

Rock Island Preservation Commission

Meeting Date: Wednesday, April 27, 2011

Meeting Begins 5:15 p.m.

Council Chamber
Third Floor, Rock Island City Hall, 1528 3rd Avenue, Rock Island

MEETING AGENDA

1. Call to Order
2. Roll Call
3. Welcome New Members Craig Kavensky and Italo Milani
4. Approval of the Minutes of the March 23, 2011 Regular Meeting
5. Approval of the Minutes of the March 31, 2011 Preliminary Determination Subcommittee Meeting
6. Public Hearing #2011-6 – Consideration of a Nomination for Landmark Designation for 427 7th Avenue, which is also known as the West End Settlement
7. Comment on Section 106 Review for 1900 3rd Avenue
8. Comment on Section 106 Review for 3000 24th Street
9. Update on CDBG Funding Match for 2011 CLG Grant
10. Centennial Bridge Visitor Center Saturday Volunteers for May-July 2011
11. Other Business
12. Adjournment

Attachment

West End Settlement Landmark Nomination

**UNAPPROVED MINUTES OF THE
ROCK ISLAND PRESERVATION COMMISSION**

Regular Meeting

4:00 p.m.

March 23, 2011

Location: Personnel Conference Room, Rock Island City Hall, 1528 3rd Avenue, Rock Island, IL

Attendance: (X) Present () Absent

() Steve Andich	(X) John Strieter
(X) Bob Braun	(X) Stephen Warren
(X) Lendol Calder	(X) Linda Anderson (Assoc.)
(X) David Cordes	() Jeff Dismer (Assoc.)
(X) Kent Cornish	(X) Daryl Empen (Assoc.)
(X) Jane Koski	(X) Diane Oestreich (Assoc.)
(X) Mark McVey	

Staff Present: Alan Carmen, Jill Doak, Ellen Adams

Others Present: Paul Fessler, Brian Hollenback, Ben Reeder, Steven Schrock

Note: Case numbers listed on the agenda packet were out of order; the case numbers in the minutes are correct.

Chairman Braun called the meeting to order at 4:08 p.m.

Approval of Minutes of the February 23, 2011 Regular Meeting

Commissioner Koski moved to approve the minutes of the February 23, 2011 Regular Meeting. Commissioner McVey seconded the motion, and it passed unanimously.

The two Certificate of Appropriateness applicants were not yet present so the Commission addressed agenda item six.

Section 106 Review for Infill Construction at 1206-10 19th Street and 1042 17th Street

Chairman Brawn declared a conflict of interest and due to the absence of Vice Chair Andich, Commissioner Calder chaired this portion of the meeting.

Ms. Adams gave the staff report. She reported that Rock Island Economic Growth Corporation (GROWTH) has submitted the infill house design and site plans for infill construction at two Broadway Historic District properties. Comment to IHPA regarding the infill construction plans is requested from the Preservation Commission. Staff recommended the Commission comment to IHPA that the house design for 1206-10 19th Street and 1042 17th Street is appropriate and compatible with the historic neighborhood. In order to retain the rhythm and pattern of the block face, the front setback of both homes should be modified and determined by averaging the setback of neighboring properties.

GROWTH President Brian Hollenback and Paul Fessler were present to answer questions regarding the infill construction.

Commissioner McVey asked why the garage is offset from the house at 1206-10 19th Street.

Mr. Fessler explained that offsetting the garage makes it easier to build due to the slope of the back alley.

Commissioner Cordes reported that he informally asked Mr. Hollenback and Mr. Fessler if the roof pitch could be increased from 8 over 12 to 10 over 12, and they said it could.

Mr. Hollenback said GROWTH does not have a problem with increasing the roof pitch because they want the home to be compatible with the neighborhood. Doing so may add another foot to the height of the home. The foundation height may need to be taken into consideration in order to avoid making the home too tall. He added that GROWTH will not do lattice work that is not framed in on the front porch.

The color of the house pictured in the agenda packet is not accurate. Mr. Fessler showed the Commission the olive-green color that will be used. Trim will be cream and beige-pink.

Mr. Fessler said after adjusting the design, the floor and porch elevations come down a little closer, making the code rail on the porch not required.

Associate member Oestreich recommended decreasing the pitch of the porch roof so that less area would be covered.

Commissioner Cordes said the house design is compatible in massing to Broadway homes but does not appear to be a replica of the older homes. New homes are supposed to be distinguishable as new structures.

Mr. Hollenback reported that, since federal dollars are being spent on the infill construction and other homes GROWTH is rehabbing, every dollar spent on special detailing must be defended. This presents a challenge to GROWTH because they want to add extra elements, but such elements are considered luxury items and must be defended. Mr. Hollenback urged Commissioners to speak positively about the importance of spending additional dollars on details.

Associate member Oestreich recommended reversing the design of both homes, since it is better to have the living room on the south side of the house rather than the north side; the stairs should be on the north side.

Mr. Fessler said there are exceptions to that rule. For the 19th Street home, the view from the living room windows will be better on the north side due to the slope of the property.

Associate member Oestreich agreed, but supported reversing the design for the 17th Street home.

Commissioner McVey said the houses should fit in with the neighborhood, but not replicate older homes. This same line of defense could be used to support the new roofline.

Ms. Doak said *Residential Design Guidelines* specifically address roof slope and shape being compatible for new construction.

Ms. Doak complimented GROWTH on the appropriate and attractive design of the infill homes and their attention to detail.

Commissioner McVey said if the details were not included, new construction would be a hindrance to the neighborhood.

Associate member Oestreich asked where the utilities will be located.

Mr. Fessler said the utilities have not yet been specified and associate member Oestreich recommended placing them in an unobtrusive location.

Commissioner McVey asked what GROWTH will do with the existing garage at the 19th Street property.

Mr. Fessler said they are considering a higher pitched roof. A full plan was not presented to the Commission, but it could be.

Associate member Oestreich asked if there will be basement windows and Mr. Hollenback said there will be an egress window.

Commissioner Strieter asked why the homes will have only two bedrooms instead of three and Mr. Hollenback said the homes will have a second floor loft instead of a third bedroom. This allows the two bedrooms to be larger.

Mr. Hollenback added that GROWTH is also building four or five different homes in other areas of the City.

Associate member Oestreich asked about the plan for the front door of the homes and Mr. Hollenback said porches and front doors are given special attention for all of GROWTH's projects.

Associate member Oestreich asked if a window will be added on the stairwell of the new homes, and Mr. Hollenback confirmed that the window has been added to the plans.

Commissioner McVey moved for the Preservation Commission to comment positively to IHPA on the infill house design for 1206-10 19th Street and 1042 17th Street because it is appropriate and compatible with Broadway Historic District. In addition, without the attention to detail the resulting houses could be a detriment to this key and historic neighborhood of Rock Island. The Commission also supports the 10 over 12 roof pitch, the stairwell window, averaging the front yard setbacks of neighboring properties, and the framed lattice work.

Commissioner Cordes seconded the motion, and it passed unanimously, with Chairman Braun in abstention.

Associate member Oestreich said all of GROWTH's infill projects have been a learning experience for everyone. She is pleased with the progress GROWTH has made.

Mr. Hollenback mentioned the work GROWTH is doing on 917 19th Street and 544 23rd Street and associate member Oestreich asked if GROWTH is interested in landmarking either property.

Mr. Hollenback said they are not interested in landmarking the properties at this time due to funding sources, but doing so is a possibility before the homes are sold.

Associate member Anderson thanked GROWTH for the renovation of 1711 21st Street in Highland Park and commented that the ribbon cutting ceremony was very nice. Mr. Hollenback thanked the Highland Park neighborhood for the terrific turnout at the ribbon cutting.

Case #2011-7 – Consideration of a Certificate of Appropriateness for 1614-34 18th Avenue, which is also known as Longview Condominiums

Ms. Adams gave the report. Mr. Schrock, Longview Homeowners Association board member, has submitted an application for a Certificate of Appropriateness to remove the historic concrete tile roof on the courtyard gazebo of Longview Apartments with used Ludowici French style clay tiles. Staff recommends the Commission approve the request because replacing the existing concrete tiles with used clay tiles will not significantly alter the appearance of the gazebo, is an acceptable alternate material, and will protect the structure from deterioration.

Commissioner Cordes moved to approve the Certificate of Appropriateness as stated in the staff recommendation. Commissioner Koski seconded the motion.

Commissioner Cordes said he believes the plan is the best possible solution for replacing the deteriorating concrete tile.

Mr. Schrock said the concrete tile could be replaced identically, but the cost would be triple that of the used clay tile.

Commissioner Cordes said the design of the existing concrete tile was probably copied from the Ludowici tile. Concrete, an inferior material, lasted 80 years. The clay tiles will probably last over 100 years.

The motion passed unanimously.

Associate member Oestreich told Mr. Schrock that the Commission will give advice prior to filing a COA application. Seeking advice from the Commission could save him time in the future.

Case # 2011-5 – Consideration of a Certificate of Appropriateness for 2103 18th Avenue, which is located in the Highland Park Historic District

Ms. Adams gave the staff report. Homeowner Ben Reeder has applied for a Certificate of Appropriateness to replace five windows with double-hung vinyl clad replacement windows. Staff recommends approving the request because a majority of the other windows in the home have already been replaced and the style of the proposed windows preserves the home's sense of time and will not harm the historic fabric of the Highland Park Historic District.

Commissioner McVey said the preservation ordinance preserves a house as is; although the windows on the home are aluminum, the ordinance is designed to preserve the house at the point in time in which the historic district was established.

Commissioner Strieter asked whether the existing replacement windows were installed before or after the Highland Park Historic District designation and Commissioner McVey answered before.

Commissioner Cordes asked if the existing replacement windows are vinyl storms or complete vinyl replacement windows and if the existing windows to be replaced are original windows with aluminum storms or are complete replacement windows.

Mr. Reeder said the existing replacement windows are complete vinyl windows with half a storm. The existing windows to be replaced are original windows with aluminum storms.

Commissioner Cordes said, because of changes that have already been made and to allow the house to look finished, he agrees with the staff recommendation. He hopes that the vinyl windows will turn out to have greater longevity than many vinyl windows. Commissioner Cordes also recommended storing the original window sash for possible future use.

Mr. Reeder said he would like to improve the home in a practical way. He said it would be impractical to replace all of the windows with windows that match the originals.

Commissioner Cornish moved to accept the staff recommendation. Commissioner Calder seconded the motion, and it passed unanimously.

Other Business

Mr. Carmen provided Commissioners with a handout of what the City is doing to prepare for the possible upcoming flood. He said there is a 65% chance of a tying the record flood of 1993. There is a 30% of the river reaching a 26 foot crest, which would be 3.5 feet higher than the record flood. The map provided on the handout indicates the worst case scenario if there is a levee failure.

Mr. Carmen stated that it is with displeasure that the Commission must say goodbye to Bob Braun. He served on the Commission for six years, the past four of which he has been Chairman. Chairman Braun was presented a plaque and was thanked and given a round of applause by the Commission.

Ms. Doak thanked Commissioners Cornish, Andich, and McVey for volunteering as facilitators in the upcoming Changing Faces: Refugees & Immigrants in Rock Island study circles. Ms. Doak encouraged Commissioners to register as participants and to pass the information on to others who may be interested.

Ms. Doak reported the landmark application for West End Settlement has been received. The Preliminary Determination Subcommittee agreed to meet for a review of the application on Thursday, March 31 at 4 p.m.

Associate member Oestreich reported that West End Settlement was chosen as one of Landmarks Illinois' Ten Most Endangered properties. The official announcement will be made April 6 in Springfield. She is going to the ceremony and asked other Commissioners to join her.

Ms. Doak said the Commission's next meeting, April 27, will be held at 5:15 p.m. because it will be a Public Hearing to address the landmark application. Because the terms of Chairman Braun and Vice-Chairman Andich are ending at this meeting, the Commission had to choose an interim chair to lead the next meeting.

Commissioner Strieter nominated Commissioner Cornish to serve as interim chair at the April 27 meeting of the Preservation Commission.

Commissioner Cordes seconded the motion, and it passed unanimously.

Associate member Oestreich reported that the IAHPC Conference will be held June 2-4.

Ms. Doak reported that the City has received the paperwork for the 2011 CLG grant. Staff is holding onto the paperwork until CDBG funding is allocated by the federal government to ensure that the City will be able to match the CLG grant.

Associate member Empen said Broadway Historic District Board is hosting a Trivia Night on April 8.

There being no further business, the Commission adjourned at 5:25 p.m.

Respectfully submitted,

Alan Carmen, Secretary
Rock Island Preservation Commission

**UNAPPROVED MINUTES OF THE
PRELIMINARY DETERMINATION SUBCOMMITTEE OF THE
ROCK ISLAND PRESERVATION COMMISSION**

Special Meeting

4:00 p.m.

March 31, 2011

Location: CED Conference Room, Rock Island City Hall, 1528 3rd Avenue, Rock Island, IL

Attendance: (X) Present () Absent

(X) Lendol Calder
(X) David Cordes
(X) Mark McVey
(X) Diane Oestreich (Assoc.)

Staff Present: Jill Doak

Others Present: None

Committee chairman Calder called the meeting to order at 4:28 p.m.

Associate member Oestreich was the author of the nomination and was available to answer questions.

Case #2011-6 – Consideration of Preliminary Determination of Significance for 427 7th Avenue, which is also known as West End Settlement

Ms. Doak gave the staff report. She said staff recommended the Preliminary Determination Subcommittee determines 427 7th Avenue meets criteria 1, 2, 3 and 5 of the Rock Island Preservation Ordinance and forwards the application to the full Preservation Commission for a public hearing on the nomination to be scheduled for April 27, 2011.

Ms. Doak passed Associate member Oestreich some typographical errors to correct for the final version that were submitted by intern Ellen Adams.

Ms. Doak asked if Ms. Oestreich had run across any reference as to why African Americans were not permitted to be members at the West End Settlement.

Ms. Oestreich said she ran across a reference that alluded to disruptive behavior and name calling in just one account. She noted that the West End at the time was largely populated by Belgian and Jewish families, and that there was not a very large African American population. She also noted that those of Jewish faith were probably also not welcome due to the Christian Bible study, which would be a de facto exclusion.

Ms. Doak asked if she believed the building was built of stone in case of potential flooding.

Ms. Oestreich said the floods of 1868, 1881 and 1888 were not as high as more recent floods.

Commissioner Cordes noted the stone foundation may be attributed to Stauduhar's concept with churches.

Commissioner Calder asked why criterion #4, related to master architect, was not included.

Ms. Oestreich felt it was not necessary due to the questions about Stauduhar's involvement in the completion of the project.

Commissioner Cordes asked that at the beginning of each section that WES as initials be converted to "West End Settlement" in case someone in the future uses only pieces of the nomination.

Commissioner Cordes said it would be helpful to have web links listed with the name of the organization or home page in the references and sources. He said web addresses are so fluid someone in the future might have more luck with a keyword search for the organization.

Commissioner Cordes noted that not all applications should reference “identifiable and visual feature” simply because a building has been situated in the same place for a long period of time. However, he felt this building met this particular criterion.

Commissioner Cordes asked if this is the best building associated with Suzanne Denkmann-Hauberg in the community. He said the criterion related to association with important person is usually reserved for the building with the greatest tie to the person. He said normally that would be her house, the Denkmann-Hauberg House at 1300 24th Street. However, he felt that her incredible philanthropy was a most outstanding and unusual aspect of this remarkable woman, and this building very well exemplified that aspect of her importance.

Ms. Oestreich said this building is the best example of Susanne Denkmann Hauberg’s philanthropic aspect. She said the YWCA now named for her did not exist in Susanne’s time.

Commissioner Cordes asked for Ms. Oestreich to provide a sentence or two of why this building is connected with Susanne Denkmann-Hauberg. He noted that the research was exceptional and clearly states what a settlement house was in history.

Ms. Doak noted the value of the original research related to settlement houses in Illinois and outside of Chicago.

Commissioner Cordes noted that integrity is usually mentioned in the significance section in a National Register nomination.

Commissioner Calder said he found the application completely persuasive. He moved to agree with the staff recommendation.

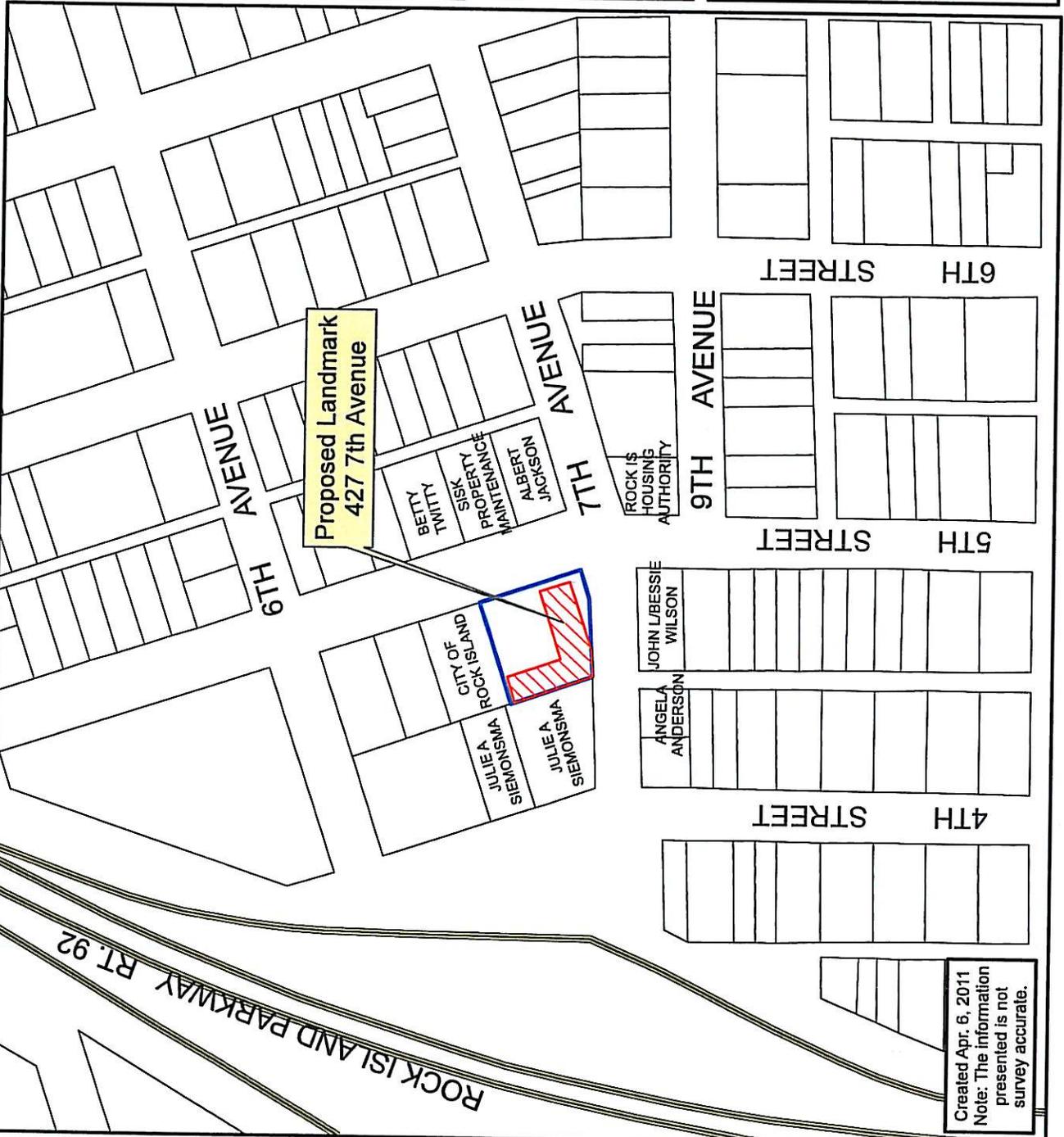
Commissioner McVey seconded the nomination, and it passed 3-0.

There being no further business, the Preliminary Determination Subcommittee adjourned at 5:05 p.m.

Respectfully submitted,

Jill Doak
Acting Secretary
Rock Island Preservation Commission

LANDMARK LOCATION MAP



PRESERVATION
COMMISSION
Case #2011-6

Legend

-  Subject Property
-  Parcels
-  Highway

DR. BY: K. G. D.

APPR. BY: J. D.



0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Created Apr. 6, 2011
Note: The information
presented is not
survey accurate.

REPORT

TO: Preservation Commission

FROM: Jill Doak, Urban Planner II
Alan M. Carmen, Planning & Redevelopment Administrator

DATE: April 14, 2011

SUBJECT: Public Hearing #2011-6 – Consideration of a Nomination for Landmark Designation for 427 7th Avenue, which is also known as the West End Settlement

An application for landmark designation has been received for 427 7th Avenue, which is also known as West End Settlement or Esquire Lodge. Diane Oestreich formally submitted the nomination on behalf of Rock Island Preservation Society on March 9, 2011 at 10:50 a.m. The property is owned by DEA Partners, P.O. Box 124, Moline, IL 61266. The property is occupied by the Esquire Lodge, an Elks organization.

The Preliminary Determination Subcommittee met on Thursday, March 31 and found a preliminary determination of significance for the qualities of the application under Preservation Ordinance criteria 1, 2, 3 and 5, supported by documentation in the application. The Subcommittee has forwarded the application to the full Preservation Commission for consideration at a public hearing on April 27.



Subsequent to the preliminary determination of significance, public hearing notices were sent on April 7 to 12 surrounding property owners and tenants and the Esquire Lodge and DEA Partners. To date, the owner consent form has not been returned, but it may be submitted up until the time of the public hearing.

The application is being nominated under the following criteria of the Preservation Ordinance:

1. Significant value as part of the historic, cultural, artistic, social, ethnic or other heritage of the nation, state or community;
2. Associated with an important person or event in national, state or local history;
3. Representative of the distinguishing characteristics of an architectural and/or landscape type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity; and
5. Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

Please note that while multiple criteria may be considered and applied to a landmark nomination, it only takes one criterion to meet the requirements of designation.

The West End Settlement Building is listed as one of Rock Island's 100 Most Significant Unprotected Structures. It is listed in the Illinois Historic Structures Survey, which was conducted from 1973-75. It was identified as an "architecturally interesting" building in the structure and land use survey conducted for the Chicago Addition Plan in 1992. In 2011, it was named one of the Ten Most Endangered Historic Properties in Illinois by Landmarks Illinois.

The application includes a summary of the Preservation Ordinance criteria, a table of contents, a list of illustrations, history of the building, exterior and interior descriptions, a review of the settlement work at the facility, a discussion of the architect, a discussion of the significance of the building and references and sources. Changes recommended to the nomination by the Preliminary Determination Subcommittee were largely implemented for the version presented to the full Preservation Commission

The Preservation Commission has created a list of suggested details for landmark nomination reports. While it is not expected that all of the information can be located, much of the detail was provided for 427 7th Avenue.

Architecture

- Architectural style
- Description of unique architectural elements
- Construction materials
- Date of construction
- Name of architect
- Name of contractor

Description of building elements

- Alterations or additions
- Missing or removed architectural features
- Important accessory structures or landscapes

History

- Important people associated with the property
- Important events associated with the property
- Property as it relates to the development of the community

- Relationship to significant period of history

Context

- Placement or location of property within Rock Island
- Relationship to other properties of similar architectural style and time in history
- If it is a unique or unusual structure for Rock Island
- Identifiable visual feature in the community

Executive Summary

- State how each criterion is met in a qualitative, but factual way. Provide justification, pulled from the nomination on the significance

Discussion of SignificanceValue for Heritage of Nation, State, Community

The documentation regarding the importance of the settlement movement and the position of West End Settlement within that movement is substantial and important. Ms. Oestreich has made a true case for the statewide importance of this building.

Architectural Style

Strong argument has been made regarding the architectural merit of the property. In addition, it retains a very high degree of integrity. The naming of the building as one of Rock Island's 100 Most Significant is a testimony to its importance.

Associated with Important Persons/Events

Documentation in the application is included for both Susanne Denkmann Hauberg and John Hauberg. Both are important philanthropic people in Rock Island's history.

Identifiable and Visual Feature

This structure has occupied this corner for 102 years. It is an important asset on 7th Avenue and easily recognizable.

Discussion of Integrity

The property is little changed from the period of construction, with most architectural elements – in their original materials – still intact. The roof is no longer wood shakes, but that is a very common alteration. The addition of the one story building is unobtrusive and historic in its own right, with the estimated age of 78 years.

Recommendation

Staff recommends the Preservation Commission determine 427 7th Avenue meets criteria 1, 2, 3 and 5 of the Rock Island Preservation Ordinance and designate West End Settlement as a Rock Island Landmark by completing a resolution as such and filing it with the Rock Island County Recorder of Deeds.

REPORT

TO: Preservation Commission

FROM: Jill Doak, Urban Planner II
Alan M. Carmen, Planning and Redevelopment Administrator

DATE: April 14, 2011

SUBJECT: Comment on Section 106 Review for 1900 3rd Avenue

When telecommunications antennae are placed atop a building or structure, the federal licensing action by the Federal Communications Commission triggers comments by the State Historic Preservation Office (SHPO) under the auspices of the National Historic Preservation Act of 1966 and its implementing regulations in 36 CFR 800: "Protection of Historic Properties." The Illinois Historic Preservation Agency's (IHPA) Review & Compliance Division completes the Section 106 Review. In this instance, Integrated Environmental Solutions, the initiating party working on behalf of U.S. Cellular (USCC), has requested the Rock Island Preservation Commission (as a Certified Local Government) comment on the proposed project.

Background on Section 106

Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires Federal agencies to take into account the effects of their undertakings on historic properties, and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment.

If the agency's undertaking could affect historic properties, the agency determines the scope of appropriate identification efforts and then proceeds to identify historic properties in the area of potential effects. The agency reviews background information, consults with the SHPO and others, seeks information from knowledgeable parties, and conducts additional studies as necessary. Districts, sites, buildings, structures, and objects listed in the National Register are considered; unlisted properties are evaluated against the National Park Service's published criteria, in consultation with the SHPO. If questions arise about the eligibility of a given property, the agency may seek a formal determination of eligibility from the National Park Service. Section 106 review gives equal consideration to properties that have already been included in the National Register as well as those that have not been so included, but that meet National Register criteria. If the agency finds that no historic properties are present or affected, it provides documentation to the SHPO and, barring any objection in 30 days, proceeds with its undertaking. If the agency finds that historic properties are present, it proceeds to assess possible adverse effects, which are then negotiated and mitigated between concerned parties.

Local Consultation

At the current stage of the process, Integrated Environmental Solutions has initiated the local comment portion of the process. On April 12, they published a public notice seeking comments in the *Argus*. Further, they are seeking Preservation Commission comment on the effect of the cellular antennas/equipment on any historic resources.

Public involvement is a key ingredient in successful Section 106 consultation, and the views of the public should be solicited and considered throughout the process. While a public hearing is not necessary, the local consultation is part of a published agenda and discussion by those knowledgeable about the building/structure and its context.

It is unknown what historical information about the Fort Armstrong Hotel at 1900 3rd Avenue was provided by Integrated Environmental Solutions to IHPA.

Background on 1900 3rd Avenue

Fort Armstrong Hotel, 1900 3rd Avenue, is individually listed on the National Register of Historic Places and is named one of Rock Island's 100 Most Significant Unprotected Structures. Below is a summary from www.rigov.org. To see the complete National Register nomination, go to <http://gis.hpa.state.il.us/hargis/PDFs/201267.pdf>, or link from the National Register page on the City's website.

Fort Armstrong Hotel, 1900 3rd Avenue

Individual National Register Designation: 1984

Architectural Style: Italian Renaissance Revival

Construction Date: 1925-26

Nominated by: J.C. Ebach for J.C. Ebach Realty, Inc.

Most Significant Unprotected Structures: One of the last surviving "grand" hotels in Rock Island

Designed by Charles W. Nicol, a prominent Chicago hotel designer, the Fort Armstrong Hotel provided 160 guest rooms plus ten apartments on the top floor when it was completed in 1926. Other facilities included a banquet room, three dining rooms, a bar, bowling alley, billiard room, barbershop and seven storefronts. Jacob Hoffman was the first General Manager for hotel operations.



Over \$450,000 was raised from local stock purchases in one week toward construction of the much-needed "modern" hotel. Eventually the Fort Armstrong cost \$800,000 to build. The hotel became the center of social and business functions, hosting Christmas parties, wedding and anniversary celebrations, Chamber of Commerce banquets and the annual May Day Dance.

Though named after the original Indian outpost on Rock Island in the Mississippi River, this hotel's architecture has nothing to do with logs. This Italian Renaissance Revival building has nine stories with deep corner setbacks above the second floor. The setbacks keep the building from dominating the street and allow plenty of light into the rooms. The upper stories are trimmed in white terra cotta, while cast concrete is used for ornament on the lower two stories.

The public spaces of the hotel were restored in the 1980s and the hotel rooms were converted to apartments for senior citizens. The adjacent commercial buildings were demolished to provide green space for the residents.

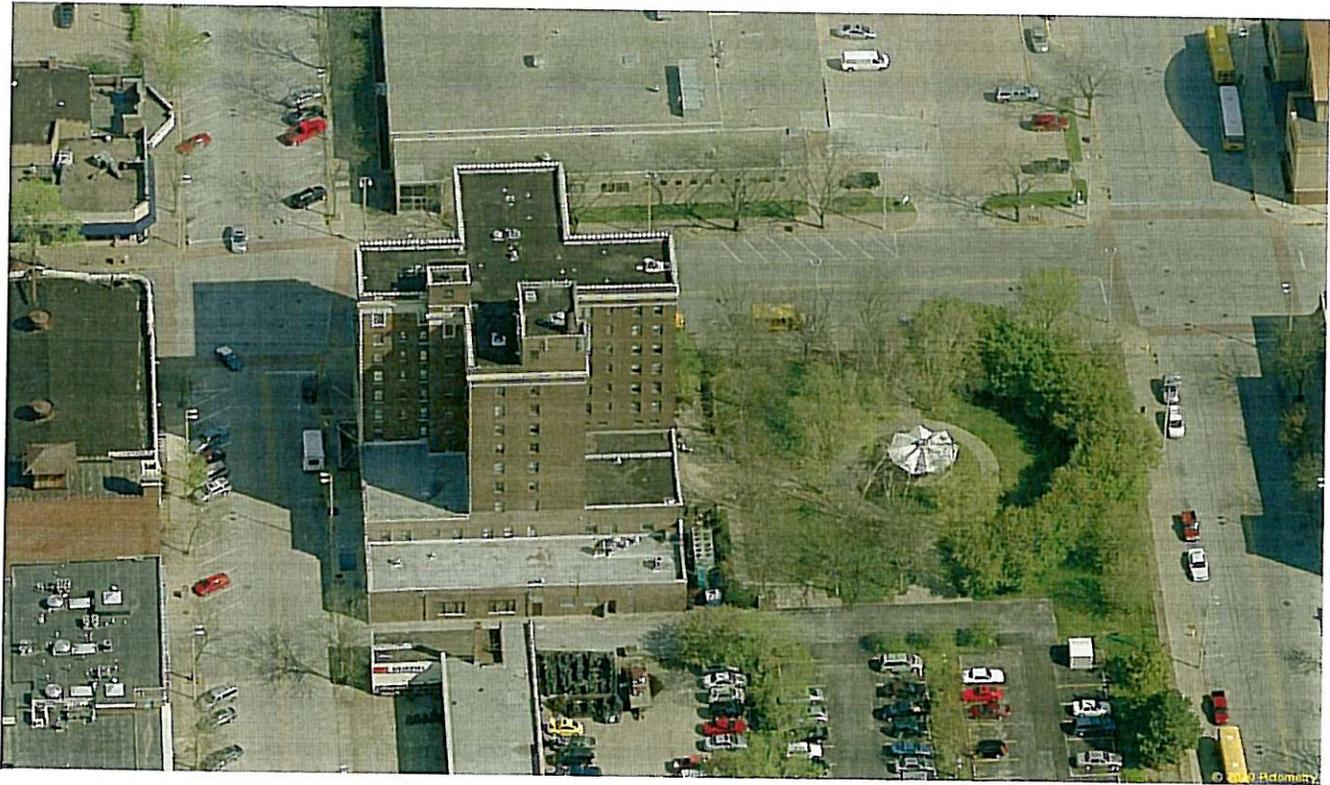
Effect of Undertaking

The Section 106 review is being conducted because there is a request to place antennae and equipment on top of the Fort Armstrong Hotel. These antennae will be mounted approximately 112 to 116 feet high, around the top south side of the building. See the attachments for locations and specifications. The antennae will be mounted on the very top of the structure, affixed in a manner very similar to antennae placed on the building in 2002 or 2003. In fact, the Preservation Commission had identified Fort Armstrong Hotel as an alternative location to a 140' tall monopole on the site of the old YMCA/Vinar Furniture at 500 20th Street, which had a finding of "adverse effect."

It is likely only a small portion of the antennae will be visible from ground level and will appear as other existing mechanicals. This is an obtrusive location.

Recommendation

Staff recommends the Preservation Commission comment to Integrated Environmental Solutions and IHPA that there would be "No Adverse Effect" for installation of antennae and equipment of the style proposed at 1900 3rd Avenue.



Fort Armstrong Hotel

Print Date: 04/14/2011
Image Date: 04/13/2010
Level: Neighborhood



3311 109th Street • Urbandale, Iowa 50322
Tel: 515.331.2103 • Fax: 515.331.1728
gss@gssmidwest.com

Integrated Environmental Solutions

April 8, 2011

Project #V11445 Site #276342 and #276329

Ms. Jill Doak, Urban Planner
Community and Economic Development Dept.
City of Rock Island
1528 Third Avenue
Rock Island, IL 61201

To Whom it May Concern:

Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. U.S. Cellular (USCC) proposes alterations to existing antennas/equipment mounted on the building located at 1900 3rd Avenue, Rock Island, Rock Island County, IL and on the water tower located at 3000 24th Street, Rock Island, Rock Island County, IL. These modifications are intended to enable LTE (Long Term Evolution) wireless broadband technology. The modifications will be consistent with the antennas currently mounted on the building with no significant visual impact to the structure.

In addition to the obligations set forth in the local zoning regulations, USCC must also comply with all Federal and State regulations governing the proposed facility.

Section 106 of the National Historic Preservation Act of 1966, as amended, requires USCC to evaluate this project for any effect it may have on Historic Properties. As part of this evaluation, USCC is required to publish Public Notice in an effort to gather comments on the potential effects of the proposed modifications on Historic Properties.

The purpose of this letter is to:

- Notify the Rock Island Certified Local Government that Public Notice seeking comments on the potential effects of the proposed modifications on Historic Properties is scheduled to be published in the Rock Island Argus on April 12, 2011.
- Invite comments on the potential effects of the proposed modifications on Historic Properties from other relevant individuals or groups that you may be aware of.

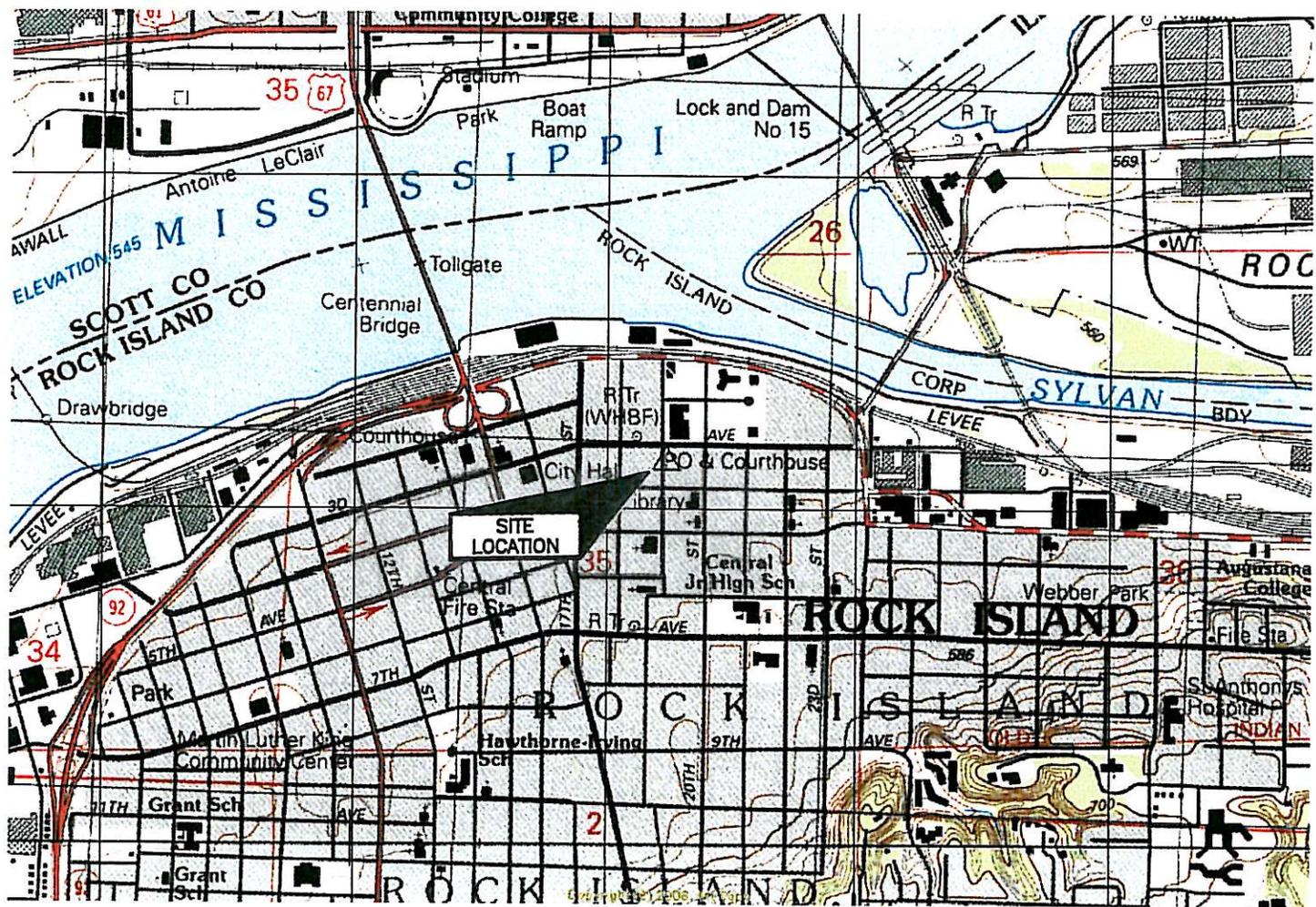
Parties interested in submitting comments regarding any potential effects of the proposed modifications on Historic Properties may do so by sending them to GSS, Inc., 3311 109th Street, Urbandale, IA 50322.

Attached to this letter are the following: a topographic map, street map, aerial photograph, photographs, drawings, a copy of the Public Notice and a copy of a letter submitted to the City of Rock Island.

Questions about this matter may be submitted to GSS, Inc., 3311 109th Street, Urbandale, IA 50322 or by calling (515) 331-2103.



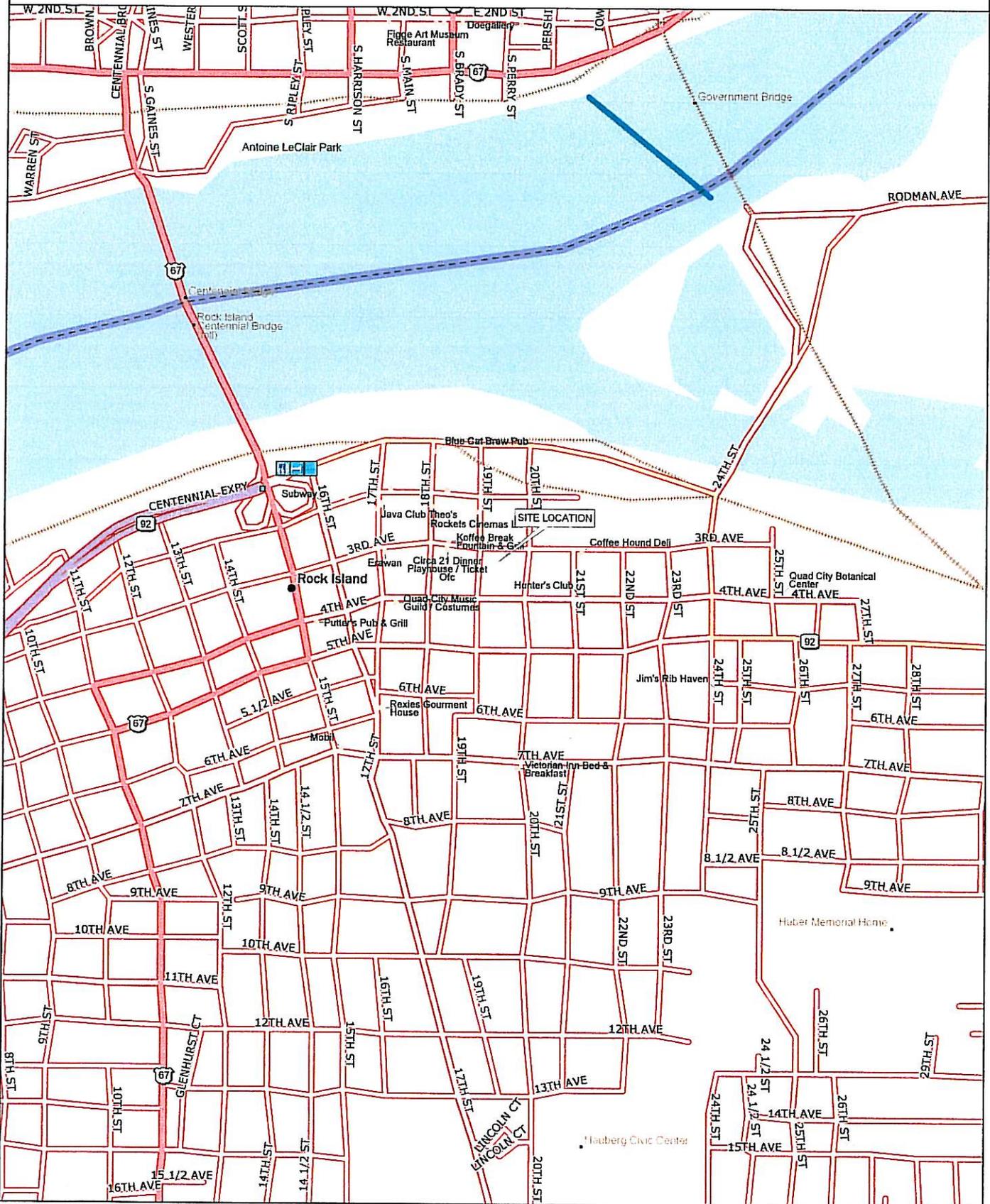
T 18 N, R 2 W



U.S. CELLULAR	
SITE NAME/#: ROCK ISLAND DT #276342	PROJ. NO. V11445
DATE: 04/2011	LOCATION: ROCK ISLAND, IL
SCALE: 1:24000	QUAD NAME: DAVENPORT EAST, IA 1991 QD.
	
FIG. 1	

11e

V11445 U.S. CELLULAR ROCK ISLAND DT, IL FIG. 2

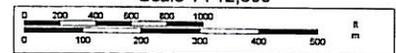


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Scale 1 : 12,800



1" = 1,066.7 ft

Data Zoom 14-0

112





Global RF SolutionsSM

RF Engineering Consultants

"Serving The Wireless Industries Needs"

1990 N. Alma School Road #122
Chandler, AZ 85224
(480) 814-1393

Evaluation of Human Exposure to Radio Frequency Emissions



**Analysis of Site #276342/~~276342~~
Rock Island, IL**

PUBLIC NOTICE

Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. U.S. Cellular proposes alterations to existing antennas/equipment mounted on a

- building located at 1900 3rd Avenue, Rock Island, Rock Island County, IL;
- water tower located at 3000 24th Street, Rock Island, Rock Island County, IL.

These modifications are intended to enable LTE (Long Term Evolution) wireless broadband technology. The modifications will be consistent with the antennas currently mounted on the structures with no significant visual impact to the structure. Parties interested in details regarding the tower or in providing comment on the proposed undertaking relative to potential effects on historic properties should contact GSS, Inc., 3311 109th Street, Urbandale, IA 50322 (515) 331-2103 (V11445).

REPORT

TO: Preservation Commission

FROM: Jill Doak, Urban Planner II
Alan M. Carmen, Planning and Redevelopment Administrator

DATE: April 14, 2011

SUBJECT: Comment on Section 106 Review for 3000 24th Street

When telecommunications antennae are placed atop a building or structure, the federal licensing action by the Federal Communications Commission triggers comments by the State Historic Preservation Office (SHPO) under the auspices of the National Historic Preservation Act of 1966 and its implementing regulations in 36 CFR 800: "Protection of Historic Properties." The Illinois Historic Preservation Agency's (IHPA) Review & Compliance Division completes the Section 106 Review. In this instance, Integrated Environmental Solutions has requested the Rock Island Preservation Commission (as a Certified Local Government) comment on the proposed project.

Background on Section 106

Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires Federal agencies to take into account the effects of their undertakings on historic properties, and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment.

If the agency's undertaking could affect historic properties, the agency determines the scope of appropriate identification efforts and then proceeds to identify historic properties in the area of potential effects. The agency reviews background information, consults with the SHPO and others, seeks information from knowledgeable parties, and conducts additional studies as necessary. Districts, sites, buildings, structures, and objects listed in the National Register are considered; unlisted properties are evaluated against the National Park Service's published criteria, in consultation with the SHPO.

If questions arise about the eligibility of a given property, the agency may seek a formal determination of eligibility from the National Park Service.

Section 106 review gives equal consideration to properties that have already been included in the National Register as well as those that have not been so included, but that meet National Register criteria. If the agency finds that no historic properties are present or affected, it provides documentation to the SHPO and, barring any objection in 30 days, proceeds with its undertaking. If the agency finds that historic properties are present, it proceeds to assess possible adverse effects, which are then negotiated and mitigated between concerned parties.

Local Consultation

At the current stage of the process, Integrated Environmental Solutions has initiated the local comment portion of the process. On April 12, they published a public notice seeking comments in the *Argus*. Further, they are seeking Preservation Commission comment on the effect of the cellular antennas/equipment on any historic resources.

Public involvement is a key ingredient in successful Section 106 consultation, and the views of the public should be solicited and considered throughout the process. While a public hearing is not necessary, the local consultation is part of a published agenda and discussion by those knowledgeable about the building/structure and its context.



It is unknown what historical information about the water tower at 3000 24th Street, or nearby historic resources, was provided by Integrated Environmental Solutions to IHPA.

Background on Water Tower at 3000 24th Street

There is little historic significance associated with the water tower. It was constructed in 1962. It was manufactured by Pittsburgh-Des Moines Steel, and is a welded Toro-Ellipse water tank.

Adjacent historic structures are limited due to the development of the nearby area mainly within the past 50 years. However, St. Pius X church is located nearby at the northeast corner of 31st Avenue and 24th Street, and was named one of Rock Island's 100 Most Significant Unprotected Structures, despite the fact that it is not quite 50 years old. Details on the building are below.

St. Pius X Catholic Church, 2401 31st Avenue

Most Significant Unprotected Structures:

Modern, round church design with folded plate roof

Architectural Style:

Modernist

Construction Date:

1963

Architect/Builder:

Rudolph C. Sandberg, Architect



The architectural superiority of this round church puts it on the Most Significant Unprotected Structures list even though it is less than 50 years old. Rock Island architect Italo "Lo" Milani related the backstory regarding the design of this church on the occasion of its 40th birthday. He said Msgr. Jordan first retained architect Ed Lerch to design a new church in the traditional style. However, a diocesan consultant specializing in art and architecture suggested that it was an opportunity to build a church that reflected modern style. When Msgr. Jordan asked the congregation if they preferred a traditional or contemporary design, they voted for the modern option. Mr. Lerch brought in architect Rudolph Sandberg, well known for his innovative structural concrete designs, and the church we see today was the collaborative result. Mr. Milani noted that T. W. Arnold also contributed to the project and he himself designed the altar screen and small chapels.

Aesthetically, Modernist church architecture was inspired by works of engineering including bridges, industrial buildings, and airports, which were large, economical and could be built quickly. Religious leaders followed the example of government and big business by building abstract, asymmetrical and futuristic churches and synagogues in modern materials. Specifically for Roman Catholic churches, the documents of Vatican II were being developed at the same time the Modernist style of architecture emerged. Many Roman Catholic churches of this era evoked buildings emphasizing the assembly, without hierarchical orientation, fixed elements, or traditional architectural language. Affinity for this ideal can be seen in the way the interior of St. Pius X Church is designed.

However, despite the use of steel, concrete, and abstract glass forms, and the lack of traditional Gothic church elements such as arches and steeples, St. Pius X is easily recognized as a church. The roof is solid concrete, formed into a folded plate design. It is supported around the edges and cantilevered over the main entrance. Just as famous architect Frank Lloyd Wright had problems with his experimental structural concrete, the use of Sandberg's folded plate concrete has given the St. Pius congregation problems, too. According to Mr. Milani, the concrete originally was coated with Hypalon, which was replaced with roll roofing, and finally waterproof rubber. A golden cross is elevated above the painted steel crown in the center of the roof that can be illuminated at night. The stained glass windows are from Chartres, France. Other windows are made of three-quarter-inch thick slabs of glass set into concrete. The windows are evenly mixed between religious and abstract designs.

In 1950, Fr. Thomas Jordan, while pastor of [Sacred Heart Church](#) in Rock Island, purchased seven acres at 24th Street and 31st Avenue. The parish was established on June 6, 1955, by Bishop William Cousins, and Fr. Edward M. Farrell was appointed the first pastor. At first the congregation used a temporary warehouse on the site for a

church, but the priority was to build a new 12 room grade school and convent, which were completed in 1957. Additions were made to the school just three years later, at which time it served temporarily as the church. The cornerstone was laid on October 13, 1963, and seven months later, the church was dedicated. The church's name comes from St. Pius X, a pope and modern saint, who was canonized May 29, 1954, while designs were being made for the new church. The church, which seats 1,300 people, cost a total of \$760,000, with the walls costing \$65,000.

National Register Criteria for Evaluation

The water tower structure is relatively insignificant for history or construction. Staff feels it does not meet the test level for significance. Below is the National Register Criteria for Evaluation:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

(a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

(b) that are associated with the lives of persons significant in our past; or

(c) that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(d) that have yielded, or may be likely to yield, information important in prehistory or history.

Effect of Undertaking

The Section 106 review is being conducted because there is a request to place antennae on the structure. It should be noted there are existing antennae on the structure. This water tower is relatively unobtrusive in the community and the antennae will be less so. The installation of another antennae will have no adverse effect on St. Pius X Church.

Recommendation

Staff recommends the Preservation Commission comment to Integrated Environmental Solutions and IHPA that there would be "No Adverse Effect" for installation of antennae of the style proposed on the water tower at 3000 24th Street.



3311 109th Street • Urbandale, Iowa 50322
Tel: 515.331.2103 • Fax: 515.331.1728
gss@gssmidwest.com

Integrated Environmental Solutions

April 8, 2011

Project #V11445 Site # 276342 and 276329

Rock Island City Clerk
1528 3rd Ave.
Rock Island, IL 61201

Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. U.S. Cellular (USCC) proposes alterations to existing antennas/equipment mounted on the building located at 1900 3rd Avenue, Rock Island, Rock Island County, Illinois and on the water tower located at 3000 24th Street, Rock Island, Rock Island County, Illinois. These modifications are intended to enable LTE (Long Term Evolution) wireless broadband technology. The modifications will be consistent with the antennas currently mounted on the building with no significant visual impact to the structure.

In addition to the obligations set forth in the local zoning regulations, USCC must also comply with all Federal and State regulations governing the proposed facility.

Section 106 of the National Historic Preservation Act of 1966, as amended, requires USCC to evaluate this project for any effect it may have on Historic Properties. As part of this evaluation, USCC is required to publish Public Notice in an effort to gather comments on the potential effects of the proposed modifications on Historic Properties.

The purpose of this letter is to:

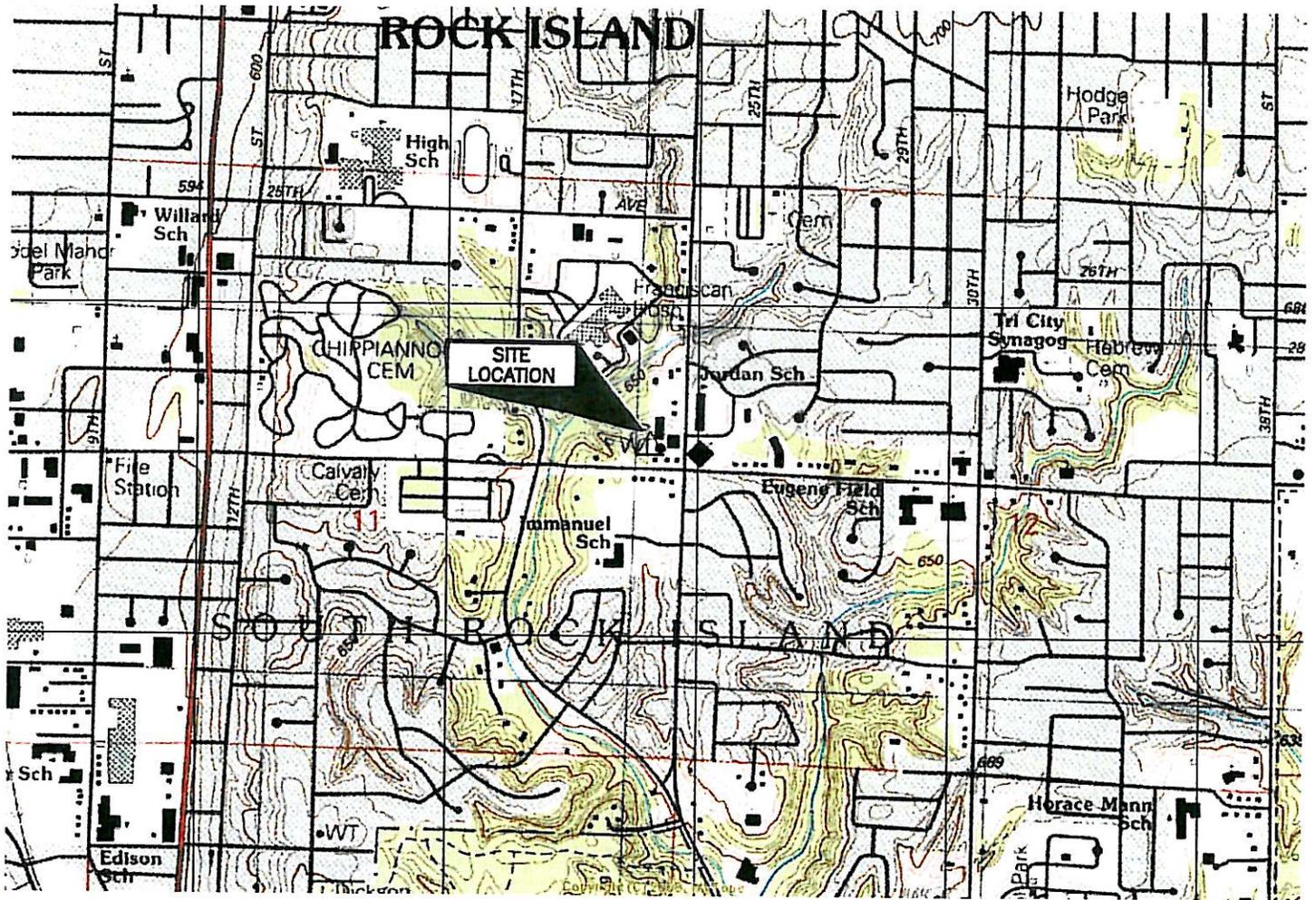
- Notify the City of Rock Island that Public Notice seeking comments on the potential effects of the proposed modifications on Historic Properties is scheduled to be published in the Rock Island Argus on April 12, 2011.
- Invite comments on the potential effects of the proposed modifications on Historic Properties from other relevant individuals or groups that you may be aware of.

Parties interested in submitting comments regarding any potential effects of the proposed modifications on Historic Properties may do so by sending them to GSS, Inc., 3311 109th Street, Urbandale, IA 50322.

Questions about this matter may be submitted to GSS, Inc., 3311 109th Street, Urbandale, IA 50322. or by calling (515) 331-2103.

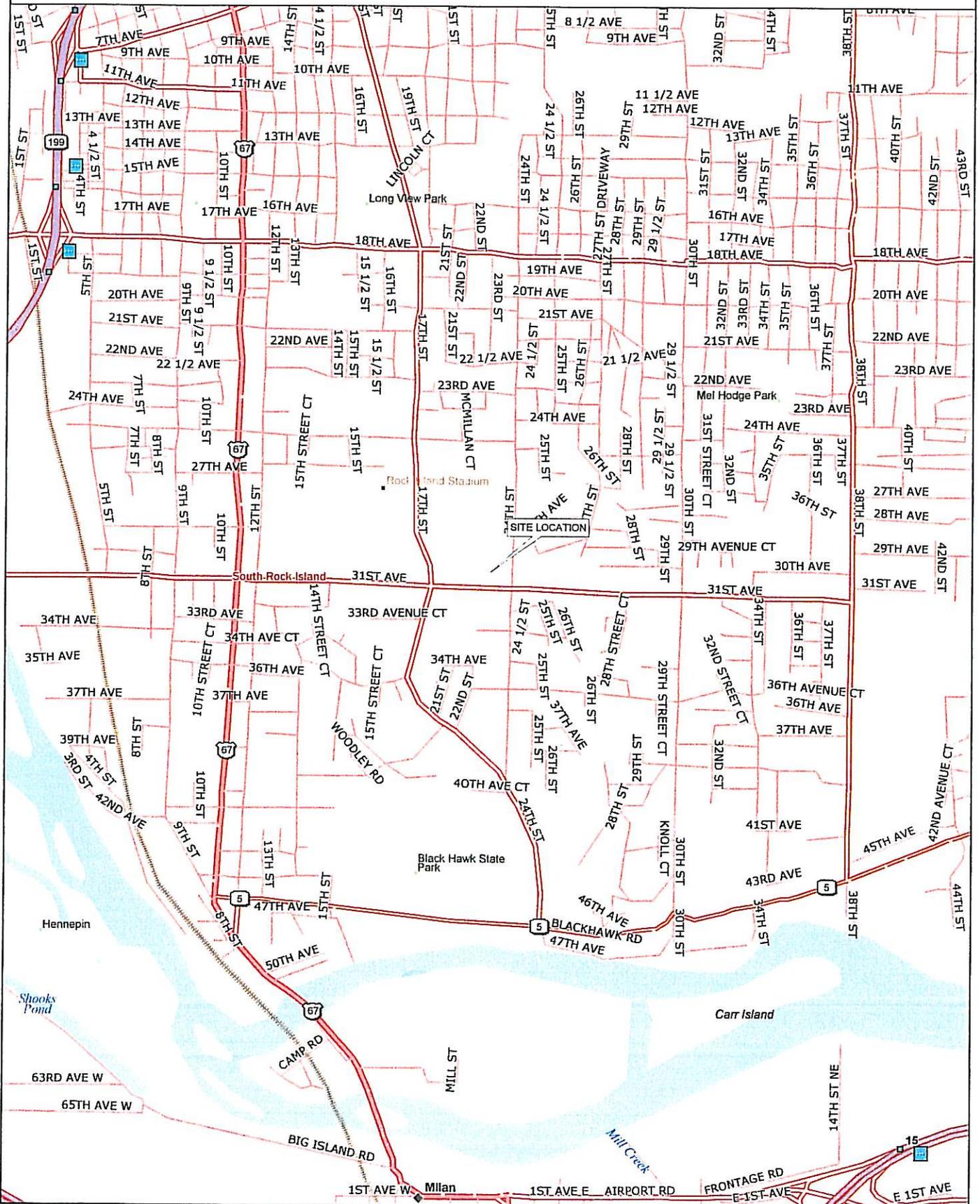


T 17 N, R 2 W



U.S. CELLULAR	
SITE NAME/#: ROCKY #276329	PROJ. NO. V11445
DATE: 04/2011	LOCATION: ROCK ISLAND, IL
SCALE: 1:24000	QUAD NAME: MILAN, IA 1992 QD.
	
FIG. 1	

V11445 U.S. CELLULAR ROCKY - ROCK ISLAND, IL FIG. 2



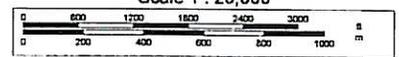
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Scale 1 : 25,000



1" = 2,083.3 ft Data Zoom 13-0

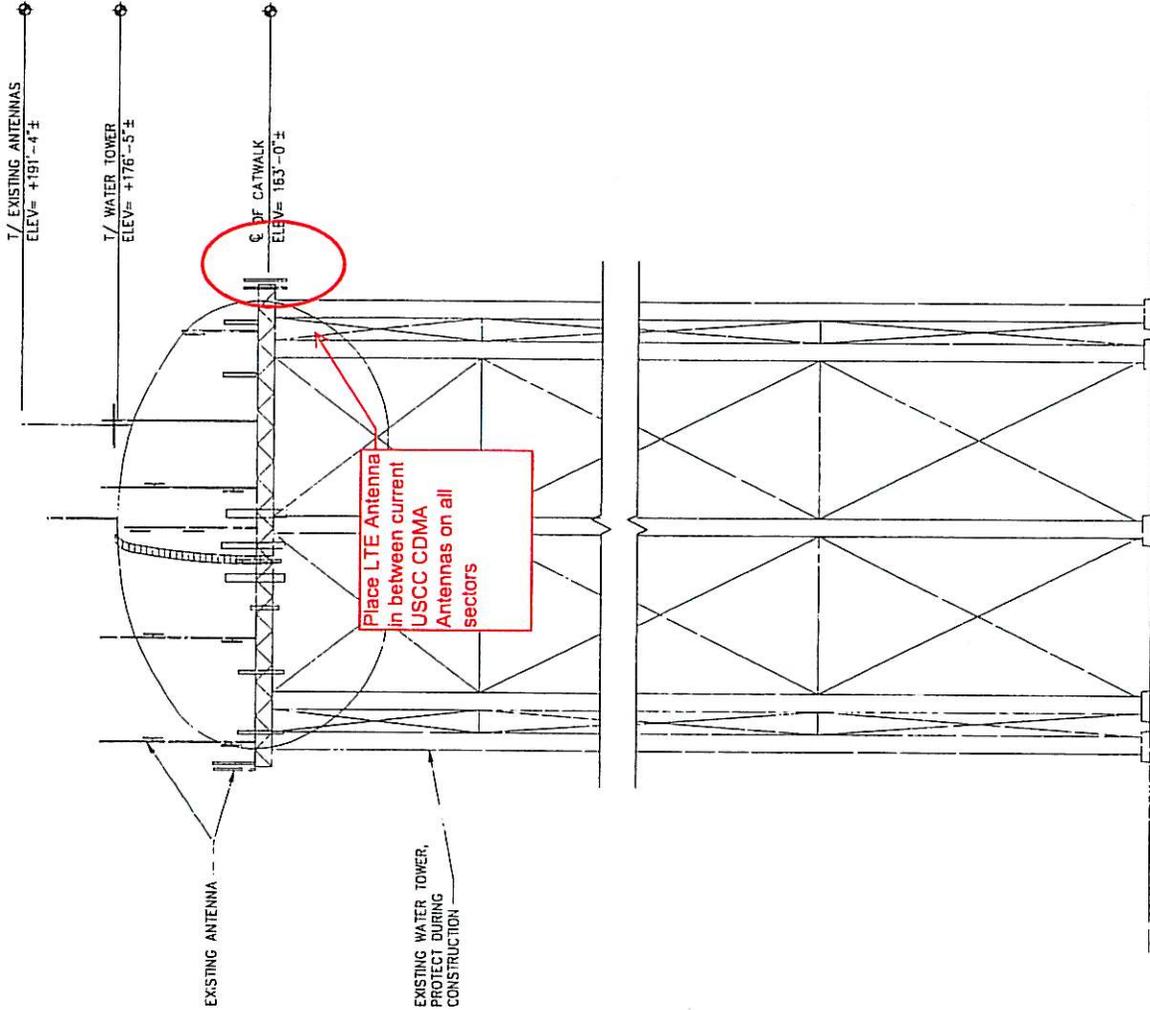
17



GENERAL NOTES:

USC-03-10-01-004

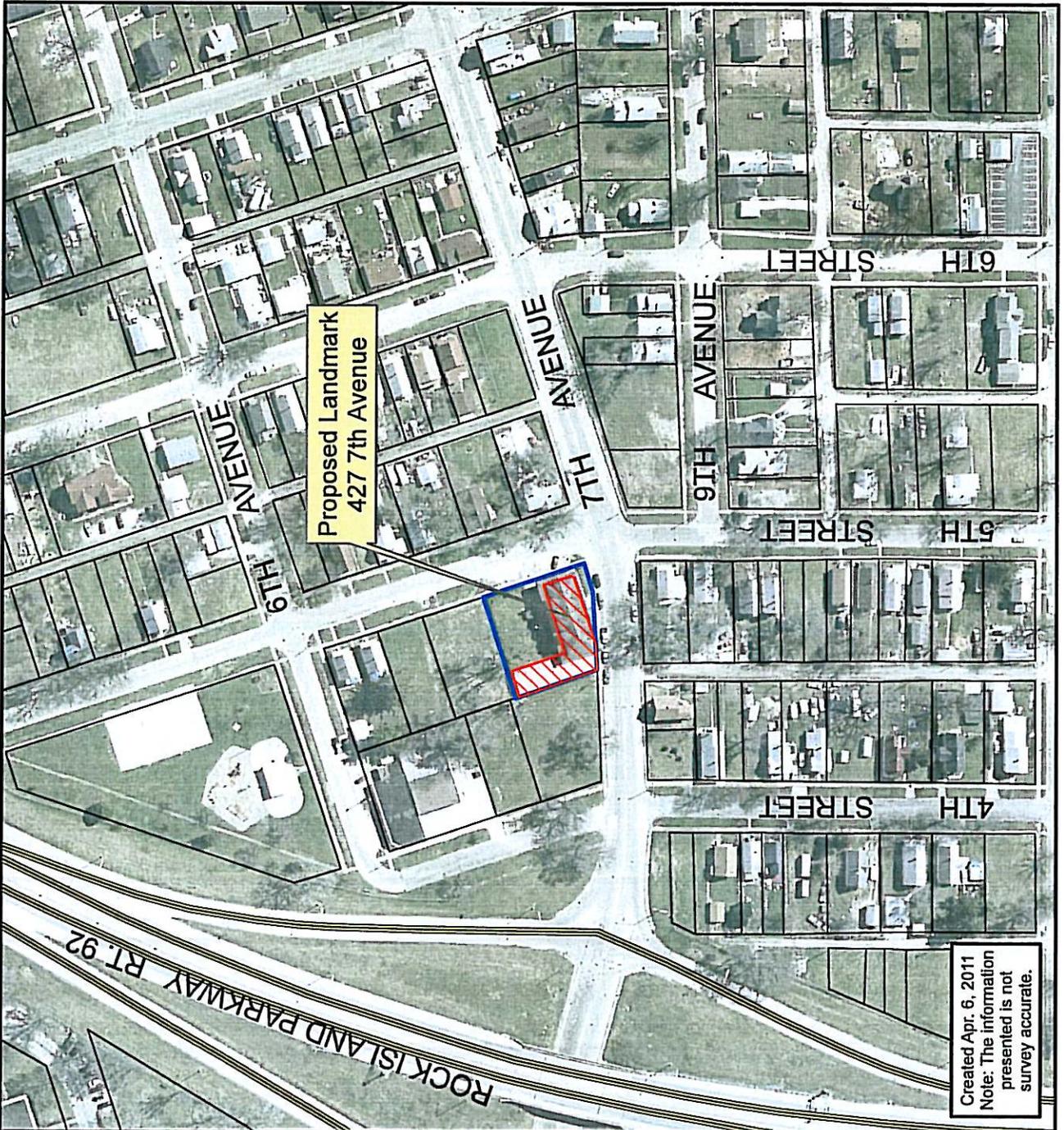
1. ELEVATION IS FOR REFERENCE PURPOSE ONLY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
2. CONTRACTOR SHALL PERFORM WORK DONE TO OR ON STRUCTURE IN ACCORDANCE WITH OWNER PROVIDED STRUCTURAL ANALYSIS.
3. ANTENNAS, COAX, SUPPORTS, & ETC. SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
4. CONTRACTOR SHALL PROTECT EXISTING EQUIPMENT, STRUCTURES & RELATED ITEMS DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPLACED WITH SIMILAR MATERIALS.



1 EAST TOWER ELEVATION LOOKING WEST

SCALE: 1/16"=1'-0"

LANDMARK LOCATION MAP



Created Apr. 6, 2011
 Note: The information presented is not survey accurate.

PRESERVATION
 COMMISSION
 Case #2011-6

Legend

-  Subject Property
-  Parcels
-  Highway

DR. BY: K. G. D.

APPR. BY: J. D.



City of Rock Island

COMMUNITY AND ECONOMIC
 DEVELOPMENT DEPARTMENT
 Planning and Redevelopment



Nomination Criteria

The West End Settlement (WES) merits designation as a Rock Island Landmark because it meets four criteria for that designation.

Significant Value as part of the heritage of the nation, state or community

The WES is a notable example of a structure that was designed and built for the specific purpose of serving as a settlement and was the first and only settlement building of that period in the Quad Cities. It was constructed in 1908-09 and has local and possibly statewide significance.

Associated with an important person or event in national, state, or local history

The WES has a strong association with prominent Rock Island heiress Susanne Denkmann who built and supported it, as well as with her husband, John Hauberg. Miss Denkmann was the “angel” who permitted the WES to develop and grow. John Hauberg, both before and after his marriage to Susanne in 1911, was a supporter of the WES, and was actively involved in programs there. The WES and her home are both significant buildings associated with Miss Denkmann as a single woman. Since they represent different categories of buildings, each could be considered as a major association if applying National Register of Historic Places standards.

Representative of the distinguishing characteristics of an architectural style....which retains a high degree of integrity

The WES is one of the few examples of the Prairie-Craftsman style in a non-residential building in Rock Island. The other three, with varying degrees of integrity, are fire stations built later than the WES. The WES shows and retains the character of the Prairie-Craftsman style with an outstanding degree of integrity.

Identifiable as an established and familiar feature in the community

The location of the WES on a major arterial street, 7th Avenue, has ensured its familiarity as a very established feature. Its near-adjacency to a highway exit for the past 40 years have exposed it to even more people. Those who are unfamiliar with its history still notice it and ask, “What is that beautiful building.”

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Figure 1 Below Photo Postcard of WES circa 1911,
courtesy Mary Chappell



Illustrations

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History

Unless otherwise indicated, historical information about the West End Settlement (WES) prior to 1912 comes from the February 24, 1912, and the November 27, 1912, issues of the Rock Island Argus. (Ref 2, Ref 3) Additional details are taken from Susanne Denkmann Hauberg's obituary, Rock Island Argus, February 13, 1942. (Ref 4) The roots of the WES date from about 1904 when Mrs. W.B. (Minnie) Barker, a preacher, wife, and mother, began holding "cottage prayer meetings" in homes in the west end of Rock Island. These meetings evolved into a Sunday school in a rented building on 7th Avenue and 7th Street. As participation grew, a former saloon across the street was also rented and an "embryo" settlement house was born. The first non-religious activities were sewing circles for girls and women.

In his archives at the Rock Island County Historical Society, John Hauberg wrote a 1953 "interview" with his wife, Susanne "Sue" Denkmann Hauberg. Since she died in 1942, this interview is from his memory rather than directly transcribed. In it, he said that Mrs. Edna Tucker was an early associate of Mrs. Barker. Reportedly, Mrs. Tucker did the actual work while Mrs. Barker was dedicated to fundraising. When Mrs. Barker contacted businessman William Reck to ask for money, he suggested she call Miss Denkmann. (Ref 5)

Unmarried at that time, Sue Denkmann still lived in the large family house on Fourth Avenue at Second Street. The Denkmann family was extraordinarily wealthy, although their patriarch had come here as a young man with few assets. The dense forests of Wisconsin and Minnesota provided the raw material for Frederick Denkmann and his brother-in-law Frederick Weyerhaeuser. The result was a lumber dynasty that began in Rock Island but eventually left for the west coast when the Midwest virgin forests disappeared. Miss Denkmann, born in 1872, was one beneficiary of that fortune. Sue Denkmann attended Wellesley and Radcliffe colleges as well as the National Kindergarten College in Chicago. She then worked in the kindergarten department of St. Bartholomew's Parish House in New York City, one of the earliest settlements in the country.

Sue and Mrs. Barker came to an agreement: Miss Denkmann would build, endow, and pay expenses for a real settlement building, unique in the Quad Cities, and she would also build a home for the Barker family where they could live forever. In return, Mrs. Barker agreed to manage the settlement without compensation.

After that agreement was reached, Mrs. Barker asked that Mrs. Tucker be dropped from any involvement. According to Mr. Hauberg, "This proved a mistake - Mrs. Tucker was the better of the two." He noted that others agreed that Mrs. Barker was highly emotional and could not work with others. (Ref 5) This may have been an issue that eventually led to the closing of the WES.

WES was built on a large, previously vacant lot at 7th Avenue and 5th Street. The top two stories were not completed until July 1909, but its work began a year earlier when the basement (the first story) was finished. There was little or no publicity in the newspapers, and even the year-end editions did not note this big new building in the area that was sometimes called "Goosetown." Meanwhile, in 1911, Miss Denkmann married John Hauberg and they moved to the Prairie style home she had built in 1909-11 on a 7 acre site above 23rd Street. (Ref 7)

Figure 2 Below Photo of WES 1914 (Ref 6)



History (continued)

Miss Denkmann was more than a financier. She and her well-to-do friends were actively involved in the settlement's work. Even John Hauberg was one of the volunteers. He started a 40 member fife and drum corps for boys, noting that, when many joined the program, they were "dirty, ragged, ill smelling and undisciplined." Despite the continuing activities of the WES, it was not until February 24, 1912, that it was featured in the Argus, illustrated with the same photo that appears on page 2 of this application.

In 1916, Mrs. Hauberg paid for a separate home for the Barkers just south of the WES on a site where a smaller, older house once stood. Called the "matron's house," it was built of structural tile covered with stucco and was designed by Rock Island architect Cyrus D. McLane in a Prairie style that complemented the WES architecture. (Ref 8)

Only seven years later, in 1923, Mrs. Hauberg said that improved conditions in the west end made the WES unneeded and she opted to close it and end the \$9,000 annual support she had been providing. Her decision may have been influenced by deteriorating relations with Mrs. Barker as noted in the John Hauberg interview. The Haubergs announced the donation of the WES building - main building, house, and small shed - to the downtown YWCA, who planned to use the house as an adjunct to their Third Avenue dormitory. (Ref 9)

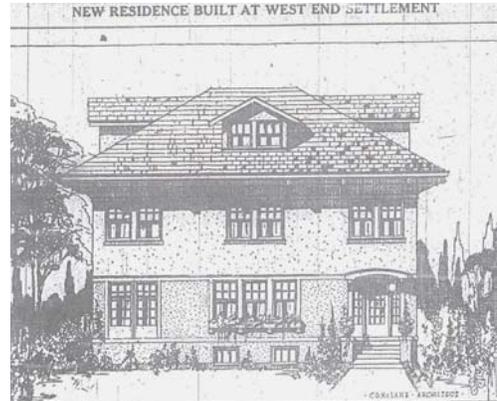


Figure 3 Above - Architect's drawing of WES Matron's house 1915 (Ref 8)

However Mrs. Hauberg's decision was challenged in a lawsuit filed by Mrs. Barker, who asked that the WES property, then worth \$100,000, be deeded to her along with \$10,000 a year for maintenance. After long court battles, the Barkers won the house only as well as cancellation of a \$5000 debt to the Haubergs. (Ref 5) The home remained in the Barker family for many more years. It was demolished circa 2003 after being vacant for a long time.

In the early 1930s, the WES building was sold to the Belgian American Brotherhood (BAB), who dedicated it with a parade, food, rolle bolle and boxing on October 7 & 8, 1933. (Ref 10) They added a low one-story frame structure to the west for rolle bolle courts that is now masonry covered. Despite the size of that addition, it is surprisingly unobtrusive. The BAB remained through 1981. (Ref 11) More recently, the former WES houses the Elite Temple 1265, an Elks group, and Esquire Lodge 1648, a social organization. Despite its age, the exterior remains virtually the same as when it was built.



Figure 4 Above Current view of WES west side with BAB rolle bolle court addition (Ref 12)

Description

Exterior The West End Settlement (WES) was built on a formerly vacant lot. When constructed, the WES was described as three story stone and brick, “following somewhat in the mission style of architecture.” (Ref 2) Today, we recognize it as a building that we would call a combination of Prairie and Craftsman or Arts-and- Crafts styles, all of which evolved more or less concurrently in the early 1900s. The Prairie style is characterized by a strong horizontal emphasis and the use of natural appearing materials in its construction. Both the Craftsman and Arts-and-Crafts style also emphasize natural materials as well as exposed structural elements, such as rafters and support brackets. Although Prairie buildings often have nearly flat roofs, the shallow hipped roof is also common and is less prone to leaking.

When the WES first appears on Sanborn maps, it is shown as solid masonry, 24 feet to the eave line, with a wall thickness of 16 inches on the first floor and 12 inches on the second. It has steam heat and electricity. The footprint is rectangular, slightly more than twice as long as wide. The blue on the map indicates stone and the pink is brick. (Ref 13)



Figure 5 Above Updated 1906 Sanborn map with first showing of WES (Ref 13)

A later “pasted over” update to the first Sanborn map, shows that the name is still WES but there is an attached one-story yellow, meaning frame, addition for autos on the west. An even later third change, with the BAB shows the large addition that is present today. It is of frame construction and is called a hall. (Ref 13) The current masonry may be a later addition.

Figure 6 Right Second update 1906 Sanborn map showing WES & garage (Ref 13)



The brick second story and hipped roof with gabled dormers create a strong Prairie-Craftsman impression. With the exception of the small-paned windows, which are more reminiscent of old colonial

architecture, and the not-quite-craftsman brackets, the style influences are clear. Prairie windows often used small panes, but with a decorative effect, often in leaded casements. There is a strong symmetry between the front and back upper levels, with minor fenestration variations that reflect the internal use.



Figure 7 Left Third update 1906 Sanborn map showing WES and BAB addition (Ref 13)

The roof is a shallow hipped style with a wide overhang. It holds four gabled dormers on each long side and one slightly larger gabled dormer on the east side. Each dormer holds a pair of double-hung multipaned windows. The windows on the north and south are 3 over 3 while the larger pair on the east are 8 over 8. One upper sash on the east has been replaced with a vent. The dormer sides are covered in the same material as the roof, which has

Description - exterior (continued)



Figure 8 Above Current view of south façade looking northwest (Ref 14)

a slate-like appearance. The roof was originally wood shingles as indicated by the “X” on the Sanborn maps. The larger east dormer has stone headers and sills and brick sides while the other dormer windows have wood headers and sills and extend to the edge of the dormer. There is no dormer on the west side. The hipped roof and the many dormers provide a usable third story while keeping a low visual profile. This makes the building very compatible with its neighborhood of mostly single and 1-1/2 story homes.

The second story is brick above a partly painted masonry belt course with a visual height approximately equal to that of the stone first story. Again there is a high degree of symmetry from front to back. The

front has six ranks of windows placed in pairs with each pair sharing a stone sill. Most of the windows are triple hung with 8 over 8 over 8 sashes except for one pair of shorter double hung 8 over 8 above



Figure 9 Above Current view of north façade looking south Ref 14

the entrance. Between each pair of windows are paired solid simple ogee brackets with a curly flourish on the end farthest from the wall. They are not the typical Craftsman bracket, either in their configuration or in the fact that they are paired.

The back façade is nearly the same as the front except that one of the triple windows has been replaced with a door and steel stairway, possibly a later fire safety change. An odder anomaly is the large chimney that causes one triple-hung window to be eliminated and results in an oddly placed bracket. The belt course is painted only on the front façade.

Description - exterior (continued)

The shorter ends of the second story of the building also show a symmetry with each other. Each end has four pairs of eave brackets which create three spaces. Each end has a single window between the brackets on the edges. The east, street-facing, end has a pair of windows in the center, aligned beneath the gable windows. There are neither center windows nor a dormer in the western end, probably because there was an auditorium at that location.

Figure 10 Right Current view of east side (Ref 12)



While there is a general order to the second story and roof, there is seemingly little or no planning or design at the first story level. It contains eleven courses of a heavily textured rectangular stone with the appearance of Bedford limestone that is topped by a stone belt course and rests atop a masonry sill. The



Figure 11 Above Current view of west side (Ref 12)

single pair of double hung windows on the east façade have the same width as those above and are located directly beneath them and the dormer. These windows are 12 over 12. There are no windows on the west, but they may have been covered with the long, one-story BAB addition, which is virtually featureless, except for small horizontal openings which are now covered. That addition is now concrete block on the west and brick on the main façade.

On the main façade, the windows are oddly placed. There is a pair, single window, pair, single window, entrance, then three single windows with random spacing. These windows are all 9 over 9 double hung except for one which has been filled with an opaque material. The windows do not align in any way with those of the upper story nor are they the same width, although they are identical to each other. Each window has its own stone header and rests on the foundation sill. On the rear elevation, the placement of the openings is similarly random, with no relation to the upper floor. There is a door at the rear, which may be original or may have replaced a window.

The main entrance is asymmetrically set in the south façade, just east (right) of center. It has a shallow gabled portico that extends a very short distance from the building plane. The original stone frame remains, but is painted red. The carved “West End Settlement” above the door is covered and original double doors with small-paned glass, 3 panes wide, have been replaced with a single door framed by glass block. The date for this change is unknown, but likely dates to the BAB years.

Figure 12 Right Main Entrance, 1917 (Ref 15)



Interior Description

The February 4, 1912, and February 27, 1912, editions of the Argus described the interior of the WES as it related to the usage. Although the Landmark status would not provide any control over interior modifications, that descriptive information is included for the sake of completeness.

“On the top floor of the building is the domestic science room fitted with working room, glass top tables, cooking utensils, gas burners, etc. for a clas of 14. Off this room is a small dining room where the pupils are taught to set a table properly and attractively and to serve a meal correctly. There is a well filled fruit closet, a china cupboard, and a number of supply rooms and lockers for work.

“On the second floor are the living apartments of the Settlement workers, an assembly room with seating capacity of 300, and two classrooms.

“On the first floor are the gymnasium, the kindergarten room, the baths, toilets, and furnace rooms.”

Elsewhere in the article, it notes that, “There are six paid workers: a nursery matron, kindergarten teacher, settlement worker, housekeeper, janitor and a physical culture director.” These were in addition to Mrs. Barker, who was the general supervisor of all the workers. (Ref 2, 3) Before their matron’s house was built, the Barkers lived on the second floor. Later, at least some of the six paid workers were the likely occupants of the apartments.



Figure 13 Above Mothers and children inside WES 1914 (Ref 16)

The interior of the BAB one-story addition had a floor made of hard packed earth during the tenure of that organization. There were four rolle bolle courts in the addition. (Ref 17)

Settlement Work at West End Settlement (WES)

The west end of Rock Island served as a port of entry for many working and job-seeking poor. New immigrants, single men hoping to make enough money in local industry to support a family, and married men waiting to bring their wives when their personal economy improved. There were mansions on Second Avenue, but the area south was a neighborhood of mostly poor people living in small homes. The streets were unpaved and there were no sidewalks and saloons were everywhere. The neighborhood was edged on the west by riverside industry - from the huge Weyerhaeysler & Denkmann sawmills, to Kahlke boatmakers. There were soap factories and foundries. Earlier Sanborn maps show slaughter houses, and rendering and fertilizer operations. While workplaces were easily accessible, the smells and sounds of industry were also close.

The following description of the work done at the WES is taken from the February 24, 1912, and February 27, 1912, editions of the Rock Island Argus.

“Membership in the Settlement is not limited to any one class of people, but all.....aremade welcome. It is a Christian institution.... It is non-sectarian, and anyone except negroes (sic) ...may become a member. There is no fee for membership except in special classes and the only requirement.....is attendance at either the Sunday School, Wednesday night prayer meetings, or Sunday night gospel services at least three times in succession..there is an enrollment of 310 men, women, and children, with an average attendance of 230.”



Figure 14 Right - Group outside WES 1914 (Ref 18)

Although Negroes were specifically excluded, Jews, too, were a default exclusion because of the strict Christian worship requirements. There was a Jewish immigrant population, including a synagogue, centered in the nearby 9th Street area.

A girls' sewing class, with an average attendance of 50 girls between 6 and 14 met on Saturday afternoons at a fee of one penny per week. The teacher cut the fabric, but it was stitched by hand by the



Figure 15 Left - Garments made at WES 1917 (Ref 19)

girls, who were allowed to keep the “fruits of their labor.” Among the skills they learned were mending, darning, hemming, and embroidering.

Mothers also learned sewing at a penny a week. They met on Thursday afternoons with an average attendance of 18 to 29. They could bring their “babies” under 6 years, who were cared for while the mothers stitched. A “good, substantial, warm, lunch” was served. The Settlement provided all sewing materials and fabric, but also kept the finished product. These were given to needy people or sold at a very low cost. The small charge was made so that the recipients would not feel like charity cases.

Settlement Work at WES (continued)

The young men's cooking class was one of the most enthusiastic. The fee was 5 cents per class, which met on Thursday evening with 13 boys between 14 and 22. "The young men do most excellent work, and as a rule excel the girls..... They have made bread, biscuits, cakes, cookies, puddings, etc., and the finished product belongs to the maker." The girls' cooking classes were conducted on Tuesdays after school and were similar to that of the boys, except the girls were much younger at 12 - 14 years.



Figure 16 Above Children gardening near WES, 1914 (Ref 20)

There was a morning kindergarten five days a week at a charge of one penny a day that included a lunch of milk, oatmeal crackers, and bread. Mothers could use the service as a baby sitter while they worked a half day. At a day nursery for babies, mothers were taught proper child care. Babies could get free milk and nursing care and crippled children were provided therapy and braces. (Ref 4) Some of these activities took place in a home "adjacent" to the Settlement, although the specific location was not mentioned.

"Physical culture," and basketball were popular with all ages. Spectators were encouraged and the gym (on the first floor) is "always packed with players and spectators." Bathing privileges were also an option for members, with two showers and two tubs for public use. Those younger than 17 were charged 2 cents, while those older paid 3 cents. Non members could also bathe by paying 5 cents. The fee included warm water, soap, bowls, brushes, etc. Mondays, Thursdays and Saturdays were the days allotted to men, while women had only Tuesdays and Fridays.

Children were taught to respect their elders, to use good grammar without slang, and to try to restrain themselves from the use of intoxicants and tobacco. And there was fun - picnics, concerts, plays, and parties for many holidays with John Hauberg's wife and drum corps occasionally performing.

The grounds surrounding the Settlement held playgrounds, baseball diamonds, and gardens attended by Settlement patrons. The photo to the right shows a Christmas party behind the WES, with the matron's house in the background.

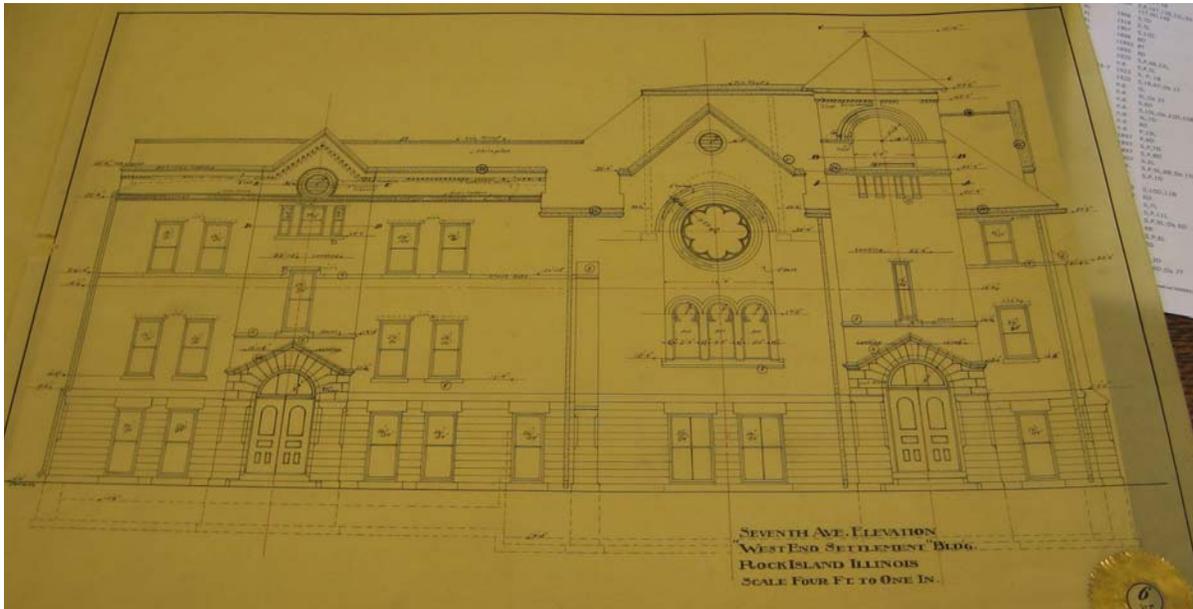


Figure 17 Right Christmas tree at WES 1915 (Ref 21)

The Architect

For some time, it was believed that George Stauduhar was the architect of the West End Settlement (WES), since his archives at the University of Illinois list a drawing for a “West End Settlement Building” dated 1907. (Ref 22) Thanks to Dr. Barbara Burlison Mooney, Associate Professor in the School of Art and Art History at the University of Iowa, who is doing extensive research on George Stauduhar and who has photographed many of his drawings, it is clear that that the 1907 drawing is quite different from the WES as built.

Figure 18 Below Drawing of WES 1907, from George Stauduhar Archives (Ref 22)



The drawing shows a much more “ecclesiastical” building, complete with a tower, rose window, and Romanesque windows. It is reminiscent of Rock Island’s Sacred Heart Catholic Church, built in 1901, which Mr. Stauduhar designed. He was well known for his church designs, so his WES design is no great surprise. But what happened? If this monumental building - 3 1/2 stories - had been built, it would have dominated its neighborhood of 1 and 1-1/2 story homes and perhaps intimidated the Settlement patrons. Why did the building change and who designed the changes?

There are three possibilities. It may have been George Stauduhar himself, it may have been local architect Cyrus D. McLane who designed the matron’s house a few years later, or it may have been an unknown Chicago area architect, perhaps an apprentice working in Robert Spencer’s office while Mr. Spencer was designing Miss Denkmann’s home. Arguments can be made for and against each of these.

Closer comparison of the Stauduhar drawing and the current settlement house show that, when construction started, Stauduhar’s plans were at least partially followed. The fenestration and doorway openings shown on the drawing are similar to those on the WES first floor. Moreover, the drawing shows eleven courses of stone topped by a belt course. That is the same as seen in the current building.

It is almost certain that construction started before the final plans were created, which is why the first story looks as it does. If Stauduhar had designed the building as a complete entity, he could have done a better job aligning and sizing the windows between the two storys, with minimal construction changes. Even the awkwardly placed rear chimney could have been made an interior chimney if it were planned before construction began.

The Architect (continued)

Once Susanne had (presumably) decided that she did not like the churchy effect but wanted a more Prairie design, would she have continued with Mr. Stauduhar? One argument for the Stauduhar design of the upper stories is the fact that he did show a Prairie/Craftsman influence in the Minnie Potter House (1907), where he included Classical details. His Fire Station No. 5 in Rock Island is a Prairie Style building (1915), but with small-paned windows, similar to those seen in the WES. The brackets on the WES are more typical of a Stauduhar eclecticism than a true Craftsman or Prairie building.



Figure 19 Above Fire Station No. 5 (Ref 23)



Figure 20 Above Minnie Potter House (Ref 24)

Another argument for Stauduhar as architect, is what Dr. Mooney has found in her Stauduhar research. “Stauduhar seems to have come to terms with dealing with clients with limited means by promoting a build-as-you-accumulate-funds plan. While Ms. Denkmann doesn't sound short of funds, her example might have provided him with the idea and experience to have planted the seeds for his professional survival in the 1920s when farm income dramatically declined and small towns were hard pressed to complete an entire building at one felled swoop.” She cites as an example his design of St. Peter's Evangelical Church in Kewanee, Illinois, where there is a “strange, partially submerged building” that is used as a church office. She also notes Stauduhar's St. Mathias church in Windsor, North Dakota, where the first story adheres to one of his standard church schemes with battered buttresses, while there is a clearly modern roofline. (Ref 25)

Cyrus D. McLane could also have designed the upper portion of the WES. He was a graduate of the University of Illinois and a teacher there until 1904 when he moved to Rock Island and became associated with a Davenport firm that became Temple, Burrows, & McLane. He remained with that firm until 1910 before striking out on his own with an office in Rock Island. (Ref 26) By 1915 he had been retained by the Denkmann-Hauberg family to design the matron's house. However even earlier, since he was a Rock Island resident, Miss Denkmann would likely have been acquainted with him and could have retained him to finish the Stauduhar work. An argument against such a scenario is that it could have caused hard feelings between two local men engaged in the same profession. Even if offered the opportunity to complete the WES, Mr. McLane may have declined.

The third possibility is that a Chicago architect, possibly someone in Robert Spencer's office designed the upper two stories of the WES. At the time the WES building was being built, Miss Denkmann had purchased her 7 acre lot and was working with Mr. Spencer. The WES could have been a “trial” to see how easy it was to work with her out-of-town architectural firm.

At the present time, there is no conclusive evidence in favor of a particular architect for the completion of WES although it seems clear that George Stauduhar's design was at least partially followed for the first floor.

Significance

The West End Settlement (WES) meets four criteria for significance according to the Rock Island Preservation Ordinance, heritage - settlement house movement; association with important persons - Susanne Denkmann Hauberg and John Hauberg; architecture - Prairie/Craftsman style; and established and familiar feature in our city.

Heritage: Settlement Houses The WES is significant locally and perhaps even statewide for its history as a settlement. In an era before social work was considered a legitimate government function, settlements provided services to the poor. The settlement movement was an outgrowth of London's Toynbee Hall, established in 1884, but its first manifestation in the US came in 1886, when Stanton Coit founded the Neighborhood Guild, later renamed University Settlement, on New York City's lower east side. The philosophy of the settlement was the belief that students and people of wealth should "settle" in poverty-stricken neighborhoods both to provide services to improve the quality of life, as well as to evaluate conditions and work for social reform. (Ref 27) Settlements were more commonly found in larger cities and, like Hull House, often were started in homes that were owned by well-to-do patrons.

Some credit the women's suffrage movement for the early growth of settlements because "the Progressive campaign of which it was a part propelled thousands of college-educated white women and a number of women of color into lifetime careers in social work. It also made women an important voice to be reckoned with in American politics. " (Ref 28)

In Illinois, credit for the first and most famous settlement is given to Jane Addams who, with Ellen Gates Starr, founded Hull House in Chicago in 1889, although as shown later, that claim may be untrue. (Ref 29) Few are unfamiliar with the accomplishments of Jane Addams and her colleagues at Chicago's Hull House, a landmark, both figuratively and literally, in the history of social work and social welfare in America. The settlement initially occupied a single building, the former Hull family mansion on Polk and Halsted streets. At that time, this was an immigrant and working-class neighborhood on the city's west side. By 1907, there were thirteen buildings at Hull House, which comprised one of the largest institutions of its kind in the United States. Its included a day nursery, gymnasium, meeting and recreation rooms, arts-and-crafts workshops, classrooms for adult education, a music school, a theater for amateur dramatic performances, and a social service center.

The "firsts" at Hull House for Chicago include public baths, public playground, public swimming pool, public kitchen and public gymnasium. Hull House also housed the first little theater in the United States, and offered the first citizenship preparation classes. Hull House residents performed Chicago's earliest investigations into truancy, sanitation, typhoid fever and tuberculosis; the distribution of cocaine, and midwifery. Settlement-sponsored research led to creation and enactment of Illinois' first factory laws and the first model tenement code as well. Labor unions were organized at Hull House, among them the Women Shirt Makers, Women Cloak Makers, the Dorcas Federal Labor Union and the Chicago Woman's Trade Union League. (Ref 30)

Although Hull House is justly famed, there were others doing what could be considered settlement work. According to the University of Illinois Chicago archives, other groups were doing settlement work in Illinois in the early 1900s, but all included in these archives were located in Chicago. One settlement was established in 1883 at the corner of Maxwell and Newberry Streets in Chicago. This would actually predate Hull House. In 1896, a three story building was constructed for the organization and named the Elizabeth E. Marcy home. The name was changed to Newberry Avenue Center in 1936. (Ref 31)

Significance (continued)

Heritage (continued)

Another settlement was the Henry Booth House, which was established in Chicago in 1898 by the Ethical Humanist Society and named for the Society's first president, Judge Henry Booth. The founders sought to improve living conditions in their surrounding neighborhood, promote good citizenship, strengthen family life and the sense of community, and enrich the lives of the House's staff. It was re-organized as a separate not-for-profit corporation in 1914. (Ref 32)

The Off-The-Street Club is claimed to be Chicago's oldest boys and girls club. Originally named "Juniors," it was founded by John McMurray in 1898 as a safe place for unsupervised children to play. The Club was funded in its early years by the Chicago Advertising Club. Gradually, the Club began expanding its services from simply providing facilities to sponsoring programs including health care programs, and a summer camp in Wheaton, Illinois. In 1955, the Club moved from its Jackson Boulevard premises to the West Garfield Park community. (Ref 33)

Firman House is a quasi settlement house that began as a Congregational Church and later changed to a mission. After reorganization and consolidation, much of which is not clear, the church transitioned into Firman House in 1912. It was named for the first superintendent of the Ewing Street Congregational Church which later became Firman Church. Two of the church's early members included Jane Addams, co-founder of Hull House, and Florence Towne, leader of Erie House. Firman House moved several times, but continued as a church-based mission. Today, Firman Community Services is a full-service, neighborhood-based social service agency providing services at ten locations. (Ref 34)

Bethlehem Center and Howell House were church-related neighborhood houses serving the Pilsen area on the near west side. They provided religious and social services, as well as personal welfare assistance to a middle-European immigrant community. The two centers cooperated throughout their history, merging in 1961 as the Neighborhood Service Organization. The Neighborhood Service Organization, called Casa Aztlan, continues to serve the same area. Archives indicate at least one of these organizations dates to 1894. (Ref 35)

Erie House, mentioned above, was established in 1870 in the settlement house tradition. It evolved into one of the first comprehensive social service agencies in Chicago and is active today. Erie's educational programs reach over 4,500 participants annually, providing a pathway to success and strengthening communities. (Ref 36)

Another Chicagoan, Ida B. Wells-Barnett, helped found and became president of the Negro Fellowship League in 1910. That organization then established a settlement house in Chicago to serve the many African Americans newly arrived from the South. She worked for the city as a probation officer from 1913-1916, donating most of her salary to the organization. But with competition from other groups, the election of an unfriendly city administration, and Wells-Barnett's poor health, the League closed its doors in 1920. (Ref 37)

Online searches for settlements in other large Illinois communities found only one, located in Evanston. It dates to January 1891, when the President of Northwestern University, Henry Rogers, his wife Emma, and two faculty members founded the Settlement Association. They planned to use the University Settlement model developed by Toynbee Hall "to elevate the neglected area of West Town/Humboldt Park". The first location was above a feed store on Division Street and they quickly added an adjacent storefront building, which they named Evanston Hall.

Significance (continued)**Heritage (continued)**

In 1894, the settlement established a free medical dispensary and legal aid clinic under the leadership of Northwestern University professors. In 1895, the Settlement relocated to 252 Chicago Avenue. In 1897, a day nursery was established to care for children of working mothers, a vacation camp for working girls was started in Wisconsin, and the settlement began to distribute pasteurized milk for babies. The settlement continues its work today in greatly expanded facilities. (Ref 38)

Every settlement had a slightly different approach to the issues of poverty and deprivation, yet there were many commonalities among them. Missions have changed since the early days of settlements with most of those that have endured becoming social welfare agencies, with large staffs and equally large expenses. The typical activities of early settlements can be found online and are very consistent with the work done at the WES.

The WES is locally significant as the first settlement in the Quad City area (Refs 2, 3, 4). It appears to be of statewide significance because the settlement model was generally confined to large cities and no settlements have been found in communities smaller than Chicago and Evanston. Moreover most settlements operated for many years in buildings intended for other uses. The WES is uncommon in that its building was designed and built specifically for settlement work not long after settlement activities began.

Significance (continued)

Association: Important Persons Both Susanne Denkmann (1872-1942) and her husband John Hauberg (1869-1955) were prominent local citizens. As the youngest daughter and heiress of lumberman and founding partner in the Weyerhaeuser - Denkmann lumber empire, Frederick Denkmann, Sue could have lived a life of luxury and tea parties. Yet she and her family took the responsibilities of their wealth very seriously. Her father was a major donor for the construction of the downtown public library in the early 1900s. The Denkmann children, Sue and her siblings, donated the magnificent Denkmann Memorial Library, built 1909-11, to Augustana College.

Sue Denkmann first attended Rock Island schools, then east coast schools where she graduated from Dana Hall in Wellesley, Massachusetts. She later attended both Wellesley and Radcliffe before going to the Chicago Kindergarten College. A friend invited her to New York where she worked at the St. Bartholomew's Parish House, an early settlement, in the kindergarten department. (Ref 4) This, rather than Chicago's Hull House, may have been her primary inspiration for the WES. St. Bart's was located in a building expressly built in 1891 for the social work needs of the community. (Ref 39)



Figure 21 Above St. Bartholomew Parish House (Ref 39)

In 1916, when Oberlin College graduate Beryl Titterington, a Rock Island native, started a movement to create a Young Women's Christian Association in Rock Island, Sue Hauberg was one of her first supporters. Later in the year, she was elected the first president of the YWCA while Miss Titterington served as the secretary. (Ref 40)

Susanne Denkmann Hauberg was amazingly independent for her time in history, especially when she was yet unmarried. She made decisions that most women relied on husbands and men to make. She basically founded the WES and ensured its success. She was a founder of the local YWCA and was active in the movement, both in its day-to-day work and finances. She commissioned and built a magnificent house as a single woman. (Ref 41) Both her home and the WES are strongly associated with Susanne Denkmann Hauberg according to National Register standards. After she wed John Hauberg in 1911, the couple continued their philanthropic leadership.

John Hauberg is recognized today as one of the prime historians in western Illinois. His collections of photos, interviews, reminiscences, etc., provides a window on the history of the Illinois Quad Cities and Rock Island County. These archives are held by Augustana College and the Rock Island County Historical Society. Mr. Hauberg was instrumental in securing Black Hawk's Watch Tower as a state park in 1927 and donated much of his personal collection of native American artifacts to create the John Hauberg Indian Museum there. A complete biography can be found at <http://www.augustana.edu/library/SpecialCollections/Biography/jhhbio.html>

John and Susanne lived in the Quad Cities until their deaths, Susanne in 1942 and John in 1955. Their legacy of philanthropy continued, when their heirs donated the former family home and 7 acre grounds, an architectural treasure, to the City of Rock Island. It is now known as the Hauberg Civic Center.



Figure 22 Right Denkmann-Hauberg House (Ref 41)

Significance (continued)

Architecture: Prairie-Craftsman Style; Settlement Although the architect cannot be confirmed, the WES is nonetheless an outstanding design that is obviously professionally executed. It does not reflect a pure style of architecture, but its eclectic use of elements of the Prairie and Craftsman styles with some Colonial touches, blend to create a pleasing building that retains an uncommonly high degree of integrity for a century-old building. Except for a very small amount that has been painted, the masonry retains its original appearance and the windows are original. Even the added one-story rolle bolle extension, which may date from about 1933, can be considered historic in its own right. At best, it is relatively unobtrusive. The only significant change to the building is the replacement of the original front doors, which could easily be reversed if desired.

Surprisingly, the dichotomy between the upper stories and the ground level do not greatly detract from the overall satisfying appearance. When viewing the WES, the first story actually reads as a basement, as it was called in the 1912 newspaper accounts of the building. Although it is not common, especially in the Quad Cities, to have the grand entrance in the basement, the entrance does draw our eyes and lead them to the nicely designed upper stories and intricate roofline. Moreover the ground floor is beautifully constructed of neatly cut stone laid in a running bond.

The architectural importance is also enhanced by the fact that this was a building designed specifically for its use as a settlement. Its exterior appearance reflects the interior use. The many very large windows provided natural light and ventilation. The west second story wall with “missing” windows marks the location of the assembly room. The comparatively few windows on the first story reflect its utilitarian use as a gymnasium, bath and shower rooms and furnace room.

Familiar and Established Feature: It would be hard to imagine 7th Avenue without the WES. It has become the major architectural feature of the entire west end of that street. Heading east, there is nothing that is even as remotely as eye-catching until after 17th Street. Because 7th Avenue is a major thoroughfare, the significance and importance of the building is enhanced. Whether passing through on the way to the western riverfront, to industries, or accessing the highway interchange a block away, the presence of the WES cannot be avoided. Many still refer to it as the BAB building, as few still living are old enough recall the actual West End Settlement. The fact that 7th Avenue takes a slight turn at 5th Street makes the building even more visible.

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