- 1421 42nd Avenue, c.1928, Hill Crest

III-C-3. Stone Wall Cladding. No local examples have been found.

III-C-4. Frame Wall Cladding. Rock Island examples of this style come from the later phases of its influence:

- 1410 40th Avenue, c.1939, Hill Crest
- 1702 21st Street, Pearson-Hainline House, c.1923
- 3918 14th Street, Streiter House, c.1931, stone and brick, Detroit architect (one of two houses built that year)

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III-D. French Eclectic (1915-1945):

The visual hallmark of this style is the steeply pitched hipped roof or roof combination on a rectangular or asymmetrical core. Exterior cladding is in stone, brick, stucco (or half timbering). As loosely defined as the Tudor Revival, this style offers endless variety of form and detailing, given that it mimics no particular era in French domestic architecture. This style found expression in Rock Island during the mid-1920s and late 1930s, particularly in the Hill Crest Addition. This style consists of three subtypes:

III-D-1. Symmetrical: Uses the large hipped roof which parallels the house front. The fenestration is symmetrical.

3601 14th Street, c.1930s, Hill Crest
3716 14th Street, c.1939, Hill Crest
1230 36th Avenue, c.1953, Hill Crest
1250 36th Avenue, c.1930, Hill Crest
1250 37th Avenue, c.1930, Hill Crest

III-D-2. Asymmetrical: This most common variant offers varied roofline elevations and an asymmetrical fenestration and range of varied facades. No local examples have been found.

III-D-3. Towered: Adds a dominant tower, usually including the entryway, to either the straight or ell shaped plan. No local examples have been found.

Mediterranean Period Houses:

III-E. Italian Renaissance Revival (1890-1935):

This late Victorian-era style sought to represent the original inspirations for the Italianate style in a more accurate manner. It retained the basic square or rectangular core form, the low pitched hipped roof, and the horizontal differentiation between base (the foundation), column (the walls) and the capital (the attic/roof). The first floor dominates the facade with its column flanked or arcaded central entryway and the longer, frequently arched windows. The second floor is often distinguished by a stringcourse which runs along the sill level of the upper floor. The style favors the use of tile roofs. The Rock Island Passenger Station, 3031 5th Avenue, c.1901, built by John Volk represents this style. There are four residential subtypes of this style:

III-E-1. Simple Hipped Roof: This subtype accounts for half of all style examples. A straight front, sometimes with a full width front porch (an arcade or series of heavy piers) (pre-1920 examples) has central entrance and hall, rectangular plan and low hipped roof which runs the length of the plan. No local examples have been found.

III-E-2. Hipped Roof With Projecting Wings: The same basic subtype described above is augmented with a recessed or projecting wing/porch with flanking side wings, either integral to the core structure or subordinated as lower and separate wings. No local examples have been found.

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III-E-3. Asymmetrical: The same basic subtypes described above feature asymmetrical fenestration, ell shaped wings, short towers, front chimneys, side porches or angled wings. No local examples have been found.

III-E-4. Flat Roof: These architect designed urban examples have flat roofs, additional floors and a three part horizontal division of the facade. No local examples have been found.

III-F. Mission (1890-1920)/Spanish Colonial Revival (1915-1940):

The Rock Island survey form consolidates the Mission and Spanish Eclectic styles under a single category. They will be separately defined in this typology, but will be otherwise consolidated as one style:

Mission/Spanish Colonial Revival (1890-1920):

The presence of a Mission shaped dormer or roof parapet places a Mediterranean influenced house design within this stylistic camp. Other secondary signature elements are a red tile roof, white stucco exterior, heavy porch support piers or an arcade. Like the bungalow and later the ranch house, the Mission style was perfected in California and accepted nationally. Like the bungalow, its popularity had waned by the end of World War I.

III-F-1. Symmetrical: The house massing is square or rectangular with a hipped roof and a symmetrical facade with regard to both elements and fenestration.

1720 22nd Street, George and Lillian Wagner House, c.1911, the plan features a central bay with Spanish parapet top, with an entry arcade matched with a second floor round arched arcade, two hipped side wings (tile roof) are of uneven width and fenestration, but the overall feel is symmetrical, Highland Park.

4563 12th Avenue, Reuben & Alice Anderson House, c.1929, Park View

2106 7th Avenue, c.1935 makeover of c.1865 Italianate, design by Architect Benj. Horn, Broadway Historic District

735 20th Street, c.1914, the Weishar Flats, three story brick, castellated with stone coping, metal balcony grills, floral insert panels, copper entry roof, Broadway Historic District

III-F-2. Asymmetrical: The same basic form is elaborated with asymmetrical components such as towers, porches, entrances, porch arcades and chimneys.

3752 12th Street

2715 15th Avenue

2725 15th Avenue

2801 15th Avenue, Spanish Court Apartments

3126 18th Avenue

Modern Houses:

III-G. Prairie Style (1900-1920):

The Prairie School of design is both an American as well as a Midwestern architectural style. It enjoyed a comparatively brief popularity, losing out to period designs, and never achieved broad public

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acceptance in its purest forms. Its influences left their long range mark on a broad range of houses, most commonly in the form of window treatments and Prairie style ornamentation.

In its ultimate form, interior walls were virtually eliminated as wings of the house merged at a central point (the two story portion of the plan and the site of the massive fireplace) inside the house, the whole lighted by banks of glass walls which were formed by bands of windows. The house exterior, capped with a low pitched hip roof blended into the horizontal prairie landscape and the particular setting of the house.

In popular design applications Prairie style motifs and forms were frequently adapted to the basic isolated cube form that Frank Lloyd Wright had tried to transcend. These house designs utilized a basic two story broad basic form with low pitched hipped roof. There is frequently as much if not more vertical flow in the design than there is horizontal emphasis. Narrow casement window bands, tall chimneys, pilasters and bays all conspire to draw the eye upward (Foley, p. 227).

The Prairie School influence was best and first represented in Rock Island with its several fire station buildings (although these also show a Sullivanesque influence). These were similarly designed with similar massing, window bands, hipped roofs and broad overhangs. The Rock Island fire station (#5) at 900 18th Avenue, built c.1914, offers the best example of these. There are two subtypes of this style.

Hipped Roof Symmetrical With Front Entry: Square or rectangular plans with low pitched hipped roof and a prominent centered front entryway. Single story wings or appendages can be present but core structure is symmetrical.

1203 45th Street, Charles and Jane Borg House, c.1930, Park View, Landmark, Colonial Revival detailing with some classical influence.

Gabled Roof: Front and side gables can intersect or can step down along the ridgeline.

1600 20th Street

1300 24th Street, Denkmann-Hauberg House, c.1908, the architect was Robert C. Spencer, Jr., landscape architect Jens Jensen



Denkmann-Hauberg House, 1300 24th Street

427 7th Avenue, West End Settlement, side gable, four dormer grouping, central entrance
3400 10th Avenue, Olof Cervin House (architect, Olof Cervin), front gabled, frame

III-H. Arts and Crafts/Craftsman (1905-1930):

The Craftsman Style is a fairly recently generated term. Today the term embodies the more stylized range of bungalow and foursquare exterior treatments. In its own time, this style was best represented by the house and interior furnishing designs of Gustav Stickley, founder of the Craftsman movement. Stickley's house designs were substantial in size and were uniformly executed in concrete, stucco, and wood, and used Arts and Crafts detailing. Schweitzer and Davis distinguish between a Craftsman house type and the bungalow type. They define the former as a two story house being either more substantial in their massing or more complex in their design than the bungalow. They identify three regional subtypes of the Craftsman style, the Colonial/Adirondack (East Coast), the Prairie (Midwest), and the Oriental (West Coast). Stickley considered the bungalow house form to be appropriate only for seasonal occupation, as a summer house, and his year round designs were rarely bungalows. He was strongly influenced by the Mission, Spanish Colonial and his own "Craftsman" values. A good house exterior included sloping roofs, verandahs, pergolas, the use of rough timbers, overhanging eaves, and exposed construction (*Craftsman*, June 1908).

The Craftsman design aesthetic sought to integrate the house and site. The interior and exterior were integrated by the use of windows and multiple entries. No room was to be buried within the house without windows and nearby egress. Building materials were to retain their natural untreated qualities to the greatest extent possible, and major structural members were to remain exposed and visible. Stucco and shingle exteriors were favored. Structural members, such as rafter tails, knee braces, tie beams, and tapered or battered porch posts are purposely exposed. Craftsman windows, with multi-light upper sash (usually with vertical divisions) were commonly used in many other styles of the time.



1609 13th Avenue, Craftsman influenced/Tudor house

This style had its roots in the Arts and Crafts movement, which in turn derived largely from the writings of Englishmen John Ruskin (1819-1900) and designer William Morris (1834-96). It was both a reaction against industrialized society and an effort to unify art and architecture with morality, politics and science. The movement celebrated individual craftsmanship over mass produced repetition and sought to achieve societal improvement through its design concepts and its teaching of the basic crafts. Stickley was one of the leading American adherents of the Arts and Crafts movement. By the early 20th century the architectural and design aspects of the movement focused upon integrating the

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house with nature and the particular house setting, as well as celebrating the exposed usage of minimally processed natural building materials. Thus structural columns and beams are prominently displayed and cladding materials favored the use stucco, cobblestone, shingles wood. Asymmetry of design was celebrated, favoring complex roofing schemes and visual variety in fenestration, patterns of materials, porch lines, and the overall house plan. Favored structural expressions include the exposed knee brace and rafter tails, extra stickwork, and the common use of battered or sloped porch columns, of varying lengths, in combination with heavy pier bases.

This typology classifies only those houses that reflect Stickley-like designs and characteristics or those that represent the extensive use of Craftsman detailing as being Craftsman in style. The use of Craftsman stylistic influences does not always indicate that the house will be typed as Craftsman. Only eight of 32 Broadway historic district houses which have these elements were actually categorized, as Craftsman designs. Many of these houses were house types (foursquare, bungalow) that had Craftsman style ornamentation. These were treated as types rather than the styles which they otherwise represented (Broadway Historic District National Register nomination form).

The Chalet at Longview Park, also known as 1501 18th Avenue, presents a Swiss chalet adaptation of the Craftsman style. The roof is front gabled with jerkinhead gable peaks, ground level stucco exterior and solarium, and upper level balcony and half timbered front. It was designed by architect George Stauduhar.

The house at 1707 21st Street, (the Ward-Waxenberg House, c.1918, Highland Park) consists of a two story square plan with front gable. The house is stuccoed and the attic or parapet front is defined by a heavy timber stringcourse. A subordinated second floor solarium wing with flat roof extends to the righthand side of the plan. This house was designed by Architect George Stauduhar.

An excellent Craftsman house is located at 1801 12th Street. The two story core is rectangular with side gabled roof. Two cross gables flank what was originally an open second floor balcony. The main floor porch has its own broad centered cross gable so the frontage presents three cross gables, the middle one between the two floor levels.

The house at 1302 12th Street features terra cotta panels on its northern side wall. The house at 4141 12th Street is a large Craftsman style bungalow. Another Craftsman example is the Ralston-Schoede House, c.1923, found at 1717 21st Street in Highland Park.

III-I Art Moderne/Modernistic (1925-1940):

The full population of Modernistic influenced Rock Island buildings and even the history of that style in Rock Island is ably recounted in the Rock Island Preservation Commission's Rock Island's Modernistic Architecture publication. This publication distinguished between the two subtypes of this style, the Art Moderne and the Art Deco. Both subtypes employ the same basic flat roofed (less commonly gable or hip) square or rectangular core. The Art Moderne rounded corners and streamlined the whole through the use of horizontal lines and patterns. Art Deco imparted a largely vertical emphasis by adding towers and other vertical elements, and ornate detailing.

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2929 22nd Avenue, c.1939, Raymond & Marea Thoms House, Art Moderne house
Burgart's 3rd Addition

What is now termed “Art Deco” had its first appearance in Rock Island beginning in 1919-20 with the Fort Armstrong Theater design work of architect Benjamin Horn (Cervin & Horn). The style was locally combined with classical components in its commercial applications. The theater (1826 3rd Avenue) combined the rich elaborately ornamental terra cotta work by Rudolph Sandberg with its vertical design flow with the streamlined horizontal Art Moderne. Similarly a second Cervin, Horn and Sandberg design, the Illinois Oil Company Building, at 321 24th Street, also combined Art Deco and classical stylistic influences. The Art Modern influence persisted into the late 1920s. The Argus Building, at 1724 4th Avenue, was designed by Architect Benj. A. Horn (Cervin & Horn) c.1925 and the Supreme Office Bldg. of the Royal Neighbors, at 230 16th Street, was designed by Architects Pond & Pond, Martin & Lloyd, c.1928. A short hiatus followed until 1936, when local commercial building slowly began to rebound from the effects of the Great Depression.

The period which witnessed a purer application of the Art Moderne style, 1936-1942, saw the construction of 17 local buildings and structures. These were examples of the more streamlined designs of the style and any decorative elaborations were restricted to main entrances. As the following listing indicates, the style reached its local zenith in 1940. World War II, and its associated stoppage of commercial construction, put an end to the style.

Date	Name	Address	Designer
1936	Bear Manufacturing	2027 5th Ave.	
1937	Rosala Apartments	1907 5th Ave.	Cervin & Stuhr
	Bear Actionalysis		
	Diagnostic Test Center	2103 5th Ave.	
	Rock Island Nat. Guard Armory	1801 1st Ave.	Benj. A. Horn and Chris Maiwald
	Quad-Cities Coca Cola Co.	2759 5th Ave.	Rudolph Sandberg
	Rock Island High School	1401 25th Ave.	Benj. Horn, Chris Maiwald, Wm. B. Ittner
1938	Peerless Dairy	1323 2nd Ave.	
	Apartment Building	1536 21st Ave.	
1939	Thoms House	2929 22nd Ave.	Rudolph Sandberg

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1939-41	Centennial Bridge	15th Street/ Miss. River	Ned Ashton of Ash, Howard, Needles and Tammen
1940	City Hall Galbraith Motor Co. Banquet Baking Co. State Police District #7 Head Quarters Cherry House	1528 3rd Ave. 1401 4th Ave. 2011 4th Ave. 1510 46th Ave. 1235 42nd Ave.	Cervin & Stuhr Rudolph Sandberg
	Centennial Bridge Commission Building	201 15th St.	
	Rock Island Sewage Treatment Plant	1299 Mill St.	Benj. A. Horn
1942	Rothau House	2627 15th Ave.	

This listing makes it clear that Art Moderne buildings preferred placement on avenues and not streets. Naturally all of the residential examples are located in the southern part of the city, where house construction was focused during the late-1930s and early 1940s.



1235 42nd Avenue, c.1940, Art Moderne house

III-J. International Style (1925-present):

This style combined a flat roof form, smooth and uninterrupted wall planes, large window masses and projecting balconies or upper levels. Eaves are nonexistent or boxed using the same surface covering material.

There are at least two residential examples of this style in Rock Island that are greater than 50 years of age. The house at 17 Hill Crest Court in Burgart's 6th Addition dates to c.1947 (see photo in the survey area report). The two story rectangular core has a centered front square cut tower appendage and a combination deck and porch unit runs horizontally west to cover a two car garage. The house employs casement windows with a brick and clapboard exterior. Another example is the house at 2627 15th Avenue. Its brickwork employs a linear pattern. Another fairly common form is the simple

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square or rectangular concrete block plan with flat roof and industrial metal windows or block glass infill.

Numerous Rock Island apartment blocks employed the International style. Three Sam Weisman built blocks in the Broadway Historic District (1302, 1308, and 1314 20th Street), all built c.1948, are good examples.

IV. Vernacular Cottage/House Types:

Vernacular architecture is defined in this typology as “nonacademic architecture.” This range of recognized house types was most strongly influenced in its design by the realities of regional climates, the availability of (or the processing of) building materials, and by ethnic or other cultural/traditional values. Certain house types emerged to dominate regional and even national architecture and examples of these commonly accepted types are found in most communities. These local applications of type are commonly reinterpreted by those who built them. These house types were recorded in large numbers on the 1984-86 Rock Island survey and photographic survey forms. As a class or type, these house/cottage forms largely address the working class spectrum of residences although this is not exclusively the case.

IV-A. Hall and Parlor/Double Pen (c.1817-c.1870):

This double pen cottage form is basically a two room side gabled single story plan. There is no hall but one larger room (the “hall”) is the more public room on the ground level and this larger room has the only front entryway. John Jakle terms this form the “Pre Classic” I House or the “Early I House”) (Jakle, Common Houses, p. 216).

IV-B. Pyramidal Cottage or Pyramidal Hip Cottage (c.1865-c.1920):

This story or story and a half square plan (two rooms deep and two rooms wide) is covered by a hip roof and the roof commonly extends forward to cover a recessed front full width porch. This form is possibly of Southern derivation. The peak of the pyramid is sometimes flattened. The later forms of this cottage type blend into the Bungalow era and these types are distinguished only with some difficulty. This earlier type is sometimes modified using a Craftsman style porch to approximate a bungalow form. Usually the resulting porch is not recessed under the roof. Only a small number of examples were found in the Longview and KeyStone neighborhoods. These are all early 20th Century examples and most were built in a bungalow form, or later converted to it.



830 43rd Street, hipped roof Craftsman bungalow or pyramidal cottage

IV-C. Gable Front (pre-1850-1930+):



1122 10th Avenue, front gable cottage

Also termed the “Open Gable,” or “Gambrel Front.” The two defining characteristics are a front gable roof (as opposed to a side gable) and a gable end house entrance. The type ranges from one room and a side hall in width to two rooms and a central hall (three to five bays). Generally the overall plan is a rectangle with its shorter dimension fronted to the street.

IV-D. Shotgun (c.1860-70):

In its pure form, this Southern house requires that all rooms interconnect via centrally placed doors, thereby blending public and private areas in the cottage. One could in theory fire a shotgun to the back of the house with the load passing through those open doors without injury. The true shotgun has no side hall but aligns its interior doors along the center line of the plan. Its northern counterpart assumes the general form but likely adds a side hall. Identification requires floor plan inspection. Actual examples which date from c.1860-70 are rare and are difficult to document. Any Rock Island examples which even approximate this type postdate the given time period. Seven examples are found in Longview, and one (1308 3rd Avenue, Parker House, c.1895) in the Chicago Addition. The most rudimentary temporary narrow lot linear plan shacks assume a shotgun-like form. These are not true shotgun cottages and the vast majority of shotgun look-alikes are best categorized as gable fronts however.



737 14 ½ Street, Longview, possible shotgun cottage

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IV-E. Side Hall Plan (c.1830-1880):

This subtype provides a category for side gable and hip roof houses/cottages which are not front gables. The plan is usually two rooms deep and a single room wide and has a side hall. These cottages are mostly a single story or story and a half in height.



1324 4th Avenue, c.1875, Chicago addition, side hall house with hip roof

Hip roof examples:

- 852 19th Street, Sturgeon-Bahnsen House, c.1881, Spencer Place, frame house.
- 1200-1206 3rd Avenue, c.1880, Chicago Addition, rowhouse variation, brick exterior
- 808 20th Street, Mosenfelder House c.1875, brick and stone exterior
- 725 19th Street, Steele House, c.1889, Spencer Place, brick exterior

Side gable example:

- 803 20th Street, Arndt House, c.1870, brick exterior

IV-F. Gabled Ell (c.1850-1920)

This subtype requires that its two wing components possess roof ridges of equal height. Commonly a "T" form is the result when a shallow bay or wing carries the dominant wing beyond the junction point, but the core structure is an L-form. The respective wings can vary in their comparative widths but their roof ridge elevations must be even. Porches commonly infill the reentrant angle and two entrances, one from each wing, open to the porch. The subtype is generally dated to c.1865-1915. Like many vernacular types it fades with the approach of World War I. Central to truly understanding how these houses worked is determining how the subtype effected the room arrangement and flow within the house. Which interior spaces are shared across the two wings for example?

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Ell Plan, 1519 12th Street, gabled ell cottage

Examples:

- 1302 11th Street, c.1902, Chicago Addition, gambrel roof and frame construction
- 712 14½ Street, Longview Neighborhood, story and a half plan
- 1036 14½ Street, Longview Neighborhood, story and a half plan.

IV-G. I-House (c.1850-1890):

This two story type is defined as a side gabled house although it does occur as a story and a half. Associated particularly with the states of Illinois, Indiana and Iowa, the plan is two rooms and a central hall across and a single room in depth, so it is basically two rooms over two rooms. The type can range from three to five bays, substituting a side front entry for the central one in the shorter versions. Three examples survive in the Chicago Addition.

- 1217 12th Street
- 1128 4th Avenue, Henry D. Folsom House, c.1860
- 1919 9th Avenue, c.1880, Broadway Historic District

IV-H. L-Plan (1850-1900)

This subtype covers L plans which have varied roof heights on their core form and a front ell or wing, or one of the wings having a roof form that is not a gable. This L-plan type must have this roof form or height difference and the interior rooms must divide at the junction point of the core and wing. Rock Island versions tend to have a rectangular core and a shallow front wing (this wing is termed the “ell”) which is set to one side of the L. Frequently the cross gable is then balanced with a dormer on the subordinate main wing. This type lends itself to stylistic applications, particularly Tudor and Colonial.

IV-I. T-Plan (c.1860-1920):

This type is defined by its “T” footprint rather than its roof elevations. The roof ridges of its parts can be uneven. The “T” is sometimes symmetrical with a wrap around porch on the three exposed sides of the stem of the “T” infill the plan, or it is asymmetrical with a L-shaped porch along

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the front and one side of the projecting wing. The plan can orient with its projecting wing being set either towards or parallel to the street.

IV-J. Cross Plan (c.1900-1920):

This type adds a fourth wing component to the "T" plan, resulting in a cross plan. The intersecting wings must be of comparable size. Commonly the rear wing, set away from (and out of sight) the street, is a subordinated service wing. The purer cross plan form has wings of the same scale and exposure. This type is identified by its footprint and not its roof form (four intersecting roof ridges set above wall dormers for example).

V. Popular Cottage/House Types:

V-A. The Bungalow (1910-1930):

The bungalow emerged as a popular house type c.1908 and by 1916 was the house of choice across the country for the middle and working class. The type however defies ready definition because it includes subtypes with diametrically conflicting characteristics. There are three generally accepted bungalow subtypes: (1) the single story front gable; (2) the aeroplane and (3) the side gable. A fourth subtype, (4) the Chicago Bungalow, is defined in this study. The aeroplane subtype might be considered a variant of the first one, given that it simply adds an extra room or rooms onto a single story plan. The side gable subtype can be more than two stories high, but that fact is hidden beneath the broad roof planes which descend to the street front. Few hard and fast design rules can encompass these three varied subtypes but it can be generally said that the bungalow form is either a single story small form or if it is higher, the roof form is used to disguise the presence of additional floors. Ideally it is a single story seasonal retreat, being largely open to the outside. In the Midwest the bungalow most commonly has a basement, a steeper roof, reduced overhanging eaves, and a reduced amount of porch and exterior exposure, in contrast with its West coast precursors. In its tract house form it occupies a narrow urban lot with front and rear porch, and a rear lot garage. The majority of bungalows have no Craftsman affectations to speak of and only rarely employ very exotic building materials such as cobblestones. Even stucco is rarely employed in the Quad-Cities area. It is the general finding that bungalows as a subtype are for whatever reason fairly under represented in this area. At the same time, the term bungalow endured well into the 1950s and early 1960s here and many a cottage and ranch house was marketed as a bungalow well after World War II. The side gable subtype is relatively more common, particularly so in Rock Island. The aeroplane was simply not found at all. Especially rare is the straight forward front gable subtype. A front gabled cottage is more likely a bungalow if the porch is not separate from the house core, and forms an extension of the core roof plane. The bungalow finds expression in the following subtypes:

1. Gable Front/Narrow Front Bungalow:

This group of bungalows, primarily consisting of gable front variations, includes bungalow plans which present their narrow dimension to the street. Hip roofed bungalows are included in this type. Variations include a facade wide gable front, with separate porch or a recessed porch, and plans which project off-center porches or side porches from a gable front core.

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1332 42nd Avenue, c.1920, Hill Crest
Front gable bungalow with separate porch

Example:

849 19th Street, Lidders House, c.1936, Spencer Place, also Tudor style.

2. Aeroplane/Airplane Bungalow:

This bungalow type is a variant of the gable front/narrow front type. The aeroplane plan simply adds another room as a second floor. This level is then separately roofed with matching projecting eaves and detailing. No documented examples have been found in Rock Island, although 810 and 1627 14½ Street should be investigated further. The former is likely a converted earlier cottage.

3. Side Gable Bungalow:

This general type includes side gable plans, most of which present their broader dimension to the street front. The roof form can have a single roofplane which continues forward to cover a recessed porch, or it can have two roof pitches, and the lower reduced pitch roofplane projects above the porch. Dormers commonly are set into the front roofplane and these can be very large relative to the volume of the roofplane. This type can be further categorized in terms of the use of a full width or partial width porch.

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1434 42nd Avenue, double roof pitch.

An example of the side gable bungalow with double pitch roof and full width front porch

Examples:

4430 9th Avenue, William and Geneva Hagedorn House, c.1917, KeyStone

4431 9th Avenue, Bert and Esther Schultz House, c.1930, KeyStone, this example features a double pitch roof and employs the Tudor style with half timbering and stucco.

4. Chicago Bungalow:

The Chicago bungalow is a recognized bungalow type in that city. Basically this type presents its narrow dimension to the street, thereby fitting on a narrow urban lot. The type is brick veneered, has a raised foundation line and frequently a front terrace, as well as an off-center front wing.

The Rock Island examples of this type assume two basic forms. Those in the 2400s range of 21st Avenue present their narrow dimension to the street, have the raised foundations and front terraces. They utilize round arched doors or window arcades and rounded front bays. They employ a hipped or jerkinhead roof in lieu of a front gable form. The houses in the 2900s block of 21st Avenue are with one exception side gable plans with an off-center front gabled wing. These are story and a half plans with stucco and Tudor style half timbering treatment on the upper level, and brick veneer on the first floor. These too employ the rounded porch arch and window bands across the front. They also feature art glass transom window treatments. Examples are pictured in the survey area reports.

V-B. Foursquare (1904-1940):

The foursquare term is a recently crafted one, coined to identify an accepted two story house with square plan and hipped roof. The type has an interior floor plan of four rooms on each of the two floors. There is no central hall.

The square house was long touted as the most economical house, it being the nearest thing to an a theoretical frame sphere that could be readily built. It delivered the maximal interior space for the

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lowest cost per square foot. At the same time it was derided in the period architectural journals for its resulting boxy look. Despite this element of disfavor the house type persisted and designers strove to remedy the limitations of its core form. Its origin remains undetermined. In some manner the near square late Victorian house with its irregular interior plan and assemblage of bays was, like the bungalow, replaced by an economical eight roomed cube plan, with four rooms per floor. The type is defined by the near square footprint, the absence of a central entry and hall, and the addition of a plain hipped roof, with one to four dormers. This has been termed the “foursquare” or the “Prairie Cube” and a host of similar other names. It has Midwest regional roots and was for a generation the farmhouse model of choice along with the bungalow.

This house type appears to have almost instantly appeared on the national building scene in the years 1904-06. While squarish forms of similar scale preceded the foursquare, it was the simplification of both exterior form and the interior layout that resulted in the foursquare. The shell divested itself of bays, side wings, equal height rear extensions, resulting in the square or very near square footprint. Inside, the floor plan eliminated the central hall and stairway, and embraced the living room concept. The first floor was divided roughly into four square rooms, as was the second floor. A side stair, centered on one side wall became the standard feature.

The type adopted the full width single story front porch, employed a raised foundation, and added from one to four roof dormers to finalize the basic form. The type could still take on stylistic features and found expression in most of the eclectic house styles.



3848 28th Avenue, c.1946, later foursquare-like
Colonial Revival house, with screened in side porch.

The foursquare was a very popular house type, particularly during the years 1904-1925. Its rise to popularity paralleled that of the bungalow. The foursquare persisted in popularity after that of the bungalow waned, but after the mid-1920s it appears to have been used mostly to add a vertical variety to housing developments. Whole developments consisting on only foursquare houses are not common but they do occur.

Beginning in the mid-1920s the type was further refined, losing its signature front porch and finally gaining side extensions in the forms of solariums, garages and connecting wings, or side wings.

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The eavesline was sharply cut back in these later houses and the dormers largely disappeared. Inside, the living room expanded to fully occupy half of the main floor plan. The raised foundation disappeared along with the front porch. To many, these houses are not foursquares given these changes. Instead they are categorized as two story Colonial Revival house. This author suggests that there is at least a symbolic link between the square houses of the 1930s and 1940s. The interior floor plan changes, away from the standard four over four room arrangement, was forced by the reduction of the house size. Further research of the design origins of these later square houses and their interior plans will help to determine to what extent they can be called foursquares.

In some large city surveys (Des Moines, 1987-88) the foursquare is closely associated with front and side gable square plans having the same interior plan. This is not the case in Rock Island (or in Davenport). In both cities full two story square plans with gable roofs are extremely uncommon. The foursquare reigns supreme as the square house of public choice.

1313 14½ Street, broad, very classical porch, Longview

3812, 3841, 3848, 4054 28th Avenue, c.1946, late examples, Eastlawn

V-C. Minimal traditionalist Cottage (c.1931-55):

This title, coined by Virginia and Lee McAlester, is thought to represent a dilution of the Tudor Revival cottage. They date the onset of the subtype to c.1935. The type was produced by minimizing the size, complexity and style of the then popular eclectic house or cottage. The type is described by McAlester as follows:

With the economic Depression of the 1930s came this compromise style which reflects the form of traditional Eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate, rather than steep as in the preceding Tudor style. Eaves and rake are close, rather than overhanging as in the succeeding Ranch style. Usually, but not always, there is a large chimney and at least one front facing gable, both echoing Tudor features (McAlester, p. 478).

Architectural historian Mary Mix Foley terms the type the “builder’s economic house.” Foley dates its emergence with the Great Depression. Foley greatly simplifies the type by presenting a simple and very basic rectangular plan. The McAlester definition, noted above, allows for a broader and more useful inclusiveness. The McAlester examples all depict elongated side gabled plans but also allow for a front off-center gabled wing. The entryway is usually into or adjacent to this short projecting front wing. All of the examples are single story although some steeper roof pitches hint that some livable attic space is present. The McAlester examples also portray plans with side wings, breezeways and attached garages to one side (Foley, p. 220).

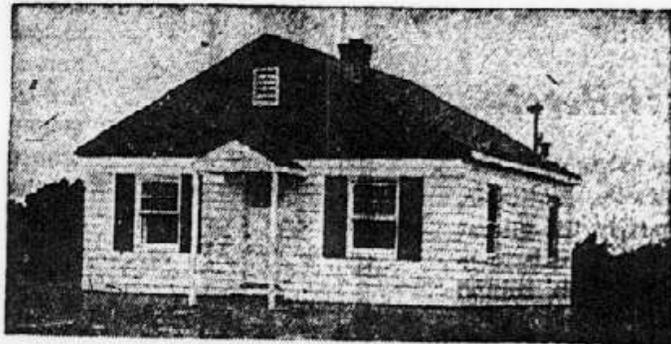


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The minimal traditional cottage
(Foley, p. 220, drawing by Madelain Thatcher)

Following the broader McAlester definition, the minimal traditional type encompasses any single story tract house that was built between the Great Depression and the mid-1950s that cannot be categorized by either style or another accepted type. The later date counterpart of this type is the ranch house. The difficulty then is distinguishing the two forms (refer to ranch house type, defined below).

A very broad range of single story cottage forms fall under the minimal traditional heading in field surveys and this is no surprise given that the minimal traditional was the dominant cottage form for a 25 year period. This construction era coincided with historical events and economic cycles which combined to favor the mass construction of these very small homes. The square minimal traditional, found in association with 1940-44 and 1945-47 housing developments, was not addressed either by McAlester or Foley. The 24x28 foot standard plan is credited to Robert L. Davison, research director for the John B. Pierce Foundation. It is the square or near square form which dominates the large plat developments of the early 1940s (Mason, p. 27).



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Gable front square plan minimal traditional cottage (*Argus*, October 16, 1943)

Three subtypes are defined for the purpose of this survey project. These are the (1) square, (2) linear, and (3) L-plan. The (1) square subtype is a squarish single story variant. The gable end can be oriented to the front or side of the plan and a hip roof can also be used. The linear and L-plan subtypes are of a later date. The linear subtype most commonly is side gabled and it presents the longer dimension of its rectangular plan to the street front. The L-plan takes this same form and orientation and adds an off-center front wing or a shallower cross gable to the facade. The cross gable can project slightly in a shallow pavilion form (most common) or it can be room sized and form an L-plan. As the ranch house period approaches in the late 1940s, the L-plan becomes the most common of the three subtypes. Further research into floor plans will help distinguish between these subtypes.

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One characteristic of the minimal traditional type, unlike the ranch, is that the windows on the facade are of the double hung sash type, and these tend to retain their full length. This reflects the increased proportion of window glass that is put into the ever shrinking small house. More light disguised the small size of the rooms inside. Windows, particularly picture windows, ran closer to the floor level to maximize interior light. The porch by this time has atrophied to a covered entryway, and there are no dormers, the roof pitch being too shallow to allow for any upper level livable space

V-D. The Ranch (1938-present):

The ranch type is another California derived house. All call it the “ranch house” but it technically is a cottage, being just one story high. It first manifests itself in the very late 1930s in Rock Island but it took another decade before the type is built in any numbers and its name has public recognition. Its origins are linked by some to the Spanish Colonial. The ranch shares many attributes with its bungalow antecedent. Both types originated in California and both were in their own time associated with a modern popular lifestyle. The ranch offered an untraditional form and plan, one disassociated from war and the Depression. Both were low profile types and the ranch, originally lacking a raised basement/foundation was particularly low in profile. Both utilized a broad projecting eavesline although the ranch exhibited no structural supports. Both types were strongly oriented to the nature and the out-of-doors. Later ranches utilized rear patios and sliding door access points just as the bungalow used porches, side gardens and terraces accessed by multiple exit points.

The term “ranch” was not accepted as the dominant name for this house form until 1950 according to Jakle. It was otherwise termed “western,” “California bungalow,” “contractor modern” or “contemporary” in the interim years (Jakle, Common Houses, pp. 183-84).

Defining the ranch is problematic. It is certainly a single story house with low roof pitch and broad overhanging eaves. Gable roofs tend to be of earlier date and are more associated with the minimal traditional type. Hip roofs are a signature roof form for the ranch. One very common feature in early ranch houses is the use of a half high window in the private portions of the house. Later designs tend to employ these half length windows all across the facade. The earlier houses use a composite picture window, formed by a band (usually three sets) of multi paned lights. Jakle adds a long, wide porch to the ranch criteria, but many Rock Island ranch porches use a long but very narrow porch form.

A common early descriptor that was associated with this type was the term “rambler.” The word means lacking plan or system. The earliest ranches had single pile room plans and these rambled off in any direction, frequently covering several sides of a rear patio area. The earliest Rock Island ranch examples exhibit this rambling nature. Spanish architectural influences and the concept of a full or partially enclosed central patio played a central role in the emergence of the ranch type.

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3701 14th Street, c.1950, Hill Crest, an unusual example of the segmented ranch with multiple descending roof planes.

Some early ranch plans present a series of individually roofed segments, almost a rowhouse-like profile. The main core segment has the dominant roof ridge and, as in the example pictured above, 3701 14th Street, the chimney is centered in that segment. The matching side wings have subordinated roof ridge levels and one contains an attached garage. This ranch form has a taller roof pitch and more closely approximates traditional Colonial Revival form and style. These plans can have the profile of a story and a half cottage.

The ranch interior plan consisted of three zones, these being for housework, living activities and private areas. The housework core combined kitchen, bathrooms and laundry. Multi-functional rooms were the thing. The hygienic kitchen was transformed into combination play areas, laundry rooms, and project rooms. The living room family room and dining room merged. The study or office doubled as a guest bedroom. The emergence of a “teen culture” and improved television and record playing technologies meant that there were quieter parental activities in the living room and the need to segregate teens to a separate recreation play room in the basement. Additional half bathrooms guaranteed that the private zone of the house could stay private (Clifford, pp. 211-216).

The ranch house was largely employed by wealthier home owners between its initial emergence in the late 1930s and its post-1945 gradual rise to dominance by the middle-1950s. Its mass adoption is said to have been in response to a popular demand for a larger house. The type coincided with the trend towards wider and shallower lots and a growing public interest in greater privacy from adjoining neighbors. Clifford Clark believes that the ranch house popularity was rooted more in a public perception of a Southwestern relaxed and comfortable lifestyle as much as it was in the house type itself. This fashion was directly reflected in the massive westward migration that followed the war but which had its roots in wartime industrial worker displacement to that region. New heating technologies would allow for transplanting the type to colder climates (Clifford, pp. 210-213).

The ranch house was first introduced in the Rock Island area in 1938 but failed to achieve any immediate public acceptance. The first house plans were noted for their “rambling” designs and many consisted of strings of single rooms. The double pile ranch plan was less capable of rambling. During the final years of World War II the housing literature focused on future house building (given that relatively little building was then going on) and the public, with its accumulated savings and its pent up demand, anxiously awaited what was promised in postwar house building. Most home buyers had dreams which exceeded their means. Public opinion polls taken between 1945 and 1955 still recorded a majority opinion in favor of the traditional house. Public interest in contemporary design increased as one went west in the country. Potential home buyers expressed little interest in style per se but there

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was a strong interest in “a ranch house or a Rambler...which probably means little else than a one story building.” In the North Central and East Central regions about 41 percent of the potential house buyers favored either the traditional or the contemporary house. The national average was 37 percent for a Cape Cod (27 percent) or Colonial, and 42 percent for a ranch (24 percent) or contemporary (18 percent). Fully 21 percent favored an unspecified other house type. Potential buyers wanted broader lots although the vast majority of lots were 40-60 feet wide. A quarter of all lots measured 60 to 80 feet wide. An apparent casualty to fashion was the demise of the Tudor Revival style. The ranch would take on surviving Colonial Revival manifestations. As early as 1946, it was reported that the modern contemporary house had “gained in popularity in recent years” (“What People Want When They Buy A House,” 1955).

The following houses are examples of very early Rock Island ranches:

- 31 Watch Hill Road, c.1950
- 36 Woodley Road, c.1953, Watch Hill
- 44 Woodley Road, c.1954, matching projecting L's, Watch Hill
- 3625 14th Street, c.1952, Hill Crest
- 4130 14th Street, c.1940, Hill Crest
- 2125 28th Street, c.1955, Burgart's 7th Addition, early straight simplified ranch example with shortened windows
- 2136 28th Street, c.1950, Burgart's 7th Addition
- 2100 29th Street, c.1950, Burgart's 7th Addition
- 1121 45th Street, c.1938, Henry & Adelaide Schutter House
Park View, the city's first ranch house
- 4547 12th Avenue, c.1948, Minnie & Carl Bartell House
Park View, early concrete block variant, hipped roof.
- 1235 36th Avenue, c.1941, Hill Crest

V-E. The Split Level (1955-present):



1940 Davenport split level, (Davenport Chamber of Commerce News)

The split level was derived from the “builder's economic house” of the 1950s. It provided more living space than did the ranch and it was mass marketed once the market demand for economical smaller houses was satiated. The combination one and two story form performed the still necessary role of varying the vertical profile of the streetscape. The form itself was built in Davenport as early as 1940 (see example above) but its mass popularity developed as house buyers sought larger houses during the middle 1950s. The split level was particularly appropriate for hillside developments and made some uneven land parcels suddenly attractive for house building. The split level, like the ranch

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added more interior space, sectioned off the second living room (the “family room”) from the rest of the house. It postdates the period of interest for this study although a small number were found in the Watch Hill, Bel-Aire and Burgart’s additions (Foley, pp. 220-21).

Examples:

- 3622 14th Street, c.1960s, Hill Crest Addition
- 1202 42nd Avenue, c.1955, Hill Crest Addition
- 1301 42nd Avenue, c.1970, Hill Crest Addition

VI. Multi-Family Property Type:

None of these house types were on the survey form as specific types. Properties were identified as being single family or multi-family in their present use. Several non-double house duplex forms were noted in the survey areas. There are numerous minimal traditional duplexes in Bel-Aire Addition, all grouped along the east side of 23rd Street (2027-25, 2107-05, 2115-13, 2119-17 23rd Street) all of which were built c.1953. One example of a duplex is found at 1301-03 4th Avenue in the Chicago Addition, c.1900.

VI-A. Double House (1890-1920):

Fairly common in Rock Island, the double house combines two mirror image single family homes into a single unit, usually retaining the separate entrances and porches. In Rock Island, many double houses assume foursquare and even ranch characteristics. Many properties were converted into duplexes and two family flats beginning in the 1920s and a distinction must be made between those conversions and houses which were designed and built as double houses. The houses are otherwise identical in overall form and function. These properties were found in the Longview (25 examples, two demolished), Chicago and 1918-19 U.S. government housing plats.



749/51 23rd Street, c.1892, double house

Examples:

- 4105 18th Avenue, c.1918-19, U.S. Housing Corporation side gable house
- 1115-1117 15th Avenue, Longview, features a double front balcony

VI-B. Apartment Block:

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There are numerous apartment blocks and courts in Rock Island but fewer than might be expected in a city of its size. Architecturally distinctive named buildings, built for middle class tenants, made a belated appearance in the city, first appearing in the late 1920's (there were a few World War I-era downtown apartments). It is of interest that these later developments, at least the smaller ones, were located within residential neighborhoods and off of main roads. These assumed an Art Moderne stylistic form and three units were found in the Bel-Aire Addition. These units are minimally of four-family capacity.

Examples:

2025 21st Street, c.1948, Bel-Aire, International four-plex apartment

2119 21st Avenue, c.1952, Bel-Aire, International four-plex apartment

VII. Plat or Addition Property Type:

Increasing attention is paid to the streetscape design and layout itself and plats are being treated as a property type itself. For the purposes of this study the plat itself is not sufficient to merit a determination of eligibility unless it possesses significant design characteristics. A plat is considered a property type and can be a contributing feature or the primary basis for the National Register eligibility of a historic district. If a plat is a significant feature in association with a building group, the entirety of the original plat must be considered when the district boundary is set and the district integrity evaluated.

The plat embraces the street layout, its associated typography and landscaping, the lot layout and plat ground rules (setback standards for example). Plats are of historical interest when they represent evolving residential design models and when there is an interrelationship between the plat layout and the arrangement of houses and any other associated plat features (parks, design components, entryways, natural features, bodies of water).

There are two basic subtypes, these being the grid and the curvilinear forms. The grid subtype has predominately straight streets and 90 degree intersection angles. Blocks can be squarish or more rectangular in shape. Curvilinear plats mostly employ curved streets. These can follow the contour of the land or they simply are creatively laid out for visual effect on largely level land.

VIII. Residential District Property Type:

Description:

A residential district is comprised of a combination of the several residential types and subtypes which have been identified with a plat or streetscape, landscaping components, the whole of which is superimposed on a topographical setting. Residential properties comprise the overwhelming majority of the properties which form the district. A district must be recognizable. There must be a visual concentration and unity that results from the collective contribution of buildings, structures or objects which make up the district.

Methodology:

Component I, Development of Summary Context:

The summary and analysis component of this project produced descriptive summaries of 15 1984 and 1998 historical survey areas in Rock Island. A number of survey areas, particularly Highland Park and the Broadway Historic District, were excluded because they had been previously analyzed and designated in some manner. Under the terms of the scope of work each area summary “include[s] descriptions of identifying characteristics, such as architectural styles, materials, building types, street patterns, topography and land use.” Each summary also describes and summarizes the development and evolution of the original town plat, explains how topographical features obstructed or facilitated city growth, and describes and dates the nature and locations of the various periods of southward city growth. Each section describes the plat(s), the date range of platting and infilling and the relationship of that neighborhood to overall city development. To the extent possible specific real estate promoters and house builders were identified for each area.

A city wide contextual section summarized all of the survey area discussions. These contextual summaries were documented using the following basic research sources:

1. Previous studies and surveys and walking tours
2. County and city published histories
3. Sanborn Company Maps, city and county maps, summary plat maps
4. Topical files at the Rock Island County Historical Research Library.
5. The Rock Island *Argus* tabulation of year end building permit summaries (1899-1955).

The richly informative array of neighborhood tours and plans was invaluable in both understanding and describing each of the 1984 survey areas. Historical maps similarly had much to say about the general development and infilling trends of the city. The excellent resources and services offered by the county historical research library were invaluable in many ways. Access to hard copy newspapers and city directories, as well as builder and other finding aids allowed for a very efficient and critically important amassing of critical historical information.

While no historical research was envisioned on individual buildings in this project, it soon became apparent that little could be said about the survey areas or the city in general without at least baseline historical information. It was immediately determined that no useful analysis could be made of the post World War I housing unless building dates were obtained. Each style and type was constructed over a very long period of time and no distinction could be made until these could be placed on a timeline. This approach allowed for a comparative analysis of various building characteristics (the use of breezeway connections to garages for example). Fortunately, these building dates were readily available.

The residential architecture of this period can only in part be summarized from the perspective of architectural style, and the traditional style and type analytical approach is only of limited use. Just as individual house construction dates were of critical importance in each survey area, there was a need to know the broader chronology and frequency of house construction for Rock Island itself. This data, in the form of annual house construction figures, was also readily available from annual newspaper end-of-year progress reports which had been previously compiled through 1940. These same reports also frequently contained information about stylistic trends (particularly in the form of photographs of

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new houses built during each year), the factors which favored or retarded house construction, important subdivision projects, and key house builders.

While not envisioned as a part of this project, a broad range of important historical contexts cried out for consideration. These contexts, along with a broader city historical summary, made it possible to more fundamentally critique the residential architecture of the 15 old and new survey areas. This was particularly true in Rock Island because of the city's long term role as a defense area manufacturer. From the start it was clear that federal government's growing role in house construction, particularly during the two World Wars, was the dominant historical theme in explaining why Rock Island's residential areas developed as they did. This federal role is most directly interpreted by the 1918 federal government housing parcels. While locally recognized and interpreted, this project effort placed these Rock Island examples within a national, state and metropolitan context.

Component II, Intensive Level Documentation of Longview Historic Area:

This component completed a survey update of the Longview Historic Area which was first surveyed in 1984. The properties in this area have been greatly altered since that time through demolitions and alterations. Updated site forms and new photographs were prepared for those properties which have been altered. The original survey site forms were used in the survey to determine if a property required an updated site inventory form. Many properties had no photograph or an incorrectly identified one. This was due to the fact that the photographs had been taken separately from the field survey, several years after that survey and forms and photos, not surprisingly, did not always match up. New survey forms were used to document altered properties, but no changes were made to the 1984 survey forms apart from a notation when the building had been demolished. The entire survey area was then evaluated for both individual and district level National Register or local designation eligibility and those recommendations were presented in this report.

The 1998 survey form field entries were handwritten as was done in the first survey. The 1998 survey forms were slightly updated in the stylistic categories section but were otherwise not revised. The consultant prepared a master final set of survey forms for this and all of the new survey areas with two photographs of each property. The city made a photocopy of these and stapled the second photograph to their set of survey forms. The site sheet set prepared for the Illinois Historic Preservation Agency, the original forms, had the photographs taped to the forms with double sided tape.

Component III, Intensive Level Documentation of Six Neighborhoods:

The third project component completed an intensive architectural survey of six post-World War I era residential neighborhoods in the city. Each property or potential historic district was evaluated for its potential National Register and local designation eligibility. All site-specific information was obtained and organized by property address.

Photographs were taken first and were taped onto pre-prepared survey forms. The site sheets with attached photographs were prepared prior to undertaking any field survey work using addressed parcel maps which the city provided. The majority of entries were made using the photographs as the primary information source for each property. Field checks then double checked that information. It was found that houses with deep setbacks and/or heavy landscaping could not be adequately photo-

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graphed and the photographs taken were too indistinct in evaluating the properties. These houses had to be more fully field checked and this was particularly true for the entire Watch Hill-Hill Crest additions. The survey areas were mapped to show recommended individual and district National Register of Historic Places eligible property locations.

Survey Areas: Historic Contexts and Evaluation Recommendations:

Historic Contexts:

Context #1, Rock Island's Growth and Development, 1835-1955:

This context comprises the nature, physical direction, pace, scale and composition of the expanding city over time. This context is generally titled "Community Planning and Development" in the National Register master listing of significance categories. The context potentially applies Criteria A, B and C claims for significance. This general context is embodied in the historical overview of city development which appears in Section E. This context has Criteria A, B, and C applications.

This context addresses the residential expansion and the evolving form of the residential neighborhood only. The property types for residential plats and districts apply under this context, as well as under Context #3.

The focus of this study has been on identifying significant residential districts, rather than individual residential properties. Individual properties can be determined to be significant as well. Examples would include the homes or workplaces of notable house builders and designers, model homes which promoted a particular house type or style or a particular development, or properties which represent key developments in city growth and expansion. This latter group might include landmarks such as the Villa de Chantal, or the Chalet building in Longview Park (apparently the most substantial component of the park's formal development).

Context #2, The Role of Mass Transit in Shaping City Residential Growth, 1888-1955:

The lack of project research resources prevented any substantial development of this important historical theme and this theme is one which merits further research. A field check of houses along the major streetcar/bus lines failed to identify any direct and immediate link between stylistic residential architecture and mass transportation. The streetcar lines were clearly important given that all of the earliest survey areas were close to them. Resources which interpret the history of the streetcar service are potentially eligible under this context. The role of the streetcar in fostering residential development or in influencing the location and construction of high style residential architectural designs could be treated under this context or under Context #1, to the extent that it influenced overall city growth and development. The context is made separate because transportation is commonly singled out as an important urban theme. This context has Criteria A, B, and C applications.

Context #3, House Construction in Rock Island, 1835-1955:

This context has a number of identified sub-contexts which are introduced below. The general context addresses the history of residential development and architecture in the city. Such a context could encompass the architecture itself, the changing streetscapes and plats, and landscape architecture, as well as the general history of house building. The present study has documented the basic pattern of house building from 1855-1955, with some additional information and analysis of those construction

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trends. The sub-contexts identify a number of observed architectural developments of particular types or styles of houses. This context has Criteria A, B, and C applications.

Seven housing sub-contexts or sub-themes have been identified as having special application to Rock Island. These could be individually explored through further research and survey efforts, or they could be combined as sub-themes under the general contextual heading of Context #3.

Context 3-A. The urban housing boom of 1903-1919:

All American cities experienced a comparative urban growth “explosion” following the 1893 recession. A higher rate of urban growth dated back to 1875, and was fueled by increased immigration, rising incomes and improved surface transportation. The pace, however, quickened in the mid-1890s and jumped measurably c.1903. The house start figures for these two decades show that Rock Island set records in building which were not matched until after the Second World War. This growth is of particular interest because a number of recognized house types (the foursquare first, then the bungalow) were developed and nationally adopted at this time.

This context is interrelated to Context #1 above, but focuses on this residential boom building period. Significant properties under this context might include residential plats which were planned and largely completed during this time period (the premier example being the 1918 U.S.H.C. housing), or house groupings or individual houses which best represent the emergence of the bungalow and foursquare house types. The houses and workplaces of significant developers and builders (Henry Horst as an example) who were responsible for this building would also be significant. Criteria A, B, and C would apply under this context.

Context 3-B. The emergence and popularity of the foursquare house type, 1906-1940:

This context is a subset of Context 3-A described above. The foursquare house type suddenly emerges on the residential architectural scene c.1904-06. This type appears to be of particular interest for Rock Island given the large number of these houses in the city and the lack of other squarish-house forms, those having front and side gable roofs. Neighborhoods that were built up during these years mark the foursquare appearance. The KeyStone neighborhood was recommended as being significant for this reason. Criteria A, B, and C would apply under this context.

Context 3-C. The bungalow in Rock Island, c.1910-1931:

This study determined that bungalows, particularly Craftsman style bungalows, appear to be less common in Rock Island than they are in comparable sized cities. This observation is supported by several Historic Preservation Commission members and Fritz Miller, a member of Davenport's Historic Preservation Commission. The same finding holds true for Davenport. Vernacular houses competed with the bungalow during what was its most popular years, 1910-20, and the U.S. Government houses were also substituted for bungalows. There are many bungalows in the southwest part of the older city, south of 18th Avenue and east of 17th Street. This area has not been surveyed. Of those bungalows built, the majority appear to be the side gable bungalow. This is a general observation and actual counts have not been taken.

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Despite this lower incidence the community interest in bungalows persisted up to the 1950s and the term bungalow continued to be used to describe single story small houses. One measure of this continuing interest was the construction of what might have been the city's first "bungalow court, on the southeast corner of 26th Street and 16th Avenue. Built c.1929 these apartments used the then outdated Craftsman style. Richard's Bungalow Court is recommended for its architectural significance as a representative of the various multi unit bungalow property types. Criteria A, B, and C would apply under this context.

Context 3-D. Neighborhood Streetscape Design, 1918-1955:

Local builders were often criticized for their lack of attention to the overall design of developments, failing to work their houses into the broader streetscape. Any review of the local newspaper references to these developments tells quite a different story. Builders are lauded for their concern for doing a quality job and for their commitment to producing individualized house designs which were sympathetic to the streetscape and attractive places to live. These same sources describe invariably how each development, regardless of its time period, represented a careful intermixing of house types to maintain a visual variety on each street front. This was the case for the 1918 U.S. Government housing. Even the pre- and post-World War II developments carefully saw to it that each very (and increasingly) similar house plan was varied with differing facade treatments and the turning of plans to change the massing pattern. The persistence of two story house types and styles appears to have varied the streetscape as well. that there was always the need for a two story house in the house builder's repertoire. It, and the broad range of story and a half plans, played a leading role in varying the residential streetscape. The 1918 U.S. Government houses were carefully planned to accomplish this end. There, the double houses were used on corners to break up the single family house cadence.

Architectural and housing journals and the publications of every period chastised the uniform streetscape. The 1932 report by President Herbert Hoover's Conference on House Building and Home Ownership is a good example. The commission presented illustrations of uniform rows of identical bungalows in narrow lot developments and rated these "an obvious major [design] defect" that produced a "depressing appearance, a deadening environment," contributed to "neighborhood obsolescence" and were a "detriment to home ownership." They took pain to note that their criticism was not directed towards either the stock house plan or the ready made house, but rather in opposition to the "unintelligent use of the stock plan."

It is critical to note that there was no government oversight controlling the development of these neighborhood streetscapes. Rather it was the responsibility of the many small scale home builders to insure the quality and attractiveness of marketed houses. These builders, mindful of their local reputations, never took the much lower cost option to skimp on design and visual variety, even when building the lowest cost houses. This is a remarkable achievement. There are always stories of shoddy builders but the primary sources appear to tell quite a different story.

Criteria A, B, and C would apply under this context.

Context 3-E. Providing Moderate Cost Housing for Rock Island Residents; the Emergence of the Small Low Cost Tract House, 1939-52.

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Beginning in the mid-1930s another of factors combined to reduce the size of the average new house. This simplification process was accomplished without sacrificing comfort, modern features, or traditional house design. These small houses dominated the housing market for over 20 years. These houses comprise the pre-World War II war defense housing plans and these same houses sheltered newly formed postwar families. The small house was a direct by-product of Federal government involvement in housing policy and housing financing. It was also the marketable form that the housing industry developed in order to meet the housing market of the day.

After the war it persisted into the 1950s even as public tastes favored larger houses. In their smallest versions, these plans totaled just 7-800 square feet. The postwar housing shortage kept it in the builder's repertoire. The shortened ranch house continues to be built into the 1960s and 1970s. John Jakle terms the postwar small ranch the "minimal ranch." This class of houses interprets both the ongoing local struggle to provide an affordable house following the Great Depression, as well as the influence of the federal government housing programs and the Second World War on house design and production (Jakle, Common Houses, p. 218).

This low cost house offered the minimal number of rooms yet carried with it little stigma, particularly at a time when owning any type of house was increasingly difficult to do. This process of minimization is mostly represented by the minimal traditional house type (see typology for definition and examples), the Cape Cod cottage forms, and the Tudor Revival and Colonial Revival cottage forms. The Lustron, Mollette and other factory-built cottage forms are of the same class. Even today, these small houses continue to satisfy their owners and houses of two and three bedrooms successfully sheltered generations after generation.

This context addresses World War II-era housing and related federal housing policies which were in place between the late 1930s and the postwar years. This context has Criteria A, B, and C applications.

Context 3-F. The popular persistence of the Colonial Revival cottage and house style.

The Colonial Revival style outlasted its Tudor Revival rival and dominated house during the 1930s, 1940s and even up to the present day. The Cape Cod cottage was one of the more recognizable representatives of the style and the Cape Cod, like its bungalow antecedent, enjoyed a 30-year reign as the ideal and most popular small American tract house. The Colonial Revival style dominated ranch house and split level house design and only periodically has been challenged by brief Tudor and other stylistic comeback attempts.

This stylistic dominance and the gradual evolution of its various house and cottage forms, is worthy of further investigation. The Cape Cod cottage, while resisting any fundamental changes in form, was able to adapt to change and thereby retained its popularity.

There is a strong indication that the Cape Code form with dormers was incorporated into a larger cottage plan, with one dormer being replaced by a broad cross wall dormer or gable. Several examples of this form are shown below. The cottage could be expressed in both Tudor Revival and Colonial Revival. These aren't Cape Cod cottages but they represent a numerous cottage subtype of the Colonial Revival style. These houses are found in Park View, Burgart's, Bel-Aire, Stadium Drive and Eastlawn additions.

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The story and a half Colonial Revival form is found in the above form and other examples which range from the smaller house to the very large formally designed house.

Context 3-G. The emerging dominance of the ranch, c.1938-41, 1945-55.

This final major shift in public housing tastes replaced the long standing popularity of the traditional house (Colonial Revival, Cape Cod cottage). Architectural historian Edward Clifford summarized the revolution in housing which was in theory symbolized in the ranch house type. The 19th century home was segregated on the basis of sex and function. The prewar house design focused on beauty was thought of as a retreat from the real world. The family had to fit itself into the house. The ranch house in contrast offered comfort and even indulgence and was designed to fit the family. Its huge storage capacity further reflected the age of consumerism and the house was simply another consumer product, designed to fit the particular needs of the consumer (Clifford, p. 216).

Context #4, Federal War Defense Workers' Housing in the Quad-Cities, 1918-19:

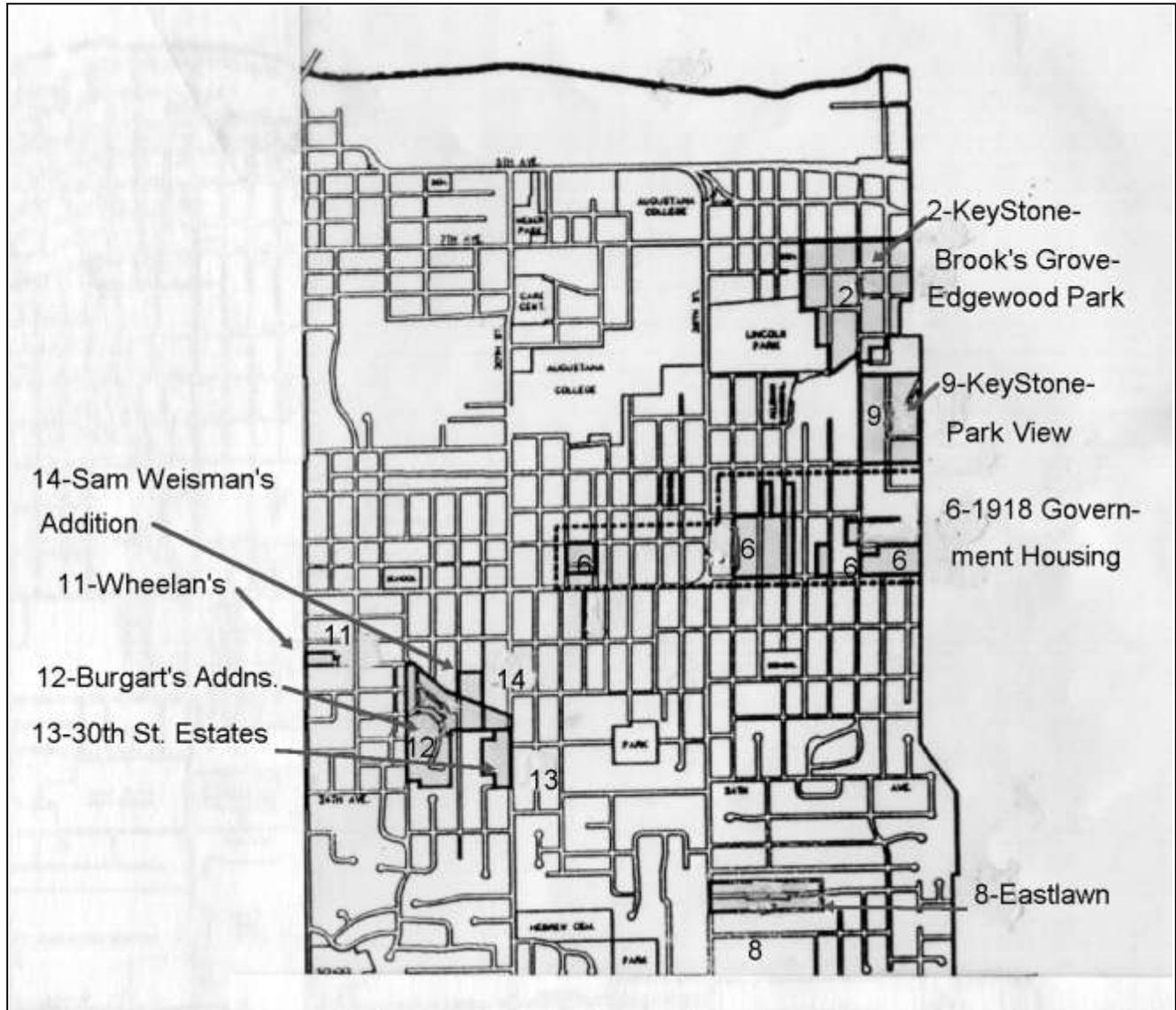
This context focuses upon the massive U.S. Housing Corporation's effort to build 900 single family and double houses in the metro area to solve the local lack of housing. This effort was the first federal intervention to actually build housing on a mass scale and the housing itself, in combination with the plats where they were built, represent ideal model homes and village communities which the federal agency wanted to be replicated by private builders and local building corporations.

This context is a clear instance of history explaining current housing policy. While Rock Island welcomed large scale federal housing complexes during World War II, Davenport resisted and found private sector alternatives to provide the needed low cost housing. Both cities based their decisions at least to some extent upon their previous experiences from World War I. In Rock Island the Arsenal Courts became low income public housing and the city eventually was selected as one of two national Model Cities projects in the 1960s. Davenport continued a policy of decentralized private housing.

This context, while a subset of Contexts #1 and #3, is separated in this listing because of its statewide level of significance and the strength of its Criterion A associations. Criteria B and C also apply to this context.

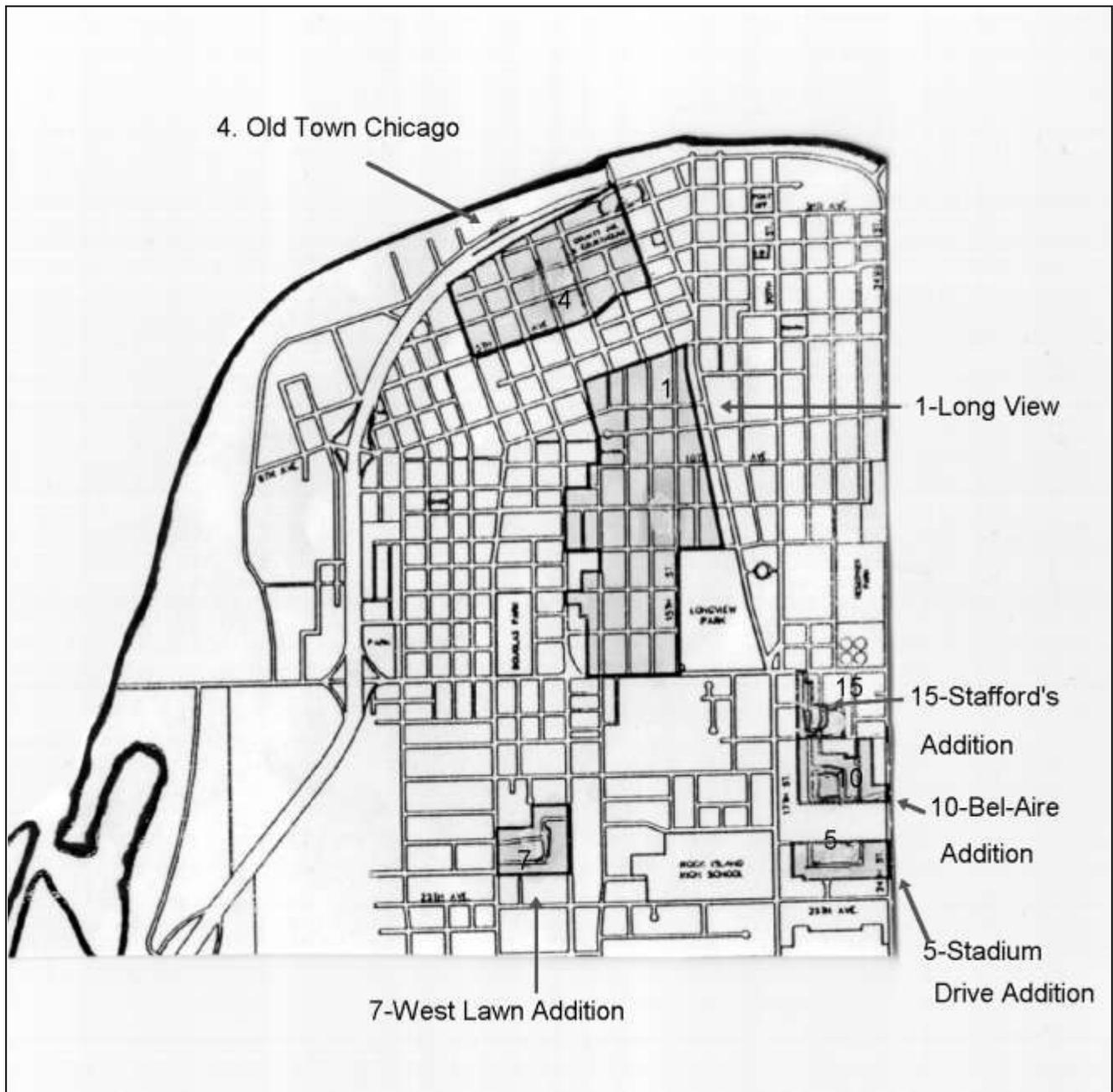
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Survey Area Reports:



1998 Historic District Survey/Evaluation Areas, east of 24th Street, north of 31st Avenue

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1998 Historic District Survey/Evaluation Areas, west of 24th Street, north of 25th Avenue

1. Longview Neighborhood Area:

1. History:

Longview,¹⁶ like the KeyStone Neighborhood, encompasses numerous plattings and extends north and south across a rather large area. Historically Longview is strongly defined by the Longview Loop streetcar/bus line and it is further visually unified by its location below and just to the foot of the bluffline. It is no surprise that this area infilled over a number of years and that several different residential housing patterns combine to make up the broader neighborhood.

The Longview survey area is bounded on the north by 7th Avenue, the east by 17th Street (excluding all east facing lots along the west side of 17th), the south by Longview Park and 18th Avenue, and the west by an irregular boundary that runs east of or along 11th Street, and 12th Street north of 10th Avenue. The resulting area is comparable to the Broadway Historic District in length and its principal streets are oriented north/south.

The 1892 Sanborn Map Company map covered only the blocks north of 9th Avenue. The 1898 map expanded on that coverage south to 12th Avenue, 15th (west side) and 17th Streets. These maps treat the area that first developed and the housing stock was depicted as small cottages, certainly occupied by the working class.

Like KeyStone, Longview's development surged southward after 1900, and particularly after 1908 when the Longview Loop streetcar line opened for service. The loop ran out 15th Street, turned east at 11th Avenue, then ran south along 20th Street, turning east on 18th Avenue, finally returning north along 30th Street. The new line fostered building in the area north and northwest of the park. This growth explosion, already underway between 1898 and 1906, is documented by the 1906 Sanborn Map Company map. This map update completely mapped Longview south to 18th Avenue.

2. House/Cottage Styles and Types:

Style/Type	Count ¹⁷
Gable Front house/cottage	377
Foursquare house	118
Flared eaves	[53]
Straight eaves	[66]
Bungalow cottage	53
Gabled Ell	53
Queen Anne	50
Double House	25
I-House/hall & parlor	23
T-Plan cottage/house	22

¹⁶ Also spelled Long View. The Longview spelling is used in this document for consistency but it is recommended that the correct spelling should be studied.

¹⁷ No total is given because the same houses are counted for their stylistic properties and their type qualities.

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Dutch Colonial	16
Side Hall	15
Pyramidal Cottage	12
L-Plan	12
Modern	10
Colonial Revival	6
Shotgun	7
Commercial	5
Cross Plan	4
Tudor Revival	3
Italianate	1
Craftsman	1
Contemporary	1
Minimal traditional	1

Vernacular House Types:

Gable Front house/cottage:

All gable front forms are grouped within a single broad vernacular category. The form requires that the gable roof be oriented to the front of the plan. These houses generally assume a rectangular plan with the narrow end fronting to the street. This study distinguishes between a cottage and house form, the distinction being that the house is a full two stories high. The width of these cottages and houses varies considerably.



1005 12th Street, single story plus attic gable front cottage, enclosed gable

The cottage example pictured above represents the smaller and narrower version of the gable front type. The gable front can be open or enclosed or the use of cornice returns (broken pediment) is partly enclosed.

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1330 15th Street, story and a half gable front cottage

This example pictured above illustrates how the cottage form can very nearly realize the full two story height of the house without quite doing so. This subtype is nearly two stories high, but its side walls terminate at the midpoint of the upper level windows. This form has a broadened elongated rectangular plan, and frequently has equal height or subordinate side wings, bays and dormers. The side walls usually terminate equal with the centerline of the upper windows. One variation found in Longview links the upper front windows together in a window set (25 examples, many of which also employ a side entrance). The majority of the example houses maintain the symmetrical alignment of openings on the two levels (131 examples). A broken pediment is commonly used. When the side wing is of equal height to the main roof ridge the plan assumes a "T" or "L" footprint, but these are classed as front gable as long as the front gabled core is dominant within the plan and the wing is shallow. The key distinguishing characteristics are the dominance of the rectangular core, the front gable and vertical measurement. Recessed corner porches are used along with a wide variety of porch treatments. A side entrance on the front is ubiquitous unless the door is tucked around on one sidewall. There are three examples of an interesting but uncommon variation of the gable front. These example designs project a bay or pavilion from the upper floor and this projection can have its own broken pediment treatment (see 1204 15th, 920 12th, and 742 14 ½ streets).



806 12th Street, gable front house

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The above example, at 806 12th Street, is one of five such properties found in Longview. Each has an unelaborated rectangular plan. The second floor windows can be aligned with those below, or grouped as shown above. This subtype has attic window in most instances.

Shotgun Cottage:

Seven Longview examples of narrow single story frame cottages approximate the shotgun floor plan. Three other possible examples have been demolished. Each facade includes only a single window and an off-center entrance. The footprint is linear with no side wings or other additions. These houses are too narrow to have a sidehall, the presence of which would disqualify them as shotgun examples. Given the period of Longview's development, these examples postdate the 1860-70 time period which is associated with this vernacular cottage form. Examples are found at 828, 830, 12 13 12th Street, 729, 735, 737 and 817 14½ Street. The cottage at 737 14½ Street is pictured in the typology section of this report.

I-House/Hall and Parlor Cottage:

These are two different types depending on height. On the shorter versions there is no upper level front fenestration due to the roof plane. The upper windows are usually grouped or centered on the two story versions and there is usually a centered dormer. Single story examples are termed hall and parlor or double pen while story and a half and two story examples are called I-houses. There are a good number of both of these types and they are clustered in the northern part of the survey area. Many have been lost. Longview examples include nine one story versions (two others demolished), 10 one and a half story (two demolished) and four two story examples were found in Longview. No I-house examples were found in Longview. The four two story examples closely resemble the I house form but there are only two upper windows in each facade and these are not aligned with the ground level door and windows.



1217 12th Street (non-extant), story and a half hall and parlor cottage

Gabled Ell Cottage/House:

The gabled ell form is defined by its roof form where the two roofs are of equal height. Two gabled wings, set perpendicular to one another, combine to form the ell.

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712 14 ½ Street, story and a half gabled ell cottage

The pictured example above could readily be called a Queen Anne style house given its use of a wrap around porch, but the basic house is vernacular in plan and massing. This example adds a subordinated rear wing with lower roof ridge level. There are 22 examples of this subtype in Longview.



1036 14 ½ Street, story and a half gabled ell cottage with porch variant

This gabled ell subtype tucks the inside corner front porch beneath a continuation of the main roof. Similar earlier houses are found in the Chicago Addition, while later ones appear in Park View Addition. The above example, at 1036 14½ Street, is more Free Classic in its ornamentation with broken pediment and a gambrel roofed dormer. It is also full two stories high although the porch disguises this fact. Ten examples (one demolished) are found in Longview. One small group of this type drops the dormer and adds a shallow subordinated side wing on the cross gable side (see 1302 14 ½ Street).

1501 12th Street, shown below, retains its original pedimented corner porch. The plan also has a lower rear kitchen wing. In some examples the porch is on the front of the forward projecting wing. There are nineteen examples of this form in Longview.

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1501 12th Street, two story gabled ell house

Pyramidal hipped roof cottage:



1218 14th Street, pyramidal cottage example

This story or story and a half square pyramidal cottage, at 1218 14th Street, (two rooms deep and two rooms wide) is covered by a hip roof and the roof commonly extends forward to cover a recessed front full width porch. There are eight examples of this type in the Longview survey area. These predate the bungalow and have an elongated hipped roof with offset front cross gables and centered side wings or bays. They are distinguished from bungalows by virtue of their structurally separate front porches.

High Style Houses:

Italianate Front Gabled House:

The Longview examples of this style are executed in frame rather than in brick as is the case in the Chicago Addition (see the photograph of 1016 4th Avenue, Chicago Addition). This is one of several narrow rectangular plans which were a perfect fit for the smaller lots in the Longview plattings.

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Twelve examples are found in Longview. Many examples have shallow centered side wings or a wall dormer or bay on one side. Another type has just two second floor windows and these are not aligned with the main floor door and windows. There are ten examples found in Longview (see photograph of 1130 3rd Avenue, Chicago Addition)

Queen Anne House:

The two illustrated examples represent the most common Queen Anne house designs found in Longview.



1307 12th Street, two story Queen Anne house with pedimented front gable

These larger houses lend themselves to employing the Queen Anne style. The house at 1307 12th Street, pictured above, is firmly Queen Anne influenced with its steep roof pitch, multiple gable configuration, and its asymmetry. The porch covers only half of the front.



929 14 ½ Street, two story gable front house

This front gabled subtype can have a hipped roof (see for example 1215 18th Avenue, not shown) or gabled roof, as at 929 14½ Street, shown above. As a class, this is a very numerous type in the Longview area, with 21 examples found. One popular treatment with 14 examples with a single heavily pedimented gable front that is elaborated by the use of a decorative attic window. A second treatment with six examples (another example has been demolished) centers a full height bay window

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beneath the pedimented front gable. It is important to note that this design does not appear in the KeyStone neighborhood despite the similar period of development for both areas.

This second Queen Anne example has the same overall plan as 1307 12th Street, but its stylistic treatment is simplified. The house has the same subordinated shallow side wings or wing and bay combinations. Here the first floor of the wing takes the form of a cutaway bay, while the upper floor is squared off. This example has numerous Queen Anne style features including the bay, the original front porch, the asymmetrical plan, a steep roof profile, the full height side bay and other porch and facade elaborations. The broken pediment (or cornice returns) is a Colonial Revival style feature, evidencing a mixing of the styles. There are 22 examples found in Longview (plus four which have been demolished).

Dutch Colonial Revival Cottage/House:

This style is found in Longview in both the story and a half (see 1011 16th Street, shown below) and the two story versions. Eleven examples have a rectangular plan with no side wings. Three cross gambrel plans with side wings (1025 14 ½ Street and 1236 15th Avenue, and house pictured below, at 1011 16th Street) were also identified.



1011 16th Street, Dutch Colonial Revival Cottage

Two two-story Dutch Colonial Revival examples were found in Longview at 1542 14½ Street and a double house at 1031-33 16th Street.

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1227 16th Street, Dutch Colonial Revival cross gambrel plan

Popular House Types:

Foursquare:

The foursquare is quite numerous in Longview with 118 examples. The pictured example below illustrates one type of foursquare which employs a flared eaves treatment, which creates a pagoda-like appearance. This feature likely dates these houses to c.1905-1910, the earliest period of foursquare construction (Jacobsen, p. 209). There are 53 examples in Longview, almost all of which are located south of 10th Avenue. The straight eavesline type is even more numerous in Longview with 65 examples identified. Foursquares can have a single front dormer, or three or even four dormers in some cases. Two unusual features found on foursquares in Longview are a porch top balcony (1221-23 11th Street) and a double decker porch (see 1225 14½ Street).



1220 Glenhurst Court, Foursquare house with flared eaves

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Bungalow:

Reflecting the low level of incidence in the city, bungalows are not numerous in Longview despite the neighborhoods period of development. There are only 53 Longview bungalows, a clear indication that the neighborhood was largely infilled before the popular onset of this house type, c. 1910-16. The front gabled version accounts for six of these examples. There is but one front gabled example with a recessed porch, 1230 12th Avenue, which is shown below. Five examples have hipped roofs with recessed front porches. Seven examples have hipped roofs with up to three dormers and a separate front porch. Just one house, 1318 14th Street, has a side gabled plan with a separate gabled front porch. Seven bungalows have a side gabled roof and a double pitched roof. The roof plane breaks below the dormer level to provide a separate roof plane above the front porch. The same roof form with one continuous roof pitch numbers six examples.



1230 12th Avenue, bungalow, front gable form with recessed porch



1412 16th Avenue, bungalow with off-center front porch

The bungalow pictured above, at 1412 16th Avenue, has a partial width front porch that is roofed in part by an extension of one roof plane above it. This is one of the more numerous Longview bungalow types with 15 examples. One combination gambrel/jerkinhead example is found at 1635 12th Street. Two houses which might be termed aeroplane/airplane bungalows are found at 810 14 ½ Street and 1627 14½ Street.

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Double House:



1228-30 15th Street

The substantial double house is very numerous in Longview, with an impressive 25 examples found. The houses utilize gabled, hipped forms. Commonly the form combines two houses into a merged form as in the example above. Separate corner porches are placed on the outer side of the double facade. One example, at 1031-33 16th Street, utilized a Dutch Colonial Revival style.

3. Findings and Recommendations:

Three basic focal areas were identified in the survey area. North of 10th Avenue and particularly west of 15th Street, the building stock consists principally of single and story and a half frame cottages. Included within this mix is the smallest range of vernacular cottage architecture, which, while undated, likely dates to the late 19th Century and first decades of the 20th Century. The area south of 10th Avenue and east of 14th Street, continuing to 18th Avenue, is predominantly of a full two story composition. While still primarily vernacular in its design origin, these slightly larger houses account for the vast majority of the Longview houses. Intermixed in this area is a scattering of later infill, principally various cottage forms. This second area also contains a concentration of Craftsman and Dutch Colonial Revival styles and foursquare and bungalow types. These houses are generally located south of 12th Avenue and the majority of the Dutch Colonial examples are found in the southeast quarter of the Longview survey area. A grouping of the best Craftsman style examples fronts southward to Longview Park from the east end of 13th Avenue. Glenhurst Court offers particularly unified Craftsman style houses, and these are grouped on a fairly distinctive street design with a traffic island set into the single block long street. This Craftsman style area was infilled between c.1907 and the close of World War I and was the last part of Longview to be developed. There is no single broad clustering of the Craftsman style and the foursquares and bungalows, but there is a series of general groupings in the southern and southwestern sections of the neighborhood.

A group of Queen Anne style houses is found in the east central part of the survey area, in proximity to 17th Street. These larger and more formally designed houses might best be considered as a westward continuation of the Broadway Historic District housing styles and types immediately to the east. None of these were evaluated to merit individual eligibility ratings but further research is

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recommended. These larger and fairly formal house designs appear to be more appropriately a westward

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extension of the architecture which is more prevalent in the Broadway Historic District. There was no opportunity in this project to evaluate the Longview properties on the basis of the potential Criterion A associations. These will require additional research.

A related resource and potentially eligible property is Longview Park which was not subject to this survey and evaluation effort. The park played a significant role in the development of the Rock Island park system and it possessed significant park landscape design components due to the work of nationally known landscape designer O. C. Simond. The park also had an indirect association with the city's streetcar system and speaks to the context which looks at the role played by that system in furthering and influencing city growth. The extensive park system today incorporates large portions of the city's bluffline and reserves them for public use. The park was originally sought for use as a city reservoir site in 1897, but the 39.5 acres were deemed inadequate in size to fulfill that purpose. Serious park development, in the form of landscape architecture design work and substantial public expenditures, began in 1906, in conjunction with the area's broader development and it was formally dedicated on July 10, 1908 (*Rock Island Preservation Newsletter*, May 1989; *Argus*, July 9, 1908).

It is normally expected that the residences fronting on the park would be more imposing in scale and style. These lots would have been more valued because of the proximity to the city's most formal park. This was only partly realized in Longview. Only the houses fronting the park from the north side of 13th Avenue are of any architectural interest. Numerous historic period park postcard views are oriented toward the 13th Avenue houses. The houses to the west of the park occupy smaller lots and are generally undistinguished. There is no opportunity here to nominate Longview Park and all of the houses adjacent to it as a unified interpretation of the importance of the park. If the park was determined to be eligible for National Register listing, only the 13th Avenue houses should be considered for inclusion.

Longview was resurveyed in 1998 because of perceived broad scale loss of buildings and deteriorated building conditions in the area. The neighborhood has experienced a 20 percent decrease in the number of total housing units since 1970 and less than a quarter of the buildings were rated in good condition in a 1995 survey. Although 44 percent of the homes are owner occupied, increasingly family incomes have declined and housing costs consume a large proportion of that income, leaving little for house maintenance and other needs. There are 664 primary structures in Longview and the 1998 resurvey documented 193 properties or 29 percent of this total. These houses had changed substantially since the 1984-86 survey and photo survey and required new survey forms. Of these, a great many simply required corrected or first time photos. The vast majority of the changed buildings offered relatively minor changes (porch enclosures, porch railing removal, window infill, residing) and many houses were resurveyed because they evidenced restoration efforts which reversed previous alterations (Longview Historic Area Neighborhood Plan, 1996, p. 17).

The 1998 resurvey determined that 211 or nearly 32 percent of the primary structures had sufficient architectural merit and physical integrity to be contributing properties within a historic district. This is an impressive figure given the amount of change which this area has seen since its original construction.

Context #3, House Construction in Rock Island, 1835-1955, is the most applicable context for the Longview survey area. The first four sub-contexts; the urban housing boom of 1903-1919, the

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emergence and popularity of the foursquare house type, 1906-1940, the bungalow in Rock Island, c.1910-1931, and neighborhood streetscape design, 1918-55, all particularly apply to Longview. The broader the house construction context could be used to focus on the large number of primarily vernacular houses and cottages in Longview. The gable front, sidehall, L-plan, and T-plan are present in considerable numbers and are for the most part of frame construction. This range of early frame vernacular residential architecture has been largely lost in areas like the Chicago Addition.

The Longview survey area includes a large number of small plats. These platting were incremental in nature and were not efforts to create a particular housing development. Glenhurst Court is the only known exception. That small plat design combined a central street with traffic islands and focused its house lots upon those features. Any effort to nominate portions of the survey area to the National Register of Historic Places would rely upon the architectural merits (Criterion C) of the housing stock rather than the design aspects of the plat. Contributing houses under Criterion C for significance require that properties must meet the National Register integrity test and must visually represent the styles and types as originally built (or have been modified during their period of significance). Any potential district based on this same criterion has to present a well preserved mix of the small vernacular housing range of types, the two story vernacular house, or Craftsman style influenced houses and cottages. A few areas such as Glenhurst Court or the 13th Avenue houses which front on Longview Park, are also associated with a specifically designed streetscape or represent a concerted effort on the part of builders to group closely related types and styles.

While the number of potentially contributing properties is impressive, the large number of vacant lots (56 total, mostly north of 10th Avenue) limits the chances of nominating a sizable district. Restoration efforts could readily reduce the number of non-contributing property ratings but the empty lots would remain a problem.

Smaller, more contextually focused districts are more likely and restoration efforts over time would further enhance the chances of these future nominations. A number of these small potential districts include numerous non-contributing buildings. Each of these is recommended as being National Register eligible if these non-contributing counts are reduced. Fifteenth Street between 7th and 8th Avenues presents a mix of early cottages and foursquares, but 12 contributing properties are intermixed with nine non-contributing properties. Eighth Avenue east of 15th Street, consisting of cottages and later-date double houses, combines six contributing and three non-contributing properties. The area between 9th and 8th avenues, east of 15th Street and west of 17th Street, contains several large Queen Anne houses as well as other larger houses and double houses. It mixes 11 contributing houses with four non-contributing ones. Glenhurst Court, with its Craftsman style foursquares and bungalows (and its uncommon named and specially laid out street) contains 10 contributing houses and the same number of non-contributing ones. There are smaller clusterings of contributing properties on 12th Street just north of 13th Avenue and 14 ½ Street, just south of 13th Avenue. These present primarily Craftsman style architecture and a few cottages. Houses with replacement siding were not automatically determined to be non-contributing due to the siding change alone. Such a house was judged to be contributing if the architectural detailing was not obscured and if the siding replicated the original width of the clapboard. Restoration efforts to remove the siding would strengthen the individual property and collective district integrity.

2. KeyStone/Edgewood Park and Brooks' Grove Additions:

1. History:

The KeyStone Neighborhood embraces a large portion of northeast Rock Island, being bounded by the Mississippi River, the Moline city boundary (technically 46th Street), 14th Avenue and 38th Street. The KeyStone neighborhood consists of six organized sub-areas: Columbia Park, Fairview, Edgewood Park, Brooks' Grove, College Heights and Park View.

KeyStone (Brooks' Grove, Edgewood Park) in its original conceptualization differed considerably from its actual and belated development. Developer E. H. Guyer attempted to found a separate residential town midway between Rock Island and Moline in the early 1890s. The site was marketed as a healthy, well drained and elevated location and working class families were drawn to Guyer's affordable lots. Unfortunately, this effort coincided with the national financial downturn of 1892-93 and only a vestige of Guyer's dream remains in the KeyStone area. Guyer's townsite had been previously (1888) platted as the Edgewood Plat, and included the area between 7th and 10th avenues and 42nd and 44th streets. An unusual feature that leaps out on the period maps was an intricate curvilinear street arrangement that filled the southern part of the plat. Edgewood Drive, a diagonal road that ran southwest and northeast, intersected with the southern end of 43rd Street. No early or interesting range of residential architecture developed on this novel streetscape.

Well after Guyer's departure, c.1900-1912, William E. Brooks platted much of the neighborhood to the east of Edgewood Park as the Brooks' Grove subdivision. Brooks' primary contribution to KeyStone was the intermixing of parcel orientations in his plats. Most of the lots were oriented north and south in contrast to the Edgewood Park east/west lots lying along and west of 44th Street. The Brooks' Grove plats, dated 1900-1923, are otherwise undistinguished in their layout and are poorly aligned with the Edgewood Park (1888) plat which lies west of 44th Street.

The main north/south arterial, 44th Street, rises up the bluff. Edgewood Drive, a diagonal road, intersected 44th Street near the base of the bluff. The drive served as the access point to a much later curvilinear development located immediately east of Alleman High School. A range of outlots lining the east side of 44th Street, south of 8th Avenue, were not replatted and separates the two plat groups.

A good indicator that house construction was proceeding in KeyStone is its inclusion in the 1898 and 1906 Sanborn Map Company fire insurance maps. Residential areas, located far from the downtown core, were mapped when development was sufficient so as to provide a market for the purchase of fire insurance policies by residents.

The 1984 survey area completely covered the KeyStone area. Fully 90 percent of the houses have broad square or rectangular massings, including many foursquares. The remainder consists primarily of one and a half story gable front cottages, bungalows, Colonial Revival and Tudor Revival houses and double houses. The Foursquare, Cape Cod, Bungalow, and the Queen Anne the Tudor cottages account for fully 76 percent of the 133 houses in the area.

2. Keystone Survey Area House/Cottage Styles and Types:

Vernacular House Types:

Gable Front cottage/house:



918 45th Street, c.1915, story and a half gable front cottage

This example is a later example of the gable front cottage. The building footprint is square or near square. A recessed corner porch complete with a Craftsman style tapered support column on a brick support pier resembles those found on bungalow porch fronts. The upper level front windows are necessarily banded so as to fit within the gable front

Gabled Ell cottage/house:



812 43rd Street, two story gabled ell house

This example (see above) is one of a large number of very similar gabled ell type Rock Island houses. Many houses of this type are found in the Longview area and the Chicago Addition. In this example the house is a full two stories in height and the corner porch has a separate roof that is distinguished by the eavesline of the core structure above it as well as its separate and steeper roof pitch. Given that the main roof is too high and has too shallow a pitch, the dormer has been literally pushed through the porch roof and the second floor interior space similarly projects out above what has become a recessed porch. The dormer has its own balcony. These dormer and porch treatments along

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with the attic gable end light, offer a striking resemblance between this example and the 1918 federal government housing. There is a hint of the English cottage in both. Otherwise this example blends Colonial Revival (broken pediment, pedimented dormer) and Queen Anne influences (the bay).

High Style Houses:

Queen Anne House:



709 42nd Street, two story gable front Queen Anne house

This late Victorian era two story house plan at 709 42nd Street, shown above, employs a simple gable front form. It combines Queen Anne stylistic features (asymmetry of the facade, the cutaway bay, attic window treatment) and Colonial Revival style (broken pediment, rounded porch column). The recessed corner porch is balanced with the recessed bay window. The shingled gablet projects out above the attic window and is matched below with a broad sill.



809 44th Street, two story gable front Queen Anne house

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This example at 809 44th Street, shown above, presents a more formalized Queen Anne stylistic influence. The basic rectangular footprint is modified by the addition of a full height gabled side bay and the use of decorative shingled bands between the floors and across the top of the gable front. The larger porch dates from c. World War I.

Colonial Revival:



800 44th Street, Robert and Estella Woodburn House two story Colonial Revival house
Hipped roof with full width front porch

This central hall houseplan at 800 44th Street, shown above, which dates from 1900 to 1906 (1898, and 1906 Sanborn Map Company maps) utilizes the elongated form with an added central hall component. The central bay of the plan vertically aligns the pedimented porch entry, the second story window pair and a dormer, with the peak of the steeply pitched hip roof form. Colonial Revival features include the Tuscan porch columns, the porch pediment, corner boards, and the symmetry of the facade. The eaves are flared at each corner.



807 43rd Street, two story Colonial Revival house
Hipped roof with full width front porch

The Hjalmer and Emily Nyquist House, at 807 43rd Street, shown above, was built between 1899 and 1906, (1898, 1906 Sanborn Map Company maps) is a smaller version of the Colonial Revival style house. There is no central hall in this plan. Colonial Revival style elements include the Palladian attic windows, the Tuscan porch columns, corner boards, and the broken pediments.

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Bungalow Type:



4421 10th Avenue, side gable Craftsman bungalow with gabled off-center front porch

This bungalow at 4421 10th Avenue, shown above, is typical of those found in the KeyStone neighborhood and it appears that the side gable bungalows comprise a high percentage of all Rock Island bungalows. This side gable type has a single roof pitch and the roof pitch is quite low. This is possible because the front porch is separately roofed. Note how the gabled porch balances the single gabled dormer. This house combines a brick foundation with stucco on the main floor and shingles on the gable ends. This is one of the most elaborate Craftsman style bungalows to be found in Rock Island.



830 43rd Street, c.1909, hipped roof Craftsman bungalow

Very few front gable (or hipped) bungalows are to be found in Rock Island. The Frank and Zuah Weller House, at 830 43rd Street, pictured above, is the exception, and it is likely one of Rock Island's earliest bungalows. Note, however, that returned cornice are a feature of the front dormer, contrasting a Colonial Revival flair with a Craftsman/Prairie style porch.

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929 45th Street, side gabled bungalow

This side gabled bungalow at 929 45th Street, pictured above, originally had a recessed corner porch. The porch has been enclosed.

Foursquare:



831 43rd Street, c.1910, foursquare house

The James and Della Williams House, located at 831 43rd Avenue, shown above, employs Classical Revival and perhaps a Prairie or Craftsman style influence in the stucco and half timbering second floor treatment. The porch employs large Tuscan columns and heavy pier supports. The flared eaves are broadly projected in this example. What appears to be a central entrance likely enters into a broad living room.

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812 45th Street, foursquare house

The house at 812 45th Street (see above) is a straight forward foursquare example with flared (also called bellcast) eaves. A beltcourse divides the two floors at the upper sill level. A single broad dormer is used and the upper level front windows are paired.



4519 9th Avenue, foursquare example

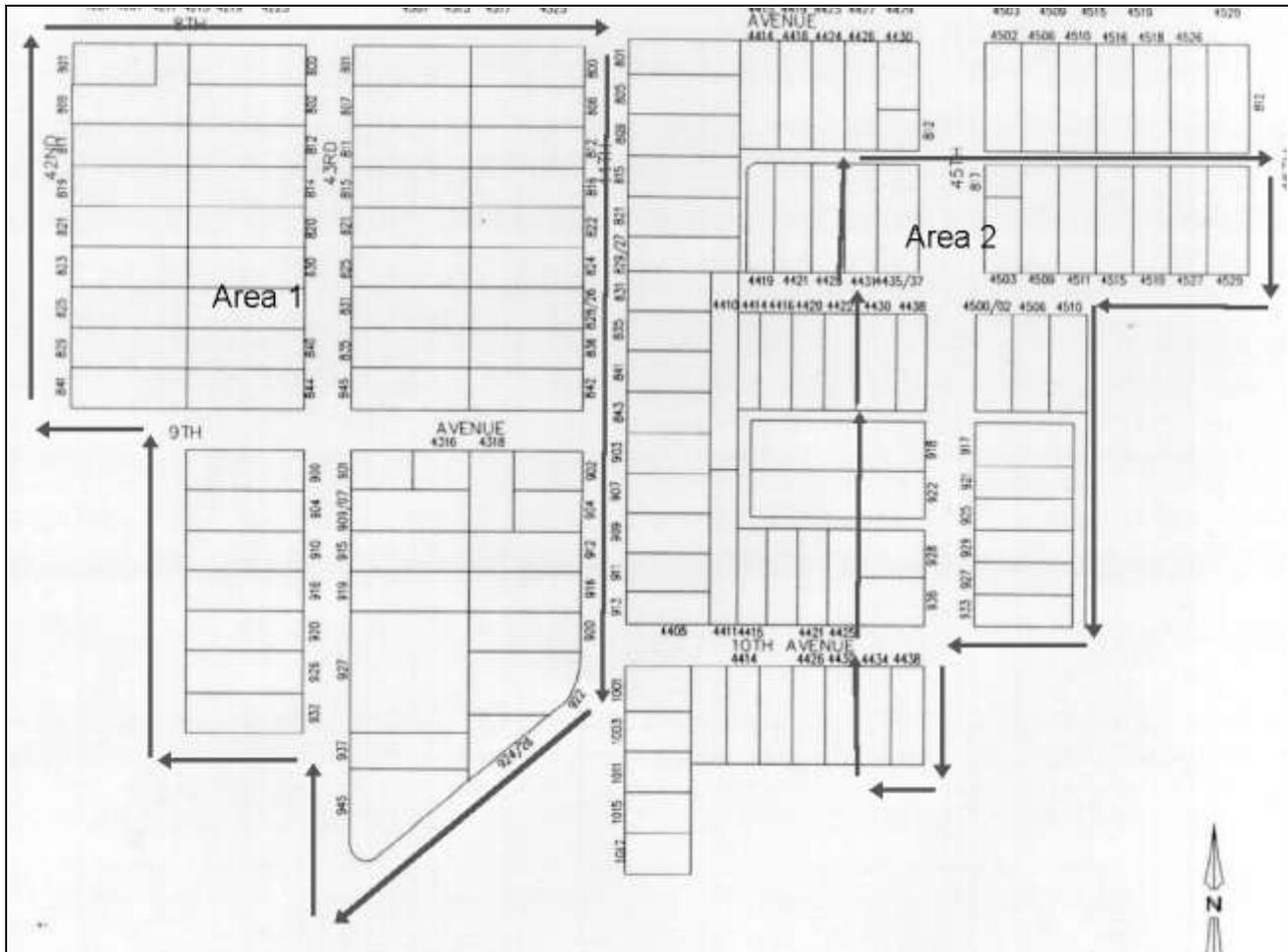
This foursquare at 4519 9th Avenue, shown above, has a Craftsman style porch treatment. This is the basic square shape with a single broad front dormer and symmetrical fenestration.

3. Findings and Recommendations:

When the KeyStone and Longview neighborhoods are compared, striking distinctions are found between them. Both areas completed their development after c.1900. Longview's housing stock is predominantly composed of frame vernacular cottages and houses. KeyStone, in contrast, is three quarters infilled with foursquares, bungalows, Tudor Revival and Colonial Revival cottages and houses and some Cape Cod cottages. This difference is attributed to the timing of Keystone's lots, which more closely correlated with the pre-World War I boom in house building. It also is due to KeyStone's more middle class population.

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Despite the early platting date (1888) of Edgewood Park, the survey area residential architecture for the most part represents the rapid urban infill process which took place in the years prior to World War I, beginning just after the turn of the century. The Brooks' Grove plats support this and appear to



Two potential historic KeyStone historic districts

have been filed in response to this growth. Any earlier Guyer house developments appear to have been located north of 7th Avenue (Columbia Park) and on the outlots which front west onto 44th Street. A few cottage house types and at least one notable large house (the Levi S. McCabe House, 927 43rd Street, c.1886) are found in Brooks' Grove.

The area accordingly speaks to two significant residential architectural themes. These are the emergence of the square house plan (primarily represented by the foursquare house type) c.1904-06, and the popularity of the Craftsman style and the bungalow house type, c.1910-31. The housing fabric of the study area is predominantly larger two story houses, and there is a heavy foursquare presence.

There are three areas of particular interest. The south side of 7th Avenue is built up with larger homes having Queen Anne attributes, 3826, 3904 and 4434 7th Avenue being good examples of mid-1890s larger homes. Larger houses tended to cluster along the 7th Avenue streetcar line. Institutions did likewise, and three churches located along this route. The lots along 7th Avenue, particularly the corner lots, are broader, reflecting the higher land values associated with proximity to streetcar lines.

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No historic district is recommended for 7th Avenue given the loss of buildings and later infill, but the buildings cited above appear to merit consideration for National Register listing as individual properties.

The largest and most coherent potential historic district consists of the four southernmost blocks of the Edgewood Park plat consisting of 59 properties. The houses here are predominantly two story with a sprinkling of bungalows. This proposed district is labeled "Area 1" on the map (see above). The use of a two story front gable plan with Craftsman detailing is rarely encountered in Rock Island and a few of these are found facing west along 42nd Street. High percentages of replacement metal siding eliminates the integrity of many of Rock Island's potential historic districts, fatally compromising the integrity of those districts. The Edgewood Park proposed district appears to have a low enough proportion of replacement siding so as to meet the integrity test. The presence of replacement siding alone was not a reason to make a house non-contributing. The house was judged to be contributing if the architectural detailing and characteristics remained visible and if the replacement siding matched the scale of the original wooden siding. Restoration efforts to remove the siding would strengthen the individual property and collective district integrity.

The Edgewood Park/Brooks' Grove area is physically set apart from the rest of the city. Its houses occupy a broad flat-bottomed ravine that runs north from 7th Avenue. Rising ground and Lincoln Park isolates the area and forms a western non-residential buffer. The Moline city boundary, a political rather than a physical boundary defines the east edge of the area. Precipitously rising ground to the south borders the southern edge. This physical setting provided a finite level area that was ideally located to provide streetcar access to Rock Island and Moline. Isolation from the negative aspects of the city were also avoided. As a result large scale single family houses were built here, producing a recognizable residential enclave.

"Area 2" on the same map denotes a second proposed potential historic district. This area focuses on 45th Street between 9th and 10th avenues. The houses in these Brooks' Grove Addition are foursquares and bungalows with Craftsman style influences. These lots were platted and opened for building in 1904 and 1912, just in time to receive these house types and the Craftsman style. Many of the houses are stuccoed, and again, the proportion of replacement metal siding appears to be sufficiently low so as to allow the area to pass integrity tests.

3. Watch Hill/Hill Crest Additions:

1. Watch Hill History:

This survey area consists of two distinct residential developments, the earlier (post-1918) Hill Crest area, which lies along both sides of 14th Street between 36th and 42nd avenues, and the Watch Hill plats, which are east of 14th Street. The Hill Crest area west of the Watch Hill plats was platted first, primarily by L. Mosenfelder, under the names [First] Hill Crest Addition, platted September 1, 1920, (located north of 37th Avenue and west of 14th Street) and Second Hill Crest Addition, platted in 1921 (located north of West Watch Hill and east of 14th Street). The Rodman Heights Plat, filed in 1924, covered all lots fronting on 42nd Avenue, east of 12th Street. The plat abutted the original town plat of Sears and Black Hawk State Park. All of these plats were connected by 14th Street which ran north/south, but it is important to note that 14th Street then dead ended north of 36th Avenue. Little is known about how the Hill Crest area was promoted and developed. The building permit data measures the pace and location of development over time.

The original and only approach to Watch Hill was from the west, via 12th Street, then east along either 36th, 37th, or 42nd Avenues, along 14th Street and finally east via 40th Avenue into Watch Hill. The plat was quite isolated, given all of these obstacles. One still had to traverse the lengthy winding streets of the plat itself to get home. This indirect and inconvenient approach hampered early lot sales when the 65-acre Watch Hill first was being marketed in mid-August 1941 by which time 36 of 52 lots had been sold. The plat was promoted with full page visual advertisements, in a manner never matched before or subsequently by any other subdivision. The plat, hailed by its promoters as "Rock Island's Newest And Most Beautiful Subdivision," was special for its scenic setting and its proximity to the state park, "winding, rolling Seventeenth Street" to the east, and "present attractive Fourteenth Street residential district" on the west. To the north was the "undeveloped Watch Hill residential acreage." This last reference was apparently made to seven large lots which radiated from a street that ran west from Watch Hill Road and which ended in a cul-de-sac. A second cul-de-sac angled from Hawthorne Road where Forrest Road now runs. The former area was never sold off and the latter was replatted into regular house lots as part of the 2nd Watch Hill Addition, filed in 1946. Prospective purchasers were encouraged to invest for speculative purposes even if they didn't plan to build. For those who did build, a new house had to be valued at \$5,500 to \$7,500 depending upon the size of the lot. The developers had to approve house plans and buildings had to abide by established setbacks. The lots came with sewer, water, gas, and electricity, and a 25-foot wide paved concrete street with a three inch rolled curb. Twelve different realtors and developers functioned as sales representatives and no single developer claimed the overall project as his own (*Argus*, October 22, 1941).

Rock Island city directories listed no residents in the 1941 edition. A total of only nine houses were constructed in Watch Hill between 1941 and 1942. By 1947 there were just 11 houses in place, a clear sign that sales and development had lagged even in the immediate postwar years. Two years later there were 16 houses occupied. By 1951 there were 30 houses and another still being construction. The year 1953 showed 42 houses occupied in Watch Hill. The earliest houses were uniformly Colonial Revival in their design. The postwar houses were smaller in scale and probably fell well short of the mandatory home building requirement which likely was waived by that time.

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As sales lagged during the war, fourteen promotional partners urged “future home builders” to purchase a lot on a layaway plan in early 1943. A purchaser could pay 10 percent down, and the remainder in five years with no interest or tax payments for three years. The River Heights Real Estate Improvement Company was the plat owner by mid-1946, at which time another major marketing push was made. Anyone who bought a lot during July could save 15 percent of the lot prices. The promoter claimed that lot prices had not risen since 1941 but that they would go up 15 percent on August 1. Watch Hill was offered as “Rock Island’s finest residential section.” Most important, a second entrance off of 17th Street to the northwest now remedied the access problem. Thirty-three lots remained unsold, almost as many as were offered in 1941, most of these being in the northwest third of the plat, and the two cul-de-sacs were gone. Construction slowly resumed in 1946. By year’s end the *Argus* reported that the plat, in the “southwest hill section of Rock Island” had one house done and three more underway with much new paving. The paving was likely the second entrance and approach road. As building resumed in the subdivision postwar, most of the Watch Hill houses were pictured in the annual progress reports of the *Argus*. Two houses, 1 Woodley and 20 Watch Hill Road appeared in 1949 for example, followed the next year by 3 Woodley Road, 21 Watch Hill Road, and 9 Hawthorne Road. Six houses were pictured at the end of 1950; 41, 49, 55 Hawthorne and Robert Week’s Hawthorne Road house, 44 Watch Hill Road and 25 Woodley Road (*Argus*, April 17, 1943; June 28, December 31, 1946; December 31, 1949; December 30, 1950).

The Watch Hill area today encompasses 14th and 15th Streets and the several avenue segments which connect to 12th Street below, and with the Watch Hill additions to the east. The first Watch Hill plat included only the area below and east of 15th Street. The West Watch Hill Addition (seven of the eight houses east of and including 1415 and 1422 40th Avenue) merit inclusion in the proposed National Register district nomination. The property at 4001 14th Street should also be included because it was a privately planned Colonial home which was hailed in 1942 as serving as a gateway into the subdivision. The Hill Crest Addition in western portion of the survey area offers no large historic district. The area comprises a number of plats and its upbuilding took place over a 50-year time frame. The earliest houses in Hill Crest were large high style designs. Many of these merit consideration for individual National Register eligibility. There are small clusterings of these houses along the 1400 blocks of 40th and 42nd Avenues but the houses are otherwise too far apart, and later infilling prevents the area from conveying any unified architectural expression (*Argus*, May 16, 1942).

The earliest Watch Hill houses (three) date to 1940 and the development coincides with the record house construction that began c.1936-37 in Rock Island and achieved its highpoint by 1940-42. This onset of house building in Watch Hill coincided with the disappearance of the Tudor Revival (there is just one example, 1410 40th Avenue, c.1940) and the continued dominance of the Colonial Revival style. The earlier Colonial Revival examples in Watch Hill were larger in scale and the Cape Cod, a smaller house form, appeared only after World War II, coming in two spurts, 1946-48 (three examples) and 1950-51 (four examples). The last Cape Cod house was built in 1964. Smaller houses in Watch Hill postdated the war and, like the Cape Cod cottage, the minimal traditional cottage found just one pre-war expression (7 Watch Hill Road, c.1942). Ten of 15 postwar examples date to 1948-50. Curiously no early ranch house examples appear in Watch Hill. If a ranch was to be built, Watch Hill would have been the place to build it as of 1940. The ranch house type first occurs in 1949 and all but one ranch was completed by 1956.

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1B. Hill Crest History:

The Hill Crest area comprises numerous plats and replats and represents several peaks of development. Like Watch Hill, Hill Crest provided larger lots, the majority of which fronted on the three avenues. The earliest Hill Crest house (1447 42nd Avenue) dates to c.1918 and is likely a pre-existing farmhouse or acreage house. The earliest post-platting house (3723 14th Street) dates to c.1923. A number of small house types, bungalows, a foursquare and several vernacular types cluster along 42nd Avenue east of 14th Street. These all date to the early 1920s. Some small house construction and promotion took place in this area.

House construction in Hill Crest predated that in Watch Hill by 17 years and this earlier availability resulted in a mixed architectural expression of Colonial Revival (21 houses), Tudor Revival (8 examples) and the French Eclectic (three examples). While the Colonial Revival dominates, it is the presence of these latter two styles which distinguishes Hill Crest's houses from that of Watch Hill.

Just one developmental reference for Hill Crest has been found. At the end of 1924, the *Argus* reported that "Scores of Fine New Homes [Arose] in New Residential Sections," and 17 of these were finished, underway or planned for the Hill Crest Addition, which was being rapidly built up. Land values in that addition jumped from \$300 to as high as \$1,300 (*Argus*, December 31, 1924).

2A. Watch Hill Styles/Types:

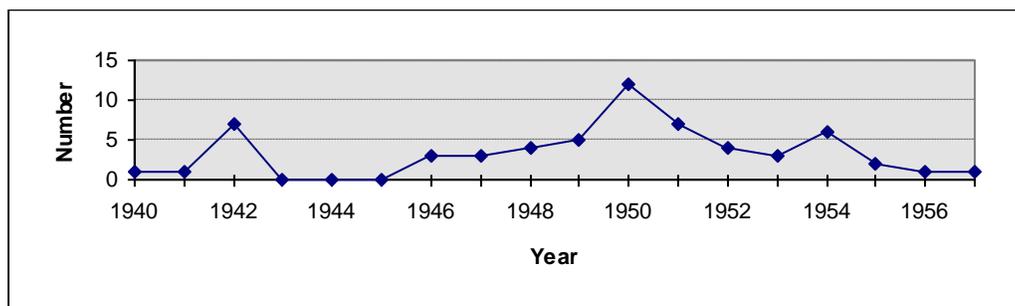
Watch Hill Styles and Types

Style/type	Watch Hill	Hill Crest	Total
Gabled Ell	0	1	1
Bungalow	0	2	2
Foursquare	0	1	1
Gable Front	0	2	2
Colonial Revival			
Colonial Revival	27	19	46
Cape Cod	9	2	11
Sub-total			[59]
Classical Revival	1	0	1
French Eclectic	1	3	4
Tudor Revival	1	9	10
Art Moderne	0	1	1
Minimal Traditional-Box/square	0	1	1
same, L-plan/linear plan	16	3	19
Ranch	16	9	25
Contemporary	3	1	4
Split-level	4	3	7
Total	79	57	135

The building permit chronology presented below combines the Watch Hill and Hill Crest properties. In Watch Hill just 14 houses were built prior to or during World War II. Sixteen houses

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were added between 1946 and 1949. Some 42 houses were built between 1950 and 1957, and 10 houses postdated 1960. More than half of the Watch Hill homes postdate the 50-year cutoff point for National Register eligibility. Any recommended historic district will focus on smaller portions of the development or will have to await the passage of time (27 houses date from 1949-51, so in just three years the majority of houses will predate the cutoff point).



Building Permits, Watch Hill/Hill Crest, 1940-57¹⁸

Colonial Revival:

The style/type count presented above shows that Colonial Revival style design predominated in both areas. Adding the Cape Cod cottages, 59 properties evidence Colonial Revival design influence. This Colonial Revival predominance increases when construction dates are considered. In Watch Hill 19 of 24 houses built by 1948 or earlier employed this style. A similar pattern is found in Hill Crest, one that is tempered by a stronger presence of Tudor Revival designs and some earlier house types. One particular feature of many of these houses is the steeply pitched high roof form that dominates the cottage or house plan. Perhaps the steeper roof was mandated by the oak tree canopy of Watch Hill, in an effort to preserve the wood shingle roofs?¹⁹

The Colonial Revival house examples can be divided into pre- and post-war examples. The prewar houses occur in two groupings, the south side of the east end of Hawthorne Road (four houses, 1941-42), and 40th Avenue, the corner lots at 14th Street and 40th Avenue, including 6 Watch Hill Road (six houses, 1940-42). These houses indicate that the southwest (West Watch Hill plat, 1941) and southeast (Watch Hill plat, 1941) portions of Watch Hill were the first to be developed. Two areas saw concentrations of postwar examples of the style. These were Hawthorne Road (numbers 9 through 61) and the west end of Watch Hill. Both eras of house building yield the same basic range of Colonial Revival style houseplans.

The house at 56 Hawthorne Road, shown below, offers a very formal brick veneered houseplan design. The two story side gabled core is elaborated with a broad cross wing that forms an “L” plan. The design employs dormers, stone lintels and keystone inserts, a mix of brick on the main floor and clapboard on the upper floor, a formal entryway, and shorter second story windows. This same form, with a more symmetrical footprint, usually a two-story core with side wings is pictured below.

¹⁸No dates are found for seven houses.

¹⁹ Observation by Jill Doak.

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56 Hawthorne Road, c. 1940, Colonial Revival house



1423 40th Avenue, c. 1942, Colonial Revival house

The design of 1423 40th Avenue, shown above, was done by William Stuhr or Cervin & Stuhr. It is rectangular or linear, with the central two story side gabled house core and flanking side wings. The upper floor is cantilevered to form what Lester Walker terms the “Garrison” type. A number of Watch Hill examples of this type add elaborate pendants along the underside of the projecting upper story. For the most part, these houses employ a Georgian or central hall and double pile floor plan. Prewar examples are more likely to use a simple Georgian plan. The Garrison Colonial Revival has only one prewar example, 58 Hawthorne Road, c. 1942 (source, Jeff Dismar).

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60 Hawthorne Road, c.1941, Colonial Revival house

A third variation might be termed the rambling plan and an example is pictured above. A variety of varied elevations and units, likely forming an asymmetrical string of single room sections, combine to form a rambling house plan. These assemblages occur before and after the war and assume rectangular, L-plans and U-plans.



1 Watch Hill Road, c.1951, Colonial Revival story and a half

A final Colonial Revival subtype is the story and a half cottage. An example, 1 Watch Hill, is shown above. These cottages would be classed as either a minimal traditional or ranch type, save for the fact that it is more than a single story in height and is therefore neither of these. Either a rectangular, L-plan, or U-plan form is employed. A number of examples add a very steep and high roof to a single story plan. This Colonial Revival style is utilized in the larger examples. Commonly bays and multi-paned picture windows are associated with this form.

Cape Cod:

The Watch Hill Cape Cod cottage plans are larger, being somewhat elongated both in their core forms as well as by the addition of one or more side wings. There is one example (1420 40th Avenue) of a triple-dormer Cape Cod (another is found in the Burgart's Additions). All of the Cape Cod examples are found in the west half of the Watch Hill plats.

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Ranch:²⁰



5 Hawthorne Road, c.1952, ranch house (cottage)

The ranch house type is of interest because larger lots in Watch Hill allowed for broader house designs. It is important to note that no prewar ranch examples were built here, despite the availability of the large lots. The example shown above, at 5 Hawthorne Road, shows an asymmetrical ranch plan. The house core is a hipped L-plan and another wing with side porch connects with a garage.



10 Hawthorne Road, c.1950, U-plan ranch house (cottage)

The ranch shown above at 10 Hawthorne Road, illustrates the “U-plan” ranch house. The two projecting wings define a frontyard court area. The wings are generally not of equal depth or dimension. Note the intermixing of brick and clapboard in a single story design.

The rambling ranch, like its Colonial Revival counterpart, assembles a string of units, usually of a single room depth, to form a plan of varied roof height and form. In the example shown below, at 31

²⁰There are two contemporary house designs in Watch Hill, and one in Hill Crest. These have flatter roofs, and rectangular or asymmetrical plans. They appear to postdate 1955 but all three deserve further research to conclusively date them. Given that they appear to postdate the 50-year National Register eligibility cutoff point, they would be counted as non-contributing properties if included in a district nomination and a contemporary house type is not defined as a part of this study. If they prove to be early examples of the contemporary house design, then with the passage of time they might be important early examples of that type. 3730 15th Street, constructed in 1955, appears to offer an International style ranch house design with flat roof and a largely open glassed floor plan.

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Watch Hill Road, several of these units are turned to form cross wings. Here too, the single story elevation does not preclude a variation of roof ridge heights. A variation of this form is the employment of a series of sidegabled sections which flank a dominant core. On either side, the roof ridges are lowered or stepped down. 21 Woodley Road, c.early 1950s, is a good example of this second variation.



31 Watch Hill Road, c.1950, rambling ranch house (cottage)

The minimal traditional Watch Hill house types, like the ranch type, found a broader expression as a result of the larger lots as well as the later date of construction.

Minimal Traditional:



12 Watch Hill Road, c.1950, minimal traditional L-plan cottage

All but two of the Watch Hill examples of the minimal traditional employed the L-plan as shown above, at 12 Watch Hill Road. This example and several others use the hip roof with gablet roof form. Also shown is the corner window set which appears as early as 1940 but is most commonly found in postwar designs. Glass block is used in the garage side window. Glass block is also found in both pre- and postwar houses. Several minimal traditional examples use rectangular plans. Two examples, constructed in 1960 and 1976, show that this type persisted well beyond the 50-year cutoff.

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2B. Hill Crest Styles/Types:

Colonial Revival:

Just over half of the Colonial Revival plans are found on 14th Street and most of the earliest ones are found there. Of the 21 examples, just five postdate World War II and half of the remaining 15 are of earlier origin than are their Watch Hill counterparts. Given the large lots, it would be expected that these houses would be large, comparable to those found in Watch Hill, but such is not the case. Just five houses are larger than the basic five bay central hall plan (3625 14th Street, 1240 36th Avenue, 1240 42nd Avenue, and 1304 and 1312 42nd Avenue), the others are of average scale.

Colonial Revival:



3525 14th Street, c.1935, Colonial Revival house

This massive two story house, at 3525 14th Street, shown above, exceeds in size anything found in the city. The house presents a full two-story design with four dormers set across the front roof plane. The entire house is brick veneered, in contrast to other two story Colonial Revival examples. The upper windows are of full dimension and are not reduced in size.



1240 36th Avenue, c.1941, Colonial Revival house

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The example shown above, at 1240 36th Avenue, uses an L-plan and possibly a split-level arrangement. The front wing, without an entry, features the Garrison type cantilever and decorative pendants. The house combines the two story core with a long single story rear wing and long recessed central porch. It also combines the expected main floor brick veneer with clapboard upper level exterior. Another example, not shown, is located at 3749 14th Street.

The majority of the other Colonial Revival style examples exhibit simple rectangular two story houses with side gabled or hipped roof forms. The plans have center hall floor plans. Hip roof examples include 3632 14th Street, c.1939, and 3615 14th Street, c.1930 (shown below). A gable roof example is 3536 14th Street, c.1927) roofs. The hipped roof examples and the gabled example at 3723 14th Street, all have broad eaves overhangs. Two smaller brick veneered examples (3911, 3913 14th Street, c.1935 and c.1927 respectively) have closely cropped eaves. The house core exterior is plain and decorative attention focuses on the entryway and any side porches, porte cocheres or wings.



3615 14th Street, c.1930, Colonial Revival house



1235 37th Avenue, c.1940, Colonial Revival cottage

The Colonial Revival style example shown above, at 1235 37th Avenue, utilizes a story and a half front gabled core with a single story side wing. It is brick faced but its side walls and the wing are covered with clapboard.

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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1304 42nd Avenue, c. 1941, Colonial Revival cottage

Two larger Colonial Revival style plans, certainly the product of the same builder/designer are found at 1312 42nd Avenue (built c.1942) and 1304 42nd Avenue (shown above). In this house, a side garage is added in split-level fashion and the ell becomes a centered cross wing. Typical of this period, a broad cutaway bay is placed beneath the cross wing. These broad shallow bays are found in Watch Hill/Hill Crest house plans as early as 1940 and as late as 1954.

In contrast to Watch Hill, Cape Cod cottages number just two and both are likely postwar. 4005 14th Street (1947) has three dormers on its front roof plane.

Tudor Revival:

The eight Tudor Revival houses are of particular interest because of their early dates (1920s-early 1930s), their brick construction, and their large scale. These houses, in conjunction with the larger Colonial Revival plans, and the several French Eclectic houses, separate out Hill Crest's residential architecture from that which is found elsewhere in the city. The larger Hill Crest Tudor plans date from the early years of popularity for this style, the mid to late 1920s.



4205 14th Street, c.1940, Tudor Revival house/cottage c.1940

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The Tudor example pictured above, at 4205 14th Street, is remarkable for its large scale and its elaborate L-plan. The design employs the half timbering on the gable ends and contrasts that treatment with the darker main floor brick veneer. The plan incorporates a broad front terrace into its entry approach. It uses broad projecting eaves, pendants at the main gables, segmental brick arches, rows of dormers and a number of large chimneys to convey its stylistic influence.



1410 40th Avenue, c.1940, Tudor Revival cottage,

An excellent cottage Tudor Revival example, shown above, is found at 1410 40th Avenue. Here the simple side gabled rectangular core, with subordinated side wings, is augmented by a front chimney and stone-faced centered entrywing with catslide roof. A corner casement window set with multiple diamond shaped lights, nicely further interprets the style.



1227 36th Avenue, c.1927, Tudor Revival house

The two largest and most elaborate Tudor Revival style examples found in Hill Crest are pictured above and below. Both date from the middle-1920s, coming just as postwar house

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construction was recovering. The house at 1227 36th Avenue, shown above, orients not to the street but aligns with the bluffline and the view of the Mississippi River to the west. Its L-plan includes a shallow yet broad ell wing. The southern roof plane is continued downward to cover a solarium wing. The second floor windows/doors above the solarium have recessed patio openings in the roofplane.



1230 37th Avenue, c.1925, Tudor Revival house

The house pictured above, at 1230 37th Avenue, employs a multilevel square core with a steeply pitched and complex roof form. This design combines a cantilevered half-timbered upper floor with a two-story brick veneer. The plan is set off by a tiled roof. The twin gable roof treatment found in this house can also be seen in the large Tudor Revival style house at 3741 14th Street (not shown). The same basic form is found in the 1918 government duplex cottages.

French Eclectic:



1250 37th Avenue, c.1930, French Eclectic house

The larger Hill Crest area houses were designed by architects. This is known to be true for the several French Eclectic style houses, three examples were designed by local architect Rudolph C. Sandberg. The Walter J. Klockau house at 1250 37th Avenue, shown above, blends the Tudor Revival and French Electric styles. The two-story hipped roof rectangular core is elaborated with a narrow

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solarium side wing and a rear connected garage wing. The side wing is roofed by an extension of the main roof plane. The side wing defines and screens from public view a side patio. From the front, this side wing reads like a Tudor side gate or buttress, and only lacks the catslide roof to complete the feeling. Other Tudor features are the rounded entryways and windows, the single side dormer, and the asymmetry of the overall plan. Tudor houses also utilize a centered window bay such as is found in this design. The French Eclectic is represented by the overall form and hipped roof, as well as the textured stucco finish and the prominent chimney.

Sandberg's other French Eclectic design was the T. P. Eichelsdoerfer House at 3601 14th Street. The same basic form with a slightly lower hipped roof is combined with a flat roofed side solarium on the south side and, curiously, a matching garage which is advanced beyond the housefront on the north side. A formal stone terrace gate with cast iron decorative work, leads from the driveway to the main entrance. Sandberg's house at 3716 14th Street applies the style to a single story U-plan with twin front side wings. Rounded full-length windows and a row of gabled dormers ornament the house front. A centered recessed entryway is distinguished by a transom and paneled sidewalls.

Bungalow:

Two Hill Crest bungalow examples, 1434 42nd Avenue and 1332 42nd Avenue, are pictured in the typology section. The former is of the side gabled subtype, the latter the front gable subtype.

Art Moderne:

Sandberg's third Hill Crest design was the M. O. Cherry House (1235 42nd Avenue) which is pictured in the typology section of this report. There are just two examples of this style in the city, the Cherry house and the Thoms house (2929 22nd Avenue), both of which were Sandberg designs.

Ranch:²¹



1230 36th Avenue, c.1953, ranch

Nine ranch houses are found in Hill Crest. Just one, 4130 14th Street, predates World War II, and was built c.1940. Unlike Watch Hill, the Hill Crest plat received one of the earliest ranch houses. It utilizes a narrow rectangular plan. Several bay window pairs infill its front. There is a separate matching hipped roof garage. The plan is of interest due to its symmetry and early date. The house at

²¹ There is one contemporary design example (1322 42nd Avenue, 1956) which is recommended for further study.

Rock Island's Historic Residential Neighborhoods, 1835-1955: A Summary Report:

3701 14th Street (pictured in the typology section) utilizes a segmented row of separately roofed units. The central dominant core is flanked by subordinated side wings. Several ranches offer L-plans. The ells are frequently small in scale or are broad yet shallow in depth. See, for example, 3625 14th Street (c.1952), 3719 14th Street (c.1954) and 1230 36th Avenue (c.1953), which is shown above. The last named, pictured below, actually adds a second ell, producing a shallow U-plan. The roof form is gabled rather than hipped. The large picture window, with side windows is used twice. This window form appears in Hill Crest/Watch Hill houses which date from 1949 through 1953.

Minimal Traditional:



1440 42nd Avenue, c.1950, minimal traditional cottage

There are four minimal traditional examples in Hill Crest. All date from 1948 through 1952. The example pictured above is of interest because it elaborates the basic square hipped single story core with a side solarium. The hopper casement windows are typically found on houses dating from 1950-1955.

Split Level:

Three split level houses are of recent date. The earliest, 1202 42nd Avenue, dates from c.1955. They are of interest because they combine a front or side drive-in basement with a ranch plan. This arrangement is common on several styles and types in the hillier parts of the study area.

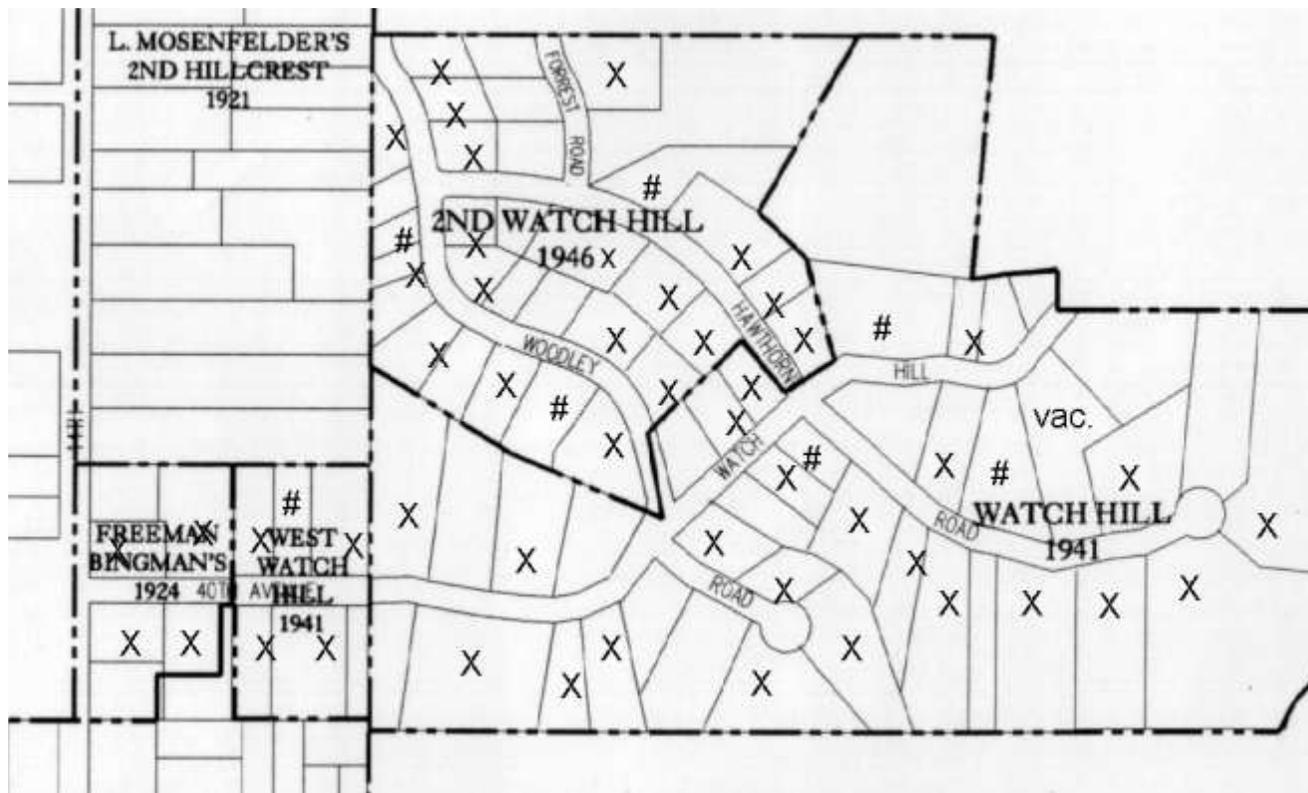
3A. Watch Hill Eligibility Recommendation:

A total of 135 properties were surveyed in the Watch Hill/Hill Crest area. The Watch Hill properties (78 houses) include all houses on 40th Avenue east of 14th Street as well as five houses located on 15th Street, a late extension of Woodley Road.

Given that nearly half of the plat's houses postdate 1948, the optimal plan of action would be to simply wait four years until the majority of houses fall within the 50-year cutoff point. The map presented above identifies contributing properties as of the year 2002. The proposed district would eliminate the recent houses on the northeast end of Watch Hill Road and most of the houses surveyed

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along 15th Street. Several new houses on Forrest and Watch Hill roads must be included and counted as non-contributing properties.



Potential Watch Hill Historic District

Key: X's mark houses which predate 1949, #'s mark 1950-52 houses, unmarked lots are of later date.

The easternmost two parcels continue to the east and off of the map excerpt, but the houses are located on the cul-de-sac)

The Watch Hill additions are recommended as being National Register eligible under Criterion C as part of Context #3, House Construction in Rock Island, 1835-1955. There are several clusters of particularly interesting Colonial Revival style houses and it is these which constitute the core of the recommended district. These houses, on large parcels, are all likely architect designed and are larger in scale and more elaborate in design than are other examples of this style to be found in the city. Of secondary significance is a similar array of ranch house designs on larger lots. These, along with several contemporary designs, represent the emergence of the ranch house form beginning in the late 1940s. The several minimal traditional house examples address this same architectural transition, the popular acceptance of larger houses and lots. The completion of Watch Hill came only with this change in popular tastes.

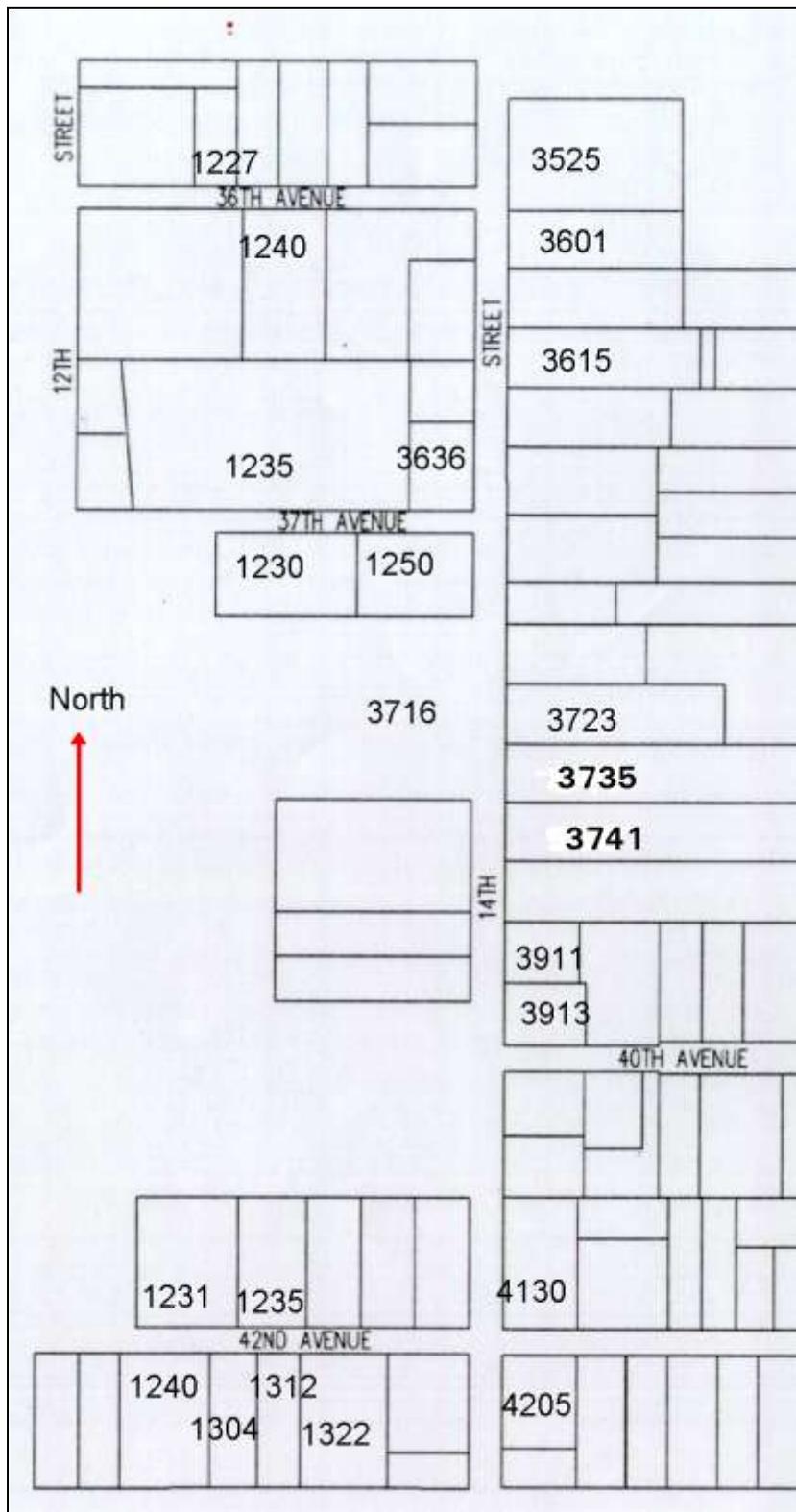
Watch Hill is a one-of-a-kind subdivision in Rock Island. It is immediately recognizable by name, in contrast to most subdivisions, and it is singular in the time frame and location of its development. No other plat offers the combination of broad lots, natural setting and contoured intertwining streets that Watch Hill possesses. Criterion A associations can surely be developed as additional research is undertaken.

3B. Hill Crest Eligibility Recommendation:

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The Hill Crest area doesn't readily lend itself to historic district consideration because of its sheer scale and street arrangement. The large lots and extensive tree canopy and other natural coverings isolate even the largest houses. The uneven development of the primary through street, 14th Street, and considerable later date infilling further weakens any potential National Register eligibility, regardless of architectural and historical merit. A number of potentially significant houses appear to have been altered. The map below locates both the individually eligible houses.

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Individually eligible properties, Hill Crest

This evaluation assumes that the architectural significance of the Hill Crest area rests upon the larger and more elaborate stylistic interpretations of the Colonial Revival, Tudor Revival and French Eclectic styles. These all predate World War II, in contrast to the architecture found in nearby Watch Hill. This recommendation also eliminates the houses on 40th Avenue, east of 14th Street, because

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these are part of the proposed Watch Hill residential historic district. The strongest clustering is found on 42nd Avenue, west of 14th Street and a seven-house district might be considered there. The favored approach would be a multiple property consideration of the Hill Crest area (or the better citywide stylistic examples) which focuses on the eclectic revival styles of the mid-1920s through 1940. It should be noted that continued historical documentation and a targeted review of property alterations will clarify and possibly add to the individual eligibility recommendations which follow.

The following Hill Crest properties are recommended as being potentially individually eligible for the National Register. These recommendations assume that these properties are not matched by other city residential properties in terms of their scale and style. The general assumption remains that these are mostly architect designed residences. The addresses of potentially eligible houses which have apparently been modified with major additions are bracketed. Further investigation will determine if these houses have or have not been changed.

Individually Eligible Properties, Hill Crest:

14th Street:

- 3525 Colonial Revival, already described and pictured.
- 3601 French Eclectic, excellently preserved (local landmark nomination underway), architect designed, already described and pictured.
- 3615 Colonial Revival, already described and pictured, while small in scale, deserves consideration.
- [3632] Colonial Revival, comparable to 3615 but appears to have a large side wing garage addition, if this is in error, then the house should be individually considered for nomination.
- 3636 Colonial Revival, also comparable to the above two examples. Represents a large scale yet basic design, yet is very well preserved even down to its wood shingle cladding.
- 3716 French Eclectic, appears to be the only single story large scale example of the style in the city.
- 3723 Colonial Revival, already described, a brick version of 3636 14th Street. The house's integrity suffers due to the enclosure of a flat roofed solarium wing.
- 3735 Tudor Revival, an elaborate combination of multiple front gables and bays with a gabled core and side dormers. The asymmetrical fenestration includes an excellent Tudor bay window set.
- 3741 Colonial Revival and French Eclectic (upper floor rounded window hoods) example with a basic two story side gabled plan. The lower floor has full length windows (also French) and a stone facing. The upper level combines reduced size Colonial casement window bands. Has second floor replacement siding.
- [3909] Tudor Revival small scale example.
- 3911 Colonial Revival, smaller elaborate brick example.
- 3913 Colonial Revival, basic two story brick veneered side gable plan with symmetrical front and Georgian floor plan. Larger in scale and likely architect designed. Very well preserved. Classical entry and solarium side wing. Individually eligible. Serves as a gateway structure for the proposed Watch Hill residential district yet its architecture more appropriately reflects that of Hill Crest.
- 4130 Ranch type, is of potential importance due to its symmetrical yet elongated plan and its early date (c.1940). The garage, while matching, is separate and is not integrated into the plan.
- 4205 Tudor Revival, already described and pictured.

36th Avenue:

- 1227 Colonial Revival, already described and pictured.

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1240 Colonial Revival, already described and pictured.

[1245] Colonial Revival, cottage example with matching garage, perfectly preserved and an excellent example of the style in a smaller application.

37th Avenue:

1230 Tudor Revival, already described and pictured.

1235 Colonial Revival, already described and pictured.

1250 French Eclectic, already described and pictured.

[1253] Tudor Revival, appears to have gained a very large rear addition.

42nd Avenue:

1231 Tudor Revival, two story L-plan with front terrace and window arcade, tile roof.

1235 Moderne, already described and pictured, integrity is possible compromised by residing and the infilling of what was a garage top open patio, further investigation of these changes is recommended.

1240 Colonial Revival, already described and pictured.

1304 Colonial Revival, already described and pictured.

1312 Colonial Revival, already described and pictured.

1322 Contemporary/ranch design, c.1956, L-plan utilizes low profile gable roof, vertical siding and concrete or metal screening, worthy of further investigation.

[1450] Colonial Revival, c.1940, with two story gable front core and side wings. Retains original wood shingle cladding. Possibility of large scale alteration.

4. Chicago Addition:

1. History:

This large area bounded by the Mississippi River, 10th and 15th Streets, and 4th Avenue, includes the two original Rock Island/Stephenson Additions. The Lower Addition or Chicago Addition (lying west of 12th Street) was platted October 22, 1835, while the Old Town or Original Town Addition was platted July 10, 1835. Obviously this area witnessed the earliest generations of Rock Island residential and commercial buildings. The Original Town plat developed as the downtown commercial core while the Chicago Addition was primarily residential. To the south and west the immense lumber yards of Weyerhaeuser-Denkman developed in the 1870s, and operated to about 1907. Its proximity to the downtown and nearby industry made this a favored building site for three of the earliest surviving larger homes in Rock Island. While these once fronted along the entire riverfront, close to the owner's businesses, few now remain in proximity to the river and all are in the Chicago Addition.

These three houses, the William Gest House (1203 2nd Avenue, c.1851), the Philemon L. Mitchell House (1131 2nd Avenue, c.1857), and the Harry Schriver House (1029 3rd Avenue, c.1867),²² are the earliest documented buildings in the Chicago Addition. All others date from to c.1880-c.1910. The area was largely rebuilt as the smaller, earlier and mostly frame buildings were replaced over time when floods and use took their toll.

The Chicago Addition plat lots oriented north and south almost exclusively, fronting on the broader avenues. End lots fronted east and west in an uneven fashion. Alleys divided each block, paralleling the avenues. Lot widths are irregular. The same pattern held true in the Old Town Addition although lots there have been subjected to consolidation over time. Commercial and light industrial land uses predominated east of 11th Street and north of 5th Avenue, while south of this area, along 4th and 5th Avenues, residential land use predominated as far east as 15th Street, before commercial land uses took over.

The Sanborn Maps depict a densely populated residential area in the Chicago Addition with larger single family houses gravitating towards the northern end of the plat and multifamily units occupying the remainder. The latter consisted predominantly of double houses, row houses and very small single story houses, mostly of frame construction. Numerous churches (Wayman A.M.E., originally First Presbyterian Church, at 1328 3rd Avenue, c.1874, St. Joseph's Catholic Church, originally United Presbyterian, 1328 2nd Avenue, c.1857) are likely the city's earliest surviving churches the latter is associated with the Financial Panic of 1857-58. Scattered commercial buildings were intermixed in the plat. Brick houses predominated east of 10th Street and north of 3rd Avenue.

The greatest loss of historic building fabric came with the construction of the Centennial Expressway and city levee and most were gone by the mid-1960s. Demolitions produced an area where 32 percent of the 596 lots are vacant and another 10 percent of those lots have vacant buildings

²² The Isaac Negus house at 1229 2nd Avenue dates to c.1855 but was converted into an apartment block in 1905.

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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The Louis Dougherty House, 1138 2nd Avenue, pictured above is a good example of the narrow two story Queen Anne influenced narrow lot urban house plan (a few of these are also to be found in the Longview neighborhood). The house always occupies a corner lot so as to allow for an exposed side wall and to capture light.



319 10th Street, story and a half gable front cottage

The very basic story and a half front gabled cottage located at 319 10th Street (see above) also typifies the working class housing stock which is described by the 1906 Sanborn Map. It is a more upscale example because it is a free standing house and the side bay is an elaboration of the basic rectangular footprint. This house type is commonly found in the area between the Chicago Addition and the Longview neighborhood and a number are in the northern end of Longview.



1130 3rd Avenue, two story gable front house

This narrow gable front house, 1130 3rd Avenue, shown above, typically groups its second floor windows and they are not aligned with the openings on the ground floor. This house type is seen frequently in the northern reaches of Longview as well and is of frame construction.

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1016 4th Avenue, two story gable front house, duplex plan

This gable front duplex at 1016 4th Avenue, shown above, was apparently originally duplexed and probably is a two family building. The entry porticos are likely replacements. This building is located in the potential 4th Avenue district.

I-House:



1128 4th Avenue, c.1860, I-House

The Henry D. Folsom House at 1128 4th Avenue, shown above, is a rare surviving example of an early modest vernacular residence. It is the only Chicago Addition example of this vernacular house type.

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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Hall and Parlor:



310 10th Street, single pile cottage

This simple hall and parlor vernacular cottage at 310 10th Street, shown above, represents a housing fabric that speaks to the life experience of 19th Century working class Rock Island residents. The earliest Sanborn Maps of the Chicago Addition indicate that small frame residences, such as this one, were well represented as of the late 19th century. The interior plan likely originally consisted of a central hall and two rooms or just two rooms. This floor plan must be researched and documented to confirm the hall and parlor type.

Italianate:



1210 4th Avenue, c.1874, two story Italianate gable front house

The Marcus and Eliza Osborn House at 1210 4th Avenue, shown above, is an example of a more formal Italianate front gabled house executed in brick. There are many other examples of this house, some of which add side wings (see 1116 4th Avenue, not shown). Hipped and gable roofs are both employed by the Italianate style. The most substantial example is the Balthazar Streckfus House (908 4th Avenue, c.1871) which added a substantial pedimented gable with a triple-attic window set, along with a two story side bay wing with a pedimented gable roof.

Rock Island's Historic Residential Neighborhoods, 1835-1955:
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1203 2nd Avenue, c.1851, Italianate house with hipped roof

The William Gest House at 1203 2nd Avenue, shown above, exhibits a fairly pure Italianate stylistic influence. The ground floor windows fully extend to the foundation.



1308 4th Avenue, two story Italianate house with hipped roof

1308 4th Avenue, shown above, presents a hipped roof version of the Italianate style house. This example has an elongated rectangular footprint with the narrow end presented to the street.

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Colonial Revival:



1230 2nd Avenue, Colonial Revival house

In this full house example, at 1230 2nd Avenue, shown above, the pedimented gable cross wing is balanced with a dormer and a full height combination bay and porch. The second floor bay actually cantilevers above the porch roof. This house type (possibly occupied by its builder William Nesbit who built it c.1895) is of interest because its Colonial Revival decorative components were carried on into the pre-World War I years. The basically rectangular plan has a side gable roof with pedimented gable ends. A matching cross gable sports a Colonial Revival Palladian Window. Other comparable examples are found at 1228 2nd Avenue, 933 3rd Avenue, and 1225, 1301-03, 1312 4th Avenue. All date from 1895-1900 and all reflect Colonial Revival stylistic influence. They differ from somewhat later square plan houses which are to be found in KeyStone Edgewood Park-Brooks' Grove neighborhood. The latter houses are more like the subsequent Foursquare house type and exhibit fewer stylistic attributes.



1133 4th Avenue, c.1900, gable front Colonial Revival house

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1133 4th Avenue, shown above, is represented by numerous examples in the Chicago Addition (see also 1228 2nd Avenue, 933 3rd Avenue, 1206 4th Avenue, 218 and 222 12th Street, not shown). It combines a pedimented front gable roof with a rectangular two story plan. The plan can incorporate a shallow subordinated side wing. Simpler versions can have a recessed corner porch or chamfered corner bay windows. The two floors are sharply demarcated by belt courses, flared siding, and porch lines. These houses also appear in the KeyStone Edgewood Park-Brooks' Grove area. Note that the house type assumes a very broad scale although the steep roof pitch emphasizes the vertical dimension of the plan.

Second Empire:



1301-07 2nd Avenue, c.1874, Second Empire rowhouse

The Second Empire brick rowhouse pictured above, at 1301-07 2nd Avenue, was built by contractor John Volk for Isaac Negus. It consisted of four rental units. There is no indication that very many other substantial brick row houses of this type were built in Rock Island. Most were of frame construction. This building is capped with a Mansard roof which reflects its Second Empire origins. A second substantial brick rowhouse set, built c. 1905, and located at 1220-28 4th Avenue (not shown) is being rehabilitated but any individual National Register eligibility has been eliminated by an extensive loss of facade fabric and detailing. This building utilizes an uneven pattern of front gable blocks with intervening hipped dormers and full length facade bays.

3. Findings and Recommendations:

No large scale historic district survives in the Chicago Addition-Original Town Additions. The surviving buildings span a great many years, there is little uniformity of type or period, and many buildings have been greatly altered. The high proportion of vacant lots defeats any chance for a larger district. When one side of a block is intact, it invariably is opposed by a block of vacant lots.

The strongest segment of historic fabric survives along 4th Avenue between 9th and 11th Streets, and might include houses on 10th and 11th Streets. The period of significance is estimated to be c.1890-1910. The vast majority of the properties are residences and there is just one non-residential property, a gas station at 410 11th Street. The residential properties have a lower proportion of contributing and non-contributing buildings due to siding changes, porch enclosures and the like. The district is not tenable at this time due to the extensive use of replacement exterior siding but a closer

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look needs to be made. The identified potential district excludes 20th Century residential infill to the greatest extent (particularly west along 9th Street). If a historic district is to be obtained in the Chicago Addition, it will be in this area. Eligibility of this district will require some owner/occupation restoration efforts to mitigate the siding problem.

The district is eligible under Context #3, House Construction in Rock Island, 1835-1955 under Criterion C. The district contains the best surviving array of Chicago Addition residential types and styles which predate the onset of new styles and heightened urban construction which began c.1905. The proposed district purposefully excludes a Craftsman bungalow grouping (415-27 9th Street) because those properties represent either later infilling or replacement construction. If the district is to interpret an architectural range of types and styles which predate other additions, and which truly represent the architecture that typified this addition as of the turn of the century, then the recommended building grouping is the best district option.

Other surviving groupings of contributing buildings are found on the south side of 4th Avenue between 14th and 12th streets, the south side of 3rd Avenue between 11th and 12th streets and the north side of 3rd Avenue between 10th and 11th Streets. These are deemed to be too small in scale, or are confined to one side of a street, and therefore do not have district potential.

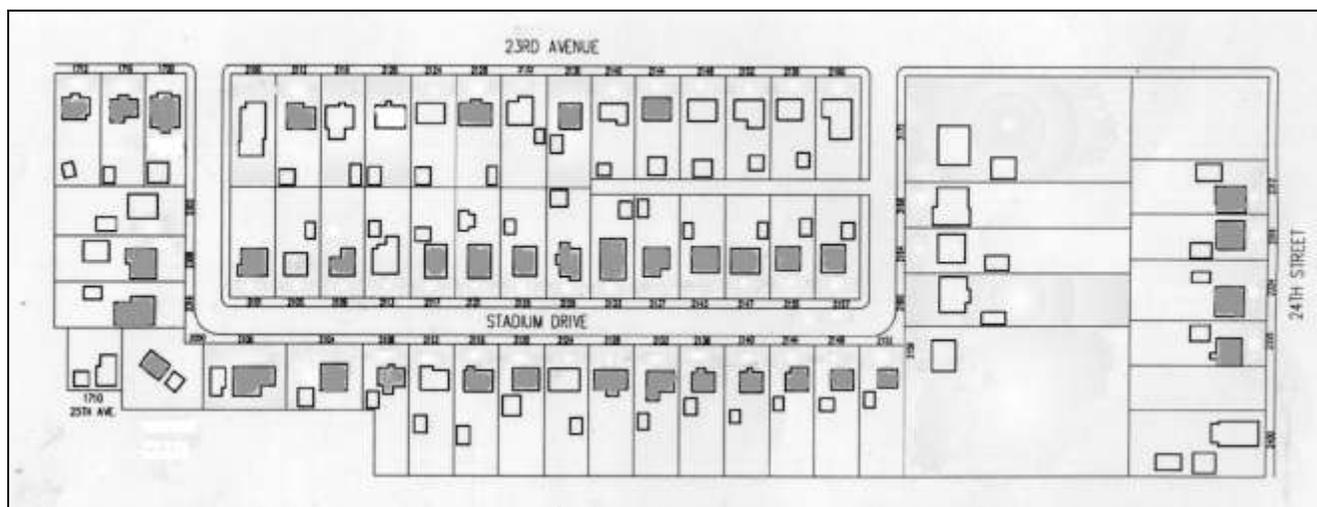
The core building types of the Chicago Addition represent frame multifamily housing which dates to the fourth quarter of the 19th Century. Many of these buildings likely have surprisingly early construction dates if they were investigated. It is recommended that a close investigation be made of the surviving single story cottage architecture in the area south of 5th Avenue and north of 7th Avenue, basically the infill between Chicago and Longview additions. This area is very intact and appears to contain the best and most intact array of working class housing in the city. Particular attention is to be given the 1400 block of 5½ Avenue. There is a very early frame church, c.1874, at 6th Avenue and 14th Street.

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5. Stadium Drive Addition:

1. History:

Stadium Drive is a street loop that lies south of 23rd Avenue, between 17th and 24th streets. The survey area includes the properties which appear on the map presented below. Four properties front east onto 24th Street. The land is level along Stadium Drive, but drops off to the north and the houses which front onto 24th Street have increasingly higher front terraces as one proceeds east.



Stadium Drive Addition
Shaded houses date to 1941-1945

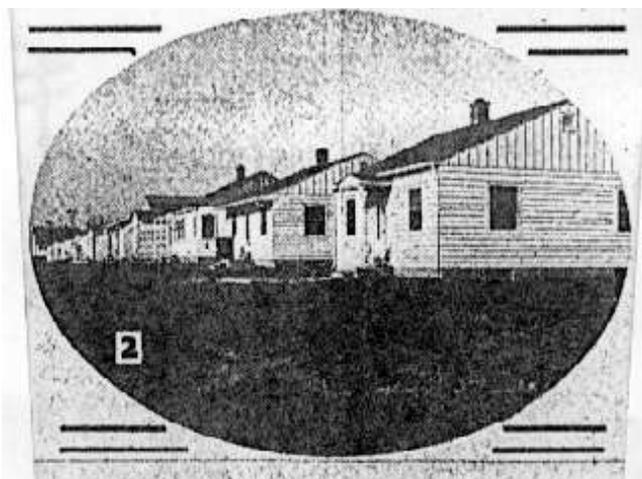
The major impetus to southward growth was the construction in 1929 of a \$150,000 Rock Island High School stadium, and was followed by the new school immediately west, the latter funded by W.P.A. grants. The building site was southeast of 17th Street and 23rd Avenue. The Stadium Drive plat took its name from its proximity to the new stadium (Elsner, pp. 118-23).

Between 1939 and 1943, Rock Island gained 980 new homes 11 percent of all houses built in the city between 1900 and 1955. This rate of home building had not been seen since the World War I years. Several additions were platted and infilled fairly quickly as a part of this building effort. Concord Homes was building houses in Centennial Court, Stadium Drive and in the Brittany Lane additions. G&S Construction finished 15 houses there with an average price of \$4,800. Other earlier plats were further infilled (*Argus*, January 24, February 21, June 27, 1942; December 4, 31, 1943).

City directories list just one occupied house on Stadium Drive as of 1942 (2308 Stadium Drive). There were 10 such houses on 23rd Avenue. By 1945 only eight Stadium Drive and 11 23rd Avenue houses listed, and two years later, 1947, 32 Stadium Drive houses were occupied along with 12 23rd Avenue homes. These figures, if correct, indicate that the plat was only partly built up in time to house war defense workers. It therefore has a less direct and significant association with the provision of war defense worker housing. There are no directories for 1943-44 so it has not been determined how early the 1942 houses were occupied. Building permit construction dates indicate that the north side of Stadium Drive was almost totally built up during 1942. The south side largely followed in 1943-44 and the east end of the plat infilled only in 1946, as did the eastern end of 23rd Avenue.

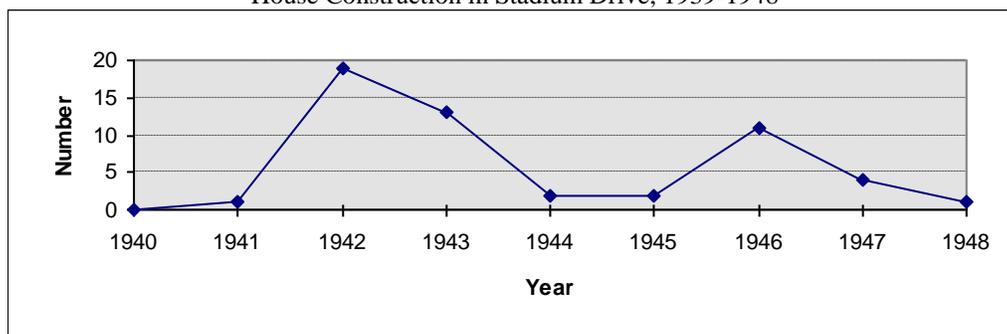
**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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Minimal traditional cottages were built almost exclusively on Stadium Drive while larger Cape Cod variants were favored in the later building areas. The Benjamin Harris Construction Company built the final 14 houses in the plat in 1946, at an average cost of \$12,000 (*Argus*, December 31, 1946).



Stadium Drive Homes, north side of Stadium Drive, looking northwest
(*Argus*, December 31, 1942)

House Construction in Stadium Drive, 1939-1948



Building Permits in Stadium Drive Addition, 1940-48

2. House Types and Styles:

Stadium Drive Types/Styles

House Type	Count
Gable front cottage	1
Colonial Revival Cottage	
One story side gable	3
Story and a half side gable	2
Same with cross wall gable	14
Cape Cod Cottage	6
Total	26
Min. Traditional, square plan	
Front gable	9
Side gable	24
Min. Traditional, linear/ell plan	2
Total	60

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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Colonial Revival, Cape Cod:



2140 23rd Avenue, c.1946, Cape Cod cottage

The Colonial Revival cottage occurs in two basic forms in Stadium Drive, these being the Cape Cod and the story and a half cottages. The Cape Cod cottage example pictured above at 2140 23rd Avenue elaborates the basic cottage form with a central entry pedimented hood and a projecting off-center bay pavilion with a picture window. Alternatives eliminate the pavilion and substitute a larger multi-paned picture window or three window band. One example, 2152 23rd Avenue, projects the window band and the bay is brick fronted. 2164 Stadium Drive adds a two thirds width eaves extension over the entry.

Colonial Revival, Story and a half:



2124 Stadium Drive, c.1947, Colonial Revival story and a half cottage

The Colonial Revival story and a half cottage occurs in three basic forms. One is the simple side gabled form without dormers. Examples are found at 2306 Stadium Drive and 2120 23rd Avenue. The same house, in single story form (see 2302 Stadium Drive, c.1948, not shown) is classed as a minimal traditional type. There is one L-plan story and a half example (2112 23rd Avenue, c.1941, not shown). The second is pictured above, 2124 Stadium Drive. This cottage type alternates with Cape Cods in Stadium Drive. Here the basic Cape Cod form is altered by substituting a gabled wall dormer

Rock Island's Historic Residential Neighborhoods, 1835-1955: A Summary Report:

for the expected second dormer. The front windows in these houses are of equal and standard size. Finally there is an elongated plan with an off-center entrance with two windows to one side and a single window to the other. An example is found at 2116 23rd Avenue, which was built c.1946.

Minimal Traditional:

The minimal traditional cottage type is dominant along Stadium Drive and on 24th Street. It takes two basic forms the square or box type with front or side gable roof, and the L-plan/linear plan. All of the Stadium Drive L-plans are simple rectangles. A single exception is 2128 Stadium Drive (c.1942) where a centered gabled shallow wing with a bay window has a hood and entry to one side. The plan is very elongated and is unusual, given the wartime construction date.



2109 Stadium Drive, c.1942, minimal traditional cottage, side gabled box

The above example (2109 Stadium Drive) shows the nearly square box variety, constructed without a basement. The roof can be front or side gabled. Originally the gable ends had a vertical siding covering. Note side coal chute and the rear corner side entrance on same left-hand side. Front gable roof forms make the same plan appear more square as do higher pitched roofs (note 2136 23rd Avenue). The house at 2137 Stadium Drive has a full width projecting eavesline, which also visually elongates the plan.



2133 Stadium Drive, c.1942, minimal traditional cottage, linear plan

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There is just one dated linear minimal traditional example (2133 Stadium drive, shown above). It has a basement and the same vertical gable end siding. Note that the design also employs the corner window set. The bay/window band might be original.

3. Findings and Recommendations:

Stadium Drive's World War II housing has a direct association with local Rock Island private sector housing building efforts and federal government efforts to spur yet control house construction in war defense areas. The Stadium Drive houses were Title VI FHA houses and were built after federal government priorities were awarded to allow the builders to receive building material. The houses built by two builders assumed two forms, those of the minimal traditional cottage and the story and a half cottage. The two groupings were built by G& S Construction and Concord Homes but it is not known which firm built which group.

Stadium Drive also offers both pre- and post-war Cape Cod examples, allowing for a comparison of any design changes. The combination of a single dormer with a cross gable is present as of 1939-42. Postwar examples add a centered gabled pediment over the entry. Picture windows are only rarely employed (see 2144 23rd Avenue), although bay windows come after the war. A few of the Stadium Drive Cape Cod derivatives are closer in form to the minimal traditional type. These have a shortened frontage and shallower roof pitch without attic side windows (see 2136 23rd Avenue). The very basic and simplified house forms constructed here represented a key step in the process of the evolution of the small house form. The 800 square foot tract house was developed between c.1939 and c.1952 in response to post-Depression and economy recovery efforts, war related emergency, and changing technology and public taste.

All of the Stadium Drive houses fall within the 50 year National Register cut off point. At least half of the early World War II-era houses (16) are brick veneered. Replacement siding in the gable ends is less consequential for these houses. The historic streetscape photo (shown above) indicates that the frame 1942 houses had vertical siding in their gable ends. These have basements. The postwar houses, on 23rd Avenue uniformly have replacement artificial siding. These houses along with those on the east side of Stadium Drive constitute an unparalleled range of Cape Cod cottages, in pure and in modified form.

It is recommended that the contiguous World War II houses in Stadium Drive constitute the core of an eligible National Register district under Context #5, Providing Moderate Cost Housing for Rock Island Residents, the Emergence of the Small Tract House, 1939-52 under Criterion C. This context treats local World War II-era efforts to provide war workers' housing. The 1943-44 houses were specifically authorized for this purpose and represent all of the Rock Island houses constructed during those years. Many of these houses are brick veneered and consequently the integrity problem presented by replacement siding which is a problem for the West Lawn area, does not apply to the same extent here. The Stadium Drive plat is integral to this context and it is required that the entire plat is therefore included in the historic district. Consequently, the proposed National Register district includes all of the houses in the plat.

The end of the war left vacant lots on the south side of 23rd Avenue and at either end of the Stadium Drive. These were infilled with Cape Cod cottages and story and a half cottages. This array offers a tight range of Cape Cod cottage designs from 1946-47. Given that there are innumerable other

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Cape Cod cottage concentrations elsewhere in the city and most of these have yet to be surveyed, no eligibility recommendation is offered for these later houses within the Stadium Drive plat. Here again replacement siding presents an integrity problem. These Cape Cods will be contributing or non-contributing depending on whether or not they say anything significant about this housing style. Further research and the surveying of other comparable Cape Cod groupings in other Rock Island plats will answer this question. If the replacement siding compromises the integrity of these Cape Cods, then restoration efforts can reverse this.

6. 1918 Government Housing:

1. History:

The historical origins of these houses has been recounted in detail in the developmental overview. These cottages and houses are densely packed into four separate parcels which are located north of 18th Avenue, between 32nd and 33rd avenues, and between 39th and 46th avenues. The land here is flat. The streets are primarily oriented north/south, and most of the houses front to the east and west.

The houses were constructed without garages. All of the areas save #4 had rear alleys. As the historical summary indicates, each lot was landscaped. Three of the four areas consist of rows of single family houses on standard lots with an occasional duplex house intervening. The duplex houses also tend to have corner locations. The setbacks, save for those along 18th Avenue, have a serpentine cadence. Area #4 is the exception to this arrangement. There duplex houses were placed in the center of each end street, evidence that a more balanced and focused house arrangement was planned.

These houses are readily identified by examining their foundation lines and the signature characteristic is a basement window set at grade that is surrounded on three sides by the main house wall cladding rather than a raised basement foundation wall. The house basements were formed with cast concrete to ground level. The exterior clapboard or other covering extends down to meet this concrete baseline again at ground level. The basement windows, set above grade, peer out through this sided or stuccoed foundation. Despite this apparently clear identifying characteristic all of these houses have yet to be identified. This survey found additional houses and added these to the map presented below (except for houses just southwest of Area #4). An examination of the master housing building sites (see contextual summary) shows eight housing parcels in Rock Island. That map splits Area #2 into three fragments and shows another small house cluster on the west side of 44th Street north of 15th Avenue. Another grouping is shown west of 41st Street, north of 15th Avenue, north of Area #3. All this is to say that there remains a need to precisely survey these house groups.

Area #1. Boulevard Addition, 32 houses, on 17th and 18th avenues east of 44th Street:

This area contains the third largest grouping of government housing.

Area #2. Subdivision of Lots 2-9, Block 5, and Resubdivision of Lots 8-15, Block 4, 2nd Addition to Edgewood Park, 36 houses, West of 44th, south of 15th Avenue and east half of block located west of 43rd Street.

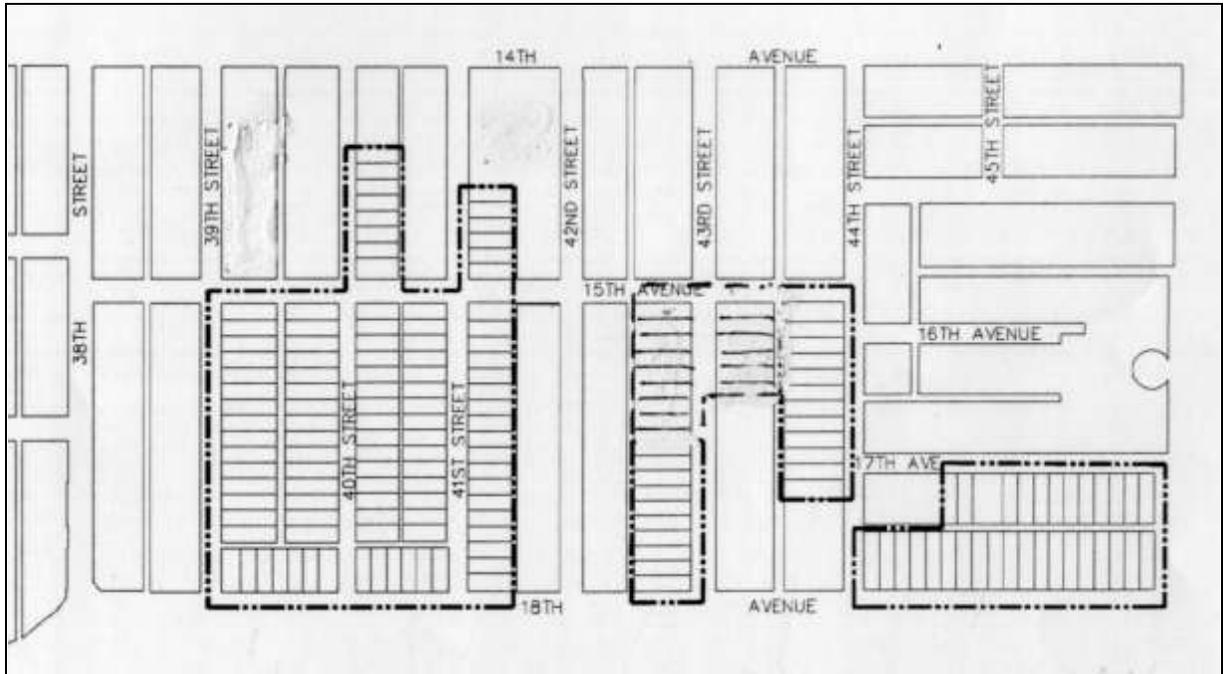
This parcel contains no double house models.

Area #3. Colonial Heights Addition, 105 houses, east of 39th Street, west of the alley running west of 42nd Street, with two partial half blocks running north of 15th Avenue (east side of 40th and east side of 41st streets).

This largest government housing parcel contains just over half of the total houses built and it was this central concentration that likely drew the most public attention. The size of the parcel enabled

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the developers to be more design oriented with their lot arrangement and building layouts. The southernmost lots were fronted south to 18th Avenue and double houses were placed at each corner at an angle. Commercial development along 18th has eliminated a number of these 18th Avenue houses, including the corner houses, very much reducing thereby the visual effect of the original arrangement. Two isolated government houses (1429 and 1437 41st Street) are located north of the contiguous housing. These houses attest to the U.S.H.C. infilling of then-available lots. Double house are located only on regular sized corner lots where they can face to the side streets. This location was forced by the use of pre-existing regular city lots for the house construction.



U.S. Housing Corporation 1918 Housing Tracts
(The tracts are termed #1-3 numbering from right to left)



U.S. Housing Corporation 1918 Housing Tracts, Area #4

Rock Island's Historic Residential Neighborhoods, 1835-1955: A Summary Report:

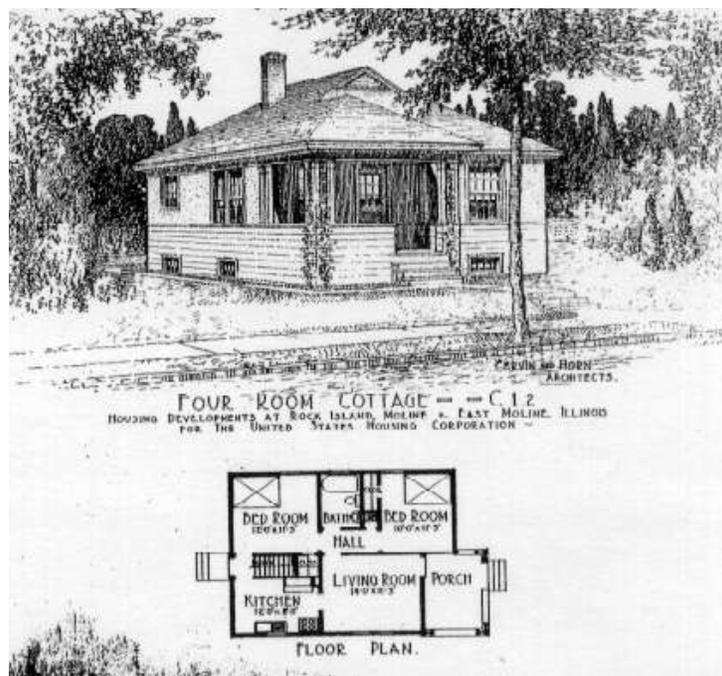
Area #4. Undetermined plat, 29 houses, south of 16th Avenue, between 32nd and 33rd Streets, including south side of 17th Avenue.

This is the most exceptional grouping of government housing because special attention was paid to the layout of the houses. Matching double houses were centered in the center of the main block, while all of the other house lots fronted north and south. At least five houses, including one double house, are located west of 32nd Street and north of 18th Avenue. The streets in this development are brick paved, and the plat, houses and streetscape combine to form a visually compelling neighborhood.

There are seven more government built houses located immediately west of Area #4, on 18th Avenue and 31st and 32nd Streets. Apparently house construction was stopped here at some point. The addresses are 3125 18th Avenue (double house), 1702, 1706, 1707, and 1708 32nd Street and, 1703 31st Street. 1707 32nd Street is also a double house. This small group of houses is only indirectly related to Area #4 and later houses separate the 1918 houses. These and any other scattered 1918 houses do not appear to be National Register eligible. They lack the cumulative visual impact of the larger house concentrations.

2. 1918-19 U.S. Housing Corporation House/Cottage Styles and Types:

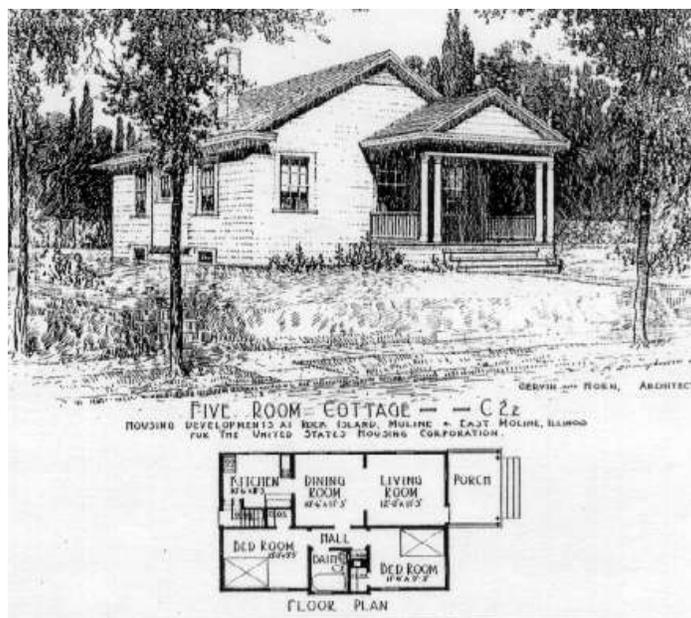
Bungalow:



Four room bungalow or cottage

This plan was built in two variations, the hip roof with gablet as shown above, and the gable front. The plan had two bedrooms and the bath on one side, and porch, living room and kitchen on the other, separated by a hall.

Rock Island's Historic Residential Neighborhoods, 1835-1955: A Summary Report:



Five room bungalow or cottage

This slightly larger bungalow plan added a dining room and elongated and narrowed the bedrooms.



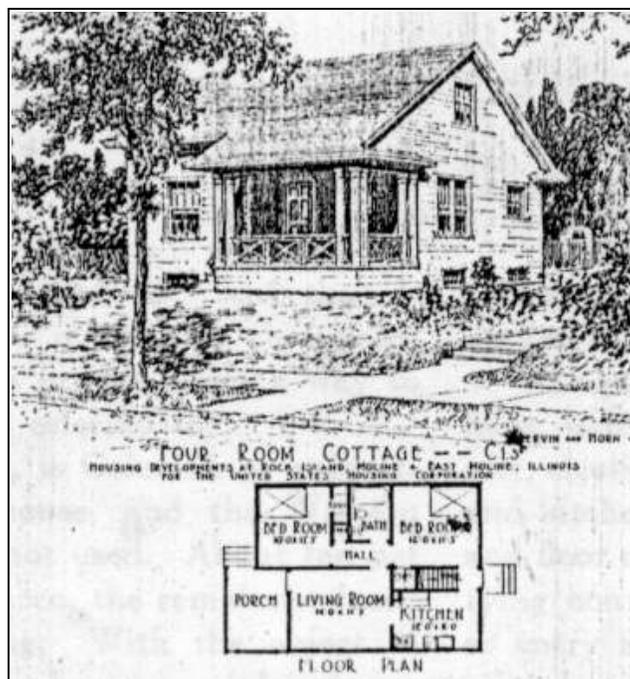
1553 39th Street, side gabled five room bungalow

This single story bungalow is a side gabled cottage form with a rear gabled wing attached. The centered front porch is covered by a separate shed roof that extends downward from the main roof plane. The interior plan is divided longitudinally, with living room, dining room, and kitchen on the right hand side of the plan, and two bedrooms and center bath on the left. The overall footprint is actually an elongated rectangle with short end to street.

Story and a half:

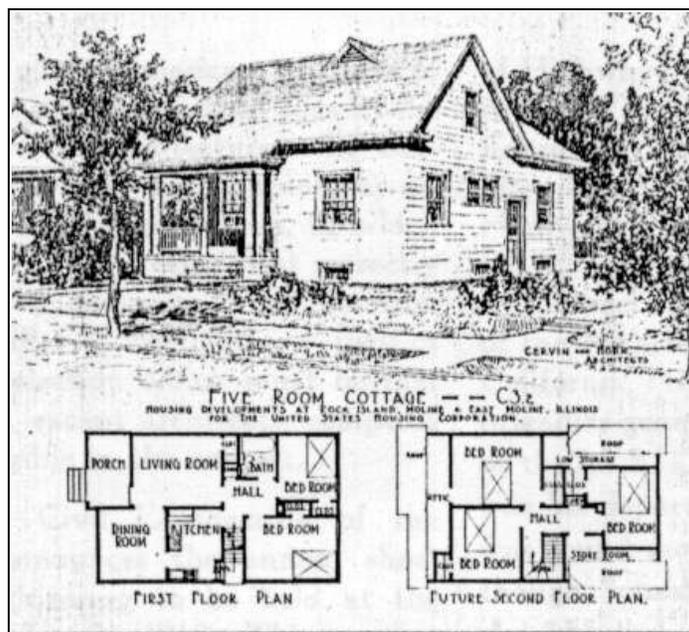
The single story cottage type pictured below differs from the type by virtue of its recessed front corner porch and the elimination of the dining room. The cornices are returned on each end. The front of the plan contains the living room, dining room and kitchen, and the rear of the plan contains a central hall, bath and two bedrooms.

Rock Island's Historic Residential Neighborhoods, 1835-1955:
 A Summary Report:



Plan Elevation View, Cervin & Horn, Architects
 Story and a half Side Gable Four Room Cottage:

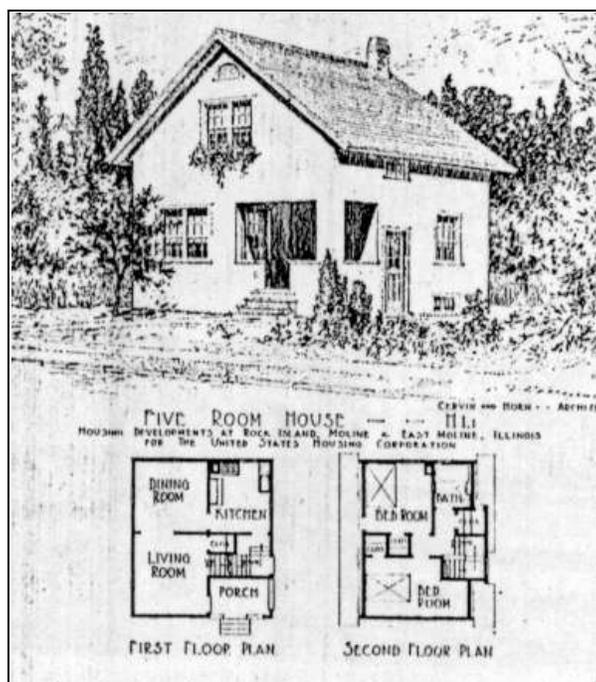
The front gabled single story cottage type pictured below has a corner recessed porch set beneath an extension of the front roof plane. The interior plan provides a bathroom and bedroom in the rear of the ground floor plan with two bedrooms upstairs. The upper level could be expanded over the rear wing for additional bedrooms.



Plan Elevation View, Cervin & Horn, Architects
 Side Gable Story and a half Five Room Cottage:

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Gable Front:



Plan Elevation View, Cervin & Horn, Architects
Five room, gable front cottage

The architects called this subtype house (see above) despite story and a half height. The plan has a recessed corner porch, dining room, kitchen and living room downstairs, and two bedrooms and bath up. Another variation of the same plan used a shed roof side front porch.



1710 32nd Street, five room, story and a half gambrel roof cottage:

This rectangular plan with gambrel roof has single unified (or twin)shed roofed side dormers and an optional end or side porch. The lower floor contained living room, dining room and kitchen. The second floor contained a central cross hall, two bedrooms and the bath. A variation of this same plan substituted two separate dormers or an elongated single dormer on either side of the roof. Two variations with different floor plans substituted a centered side entrance or a recessed corner porch on the front end of the plan. All three house plans contained five rooms.

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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Double House:



1704 33rd Street, Double House

Each half of 1704 33rd Street, shown above, consists of a side gabled square plan with a cross gable and a curved pitch side front porch. Each house had a central fireplace and stairs. A living room and kitchen were downstairs and two bedrooms upstairs.



1707 42nd Street, Double House

1707 42nd Street has porches which were likely broadened and enclosed.

Tudor Revival:



1566 43rd Street, two story Tudor Revival style six room house
Modified with a brick veneered exterior

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The square plan house with hipped roof pictured below has gablets set at the front peak and a side shed roofed entry porch. The interior plan places the living room, dining room and kitchen downstairs, with three bedrooms and a corner bath up. The variation pictured below is the same plan with a hipped roof front porch of less than full width. Yet another variant of this same plan is the substitution of a gable roof for the hip gable combination. The shed roofed porch could be placed on the side as shown above (1566 43rd Street), or off-center on the facade. The same plan, reversed, was executed in a gable front version, with the same side porch treatment. Yet another variation employed a hip roof with gablet, with the same floor plan.

3. Findings and Recommendations:

The four U.S.H.C. residential parcels are recommended as being National Register eligible under Context #4, Federal War Defense Workers' Housing in the Quad-Cities, 1918-19, under Criteria A, B, and C. The Rock Island houses and all of the Illinois metro area 1918-19 government houses are recommended as having state level significance given that there is no known comparable example of these houses to be found elsewhere in either Iowa or Illinois. The Criteria B and C applications interpret the careers of architects Olof Z. Cervin and Benj. Horn, and the construction work of builder Henry W. Horst. The Criterion C application interprets the Tudor Revival style range of the house and cottage designs.

The Rock Island parcels of emergency defense housing which were constructed in 1918-19 by the United States Housing Corporation are historically significant on the local level because they attest directly to the industrial role played by Rock Island during the First World War. The four housing tracts, including a total of 217 houses, collectively offer well preserved examples of that period's ideal garden cottage house form and the ideal modern industrial home. Within the broader metro context of the U.S.H.C. project, Rock Island received the largest number of government houses in the metro area, although they lack the visual impact of Davenport's Blackhawk Addition with its 184 houses which are arranged within a unified original plat containing both straight and curved streets. The Rock Island U.S.H.C. parcels are large in scale and are readily recognizable as being different from similar period housing. Area #3 with 105 houses, is impressive in its overall scale. Area #4 has its special house arrangement.

The house tracts are probably significant on the state level but a comparison must be made between it and other U.S.H.C. housing projects in the state. Of 17 national corporation projects which actually completed houses, all of the Illinois projects were part of the Rock Island District project #246. The government survey of war defense areas having serious housing shortages, reported in early September 1918, listed only the Quad-Cities communities and Alton, in Illinois. East Chicago, Indiana was also on the same list. Alton received 300 houses and *American Builder* indicated that these were scattered throughout the city, but housing corporation statistics hint at some clustering of the houses. The Alton U.S.H.C. project #554 comprised three tracts, Broadway (housing for 273 single workers), East Alton (housing for 100 families) and Milton Hill (housing for 15 families and 486 single workers). There is a good chance that the Alton projects were canceled. The Alton project was not listed in the inventory of real estate and materials sold off, nor the list of rentable projects, both of which dated to the end of 1919 (*Daily Times*, September 3, 1918; *American Builder*, May 1918; *Report*, Vol. I, pp. 47, 175).

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The tracts and houses nicely interpret the English garden house design work of the architectural firm of Cervin & Horn and the construction work of the Henry W. Horst Construction Company. They also interpret the struggle between Rock Island city leaders and the federal government over the building standards which were to be used in the housing project.

The Rock Island tracts, and indeed all of the Illinois Quad City tracts are visually less effective or significant as examples of planned "garden villages" because the houses were (save for Area #4) simply arranged along preexisting streetscapes. The Rock Island houses in particular were used to infill existing housing developments, resulting in a fragmented distribution of house clusters. A conscious decision was made not to locate the Rock Island houses south of 18th Avenue where a single unified planned village layout might have been affected. This decision was made early on in order to expedite the construction of the houses. Completed houses for war workers outweighed the opportunity to experiment in house and development design experiments. City services were also immediately available from 18th Avenue and streetcar service was closer, on 14th Avenue. No effort was made to otherwise specially arrange the houses, with the exception of a court like usage of the double houses in the westernmost tract. A visually distinct streetscape and house arrangement could strengthen significance arguments justifying National Register eligibility for these house groupings. Even greatly altered houses could be listed on the basis of their collective arrangement and association. Absent any arrangement characteristics, the houses must be evaluated for their historical significance on the basis of their unified grouping and their collective architectural merit. The sheer numbers and the unique range of types justify at least a finding of local level significance despite the replacement siding and porch alterations which are commonplace.

The Rock Island District project parcels which were completed, are exceptionally large groupings of houses which have an English cottage design influence. They are significant because they attest to the U.S.H.C's house building effort and they comprise a recognizable and unique house grouping within their respective communities. Ideally, all of the project building sites might be studied, evaluated and nominated as part of single multiple property nomination effort, embracing properties in two states and four municipalities.

The best designed portion of the government housing is Area #4 (see map above) between 16th and 17th avenues, and 32nd and 33rd streets. This compact house assemblage most closely reflects the desired appearance of the developments, that being an aesthetically pleasing arrangement and intermixing of house types, using the larger double house to set off the smaller cottages. If only one grouping was to be nominated, this one is the best candidate to represent all of the houses given its combination of houses and their interrelated layout. This grouping is also surrounded, in whole or in part, by streets that retain their brick paving exposed.

Most of these houses have been resided, although many are stuccoed. Because these houses are readily recognized by virtue of their intermixed types, their small scale and their massing and forms, it is suggested that these attributes override the usual concern for the impact of replacement siding on the integrity of these properties. Despite the siding change, the houses are distinctly recognizable and can collectively represent and interpret the themes which are associated with them.

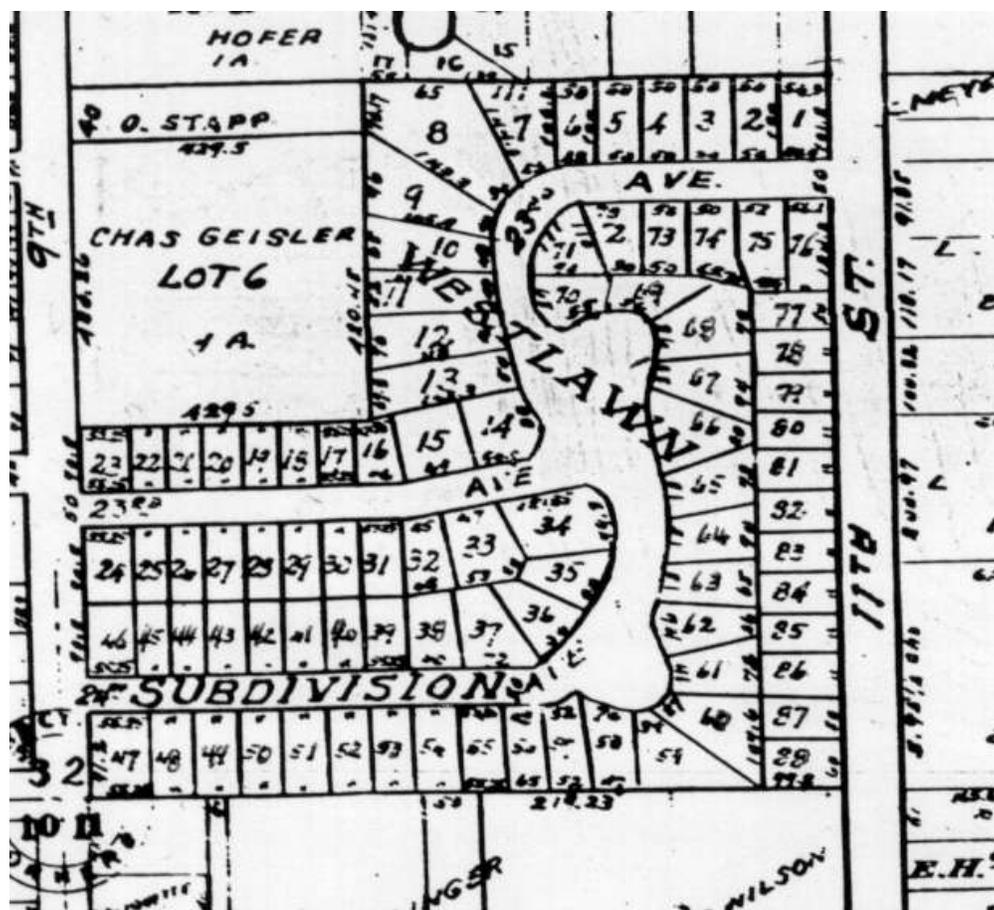
Rock Island's Historic Residential Neighborhoods, 1835-1955:
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7. West Lawn Addition:²⁴

1. History:

Scheurman & Kempe announced the construction of 40 new defense workers homes in West Lawn in late October 1942. Each house had “extra quality and extra appeal without the usual extra cost.” Each house had a full “10 block” basement and long living room, presumably running the full width of the house. Full services were in and paid for so there would be no assessments to add to house payments. The addition, located west of 11th Street and south of 21st Avenue was on the bus line, another plus. A singular inducement to home purchase, not seen anywhere else, was the provision of a 300-person capacity air raid shelter! (see ad below) (*Argus*, October 23, 1942).²⁵

At the close of 1942 Rock Island Lumber Company advertised 174 new homes for war workers and called attention to the “88 modern, comfortable and attractive homes” which were being then completed in West Lawn by four “cooperating builders; Scheurman & Kempe, Frank Knapp, Oscar Johnson and E. W. Robinson” (*Ibid.*, December 31, 1942).



The West Lawn Plat (north to the top)

²⁴ Originally the plat was called “Westlawn” but the use of two separate words appears to be the modern preference. Abstract research will document the historical spelling.

²⁵ Sub-contractors in West Lawn were Elmer Schmacht, excavating and basement work, Rock Island Lumber Company, Concrete Products Company, and Percy Wilson, Mortgage and Finance Corporation.

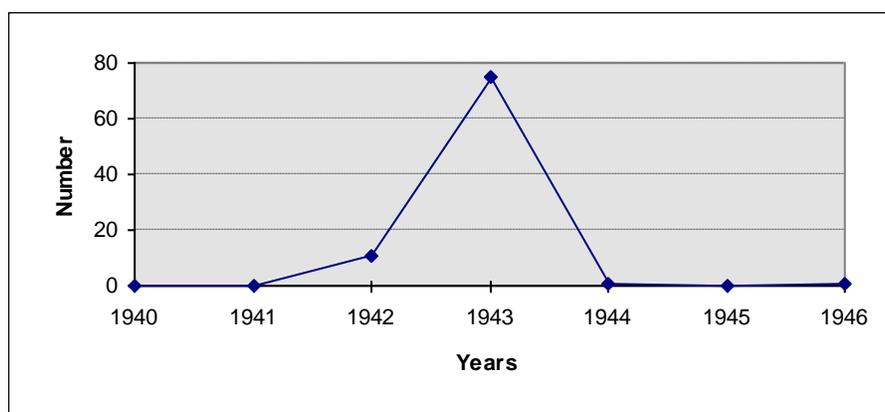
Rock Island's Historic Residential Neighborhoods, 1835-1955: A Summary Report:

That same source listed six home additions which were built or started in 1942. Curiously West Lawn was listed in two separate parts, West Lawn proper, located west of 11th Street and what was termed the “Eleventh Street Entrance” to West Lawn. The implication is that the 11th Street houses were either built by a different builder, started later, or utilized different house plans. All of the lots in the plat were numbered consecutively, those on 11th Street were numbered from 77 to 88. The advertisement noted that the addition was “a scene of building activity by Rock Island business and labor to supply needed housing for War Workers.” In West Lawn proper, 88 “modern, comfortable, and attractive” houses were underway by year’s end (Ibid.).

Another advertisement in early January 1943 again offered 40 homes “in various stages of construction. Monthly payments, for defense workers only, would run from \$25.00 to \$32.00. Only five houses were unsold by the middle of the next month. The builders stated they were able to quickly sell all of their new homes because they were local men and their houses had “individuality in appearance” and were “well planned.” As the original developers sold off their houses, builder Frank Knapp began 16 new homes in West Lawn and he offered them for inspection in late February, 1943. Knapp had 20 years’ experience as a “quality home builder” in the area. His homes could be purchased on the FHA plan. His sales headquarters was at 2374 11th Street (Ibid., January 2, February 2, 20, 1943).

A third builder, E. W. Robinson Jr. was offering “new homes for defense workers” by April 10, 1943. His show house at 914 23rd Avenue offered a large living room with ample kitchen, hardwood floors, a gas water heater, concrete sidewalks, full sized screens and combination doors. His houses could be purchased through FHA as well. Contractor Oscar Johnson was building in West Lawn as well at this same time. His sales office was at 908 24th Avenue (Ibid., April 3, 10, 1943).

City directories poorly represent the pattern of occupation in West Lawn and are apparently at least a year behind in their reporting. The 1942 edition lists just two houses on 23rd Avenue (905, 917) and no houses on 11th Street or 24th Avenue. By 1945 there were 33 houses on 23rd Avenue, 12 on 11th Street, and 16 houses on 24th Avenue.



Building Permits in West Lawn, 1940-46

House construction began in West Lawn in 1941 and the vast majority (85 percent) of houses were finished the following year. All of the 1942 building permits were apparently issued to Scheuerman & Kempe, while four builders shared the 75 1943 permits. The building permit dates show that the 1942 house starts were scattered throughout the plat but all were west of 11th Street. Knapp likely built

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Houses for Sale 78 Houses for Sale 78

WESTLAWN HOMES

Planned—Built—Sold and Guaranteed by Rock Island Men

40 Scheuerman & Kempe homes in various stages of construction in Westlawn Addition. Drive out to our Westlawn Field Office on 23rd Avenue and 11th Street—pick out one of Scheuerman & Kempe quality built homes with a total monthly payment that is less than the rent you are now paying. It's all so simple and easy—let us give you the whole story, and at the same time give you an "on the job" demonstration. Also see our Westlawn Air Raid Shelter that will accommodate 300 people.

Our
Westlawn
Field Office
11 St.-23 Ave.
OPEN
Evenings
4 p. m. to
7:30 p. m.



Field Office
OPEN
Saturday
and Sunday
2 to 6 p. m.

Some of our special home features are:

1. Low monthly payments (\$27 to \$32) including taxes and insurance.
2. The down payment adjusted to meet each individual case.
3. Addition is right on bus line, and convenient to all schools.
4. Automatic forced warm air heat with fan.
5. Hardwood floors.
6. Ample kitchen cupboards.
7. 10-block basement.
8. Downspouts and gutters.
9. All exterior porches and stoops are concrete.
10. Insulation around all windows and door openings.
11. Venetian mirrored medicine case.
12. City sewer, water, gas, street surfacing, curb in and paid for.
13. Long living room.
14. Linen closet.
15. Cross ventilation in bedrooms.
16. Telephone niche.
17. Walls plastered various colors.
18. Hood cover over all rear stoops.
19. Combination storm and screen door.
20. Full screens for all windows.

Remember, each of these individually planned homes has extra quality and extra appeal without the usual extra cost. All materials and craftsmen used are local and can be counted on to stand back of their product and **WHAT'S MORE, WE'LL BE HERE** when you want us—we believe that our reputation for reliability and fair dealing **IN OUR HOME COMMUNITY** is the reason so many interested home purchasers have investigated our manner of doing business. Our reputation is part of every home, and quality and fair dealing is our reputation.

If you're a defense worker, can you afford to pay from \$25.00 to \$32.00 per month to own your own home? Why not enjoy the thrill of moving into a new restricted sub-division and into a well designed new home and create full home ownership with the same dollars you are now spending for rent.

SCHEUERMAN & KEMPE

HOME BUILDERS — REALTORS — INSURORS
 1907 Second Avenue Phone R. I. 448, 2276, 2770, 250

The following firms are cooperating with us in bringing our quality home to you:

<p>ELMER SCHMACHT Basement Excavating Phone R. I. 5887</p> <p>C. "BUS" IGLEHART Better Plastering 2016 11th St. R. I. 6107</p> <p>FOX ELECTRIC SHOP Wiring and Fixtures 903 3rd Ave. Phone R. I. 974</p> <p>ROCK ISLAND LUMBER CO. 2701 5th Ave. Phone R. I. 600</p> <p>TOM WELCH Painting—Decorating 2838 30th St. Phone R. I. 3083</p> <p>CONCRETE PRODUCTS CO. Not Incorporated 1st Ave. and 8th St. Phone R. I. 662</p>	<p>LUNDAHL DECORATING CO. Phone Moline 1582</p> <p>J. H. MEIS & SON Linoleum—Carpets 435 17th St. Phone R. I. 294</p> <p>M. J. RICHESON Heating Specialist Phone Moline 987</p> <p>GEORGE PETIT & SON Floor Sanding Phone R. I. 5776</p> <p>PERCY WILSON Mortgages and Finance Corp. Davenport, Iowa</p>
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West Lawn Promotional Advertisement²⁶
 (Argus, October 23, 1942)

²⁶ The pictured house is not to be found near this intersection but there are several houses with the unusual bay window to be found in the plat.

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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most of the homes along 24th Avenue and Robinson those along 23rd Avenue. Scheuerman & Kempe built the houses along the west side of 11th Street and likely built those in the northern part of the plat along 23rd Avenue.

All of the West Lawn houses fall into the two categories of the minimal traditional cottage, with 11 houses having square plans, and 76 houses having linear or linear cores with shallow ell plans. The houses offer a broad range of decorative treatments which involve porch or cross gables, fenestration arrangements and porch or eaves overhang configurations. These create a visual variety on the street despite the similarity of house plans and massing. No brick houses are found in West Lawn, in strong contrast to Stadium Drive. All of the houses have basements and the concrete block used exhibits a beveled edging that produces a strong pattern of joint lines in the finished basement wall.

2. House types:

Westlawn Styles and Types:

Style/type	Count
Minimal Traditional	
Linear Plan (side gable)	
wall dormer over entry, central window	17
wall dormer over entry only, side of facade	7
central wall dormer only	1
shorter wall dormer and entry hood	15
symmetrical fenestration, no elaboration	16
same, broad projecting full width eavesline	2
same, two thirds width projecting eavesline	3
centered partial width shed roof porch	1
off-center partial width shed roofed front porch	5
short eaves projection over side entry	1
porch over side entry	3
two thirds width corner recessed porch	1
Total	72
Square Plan	
broad off-center shallow front wing	7
narrow off-center shallow front wing	3
same, combination of shed roof and gable	2
hip roof/hip and gablet/jerkinhead	4
Total	16
Grand Total	88

The West Lawn cottages can all be classed as minimal traditional types. These cottages differ from those built in the Stadium Drive by virtue of their elongated, rectangular plans, shallower roof pitches and the use of cross gable on the facade. The linear plan predominates.

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Minimal Traditional Cottage:



932 24th Avenue, c.1943, minimal traditional cottage, linear plan, wall dormer covers entry and window

Two forms of this cottage type are found in the addition, these being the square/box and linear/ell forms. In contrast to the Stadium Drive houses, the side gabled form predominates in West Lawn, and as the tabulation above indicates, appears in a dozen basic variations. The inability to inspect interior plans prevents making a distinction between variations which are simply superficial and those which represent differing overall plan arrangements. Just four variations appear in any large number. The largest combines a side front entrance with a centered multi-paned picture window and another full sized double hung window. The cross gable shifts off-center to cover the entryway and picture window (see example, 932 24th Avenue, illustrated above).



1007 23rd Avenue, c.1943, minimal traditional cottage, wall dormer above entry

Seven examples reduce the width of the cross gable to cover just the entryway (see 1007 23rd Avenue, illustrated above).

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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920 23rd Avenue, c.1943, minimal traditional cottage, linear plan, cross gable and hood

Fifteen examples combine this shortened cross gable (set above a window) with a side or centered entry hood (see 920 23rd Avenue, above).



1049 23rd Avenue, c.1943, minimal traditional cottage, linear plan, plain front

Sixteen houses (see 1049 23rd Avenue, illustrated above) simply present a symmetrical frontage with no other special facade treatments save for a plain eavesline. A small number of house designs employ off-center enclosed or recessed porches. A very Colonial Revival example, with full width extended eaves to the front has four rounded pendants hung beneath the eaves is found at 2344 11th Street (not shown).



928 24th Avenue, c.1943, minimal traditional, square plan, broad gable front off-center wing

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The square or box plan accounts for just 18 percent of West Lawn cottages. All but six of the 18 examples utilize a front gable or a hip or other roof form. Examples are found at 928 24th Avenue, which is shown above, and at 1073 23rd Avenue (not shown), which combines a shed roof and a gabled wall dormer. Three gable front plans are turned sideways and have side entrances accordingly.

Nine examples employ either a two thirds width shallow off-center front wing (again, see 928 24th Avenue, shown above). These wings are gabled or combine a shed roof and gabled components. Many of the gabled examples add an entry pediment to this front gabled wing.

3. Findings and Recommendations:

West Lawn is historically unusual because it was built up so completely in a remarkably short time. Its closely packed houses comprise a very different visual pattern from earlier developments because of the resulting homogeneity of house period and type, and because the combination of curvilinear and gridded street patterns clearly sets the plat apart from comparable developments. Two small traffic islands were reserved along 24th Avenue, adding to the special visual quality of the neighborhood. The regular lots are shallow, just 90 feet deep, and 55 feet in width. The angled lots present even narrower fronts to the street, the narrowest being just 36 feet. The 11th Street lots are just 50 feet wide and 100 feet deep. Alley access is provided for the north side of 23rd Avenue, but these houses still used front access garages. Garages are otherwise separate buildings and are accessed from the street.

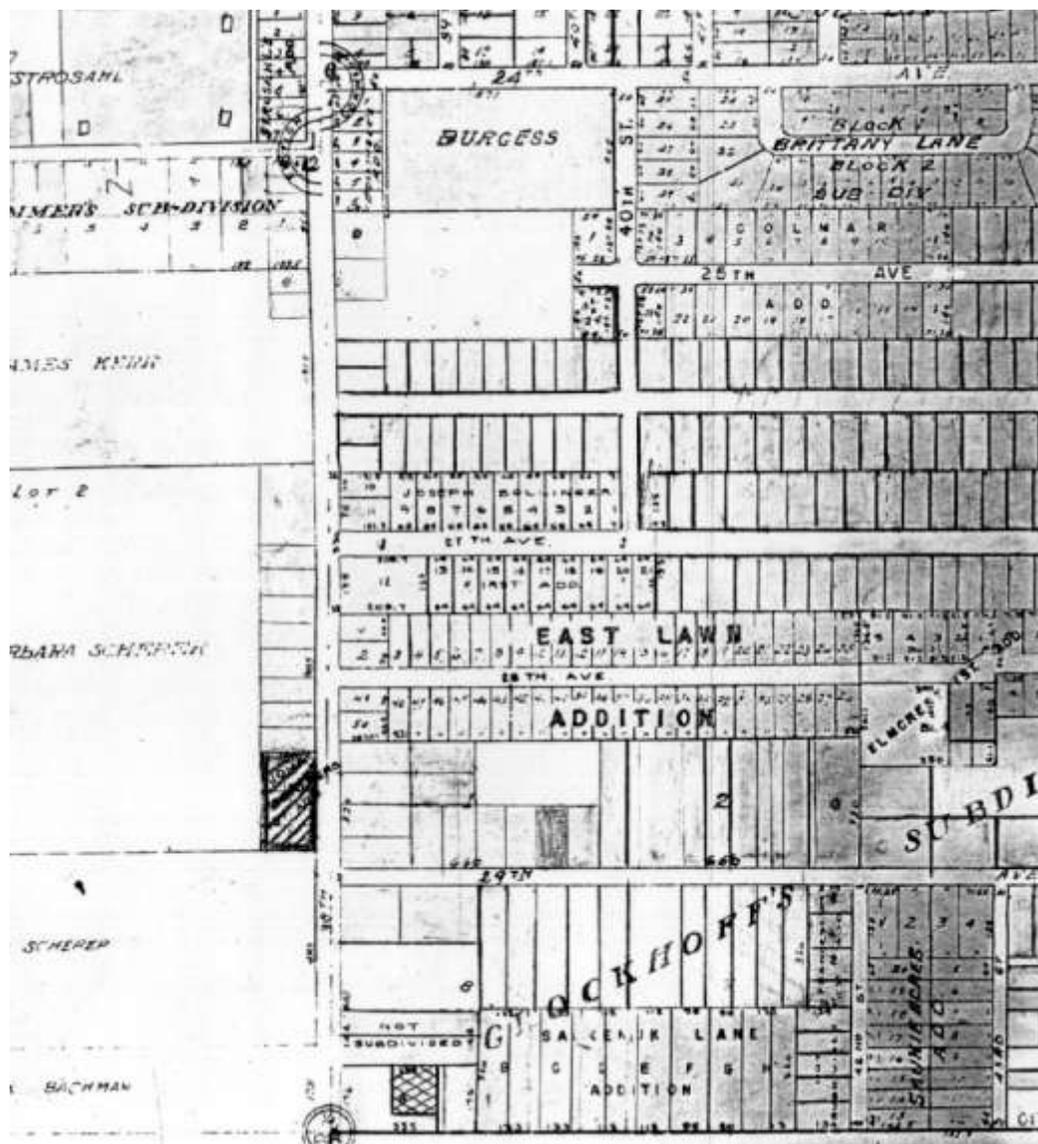
All of the West Lawn houses fall safely within the 50-year National Register cutoff, but all present integrity problems in the form of a uniform covering of the original wooden siding with aluminum and vinyl siding, although siding can be removed. The original siding on these houses was clapboard. This siding survives on a few garages in the plat. The upper edge of the siding has a beveled edging and a six inch exposure to the weather and all of the houses have full basements.

The houses in West Lawn, constructed by four different builders, assume a different form and offer distinctive decorative features in contrast with the Stadium Drive houses. An investigation of floor plans might indicate that these houses employ different room arrangements and more interior space than the Stadium houses. Unlike the other metro area cities, Rock Island persisted in building a goodly number of houses in 1943-45, and it is possible that the West Lawn houses built in 1943 interpret both the city's persistence in house construction and some significant design changes in house plans. Any final resolution of potential National Register significance depends upon a comprehensive comparative analysis of all of the 1942-45 housing in Rock Island. Recommendations for that survey phase are found elsewhere in this document. This neighborhood remains historically significant for its association with wartime defense housing and this association can be made known through local education and interpretation even if changes to the house exteriors prevent actual National Register listing.

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8. Eastlawn Addition:²⁷

1. History:



Eastlawn Plat area, 1954 City Comprehensive Plan

Eastlawn was started in 1945 by noted local developers Scheuerman & Kempe. The development infilled both sides of 28th Avenue, between 38th and 43rd Streets. This plat is located in southeastern Rock Island and at the time of its development it lay well beyond the outer edge of the expanding residential boundary. The building site was surrounded by cornfields and it took a number of years for the plat to be finally engulfed by other residential developments. As late as 1954 (see plat figure below) the plat was still all by itself in the country. The surrounding houses are, for this reason, of very much later date than are those in this plat. This is also true of 28th Avenue east of 43rd Street. The reason why this plat ventured so far beyond the developed city is not determined.

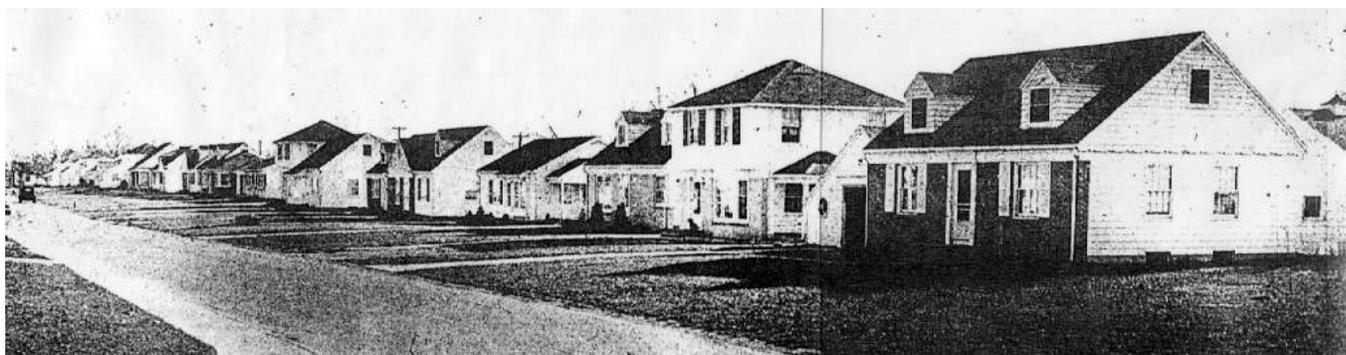
²⁷ Abstract research is necessary to determine whether the historical spelling for this addition should be "Eastlawn" or "East Lawn."

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Eastlawn Addition is a post-World War II housing addition that was immediately infilled between 1946 and 1947. Fully 68 percent (34 houses) were permitted in 1946 and the remainder, 16 houses, were permitted the next year. Its houses were sequentially constructed, with just one 1947 house (4055 28th Avenue) being located on the north side of 28th Avenue. All house permits west of and including 4014 28th Avenue date from 1947. Road paving was finished by the end of 1946. By then 29 houses were done and 20 others under roof, with a total of 50 scheduled for construction. By the end of 1947, 40 of the 50 houses were done, and 10 more, valued from \$9-11,000, were just underway. The total cost of the houses was \$450,000, for an average cost of \$9,000. The developers planned to spend \$6,500 on each house (*Argus*, December 31, 1946; December 31, 1947).

Newspaper accounts date the actual house completions dates as running into the next year (1948) and city directories first list occupied homes appearing beginning in 1950 with just 13 addresses on all of 28th Avenue, east of 38th Street. Directories commonly can take a year's time to first list new houses however (*Ibid.*).

The addition was one of two developments which were underway in Rock Island in 1946, the other being the Second Suncrest Addition. Both were one third finished by year's end. Scheuerman & Kempe had four house building projects of varied size underway in the city as of the beginning of 1947, including this project, seven houses at 11th Street and 37th Avenue, 36 houses in their Wooded Hills Addition and 75 houses in their Washington Park Addition (*Ibid.*, December 31, 1946; January 1, 1947).



New houses, south side of 28th Avenue from 38th Street
Note the intermixing of various house heights to
maintain visual variety on the street.
(*Argus*, December 31, 1948)

The Eastlawn Plat was filed September 5, 1946. Its north/south facing lots were 136 feet deep and from 48 to 54 feet wide. These were fairly narrow lots compared to other nearby plats. The lots were numbered sequentially in clockwise fashion starting on the north side of 28th Avenue at 38th Street. Construction, as noted above, followed the lot numbering in solid order. The above completion photo indicates that the last houses in the southwest corner of the plat were just finished by the end of 1948.

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2. House/Cottage Styles and Types:

The 50 houses in Eastlawn are in many instances identical in plan to those which Scheuerman & Kempe had completed in West Lawn three and four years before. These postwar houses are more elaborate in ornamentation and most are partly brick veneered. A number of other house plan types introduced in Eastlawn are not found in West Lawn. These include the foursquare (or two story square Colonial Revival house), L-plan minimal traditional cottages, and story and a half Colonial Revival types. In fact, West Lawn combines house types found both in Stadium Drive and West Lawn, adding the two story square house. The story and a half side gabled Colonial Revival example (4014 28th Avenue, 1947) is also found in the Watch Hill Addition.

Eastlawn Styles and Types:

House Type	Count
Colonial Revival	
story and a half, wall dormer and single dormer	3
same, with no dormers, composite picture window	1
Total	4
Cape Cod Cottage	
standard, twin dormers	9
partial width off-center front porch	3
partial width off-center eaves projection	2
story and a half with eaves projection and twin dormers	3
Total	17
Minimal Traditional cottage	
Square/Box-hip roof	1
same-broad shed/gable off-center shallow front wing	1
same, front gable	1
Total	3
Linear/L-plan, gabled front wing and corner porch	4
same, linear, less than full width front porch, off-center	1
same, narrow gabled wall dormer over bay window	1
same, less than full width projecting eaves over entry, window	3
same, narrow gabled wall dormer and entry hood	3
same, broader gabled wall dormer over entry, window	1
same, elongated hipped roof, linear and ell plans	4
same, unelaborated front, symmetrical fenestration, window bands	1
Total	18
Foursquare	
cantilevered upper floor	6
wrap around porch	1
Colonial Revival, pediment above door, bay window	1
Total	8
Total	50

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The Eastlawn Addition comprises an unusual mix of cottage and house types in unexpected numbers. What is most striking about the houses here is the broad mix of types and styles, with no dominant one. In fact this mix appears to represent an intentional intermixing of the entire repertoire of then popular house plans. The minimal traditional cottage accounts for just 21 houses, just under half of the total. Sixteen percent of the total are foursquare examples. Equal to the minimal traditional plans are the Colonial Revival examples. Completely absent is the Tudor Revival style.

Colonial Revival:

The Colonial Revival style is represented by the 17 Cape Cod cottages and by four story and a half side gabled plans.



4014 28th Avenue, c.1947, story and a half Colonial Revival cottage

4014 28th Avenue, shown above, illustrates the steep-roof story and a half cottage that occurs in Eastlawn and in Watch Hill as well.

Cape Cod:



4025 28th Avenue, c.1946, Cape Cod cottage

The Cape Cod cottage, in a number of variations, is the most numerous single cottage type with 17 examples. The standard twin dormer form is elaborated with partial width off-center front

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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porches or a partial width off-center extended eavesline which covers the entrance and one of the windows. Picture windows and bays are frequently substituted for one of the window pairs. The example shown above, at 4025 28th Avenue, combines a corner window pair, picture window, and a brick veneer facade to the standard plan. An interesting and unique variation is represented by three examples which combine shed roofed dormers with a half full width overhanging front eavesline. The dormer roof planes begin at the roof ridge. These houses present a very low roof profile. They are further ornamented with Oriel windows and cantilevered front bays Three of these combine a broad gabled cross gable with a single roof dormer. This same type is pictured in the Stadium Drive and Watch Hill area reports.



4043 28th Avenue, c.1946, Cape Cod cottage

Foursquare:



3812 28th Avenue, c.1946-47, Colonial Revival house, and perhaps at least a symbolic foursquare

Foursquares comprise the second largest distinct type group with 8 examples. All but two of these employ a cantilevered upper floor. Many of these feature an off-centered cutaway bay and a single story side solarium wing. The example pictured above (3812 38th Avenue) contrasts a main floor brick veneer with a clapboard upper level. The second story is cantilevered outward and is set above a full sized bay.

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Minimal Traditional:



3859 28th Avenue, c. 1946, minimal traditional cottage, L-plan with corner porch

Most of the minimal traditional houses match those which are described and illustrated in the West Lawn survey report. Two exceptions are the combination corner porch and gabled L-plan (4 examples) and the elongated hipped roof plan which utilizes both linear and L-plans. The former is pictured above (3860 28th Street). The latter (3859 28th Street) is shown below.



3860 28th Avenue, c.1947, minimal traditional cottage, L-plan, elongated hipped roof



3824 28th Avenue, c.1947, minimal traditional cottage, partial eaves projection

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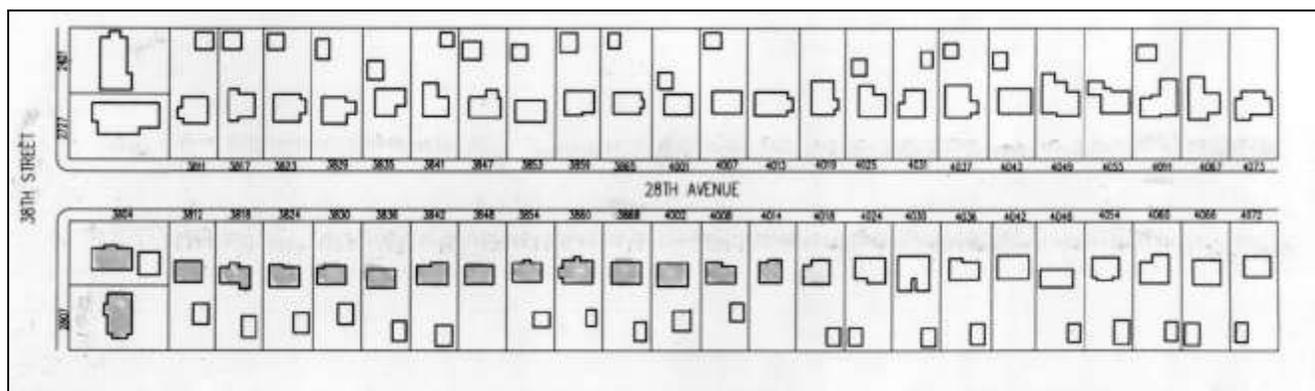
The Eastlawn example shown above at 3824 28th Avenue is also found in West Lawn. Here the design is elaborated with the addition of an Oriel window and square cut picture window bay. Many examples are also brick veneered. The side entrance in this case is just beyond the front wall plane.

The Eastlawn houses are notable for their ornamentation and they present a range of special features which are characteristic of postwar house design. Just under one half (22 properties) are partly or fully brick veneered on the facade only, indicating a return to more substantial middle class housing. Four houses use cut stone. Full-sized bay windows appear in 8 houses while square cut cantilevered bays are found in seven others (30 percent of all the houses). Composite picture windows are larger and more commonplace. They usually are comprised of a pair of double hung sash with nine over nine lights. Large actual single pane picture windows appear only in three cases. Three-part picture windows, with a large central glass flanked by two smaller side windows, appear seven times. Multi-light composite picture windows (as many as 36 lights) occur four times. Window banks, commonly associated with corner window pairs, appear six times. Corner window pairs are formed by pairing two windows at a corner, separated only by a structural support. Eight houses have this feature. Oriel windows appear to be a signature feature of the builders (or one builder) in a dozen houses. In one instance the window is set in a garage front wall. Six windows are set into the corners of house fronts and five gable fronts have the feature. One Oriel is shaped in a hexagonal shape.

3. Findings and Recommendations:

All of the 50 houses in Eastlawn just meet the National Register 50 year cut off. The high proportion of brick fronts argues that there is some mitigative potential for the addition's houses to meet National Register integrity guidelines despite the nearly universal use of aluminum and vinyl siding.

The plat appears to have merit as a significant residential historic district for its role in building up the southeastern part of the city, for its rapid and complete upbuilding within a three-year period by a single developer with a set range of house and cottage plans as part of a citywide housing building boom, and for its Criterion C representation of modest post-World War II residential architecture, particularly with regard to the persistence of the foursquare and Cape Cod house/cottage types.



Eastlawn Addition and Proposed Historic District
Shaded houses were built in 1947, all others in 1946 (north to top of map)

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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Prior to taking nomination action, an effort should be made to compare this addition with other period additions to compare architectural makeup.

9. KeyStone's Park View Addition:

1. History:

Realtor and developer Bert Frahm platted Park View Addition on July 18, 1925. Nestled up against the west Moline municipal boundary, Frahm's plat was located in a secluded corner of southeast Rock Island. The plat consisted of just three streets. Forty-fifth Street ran north from 14th Avenue and dead ended at the end of the 1100 block. Two streets ran eastward from 45th Street, 12th Avenue ran east and then arched northeast, ending in a cul-de-sac, while 13th Avenue ran one block due east, to a dead end. Thirteenth Avenue retains its original brick pavement. Twelfth Avenue seems to have lent itself to some particularly creative house designs. An unusual modernistic concrete block ranch house is located at 4547 12th Avenue (the Minnie and Carl Bartell House, c.1948, built by a contractor named Litvin for realtors Scheuerman & Kempe) and a splendid Spanish Revival cottage at 4563 12th Avenue (the Reuben and Alice Anderson House, c.1929). It is one of very few similar designs in Rock Island (Park View Walking Tour, p. 4, *KeyStone Neighborhood Plan*, pp. 15, 25).

Varied lot sizes (most lots measure 50 by 115-120 feet) allowed for broad houses and deed restrictions specified that houses had to cost at least \$4,000. All houses had a mandatory 25-foot setback. The resulting houses, constructed in three distinct phases over a 30-year period, reflected the successive residential building booms of Rock Island, the late 1920s (32 houses), the late 1930s and early 1940s (20 houses) and 1949-mid-1950s. Park View houses are modest in scale but exhibit a high level of decorative attention. This is particularly the case for the Tudor Revival cottages which combine brick and decorative stonework. Note in particular 1202, 1211, 1212 and 1216 45th Street. The persistence of the bungalow, particularly the side gabled variety, is evidenced by its employment in the first houses which were built here. The side gable bungalow was in reality nearly a two story house and easily met the \$4,000 minimal investment threshold. It is commonly found intermixed with more prestigious houses (see 1150 45th Street, the Olaf and Hulda Benson house, built c.1927, also see 4539, 4540, and 4553 12th Avenue).

Sanborn Maps indicate that the plat infilled from the south, beginning along the west side of 45th Street. The latest houses followed on the east side of 45th north of 12th Avenue and in the southeast corner of the plat. As late as 1951 there remained 18 vacant lots, eight of which were never built upon.

2. House/Cottage Styles and Types:

Tudor Revival:

This property, the William and Irma Biggs House, pictured below, at 1212 45th Street, is a strongly Tudor Revival influenced cottage. It is one of a nice row of similar brick cottages which are on the west side of 45th Street. The house balances a single dormer with a cross gable and turret. The chimney is capped with clay chimney pots. Elaborate stonework frames the main entrance. An Oriel window projects from the front gable.

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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1212 45th Street, c. 1932, story and a half Tudor Revival cottage



1220 45th Street, c. 1931, story and a half Tudor Revival cottage

The Anna Zaruba House, 1220 45th Street, pictured above, is another fairly elaborate example of the Tudor Revival cottage. The house offers triple front gables, one of which forms the entryway. The house is brick veneered and the entrance wing is stone veneered. A variety of window shapes is utilized.



1216 45th Street, c. 1931, story and a half Tudor Revival cottage

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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The Martin and Mabel Bootjer House, 1216 45th Street, pictured above, is a more restrained example of the Tudor influenced cottage. Tudor elements are restricted to clay chimney pot caps on the chimney and the rounded arch on the main entrance. The house was likely termed a bungalow at the time of its construction. The house is veneered with polychrome brick with random ashlar stone inserts.

Colonial Revival:



4533 13th Avenue, two story Colonial Revival house

A number of two story side gabled Colonial Revival style houses are found in Park View. This example, at 4533 13th Avenue, pictured above, has a side hall front entrance and an enclosed projecting front entryway.



1204 45th Street, two story Colonial Revival house

This house example, at 1204 45th Street, pictured above, reverses the plan of 4533 13th Avenue and is more formally Colonial Revival in style. Stylistic elements include the pedimented entry with columns, the porte cochere with railing, the symmetrical facade, and the decorative shutters.

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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4529 13th Avenue, two story Colonial Revival house

The house at 4529 13th Avenue, pictured above, has a Georgian or central hall and entrance floor plan. It offers a very formal Colonial Revival style plan, executed in brick. The entryway and window surrounds are very formally ornamented. The broadly projecting eaves form broken pediments at either end and rounded attic lights fill each gable.

Dutch Colonial Revival Style:



4515 12th Avenue, c.1930, Dutch Colonial Revival house

Most gambrel roofed Dutch Colonial houses are less than two stories tall, but this one, the Fred and Anna Liedtke House, 4515 12th Avenue, pictured above, is the full two stories high. Its dormers extend the full length of the plan and they project forward so as to be in line with the main front wall. This house, like most Dutch Colonial derivatives, employs a central hall in its plan. A side shed roof forms a pediment between the floors at either end but it is probable that the wall planes are constant between the floors. The first floor is brick veneered, the upper floor is stuccoed.

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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Cape Cod Cottage:



4536 12th Avenue, c.1941, Cape Cod cottage

The Gustav and Thelma Anderson House, at 4536 12th Avenue, pictured above, is an excellent later example of the popular Cape Cod cottage. The plan includes an attached garage, carefully placed well behind the main facade. The house is sheathed in broad clapboard siding, reflecting the Colonial Revival influence.

Ranch:



1121 45th Street, c.1938, ranch house (cottage)

The Henry and Adelaide Schutter House, 1121 45th Street, pictured above, is probably the very first ranch house to be constructed in Rock Island and possibly in this region. The Schutters brought the basic idea back from a trip to California and Rock Island architect Benj. Horn prepared the plans. Rock Island contractor Oscar Johnson built the house. The house predates the general acceptance of the ranch house by from five to 10 years. The exterior is sheathed in board and batten siding. The "T" plan has a projecting front gabled wing with prominent chimney. A two car garage (original?) is attached to the south side (just visible on right hand side of photograph). The house utilizes a hipped roof and a rambling plan, both fundamental to the ranch house concept.

Rock Island's Historic Residential Neighborhoods, 1835-1955:
A Summary Report:

3. Findings and Recommendations:



Recommended Park View Historic District
"X" Identifies Contributing Property (1928-43)

Park View Addition is recommended as being eligible for listing on the National Register of Historic Places under Context #3, House Construction in Rock Island, 1850-1950. Using Criterion C, the plat contains an excellent concentrated intermixing of the Colonial and Tudor Revival styles and cottage architecture from the period 1928-1943 in Rock Island. The core of the neighborhood does present an outstanding assemblage of architecturally significant Tudor and Colonial Revival homes as well as what may be the city's earliest ranch house. It is therefore recommended that a historic district could be nominated successfully.

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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The plat was built up in three distinct phases and there is a natural cut off point in 1943 when wartime shut down house building in this plat. Building resumed only in 1948, following a four-year hiatus. Only one postwar house, the concrete block ranch house known as the Minnie and Carl Bartell House, 4547 12th Avenue, built c.1948, has been featured on the historic house tours, and local historical interest has focused on the pre-World War II housing. This later housing, on the cusp of the 50 year cutoff or not yet at that age, cannot readily be deemed to be contributing to the proposed district because little can be stated in terms of comparing these later date houses to similar ones in the city. At any rate, it is recommended that the entirety of the plat be included in the nomination given the Illinois State Historic Preservation Agency position that the entirety of a plat must be included if the plat itself is integral to the district. The southernmost block of the plat, between 13th and 14th Avenues was the last to be built up and contains the majority of more recent buildings. These and 1107 45th Street and 4552 12th Avenue would be counted as non-contributing properties within the district. Virtually all of the other properties pre-date 1943. The high proportion of brick exteriors largely avoids the expected aluminum siding integrity problem. There are two Colonial Revival houses on the north side of 13th Avenue, but these are too isolated from the district core to be included. They are isolated by the lack of houses to the west of them and by the newer and smaller houses along the south side of the street.

Rock Island's Historic Residential Neighborhoods, 1835-1955:
 A Summary Report:

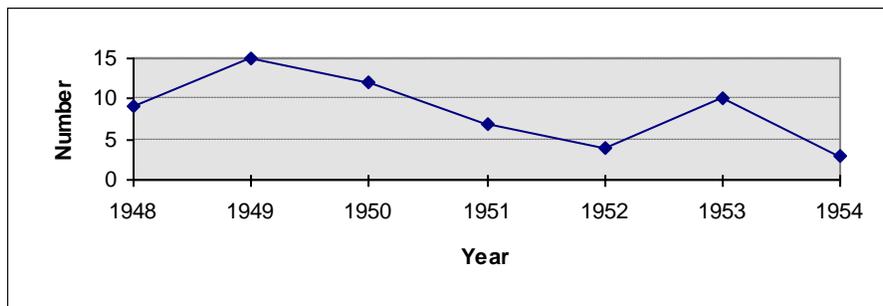
10. Bel-Aire Addition:

1. History:



Bel-Aire Addition (north is to top of map)

The Bel-Aire Addition is first mentioned in the *Argus* at the end of 1947 as having first been developed under the “community unit” concept. Suncrest Building Corporation and H. C. Springstein invested \$1 million in the project. This addition is located south of 20th Avenue, west of 24th Street, north of 22½nd Avenue and includes the west side lots along 21st Street (*Argus*, December 31, 1947).



Building Permits in Bel-Aire, 1948-54 (dates) (3 houses date to 1959-65)

Rock Island's Historic Residential Neighborhoods, 1835-1955: A Summary Report:

City directories are less helpful dating the addition's build up. Only a handful of residents appear on 21st Street and on 23rd Street as late as 1951. The Bel-Aire Apartments (six units) first appear in 1954 along with the other apartment buildings.

Bel-Aire infilled from the west and from the west side of 23rd Street. All of the apartment blocks clustered in the north central part of the plat and were built between 1948 and 1952. Almost all of the 1953 construction came in the form of a row of double houses built on the east side of 23rd Street. The plat offered broad but shallow lots on its west end and these were perfect settings for the emerging ranch house type. All of the broader lots received a ranch house. Brick veneered fronts are found on 40 of 63 houses. One house has a stone front.

Bel-Aire claims one of four Rock Island prefabricated Lustron homes (illustrated below). Square porcelain enamel coated steel wall panels are supported by a metal structural frame. A concrete slab supports the house. There were two and three bedroom models and this one is of the smaller sizes with two bedrooms. The houses were sold nationally between 1948 and 1950 (Lustron information from Kevin Anderson).

One identified major Bel-Aire builder was Swedish-born Philip Peterson. Peterson started with Scheuerman & Kempe but then went out on his own and built 40 houses in Rock Island (interview, Joyce Anderson, May 1998).

2. House/Cottage Styles and Types

Bel-Aire Types/Styles in, 1948-1954

House Type	Count
Colonial Revival Cottage (1.5 stories)	8
Colonial Revival House (two story)	2
Cape Cod Cottage	2
Min. Traditional, box	2
Min. Traditional, linear/ell	26
Min. Traditional, linear/ell double house	4
Split level	4
Ranch	9
Apartment Blocks	4
Front Gable	1
Foursquare	1
Total	63

Minimal Traditional:

The illustrated example, 2030 23rd Street, shown below, represents a story and a half story cottage. The minimal traditional type is a single story high. There is nothing else to term this example so for now it will be categorized as it is. The house otherwise has the length and the profile that makes it a near ranch house. The cross gable and the entry hood are similar to those found on Tudor Revival cottages. Note that the garage is still separate.

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2030 23rd Street, minimal traditional cottage, linear plan



2100 21st Street, minimal traditional cottage, linear plan

This example, 2100 21st Street, shown above, presents the expected single story low profile of the type. The roof form of choice is the side gable. The garage is attached and its gable front is repeated in larger form by a cross gable on the house front. The house and garage are united by means of a long narrow shed roof connecting porch. This linkage of the garage and house gives this type even more of a ranch-like appearance, but the core house is still quite short and the gable roof form persists. Another key ranch characteristic is half length windows apart from the picture window. Full sized windows indicate that a house is still in the minimal traditional type range.



Lustron House (cottage), c.1950, 2113 22½nd Avenue, minimal traditional, linear plan

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
A Summary Report:**

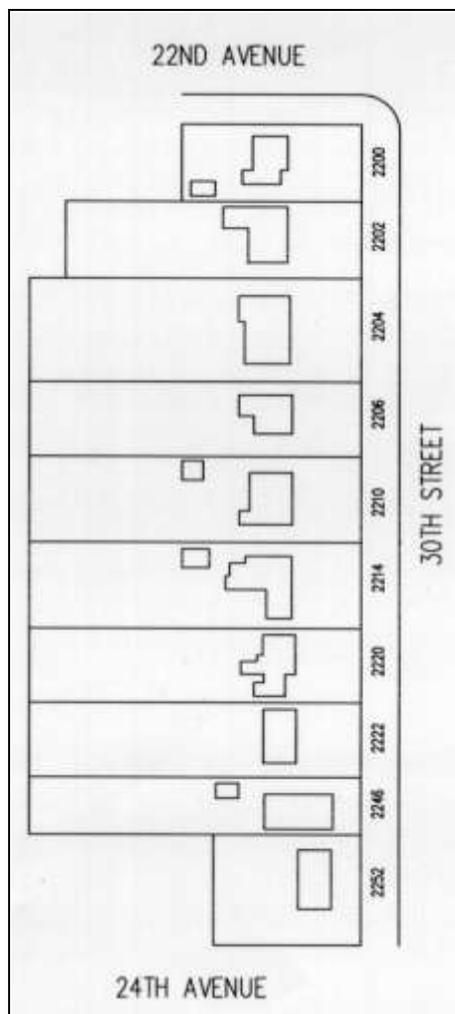
The Lustron prefabricated metal house is classified as a minimal traditional type and its linear plan with no basement form also perfectly represents the smaller “minimal” range of houses of the period. The example at 2113 22½nd Avenue is shown above.

3. Findings and Recommendations:

The vast majority of the houses in this plat do not meet the 50-year National Register cutoff. Fully two years must pass before even half of the houses meet this minimal test. Because the comparative context for this neighborhood is the mass scale construction of houses during the late 1940s and early 1950s, it will be some time before this context has been thoroughly surveyed and the various participating neighborhoods comparatively analyzed. It appears unlikely that this plat will meet historic district significance and integrity requirements due to its prolonged infilling over a seven year time period. Numerous multifamily residential properties disrupt the visual cohesion of what is otherwise a single family residential neighborhood. The later construction dates for these houses came as a surprise and this illustrates the difficulty of estimating construction dates for what are otherwise very similar appearing houses.

11. 30th Street Estates:

1. History:



30th Street Estates Plat (north is to top of map)

This plat was filed as L. Mosenfelder's Acre Addition on August 19, 1915. It consists of 10 large lots of varied size, fronting east from the west side of 30th Street between 22½nd and 24th Avenues. The plat was just southeast of what later became Joseph Burgart's residential development. City directories indicate that there were no houses on the plat until 1928, at which time only 2206 and 2208 30th were occupied. The 1930 directory adds 2200, 2214 and 2246 to this list. The houses at 2252, 2210, 2202 all postdate 1930.

2. Styles and Types:

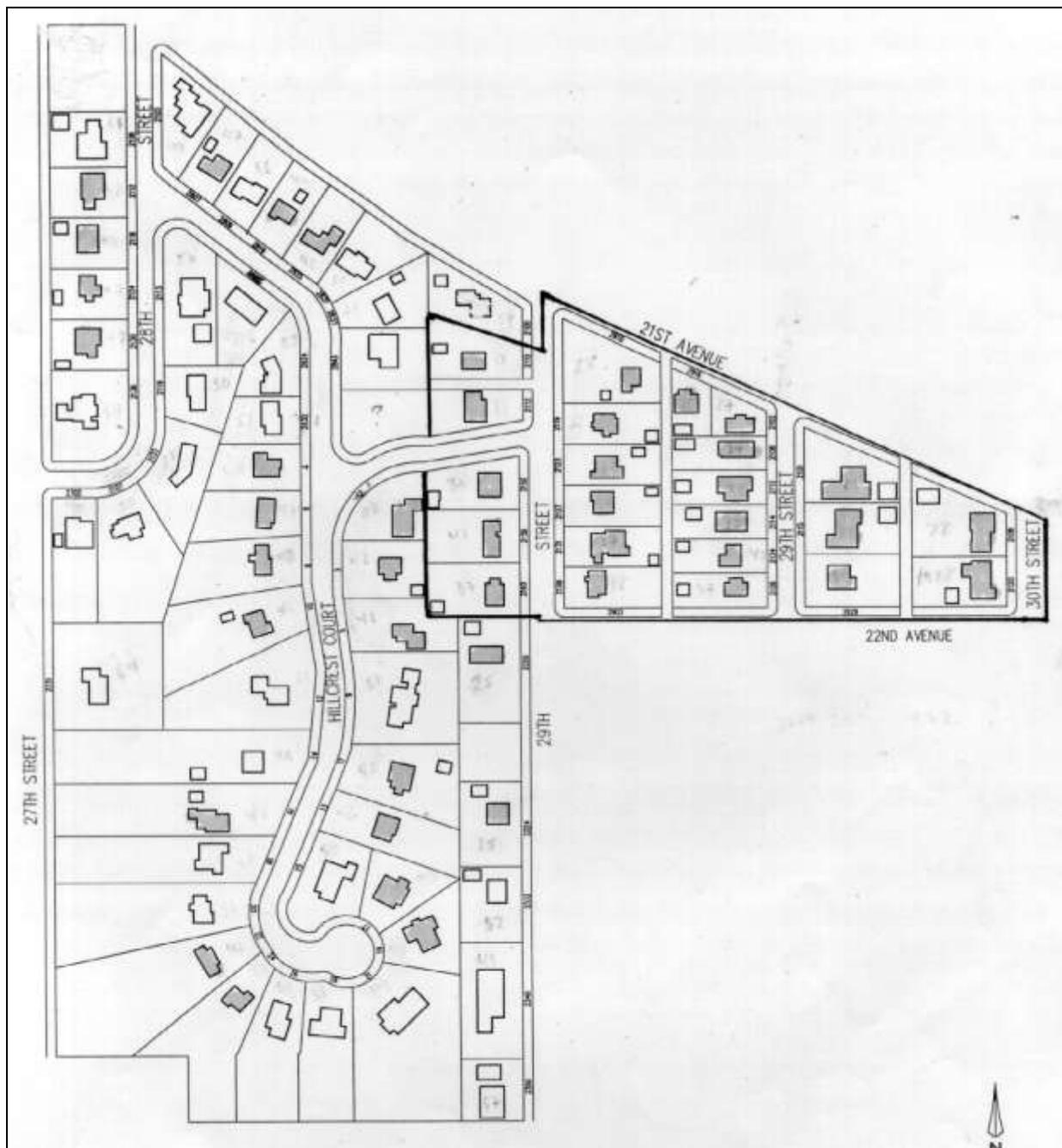
The ten houses in the plat represent a varied mix of types. The five houses south through 2210 30th are all two story Colonial Revival houses, while the five houses to the south vary in height. The house at 2214 is a story and a half Tudor brick veneered cottage. The house at 2246 30th is an excellent Oriental influenced bungalow. Its gable ends are flared upward. This is probably the only such example in Rock Island.

3. Findings and Recommendations:

Nothing about the plat or houses sets them apart from other residential areas of the city which were only gradually built up. There is no relationship between the plat and house construction, fully 13 years ensuing between the plat filing and the first house. The plat presumably represents speculative anticipation of drawing pre-World War I building to this area. It was likely marketed as garden acreages and likely lay beyond city services at the time.

12. [Joseph] Burgart's Additions:

1. History:



Burgart's Additions and Survey Area

Shaded houses are 50 years of age or older, boundary identifies proposed Tudor Revival style district

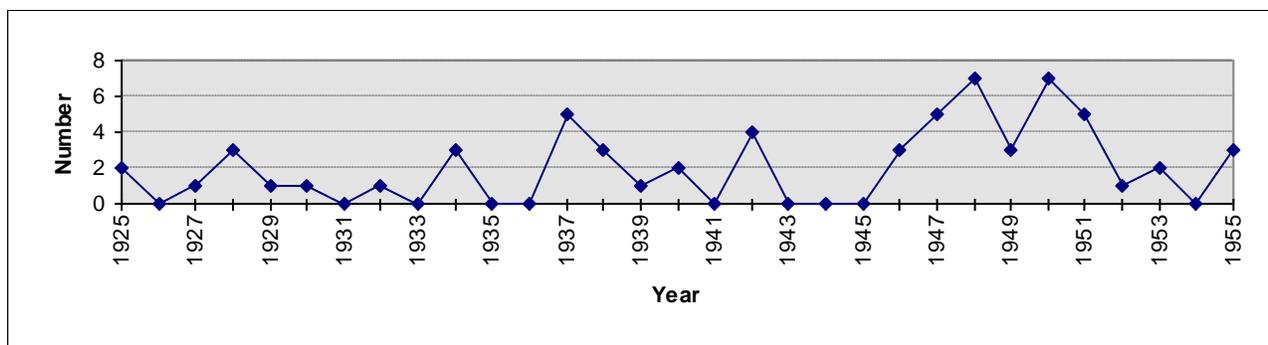
The seven Burgart's Additions mirror the successive house building peaks in Rock Island's growth between the two world wars. The additions can be separated into two distinct neighborhoods on the basis of the differing plat arrangement and house types. The eastern portion of the plats, starting eastward from the west side of 29th Street (excluding 2100 and 2200 29th Street and the other houses

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to the immediate south), encompasses the first five Burgart's plats, which opened between 1927 and 1932. These small plats use the standard street layout. This area was rapidly infilled mostly with Tudor style cottages. All of the houses predate World War II. The sequential nature of Burgart's several small additions resulted in a compact grouping of these houses. The houses are of later date as one progresses west from 30th to 29th Streets, a veritable walking tour of Tudor Revival. This part of the plat includes one of the city's two Art Moderne residences, the c.1930 Raymond and Marea Thoms House at 2929 22nd Avenue. The Sixth and Seventh Burgart's plats, located west of 29th Street, used a curvilinear street layout. The houses here were constructed in two phases, these being separated by the Second World War. Overall the plats were developed in three phases; the Tudor Revival, pre-World War II, post-World War II.

The house construction figure below defines three separate periods of up building in Burgart's several additions. The first two houses, both bungalows, were built in an unplatted area along the west side of 29th Street, south of 22nd Avenue. House construction then focused within the regularly platted areas of Burgart's several small additions. The First Addition consisted of just two lots located west of 30th Street. These were infilled in 1928. The Second Addition contained seven lots and was west of 29½ Street. The first house in this platting dates from 1927 (see 2102 29½ Street). The Third Addition added just three lots and was east of 29½ Street. This platting coincided with the Great Depression years and the single 1929 house (2101 29½ Street) was the lone addition house until 1934, and finally in 1939 the Raymond and Marea Thoms Art Moderne style house was completed two lots to the south. The Fourth Addition platted in 1930 consisted of just one lot, 2910 21st Avenue and that house was built two years prior to the platting. Finally the Fifth Addition, straddling 29th Street, containing 10 building lots, was platted in 1932. It received just one house in 1932 (2119 29th Street). One house was built in 1932, followed by seven houses between 1937 and 1938. The last lot was built on in 1942. Between 1934 and 1940, the remaining lots on the earlier plats were built up.

The Sixth Addition, comprising the southern two-thirds of the west part of the survey area, was platted in 1942, and was followed in 1946 with the final Seventh Addition. In the former plat, a handful of houses were built in 1942 and building abated until 1946. There are 16 houses older than 50 years and 11 which are less than 50 years. In the last plat, just eight of 24 houses are 50 years of age or greater.



House Building Permits, Burgart's Additions, 1925-54 (two houses postdate 1955 and are not shown)

The building permit chart (above) traces these three periods of development. The first gradually infilled most of the easternmost additions between 1927 and 1935. The second completed that infilling process, with 12 houses going up in the eastern and central part of the survey area between

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1937 and 1942. The final period completed the plat development beginning in 1946 through 1955 with 35 houses being finished.

There was some surprise when the building dates for the western and central part of the plat were evaluated. The larger area appeared to be of earlier and more sustained development and the 1942 platting date for the Sixth Addition made a World War II house building association probable. This lesson underscores a basic problem with surveying this period of residential architecture. Absent building dates, it is very difficult to make sense out of the plats which postdate 1940. City directory entries present an even more delayed development. They list just one house on Hill Crest Court (Sixth Addition) as of 1942 and 12 houses on 29th Street. There are 14 Hill Crest Court listings only by 1949, and 28th Street is not infilled until 1953.

The houses in Burgart's Additions are not tract houses, but are substantial and well designed residences. The absence of World War II-era house construction here might indicate that this range and class of houses ceased to be built during the war. House construction focused on war worker's housing because that was the community's and the nation's need and priority.

2. Burgart's Additions House/Cottage Styles and Types

Burgart's Additions Types/Styles

House Type	Count
Bungalow	2
Tudor Revival Cottage	20
Colonial Revival	
Story and a half cottage Colonial Revival	5
Cape Cod cottage	7
Two story side gable house Colonial Revival	5
Dutch Colonial Revival	1
Total	18
Minimal traditional cottage, box	1
same, linear/ell	24
Total	26
Contemporary	2
Split level	1
Ranch	5
International	1
Art Moderne	1
Total	122

Tudor Revival:

The Tudor Revival style was especially popular in these additions. The style predominated in the first five additions and that preference appears to have encouraged the continued persistence of the style into the late 1940s (there is even one 1955 example), at a time when the style was no longer being built elsewhere in Rock Island. The five 1940-50s examples represent later date interpretations of the style in the city and special research attention is recommended for them.

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There are 20 examples of the style in the additions. Seventy-five percent of these predate 1940 and coincide with the most popular period for the style. Construction between 1927 and 1939 was erratic. Five houses were built between 1927 and 1929. Construction didn't resume until 1932 with a single house, followed in 1934-35 by four houses. Five houses were built in 1937-38. A single house was added in 1940 with two more being completed in 1942. The last examples were built in 1948, 1949 and 1955. All are brick veneered at least on the main floor and only five houses are fully veneered. Just four houses feature half timbering and stucco and all of these date from between 1927 and 1929. Four houses employ stone entry surrounds. Catslide roofs (three examples) date from 1937-38. Turrets (two examples) were popular in 1934-35.



2139 29th Street, c.1938, Tudor Revival style story and a half cottage, side gabled

These cottages can be divided into three general types. Thirteen are one story and story and a half side gabled plans with one or more off-center gabled front wings. The example pictured above, at 2139 29th Street, is typical of this type. The front gables can be superimposed. Chimneys are placed on one end of the plan. Narrow side wings can project as the example shows.



2101 29½ Street, c. 1929, Tudor Revival cottage

A second Tudor Revival type is the front gabled house, of which just three examples are found in Burgart's Additions. These all cluster in the 2100s block of 29½ Street. The cottages employ a front gabled core with subordinate centered side wings of varying depth. One example (2126 29½ Street, c.1937, not shown) combines a front chimney and catslide roof. 2101 29½ Street, shown above, is an

**Rock Island's Historic Residential Neighborhoods, 1835-1955:
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excellent early example of the Tudor Revival style and is likely individually eligible for the National Register.

The third Tudor Revival type is a group of four asymmetrical plans. Three out of four date to 1934-37. All require broader lots and they consequently all front onto or are adjacent to 21st Avenue. Three of four have a high profile core from which long subordinate side wings project to form an L-plan. Two employ turrets, either tucked into a corner as an entry porch (2916 21st Avenue, not shown) or placed at the end of the long hipped roof core (2115 29½ Street, c.1934, not shown). These plans approximate the Hill Crest area Tudor Revival style examples in size and ornateness. The fourth example (2131 29th Street, c.1937, not shown) employs a square plan hipped core with three projecting side wings, two gabled and one hipped. The entrance is actually on the side of the plan, well back from the front.

Colonial Revival:

There are 18 Colonial Revival style houses and cottages in the Burgart's Additions. Seven are Cape Cod cottages. There are five examples of the story and a half side gabled cottage and the same number of two story side gabled houses. Just four houses date to 1942 or earlier. Two central hall plan side gabled houses were built in close proximity to each other on 29th Street in 1937 and two Cape Cod cottages date to 1942.



10 Hill Crest Court, c.1946, story and a half Colonial Revival cottage

The story and a half range of cottages, and date to 1946-49. One of five plans is a linear plan, the rest are L-plans although the front gabled wings are usually quite shallow. All feature picture windows, usually a composite band of windows or multi paned. Just one example, at 2 Hillcrest Court (shown below), is brick veneered. The Colonial features are strongly represented in the clapboard exterior, bay, window band, and porch detailing.

Rock Island's Historic Residential Neighborhoods, 1835-1955:
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2 Hill Crest Court, c.1951, Colonial Revival house

This larger Colonial Revival style house form persists into the early 1950s in these additions. The garage and porch passageway surely postdate the original construction however. The two 1937 examples are comparable to examples found in Park View and Watch Hill. They have single story side solarium wings.

The Cape Cod examples are representative of the style. One exception is 2110 29th Street (c.1938) with its three dormers. The majority substitute a picture window for one of the window pairs. The 1955 example at 2824 21½ Avenue, has its entrance on the right hand side of the facade.

International Style:



17 Hill Crest Court, c.1947, International house

Some class this house design as Art Moderne, but the date and the angularity of this house argue for this classification instead. An original photo of the house will clarify the stylistic category. The double garage might be a later addition or more likely an enlargement, but this has not been determined.

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Minimal Traditional:

The 26 examples of this cottage type present a range of elaborate and well-developed designs, reflecting the postwar trend of broader and more asymmetrical cottage plans. Just two examples (4 Hill Crest Court, c.1947, 28 Hill Crest Court, c.1951) are square in plan and both have gable fronts. Six of the linear/L-plan type are straight linear plans and all date to 1950-55. The other 18 cottages have L-plans. Just two of these have gable fronts and orient their narrow dimension to the street. Equal numbers of the 26 cottages have brick veneer or clapboard exteriors and three houses feature cut stone veneer.



19 Hill Crest Court, c.1948, minimal traditional cottage

The example shown above, at 19 Hill Crest Court, represents a typical L-plan cottage. This plan uses a corner picture window set (beneath the awning). Only three of these cottages have this feature. Just eight examples use a hipped roof. The garage is not uniformly incorporated into the core plan as it is in this case. Garage wings are common and that sometimes make it difficult to distinguish between square and linear plans. If the wing is not separated by a breezeway, it is considered a wing or ell and the plan is typed as an L-plan. The example at 26 Hillcrest Court, shown below has an attached garage that is treated as a wing.



26 Hill Crest Court, c.1950, minimal traditional cottage, L-plan

Rock Island's Historic Residential Neighborhoods, 1835-1955: A Summary Report:

Ranch:

Just four houses appear to qualify as true ranch plans. Two date to 1950 and two to 1953. Three of the four are brick veneered. Three present hipped roofs and rambling plans. Two have garage wings which are set back from the house proper. A fourth example, 2100 29th Street, uses a rectangular plan with an entry on the narrow end of the plan.



2106 28th Street, c.1953, ranch house (cottage)

The photo angle understates the dimensions and the rambling nature of this ranch house at 2106 28th Street. The plan steps back across the front at three points. The hipped roof form is used, and still, the windows are double hung sash of full proportion.

3. Findings and Recommendations:

The properties located in the First through the Fifth Burgart's Additions are recommended as being potentially National Register eligible as a residential historic district. The applicable context is Context #3, House Construction in Rock Island, 1835-1955, and the applicable National Register criterion is C, for architectural significance.

Because most of the houses are brick veneered, replacement siding has relatively little bearing on the potential district's integrity. This district contains a well preserved array of well designed and well built Tudor Revival cottage architecture. These houses, constructed between 1927 and 1940 (the period of significance) attests to the long standing popularity of the Tudor Revival and traces the evolving cottage expression of that style over that time period. These houses represent the best forms of the earliest years of this style, including pre-Depression and mid-1930s examples. This district's architecture differs from that in Park View, another recommended district of the same time period, by virtue of the dominance of the Tudor Revival style in the Burgart's plats. Included in this district is the Raymond and Marea Thoms house, an Art Moderne residential design which dates to 1939.

The remainder of Burgart's Additions (Sixth and Seventh Additions) appears to be too recent in date and too architecturally intermixed to justify making any eligibility recommendation at this time. The plat street plan is interesting and the Sixth Addition likely helps to interpret the decline of modest house construction due to the coming of World War II. This is a problematic association given that it is the lack of additional wartime houses which measures the theme. Any interpretation must focus on

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just the three 1942 houses. The Seventh Addition might interpret the popular emergence and refinement of the ranch house in Rock Island in the late 1940s, as well as the range of house types that typified the 1947-51 house building boom. Unlike the Eastlawn Addition (1946-47), Burgart's Addition houses are mostly minimal traditionals and finally ranches, while Eastlawn contains many more Cape Cod cottages and foursquares. Eastlawn is recommended for eligibility as a district because it was rapidly developed and presents a very uniform range of house types. Burgart's Additions infilled slowly and has a more diverse mix as a result.

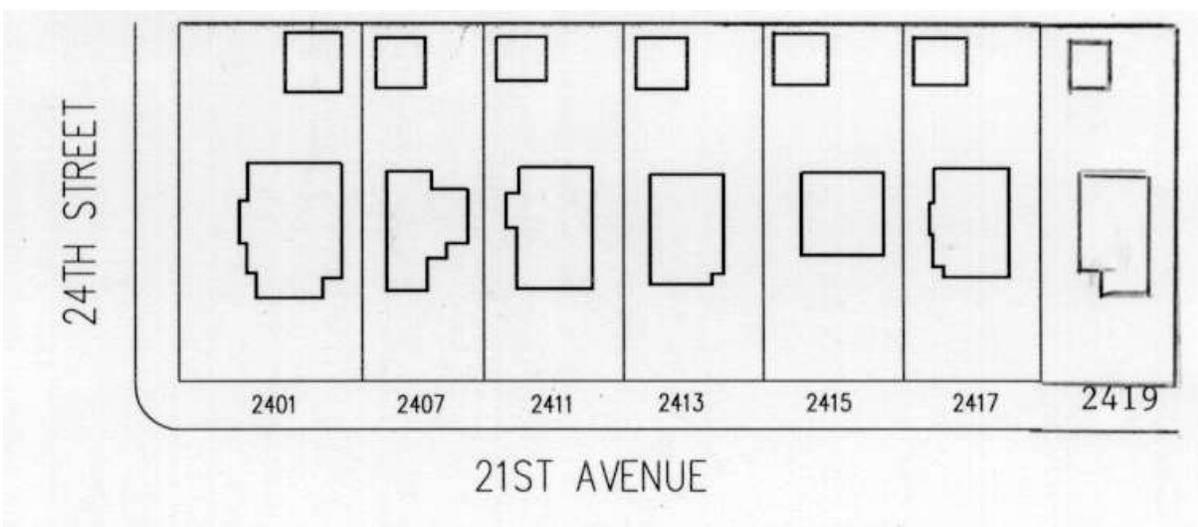
13. Wheelan's Addition:

1. History:



General street front view, 21st Avenue to the northeast

Wheelan's Addition is located on the north side of the 2400 block of 21st Avenue, immediately east of 24th Street. This grouping of seven bungalows is also attributed to builder Sam Weisman. The plat is much earlier, being filed by H. L. Wheelan in 1922. The houses, however, do not appear in local city directories until 1930, so they are nearly contemporary to the bungalow grouping in the 2900 block of 21st Avenue (Sam Weisman's Addition). This grouping (2400 block) differs significantly from those to the east. They are lower in profile, being primarily single story houses with a few single story with attic designs. Their common features include an open or exposed front porch terrace which is unusual in this region, extensive facade fenestration which maximized interior light, vertical brick pilasters, and matching garages. The bands of windows and the low visual profile give at least one of the houses a Prairie School feel (see 2419 21st Avenue). The houses are otherwise Spanish Colonial Revival in their architectural style.



Wheelan's Addition survey area and recommended district (north is to the top of the map)

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2. House/Cottage Styles and Types

Bungalow:



2401 21st Avenue, bungalow

This house at 2401 21st Avenue, shown above, employs a more traditional bungalow front with projecting porch, combined with a corner entry porch with broad arched openings. The porch has a band of windows and there is a double window in the attic area. The roof uses a jerkinhead gable treatment. Isadore Pesses occupied the house 1930-31.



2407 21st Avenue, bungalow

This bungalow at 2407 21st Avenue, shown above, employs a side wing in a cottage like plan. The front wing has three arched window openings and there is a corner entry porch. Louis Germain lived here 1930-31.

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2411 21st Avenue, bungalow

This bungalow at 22411 21st Avenue, shown above, employs a hipped roof and a raised open front deck or porch. Window bands flank the entrance. Isadore Finkelstein lived here 1930-31.



2413 21st Avenue, bungalow

This bungalow at 2413 21st Avenue, shown above, employs a triple window arcade on the front wing and a simplified side entryway. Arthur Ross lived here 1930-31.

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2417 21st Avenue, bungalow

This hipped roof bungalow at 2417 21st Avenue, shown above, employs a prominent angled entryway and an open front deck or terrace. Window bands fill the front wing. Harry Coin lived here 1930-31.



2419 21st Avenue, bungalow

This hipped roof bungalow at 2419 21st Avenue, shown above, postdates 1931 based on city directories. The house employs a jerkinhead roof. The exterior is stucco and brick. The front window is unusually large, consisting of a Prairie School window band with transoms. An unusual corner attic window is placed alongside the front wing.

3. Findings and Recommendations:

These seven bungalows merit National Register eligibility as a district under the Context #3 House Construction in Rock Island, 1850-1950. Criterion C is used to justify the architectural significance of this range of Spanish Colonial Revival examples. This style is reflected in the combination of brick fronts, window arcades and front terraces. This house group appears to have been the first of three of similar south facing bungalow strings of houses which were built in Rock Island,

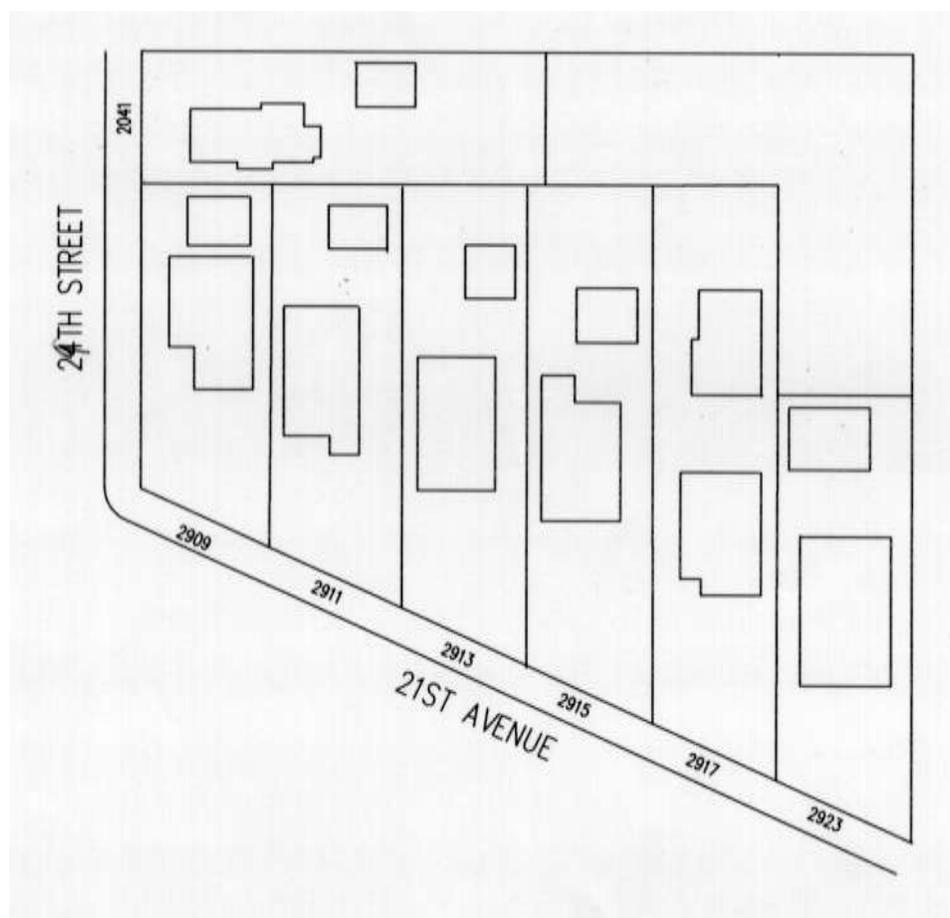
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being a part of the broader resumption of large scale house building after the mid-1920s and it further reflects the persistence of the bungalow house form. Unlike the 2900 block bungalows, these houses are all different in their design although they are all brick veneered save for 2419 21st Avenue which is stuccoed. Historical research is necessary to better understand the origins of these houses and their marketing effort and to explore possible historical associations.

14. Sam Weisman's Addition:

1. History:

The Sam Weisman's Addition is located on the north side of the 2900s block of 21st Avenue, immediately east of 29th Street.



Sam Weisman's Addition, proposed historic district boundaries
(north is to the top of the map)

There are comparatively few bungalows in Rock Island. This diminutive plat of seven houses is one of three such strings of south facing bungalows in the city. Two of these (see Wheelan's Addition, above) are evaluated in this report, and a third is located in Washington Park Addition and has not been surveyed or evaluated. Six of the bungalows in this grouping face south house along the north side of 21st Avenue and a seventh, 2041 29th Street, is placed north of the other houses. It fronts west on to 29th Street. Collectively these seven houses offer the best examples of what is termed by some the "Chicago" bungalow.

Developer Sam Weisman (1888-1948) filed his plat on October 15, 1930. Weisman was a prominent leader of Rock Island's large Jewish religious community and a noted local house and apartment builder. Weisman came to Rock Island c.1912-13 and gradually built up a trade by remodeling older business buildings. Beginning in the late 1920s he began a series of fairly massive

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and elaborate apartment complexes, the most notable of which was Longview Apartments 1928-29 (18th Avenue and 17th Street). Weisman did two small subdivisions, Weisman's and Brady's (not identified). This small building effort reflected Weisman's reputation for producing well designed and attractive buildings. Weisman lost many of his properties, including Longview Apartments, during the early years of the Depression. The relationship of that setback to this development is undetermined but he was living at 2909 21st Avenue as of 1933-35. He lived in his apartment complex as of 1929.



View east along 21st Avenue, note staggered setbacks

The city directory first lists 2913, 2915, 2921 and 2923 21st Avenue as of 1931. All seven houses are listed by 1933. The houses were owned for many years by a range of business people.

Six of the houses are staged out from west to east along 21st Avenue, which runs to the southeast. All of the houses have identical interior plans with full basements and contain nine rooms including three bedrooms and some attic space on the upper floor. The plan of 2923 29th Street is simply reversed but otherwise matches the other houses. Only the fronts and porches differ in form, while the architectural design employs varied brick colors and window treatments. The ground floors are all veneered in brick, the upper floors are stucco with half timbering. A special feature is the use of clear art glass in the key west facing window openings. Each house features a prominent chimney, always placed in the southwest corner of the plan, large gables and all but one has a side facing gable roof. All of the houses were on fairly narrow lots and the owners had to negotiate long narrow side driveways because there was no alley access (Interview, Stanley Goldman).

The two easternmost houses have front terraces which are open to the weather (similar to the 2400 21st Avenue bungalow group). Stonework is limited to the chimney shoulders. Some of the houses have matching small windows flanking the chimney shoulder.

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2. House/Cottage Styles and Types:

Chicago Bungalow:



2909 21st Avenue, Chicago bungalow

Builder/developer Sam Weisman resided at this address, 2909 21st Avenue, shown above, between 1933 and 1935. The house is not listed in the 1931 city directory.



2911 21st Avenue, Chicago bungalow

Another later house, 2911 21st Avenue, shown above, is first listed in 1933 (there is no 1932 directory to be found). Stanley Goldman, however, states that the house was finished and purchased in 1931. His father, Hyman Goldman, luckily withdrew all of his savings to purchase the house, bartering the remainder of the \$9,000 purchase with carpet. The bank failed immediately after the withdrawal. The Goldman family lived here until c.1980. The house is side gabled and presents its dormer to the front of the plan.

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2913 21st Avenue, Chicago bungalow

This bungalow at 2913 21st Avenue, shown above, was occupied by Nick Grevas, one of three brothers who ran Toasty Sandwich Shop, a noted Rock Island restaurant.



2915 21st Avenue, Chicago bungalow

This bungalow at 2915 21st Avenue, shown above, has a front bay window and a prominent cross gable with corner entry portico or hood. It was occupied by Angelo Grevas, one of three brothers who ran a major Rock Island restaurant.



2917 21st Avenue, Chicago bungalow

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This cross gabled bungalow at 2917 21st Avenue has a broad front gable as well and all of the gable ends are clipped (jerkinhead roof). A bay and an entry hood comprise the front. This house was listed as 2921 in 1931-35 city directories, being occupied by Gust Grevas, one of three brothers who ran a downtown Rock Island restaurant.

The plan of this house at 2923 21st Avenue, shown below, reverses that of 2921 21st Avenue. Charles Huthmaker, an insurance dealer, lived here from 1931 through 1933, succeeded by 1935 by Launce Hudson, contractor (listed as 2933 21st Avenue).



2923 21st Avenue, Chicago bungalow

3. Findings and Recommendations:

The seven houses comprise the city's best example of a bungalow grouping and collectively these buildings represent the late dominance of the side gabled bungalow. Their historical significance is based upon their architectural style and arrangement as well as their historical significance as high end bungalow designs which were built by noted local builder/developer Sam Weisman. The houses are in excellent condition and in combination with their picturesque platting and arrangement, constitute a National Register eligible residential district. Further research needs to explore Weisman's intentions and the community's response to the construction of these houses. No special promotional advertisements for the houses were found in period newspapers.

This is one of three south facing bungalow groupings which were built by a single developer. Weisman's 2400 21st Avenue bungalows are also treated in this document. A third group (2527, 2531, 2537, and 2541 22½ Avenue) south of these two groups features a uniform group of brick bungalows with open front terrace porches. These should be evaluated for their builder, time frame and detailing before the other two groupings are nominated for National Register listing.

15. Elmore H. Stafford's Addition:

1. History:

This addition adjoins the Bel-Aire Addition which is immediately south, and is three blocks due north of the Stadium Drive Addition. The plat is of interest because of its curvilinear layout. The plat dates from March 31, 1927 and produced a tuning forklike street arrangement when 21st and 22nd streets were united at the south end of the plat to form a single connecting street to 20th Avenue. Stafford only controlled the 19 lots which fronted on his street design and on 19th Avenue. His plat extended Kennedy's 22nd Street Addition which was filed in late 1912, and C. G. Dack's Addition to South Rock Island, filed in 1907. Stafford widened 22nd Street by 10 feet, making it 50 feet within his addition. Nineteenth Avenue, in Dack's Addition, was also just 40 feet wide.

City directories indicate that no construction took place in the addition as late as 1935, indicating that development was delayed until the building boom of the late 1930s. The only resulting design accomplishment was the construction of larger houses along either side of the southern entrance to the plat. These two houses frame the southern entryway and their large lots are in contrast to the smaller regular lots which front the addition along 20th Avenue. The infill is otherwise of fairly late date and the buildings range from large late date apartment complexes in the north end of the plat to single story ranches, minimal traditional cottages, and Tudor Revival houses. The numbers, just 14 houses, are too small to provide any pattern of sequential infilling and the apparent period of development is quite long, c.1935 into the late 1950s.

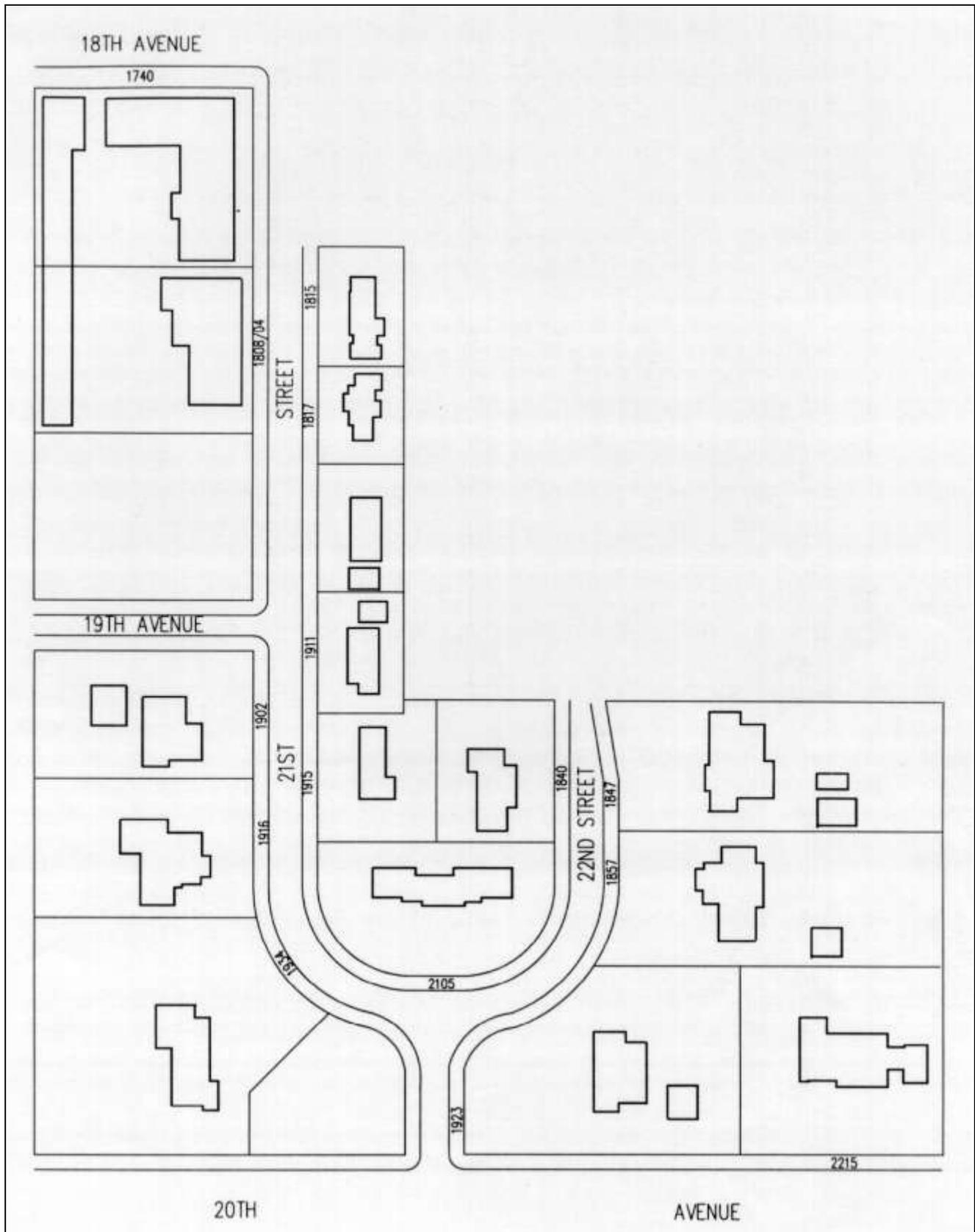
2. Types and Styles:

Several ranch houses of later date infilled the eastern front portion of the plat. Minimal traditional cottages comprise most of the remaining housing infill on the western lots. Several concrete block apartments were built on the west side of 21st Street south of 18th Avenue. The houses in the south part of the plat are uniformly brick veneered. The lack of historical information precludes any analysis of the intent of the developer or the community perception of this development relative to the city's southward expansion.

3. Findings and Recommendations:

There is no apparent justification for recommending National Register eligibility in this area. The house construction is unrelated to the original plat design and there is no uniformity of design or date of construction for the houses which were built. Historical research is recommended to determine whether Criterion A significance justifications are worth considering.

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Elmore H. Stafford's Addition (north is to top of map)

Recommendations for Additional Survey and Evaluation Work:

The current range of survey areas was identified by the Rock Island Preservation Commission and city historic preservation staff. The choices were appropriate given the large number of favorable National Register eligibility recommendations which resulted from this survey and evaluation effort. At the same time, other additions came to light as part of the 1998 survey and evaluation work and these, in some instances, warrant a closer look.

Potential Additional Survey Areas;

These plats are recommended for investigation because they use curvilinear street layouts or because they employed architectural terms in their titles. Atypical street designs and unusual plat names are more likely to be associated with exceptional housing developments. They usually involved a single builder and developer who tended to erect a particular range of house types and styles. The resulting developments, if quickly completed, will be more likely to be significant for their architecture or their historical associations because of their unified design schemes.

Lincoln Park Boulevard (located north of 23rd Avenue and east of 24th Street):

Offers a grouping of broad plan Cape Cod cottages with brick veneered lower fronts.

Brien's 2nd Hall's Addition (located on 13th through 15th Avenues and 26th-30th Streets):

There is a range of highly stylized small house designs along 15th Avenue and east of 26th Street. The house plans are less impressive on 14th Avenue. There is an excellent bungalow group on the 2700s block of 13th Avenue. There is exposed brick street paving in this addition.

Potential Additional Survey Areas; World War II-era Residential Plats:

A number of additions were platted and developed as part of Rock Island's World War II era mobilization. They have the potential to interpret the local housing market response to that war. Many of these were not included in this survey project and their exclusion made it difficult to make comparative Criterion A recommendations absent any survey knowledge about these areas. All potentially significant plats from this time period must be surveyed and evaluated before any National Register eligibility recommendations can be made. Each area is recommended for further investigation. Plats having houses which were actually built in 1943-44 would be of particular interest. The other Quad-Cities communities had ceased to build houses in any large numbers during these years, but Rock Island continued to build. These houses would be worth a close inspection to determine if house plans changed and if building materials differed from the 1941-42 wartime houses.

Berkshire Addition (located north of 24th Avenue and east of 41st Street):

The Berkshire Addition lies immediately north of Brittany Lane. The rectangular shaped plat includes a total of 55 lots and three outlots. Eleven lots (54 by 120 feet) front west on 41st Street. The

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other lots are divided by two curvilinear streets which run north and then east. The plat was developed by G&S Construction Company in mid-1943. There were 44 homes sold here by August 20, 1943.

Bridgeway Addition (Black Hawk Road and 27th Street):

Platted and started in 1942 by Hankins & Paridon with the construction of 15 “modern new homes” (*Argus*, December 31, 1942).

Brittany Lane (located to the south of 24th Avenue between 40th and 45th Streets)

The plat closely resembles that of Stadium Drive. Brittany Lane is a shallow “U” shaped street that connects on the south side of 24th Avenue at two points. The plat runs from 40th to 45th Street. Five west facing 60 foot wide lots front on 40th, and the same number fronts east on 45th. The plat includes a total of 39 lots divided into two blocks. Block 1 with 10 lots is defined by Brittany Lane to the south, and 24th Avenue to the north. The first house was built by Concord Homes (2401 Brittany Lane). The house was pictured in the January 24, 1942 *Argus*. The area was still being developed in 1947 so it wasn't completely infilled during the war.

Centennial Court (located west of 11th Street and north of 31st Avenue):

Concord Homes was building homes here as of February 1942.

Edison Courts (located on 11th Street between 35th and 37th Avenues)

Opened by developers Scheuerman & Kempe on September 13, 1941 and at least 99 homes were built and sold here by May 1943. After Pearl Harbor, the houses were all “Title 6 Defense Homes.” By April 11, 1942, these “well designed compact bungalows” were being offered only to defense workers. The addition was “restricted” which likely meant that non-white families were not sold houses there. The developers first built “double houses” in this addition. See 3502-04 11th Street.

46th Street Court (located near Moline boundary on 46th Street and north of 17th Avenue):

Underway by the end of 1943.

Karlburg Court (located on the south side of 27th Avenue east of 9th Street)

This 11-lot plat is laid out in a cul-de-sac like McMillan Courts, and is located south of 27th Avenue, between 9th and 11th streets. It was largely completed by the end of 1942 at which time a panoramic photograph appeared in the *Democrat-Leader* (December 31, 1942). Eleven homes were sold and occupied by defense workers by the end of 1942 (*Argus*, December 31, 1942).

McMillan Courts (located north of 25th Avenue and east of 17th Street)

Developed by developer George W. McMillan beginning in 1942 with the construction of 10 war defense houses. The plat (11 lots) was marketed as being close to Rock Island High School and

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lies immediately south of the Stadium Drive Addition. McMillan constructed additional four room bungalows here for defense workers in January 1943 (*Argus*, December 31, 1942).

Suncrest Addition (located at 24th Street and 31st Avenue):

This plat appears to have the greatest potential for future National Register listing. It was the first time that a housing plat intermixed a finite number (six) of house designs in a large scale curvilinear housing plat. The plat dates to 1942 and its developer, Suncrest Building Corporation started work on 50 houses that year in what was termed “a beautiful setting.” It was initially promoted by the Mason Agency and 50 homes were finished and sold by the end of 1943. This plat succeeded in building up while nearby Watch Hill did not (*Argus*, December 31, 1942).



New homes, Suncrest Addition, *Argus*, December 31, 1943

The above image indicates that the Suncrest Addition house plans are not typical war defense houses, but are elongated with cross gables which are executed in brick. These are clearly larger houses, different from those which were encountered in the 1998 survey areas.

Washington Park (located southeast from 26th Street and 23rd Avenue):

This was the largest local wartime housing development. Scheuerman & Kempe sold their first group of houses by March 1943 and promised to build 40 more houses. Washington Park builders consciously intermixed brick and frame houses and single and two story house plans. A quick field inspection found houses placed on very high terraces along 26th Street and south of 23½ Avenue. The houses are predominantly single story brick veneered square minimal traditionals. There are also small two story foursquares. The houses have a high level of integrity. The houses built here were predominantly Colonial Revival in their design.

Potential Survey Areas Post World War II Residential Additions:

A number of plats appear to have potential significance for their role in the development of curvilinear streetscapes and mass produced housing tracts (Criterion C). Atypical street designs and unusual plat names are more likely to be associated with exceptional housing developments. They

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usually involved a single builder and developer and tended to erect a particular range of houses types and styles. The resulting developments, if quickly completed, will be more likely to be significant for their architecture or their historical associations, because of their unified design schemes. The plats represent local private sector house building efforts to respond to the postwar housing shortage. This building response produced the 1946-53 house building boom in Rock Island. The following plats were identified through map analysis and real estate and other period references and each is recommended for investigation and possible further study. Most of these additions relate to the final infill of the southeast quadrant of the city.

Cape Cod Addition (located on 4th Street and 19½ Avenues)

Scheuerman builds 18 houses here in 1949. Investigate to see if the addition lives up to its name.

Colonial Lanes (located on 38th Street and 29th Avenue, but site also given as 28th Avenue and 30th Street):

Scheuerman & Kempe were building 23 houses here in 1947 and 28 more as of 1949.

Dodge & Krueger Second Addition (located at 9th and 11th Streets and 40th Avenue):

25 houses built here in 1947 and more added in 1948.

River Heights Addition (27th Street extended to 41st and 46th Avenues):

Developed by Benjamin Harris Construction Company, 150 houses underway by year's end 1946. Investigate further.

Rock River Heights (located at 40th Avenue at 24th and 30th Streets):

Construction was underway in 1947 with 120 houses planned or being built. The Developer was River Heights Construction Company with marketing and sales being handled by Benjamin Harris and Manhard Realty Company.

South Hill Addition (located at 23rd Avenue between 42nd and 46th Streets):

Brotman Brothers, and the Suncrest Building Corporation were co-developers. They built eight houses in 1946 and another 29 houses in 1947. They planned to build 16 more houses in 1948.

Southlawn Addition (located at 30th Street and 28th Avenue):

Scheuerman & Kempe were building houses here by late 1946, and completed 23 houses in 1949.

Second Suncrest Addition (located at 26th Avenue between 32nd and 33rd Streets):

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The plat had 221 houses underway by the end of 1946 and was being built by the Suncrest Building Corporation. The work continued in 1947.

Second Washington Park (West side of the 2300 block of 25th Street, the east side of the 2300 block of 24½ Street, and part of 23rd Avenue between 24th and 25th streets):

The last home was finished in October 1946 in an apparent effort to rapidly provide housing to meet the critical postwar housing shortage.

First Wooded Hills (located at 40th Street at 35th Avenue):

Scheuerman & Kempe were building 30 houses here in 1946. Their work continued in 1947. Scheuerman built 34 houses here in 1949 (then described as Wooded Hills, located at 32nd Avenue and 40th Street).

Second Wooded Hills (located between 14th and 17th Streets and 35th Avenue):

This development was underway in 1947 with 40 house starts. This addition lies directly north of Hill Crest and consists of an "S" curved street with reserved traffic islands. The house types consist of an interesting mix of Cape Cod cottages and minimal traditional cottages. The plat was apparently developed by Scheuerman & Kempe.

30th Street (the west Side of the 2500s block of 30th Street):

Contains an interesting range of brick bungalows.

Potentially Significant Individual Properties:

A number of individual properties are mentioned in this document which merit individual historical and architectural investigation. These include model homes, the homes of noted builders and architects, houses used to market subdivided lots and houses, and others.

Lustron Houses:

One of four Rock Island examples of this unusual house type is located at 2507 28th Division. Built by Charles O'Hare in 1950, it was pictured in the *Argus* on December 30, 1950. Milton Scheuerman is credited with introducing the Lustron house to the area during the fall of 1948 although Summers Construction Company of Bettendorf had the local franchise. Other Lustron houses are on 9th Street, on 7th Avenue and in the Bel-Aire Addition. Few communities have any large number of these houses. All four should be investigated to determine their National Register eligibility. If determined eligible under Criterion C for its method of construction, the best candidate should be a Lustron house and garage combination. Under Criterion A, historical significance, the first Lustron might be shown to have popularized the house type in the city or at least challenged Rock Island house buyers to accept prefabricated metal houses as other Quad-Cities communities were doing. There is a metro area context for prefabricated metal houses. Moline has the Molette, and Davenport and Bettendorf have the Butler house, both of which immediately preceded the Lustron house. Rock Island

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had no similar large scale prefabricated house building. The Lustrons appear to be the only example. It might be determined that prefabs were rejected by the Rock Island housing market (*Daily Times*, May 5, 1949).

Bungalow Court, Southeast corner 26th Street and 16th Avenue:

Richard's Bungalow Apartments, constructed in 1929, consists of two motel-like strings of single story apartments. The complex testifies both to the late date persistence of the bungalow house type and the Craftsman style as well under Criterion C

Henry D. Folsom House, 1128 4th Avenue, Chicago Addition:

This c.1860 house is one of very few I-houses in Rock Island. Its Eastlake style porch additions are of interest given their rarity and excellent state of preservation.

Henry and Adelaide Schutter House, 1121 45th Street, KeyStone/Park View Neighborhood:

This c.1937 house is Rock Island's first true ranch house. Its design can be directly traced to a California visit by the family. The house is National Register eligible under Criterion C. The house does not appear to have produced any immediate local interest in the house type given that other ranch houses do not appear for another 10 years in Rock Island. This point should be researched further however.

Reuben and Alice Anderson House, 4563 12th Avenue:

This c.1929 house is a rare example of the Spanish Eclectic style in Rock Island.

Duplex House, 3502-04 11th Street

Located in the Edison Court Addition, this "different" (*Argus* words) housetype was first marketed in October 1942 and first built in this addition. Worth exploring, no field investigation was made (*Argus*, October 3, 1942).

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History Pays! is a Des Moines, Iowa, based historical consulting firm. Jim Jacobsen is its principal (and sole) consultant. Since 1994, History Pays! has conducted historical surveys, prepared National Register of Historic Places nominations, developed building restoration designs, researched and produced neighborhood histories, and developed county historic preservation plans.

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