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 SCALE 

CITY OF
ROCK ISLAND
 COMMUNITY AND ECONOMIC
 DEVELOPMENT DEPARTMENT
 PLANNING AND REDEVELOPMENT



LANDMARK NOMINATION

LEGEND
 — SUBJECT PROPERTY
 817-23RD STREET

95-1

DR. BY: L.R.O.
 APPR. BY: [Signature]

NOMINATION FOR LANDMARK DESIGNATION

FRANK PERRY WELCH HOUSE

817 Twenty-third Street
Rock Island, Illinois

LEGAL DESCRIPTION

Lot Number Twenty-nine (29), in George Mixter's Subdivision of Sub Out Lot Number Twenty-four (24), in the Southeast Quarter (S.E.¼) of Section Thirty-five (35), Township Eighteen (18) North, Range Two (2) West of the Fourth Principal Meridian, situated in the City of Rock Island, Rock Island County, Illinois

AND

All of Lot Number Thirty (30) and the North Twenty-two (22) feet of Lot Number Thirty-five (35) in George Mixter's Subdivision of Sub Out Lot Twenty-four (24) in Section Thirty-five (35) North of Indian Boundary Line, Township Eighteen (18) North, Range Two (2) West of the Fourth Principal Meridian, situated in the County of Rock Island and State of Illinois.

NOMINATION CRITERIA

Significant value as part of the historic, cultural, artistic, social, ethnic or other heritage of the nation, state or local ~~history~~ community.

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

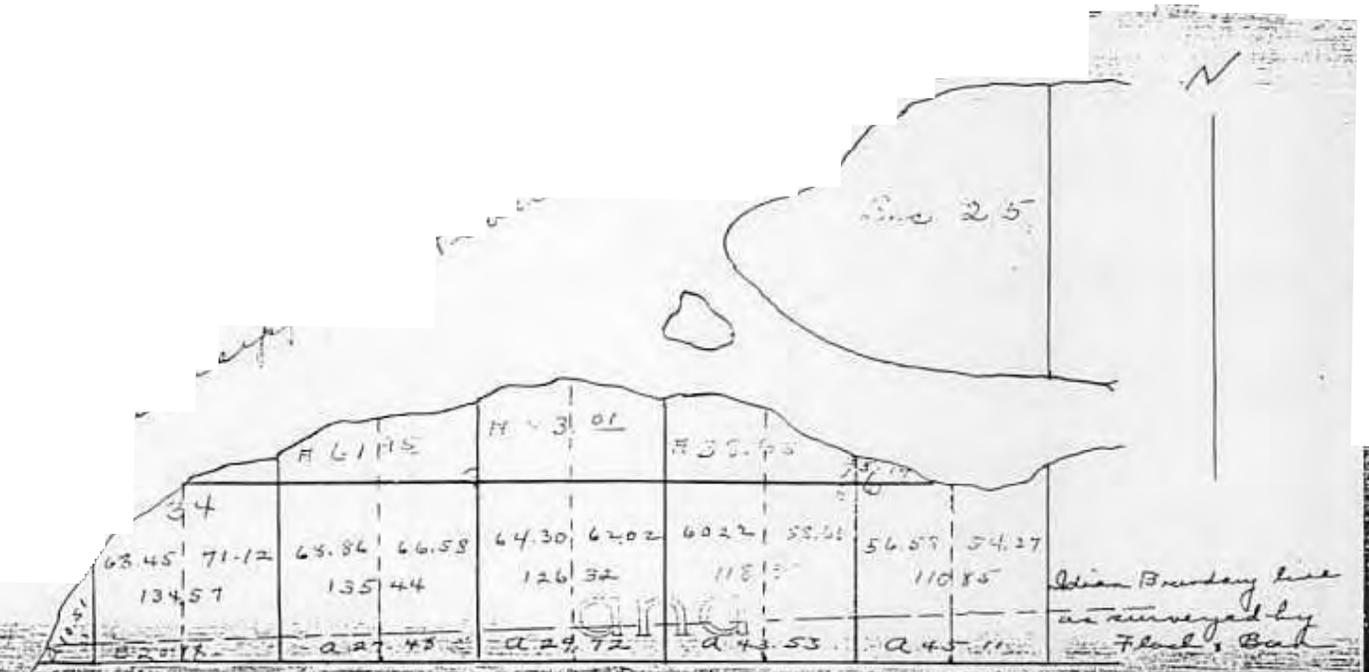
Representative of the distinguishing characteristics of an architectural and/or landscape type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity.

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18, NORTH OF THE BASE LINE RANGE 2 WEST OF
THE 4th PRINCIPAL MERIDIAN

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Plat from Government Plat Book showing Section 35 in
 Township 18, North of the Base Line Range 2 West of the 4th P. M.



Abstract Company

HISTORY OF PROPERTY

An Entry of Land was made by the United States of America to R. H. and J. W. Spencer on 30 May 1836 for the South East Quarter of Section Thirty-five (35), Township Eighteen (18) North, Range Two (2) West of the Fourth Principal Meridian, Situated in the City of Rock Island, Rock Island County, Illinois, containing 126.32 acres. A Patent dated 20 May 1841 was given to Roswell H. Spencer and John W. Spencer by the United States of America and signed by John Tyler, President.

On 8 June 1836, a Warranty Deed was granted to John W. Spencer by his brother, Roswell H. Spencer, for consideration of \$1,000. the equal undivided half part of the South East fractional Quarter of Section 35, in Township 18 North, Range 2 West of the Fourth Principal Meridian, containing 126 acres, more or less.

An affidavit of Jesse E. Spencer, dated 8 December 1909, states that to the best of his knowledge and belief that his grandfather Roswell H. Spencer, was an unmarried man on the date the aforementioned Warranty Deed was granted to John W. Spencer. His grandmother's maiden name was Marthea Henley and married to his grandfather on 6 October 1836. Their Marriage License Number 19 was issued 13 September 1836 and returned endorsed married by Miles W. Conway, Justice of the Peace.

John W. Spencer and Eliza Spencer, his wife, granted a Warranty Deed to Jonah H. Case on 8 June 1836 in consideration of \$1,000. The premises are described: All that tract or parcel of land lying on the East side of the South East fractional Quarter of Section 35, Township 18, North Range 2 West of the 4th P. M., leaving the remainder of said fractional Quarter Section including a small fraction lying and being between the aforesaid fractional Quarter Section and the tract in which Spencer & Case's Addition to the Town of Stephenson is laid out upon. That is to say all the land remaining on the East side of the South East fractional Quarter of Section 35, Township 18 North, Range 2 West of the 4th P. M., after taking off (including the aforesaid small fraction) 100 acres be the same more or less. The above granted premises are to be of equal widths at the North and South ends.

The property was mortgaged by Jonah H. Case and his wife, Julia Case to Giles Richards on 21 July 1845 for \$500.00. The description of the property is the same except for more detail which is "This tract is lying on the East of John W. Spencer's farm and was deeded by said Spencer to said Case on June 8th, 1836, the same containing 28 acres, more or less." The mortgage was released 31 December 1877.

Jonah H. and Julia Case granted a Warranty Deed to William Bailey and James Boyle for \$3,156.14 on 28 January 1846 for premises described as: Two certain tracts or parcels of land situated in Rock Island County Illinois as follows, towit: - The description and boundaries of the most Southerly tract or parcel of land:

Beginning at a stone marked A, 28 inches long, 7 3/4 inches thick, set and at the North East Corner of the South East Quarter of Section 35 North of the Old Indian Boundary Line, in Township 18, North of the base line of range numbered 2 West of the 4th P. M. and between Sections 35 and 36 in said Township, and North of said boundary; - thence running between said Sections South 30 chains and 50 links to a stone on said Old Indian Boundary Line, marked B, 21 inches long, 8 inches wide and 4 inches thick; - thence running on said boundary line West 9 chains and 44 links to a stone at the South West corner of John W. Spencer's farm marked C, 23 inches long, 9 inches wide and 4 inches thick; - thence running Northerly on East line of said farm to a stone set at and on the open line East and West of said Section 35, 31 chains and nine links; said stone marked D, 16 inches long 8 inches wide and 4 inches thick; - thence running East on said open line 9 chains and 39 3/4 links to the place of beginning, containing 28.94 acres more or less (certain other premises described). Note: a chain equals 66 feet and a link equals 7.92 inches.

On 8 October 1850, a Warranty Deed was granted to George Mixter in consideration of \$1,500. by William and Mary Jane Bailey, husband and wife, and James and Eliza C. Boyle, his wife for the tract of land described as: Commencing on the Indian Boundary Line at a stone at the South East Corner of fractional Section 35, North of the Indian Boundary, Township 18 North, Range 2 West of the 4th p.m., thence North on the Section line 10 chains and 50 links to a stone, thence West 9 chains and 43 links to a stone, thence South along the East line of John W. Spencer's farm 10 chains and 70 links to a stone on the Indian Boundary, thence Eastwardly on said Indian Boundary line 9 chains and 44 links to the place of beginning, containing 10 acres.

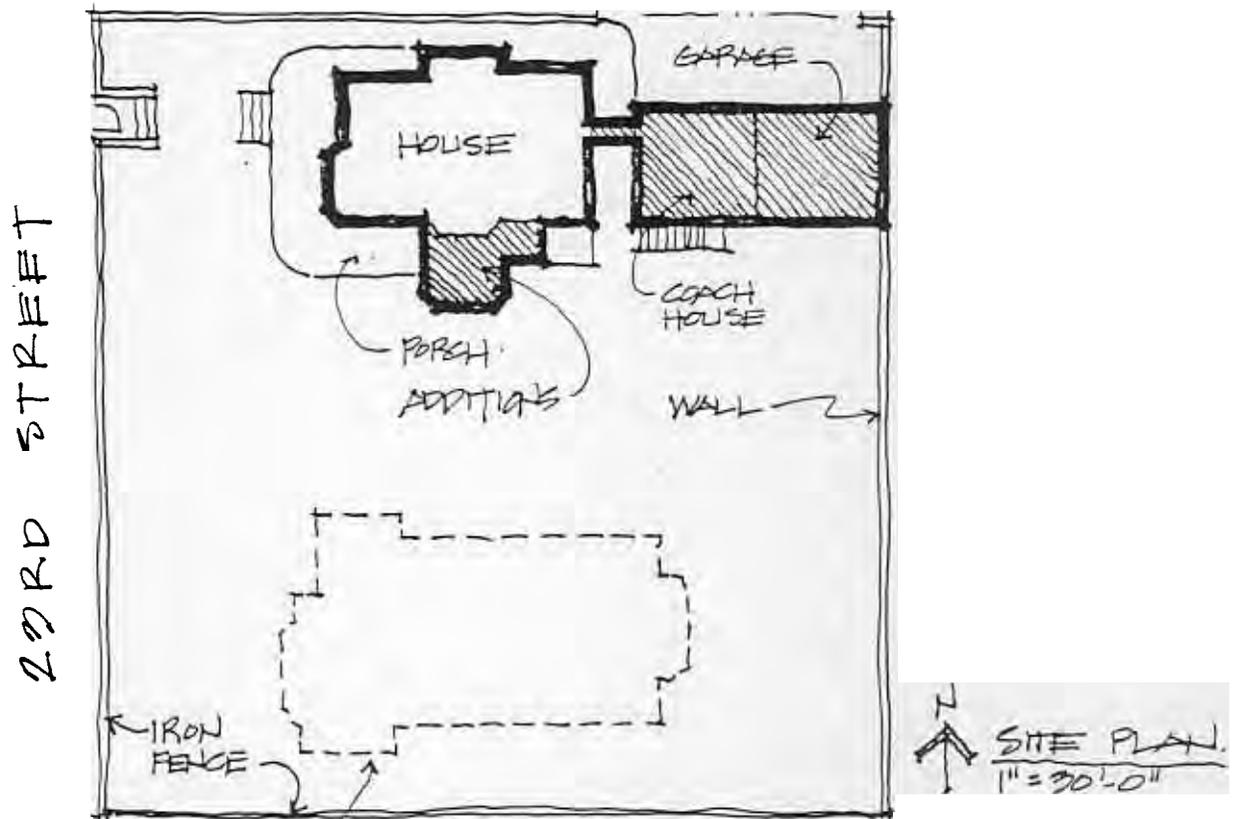
Agnes McDonald Carl was granted a Warranty Deed on 14 June 1894 to Lot 29, in George Mixter's Sub Division of Sub Out Lot 24 in Section 35 North of the Indian Boundary Line, Township 18 North, Range 2 West of the 4th Principal Meridian, in the City of Rock Island. The consideration was \$1,450.00

Lot 29 changed hands again on 1 July 1901 from Agnes McDonald Carl to Jane Randolph Passavant for consideration of \$5,700.00.

Frank P. Welch obtained his Warranty Deed which was dated 4 January 1915 from Jane R. Passavant, a widow, of the City of Zeligople, the County of Butler and State of Pennsylvania for consideration of \$1.00, etc. and Revenue Stamps \$6.00 cancelled.

A Warranty Deed dated 18 June 1920 was granted by Frank P. Welch and Lucy A. Welch, his wife, to James M. Welch in consideration of \$9,000 and U. S. Revenue Stamps \$9.00 cancelled. The deed was filed 19 July 1921, one month over a year later. Normally, they are filed within a relative short period of time.

Dated 14 July 1921 and filed 19 July 1921 is a Warranty Deed from James M. Welch and Sarah Elizabeth Welch, his wife, to the Frank P. Welch Trust for Revenue Stamps \$9.00 cancelled and consideration of \$1.00, etc.



The First Church of Christ, Scientist, built in 1896, was demolished in 1916. From the abstracts for the Lot 29 property, the land formerly owned by the church, went to William J. and Bessie C. Sweeney who, in turn, sold some to W. L. and Ann Delia Yellman and the balance to Frank P. Welch

William J. Sweeney and Bessie C. Sweeney, his wife, granted a Warranty Deed to W. L. Yellman and Ann Delia Yellman, his wife, on 20 December 1921 in consideration of \$1.00, etc. and U. S. Revenue Stamp 50¢ cancelled for: The South Eight (8) feet of the North Thirty (3) feet of Lot Thirty-five (35) in George Mister's subdivision of Sub Out Lot Twenty-four (24) in Section Thirty-five (35) North of the Indian Boundary Line, Township Eighteen (18) North Range Two (2) West of the Fourth Principal Meridian.

Also, on 20 December 1921, William J. and Bessie C. Sweeney gave a Warranty Deed to the Frank P. Welch Trust for consideration of \$1.00, etc. and Revenue Stamps \$2.50 cancelled for: All of Lot Thirty (30) and the North Twenty-two (22) feet of Lot Thirty-five (35) in George Mixter's Subdivision of Sub Out Lot Twenty-four (24) in Section Thirty-five (35) North of Indian Boundary Line, Township Eighteen (18) North Range Two (2) West of the Fourth Principal Meridian.

Following these abstracts, there are seventeen pages of the Declaration of Trust between Frank P. Welch and James M. Welch his brother. The trust is dated 1 July 1921 and filed 31 May 1924

A Quit Claim Deed was given by The Frank P. Welch Trust, F. P. Welch, Trustee, to Grace Simmons for consideration of \$1.00, etc. The deed is dated 29 September 1931 and filed 31 May 1934 for Lot 29, Lot 30 and North 22 feet of Lot 35.

Another Quit Claim Deed to the property was dated 23 May 1938 and filed 3 days later from Edgar D. Welch of Oklahoma City, Oklahoma to Howard E. Cole, same city in consideration of \$150

On 18 December 1939, the aforementioned grantor and grantee reversed places on a Quit Claim Deed for \$5.00 consideration. The deed was filed 19 March 1941.

In July and August of 1941, yet another Quit Claim Deed was transacted. This time from Edgar D. Welch and Maria Welch, his former wife, Helen Welch Rehwaldt and Charles A. Rehwaldt, her husband, and Jean O. Cole, wife of Howard E. Cole, all of Oklahoma City, Oklahoma to Grace Simmons Welch. The deed covered a of Lots 29, 30 and the North 22 feet of Lot 35. Also, the West Half of the North West Quarter ($\frac{1}{4}$) of Section Thirty-five (35) and the South East Quarter ($\frac{1}{4}$) of the North West Quarter ($\frac{1}{4}$) of Said Section Thirty-five (35), Range Six (6) West of the Fourth Principal Meridian; situated in the County of Rock Island, in the State of Illinois.

Grace Swanwick a/k/a Grace Welch a/k/a Grace Simmons died on 5 April 1990. Her estate sold the property, Lots 29, 30 and North 22 feet of Lot 35 to Michael T. Attwood and Laura L. Attwood, his wife on 20 December 1991.

The current owners of the property are Jeffrey S. and Martha Murray Dismer who received title in September 1994

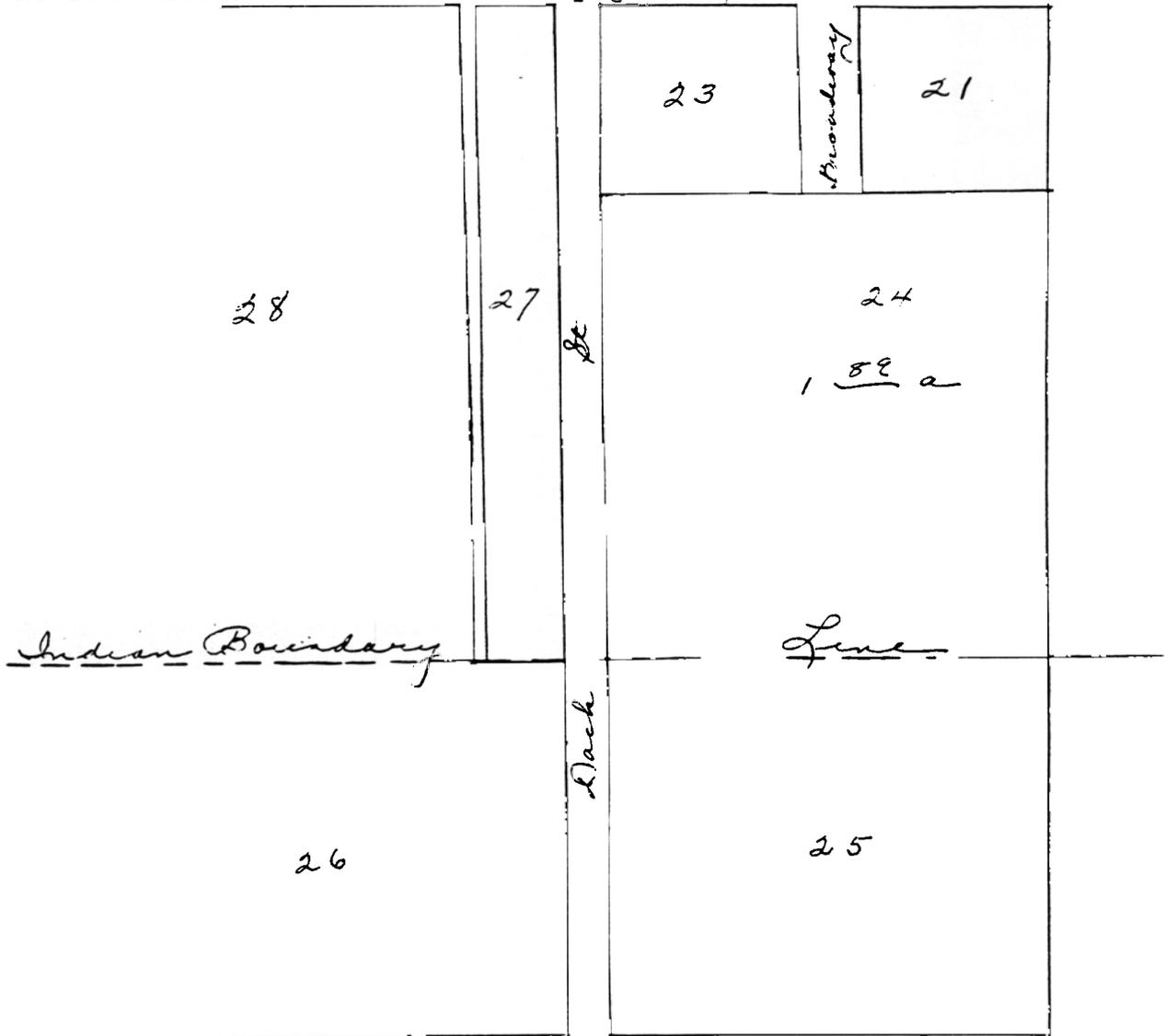
ASSESSOR'S PLAT OF

Out Lots and Sub Lots to the City of Rock Island surveyed and drawn by C. H. Stoddard, as authorized by Act of Legislature Approved February 12, 1855.

Filed and recorded July 4, 1864. E. H. Bowman, Clerk.

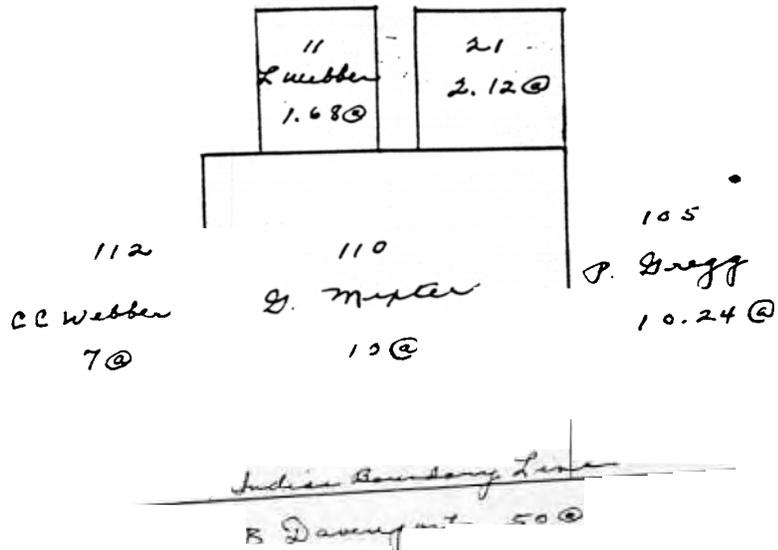
Re-recorded from Plat Book 2 page 39; June 1907.

10



NOTE: We find the original's Assessor's Plat recorded in Plat Book 2 on page 39 and re-recorded in Plat Book 10, page 28, which is the one shown above.

ASSESSOR'S PLAT OF 1856.

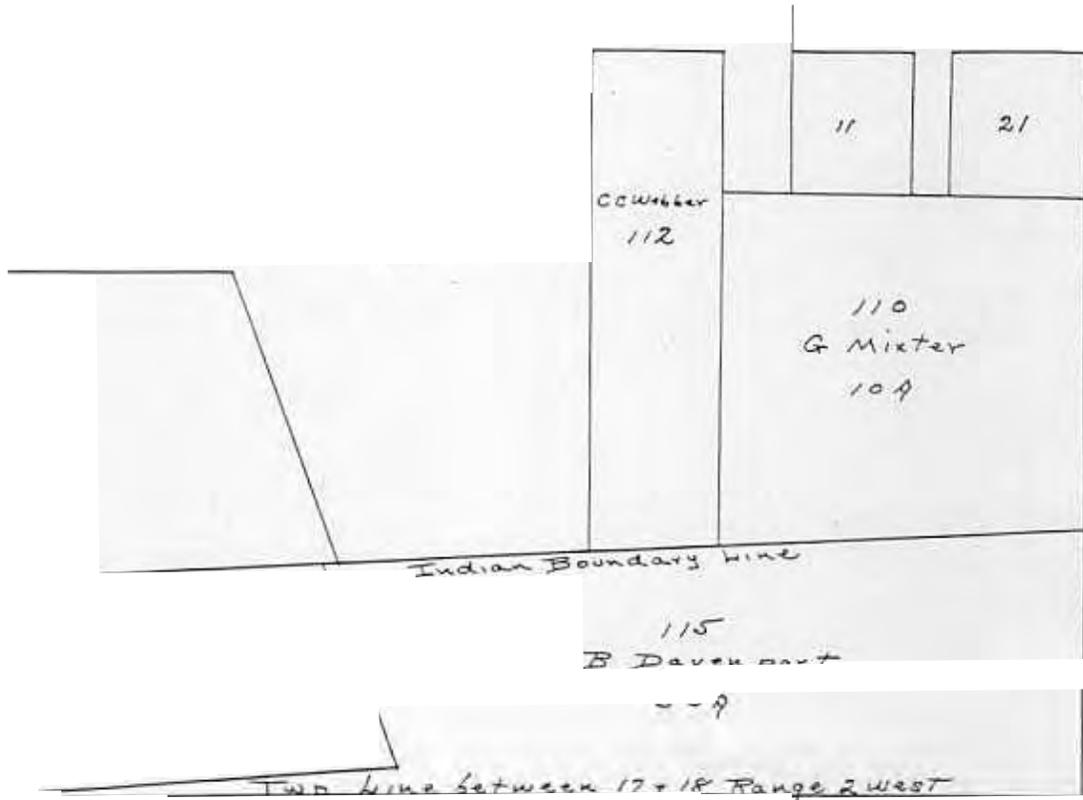


CERTIFICATE of Amos Stillman, County Surveyor under date of September 4, 1855, that plat is a correct one and made under his directions representing Out Lots to the City of Rock Island, and Subdivisions in said City, etc.

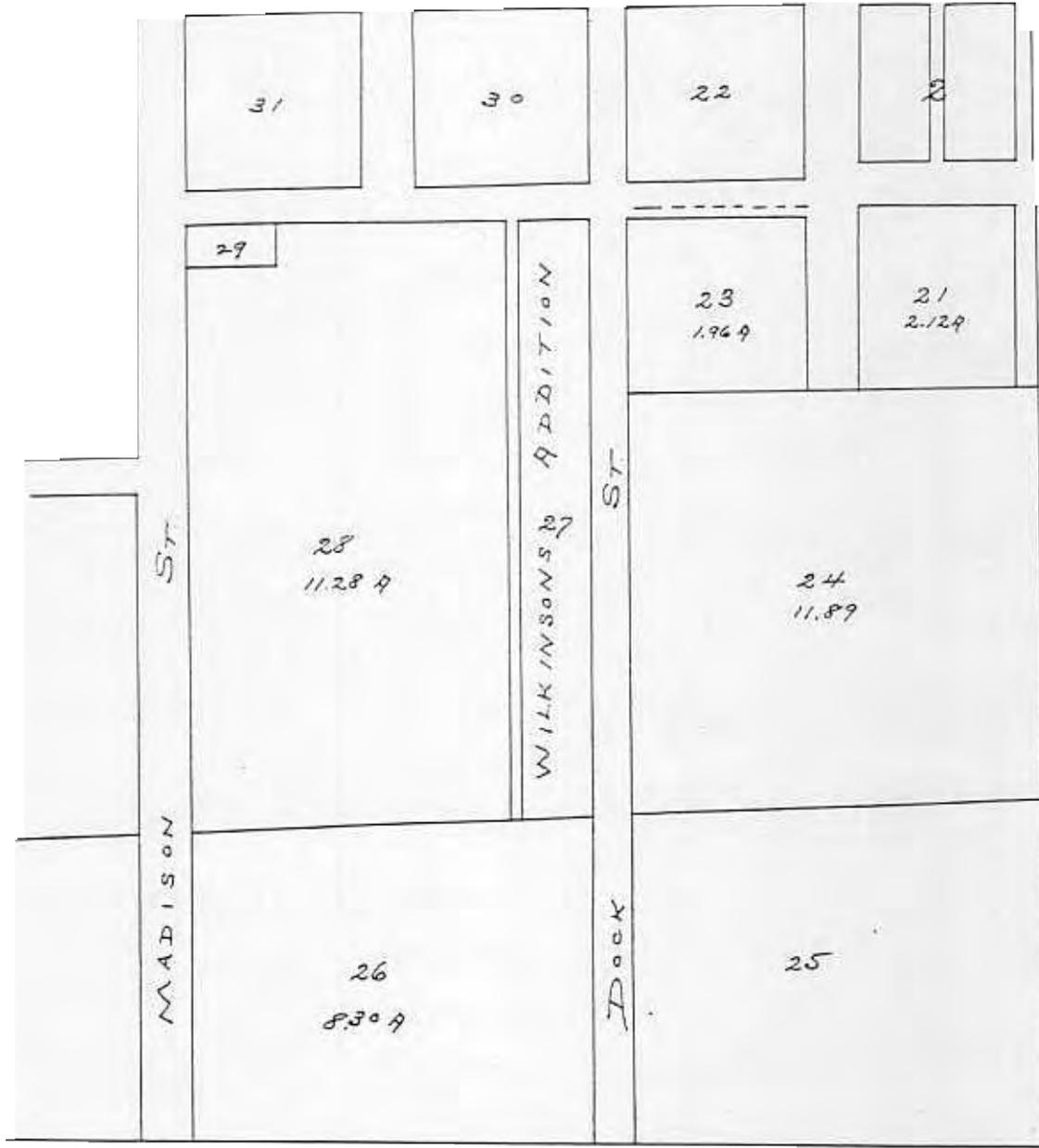
Certificate of Robert T. Shaw, County Assessor under date of September 10, 1855, that Plat is correct and accepted by him for purposes of assessment.

Plat filed for record January 19, 1856 and recorded in Book 2 of Plats at page 36.

i

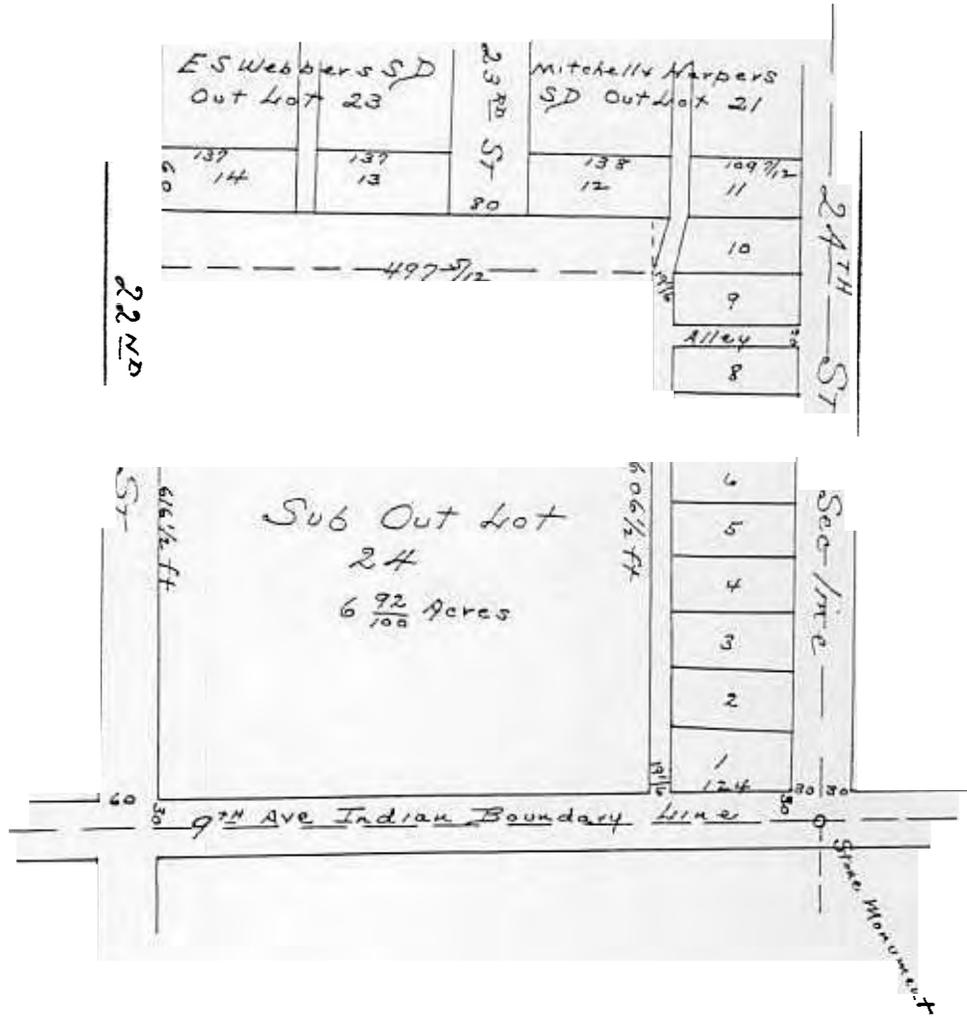


P. LA. PLA
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PARTIAL ASSESSOR'S PLAT OF OUT LOTS AND SUB LOTS TO THE
 CITY OF ROCK ISLAND.
 Showing Out Lot 24 in the SE $\frac{1}{4}$ of Sec. 35, Twp. 13 N.R. 2 West. 9.
 R-corded July 4, 1864, Plat Book 2, page 39.
 Rerecorded June 1907, Plat Book 10, page 29.

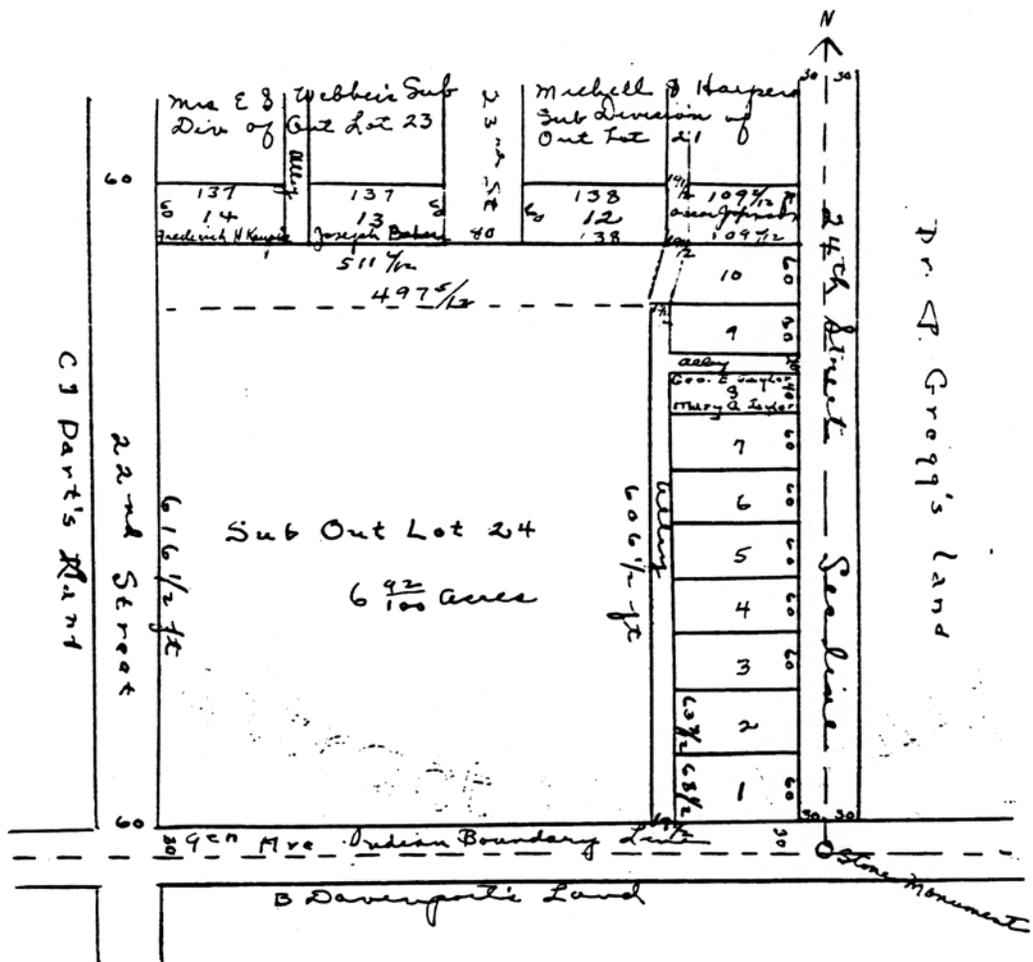
13



PLAT OF GEORGE MIXTER'S SUBDIVISION OF OUT LOT 24, IN SECTION 35, TOWNSHIP 13 NORTH, RANGE 2 WEST OF THE 4TH P. M.

Showing Sub Out Lot 24.

Plat of GEORGE MIXTER'S SUB-DIVISION of Out Lot 24 in
Section 35, Township 18, North of Range 2 West of the 4th P.
Filed June 15, 1880. Conveyance No. 18630



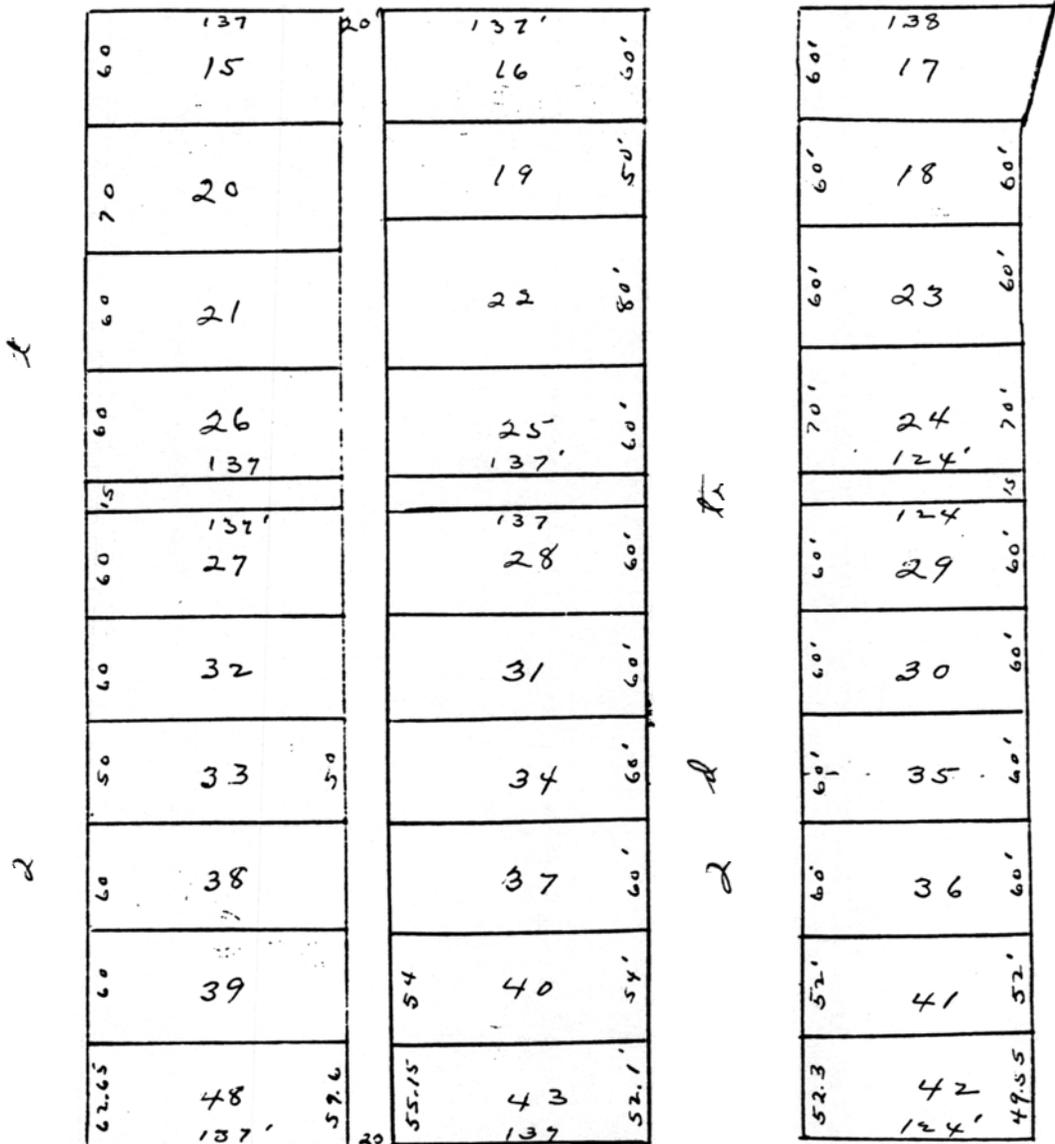
15

George Water sub s1 On lot 24 in Section
 th Indian and a Line Rock Island county Illinois

ord November 1. th 1891

A Con

47606



Indian 9th Boundary H

80'

ST.

23 RD

80'

(51)

NINTH

AV.

1898

60'

24

15'

20'

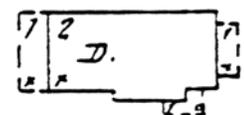
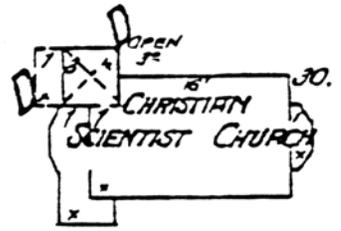
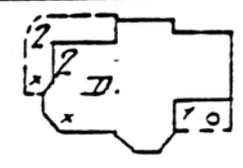
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825

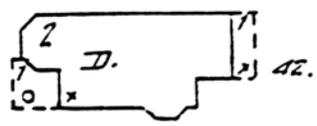
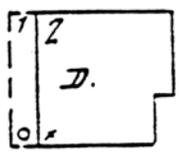
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36



7

7

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5.

7

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20'

813

820

828

826

830

834

842

60'

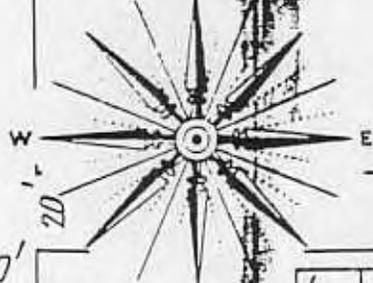
ST. 6" N. PIPE

24TH

60'

(52)

22



80' 1"
G.W.P.
D.H.

742

800
748

806
754

816

824

832

834

836

751
803

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35

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1906

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15.

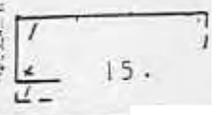
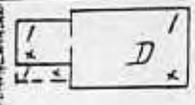
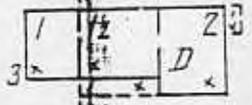
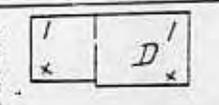
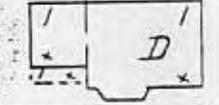
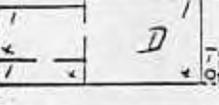
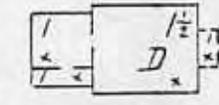
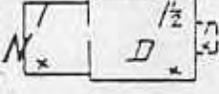
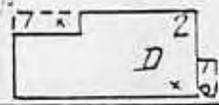
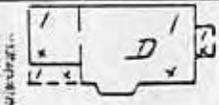
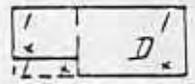
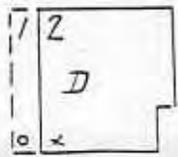
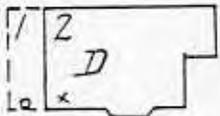
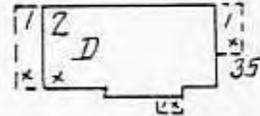
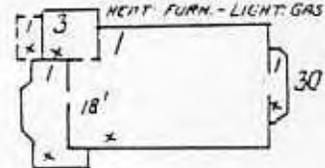
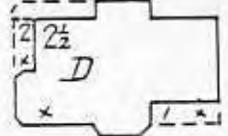
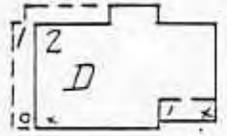
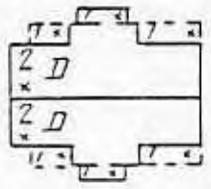
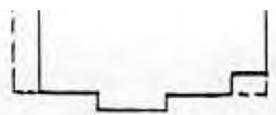
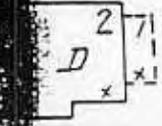
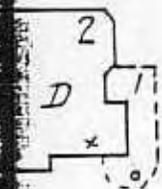
E R S

A D D 15'

1 0 N 6

(80' WIDE)

FIRST CHURCH OF CHRIST
SCIENTIST
HEAT FURN. - LIGHT GAS & ELEC.



ILLINOIS OIL COMPANY OF ROCK ISLAND

The 1922 Year End Review Edition of The Rock Island Argus announced "Illinois Oil Company's New \$100,000 Office Building and Paint Manufacturing Plant Nearly Finished." The article continued with the news that the company would be occupying its three storey office building (two storeys over the station bays" and paint manufacturing addition at Twenty-fourth Street and Fourth Avenue by March of the coming year.

Another source gives the following information about the entire block between Third and Fourth Avenues and Twenty-fourth and Twenty-fifth Streets occupied by Illinois Oil. It housed a paint factory built in 1919 running parallel to Third Avenue and the lubricating oil compounding quarters were also in that section. Previously, the paint had been purchased. The steel plant ran parallel to Fourth Avenue. There were also the general offices, service station bays (one running through the corner) and a retail paint store.

Two price tags have been given for the cost of the structure, \$100,000 and \$250,000. It was designed by Cervin and Horn and built by P. H. Lorenz Co. Builders of terra cotta and vitrified brick. The building was designated a Rock Island Landmark in 1990.

Originally, Frank P. Welch chose to make his living by selling nursery products to farmers in the environs of his birth place, Burlington, Iowa. Because electricity was unavailable in rural areas, he made the decision to switch to selling fuel oils for lighting and heating use. It was a good decision for the new endeavor grew. Coal oil, axle and cup grease (a solid lubricant) were added to his line of products. After moving to Rock Island, salesmen were hired to solicit farmers in the area. Paint and related products were added to increase the company's service to the farmers. The sales territory was only Iowa and Illinois.

Frank P. Welch and James M. Welch, brothers, began in 1908 with a capital of \$800 to fund their idea of marketing oil directly to the consumer. The company was labeled, in 1941, as "one of the oldest independent oil enterprises in the country." Frank was called a "country storekeeper" and James a "kerosene salesman. Sales for their first year in business were given as \$20,000. Sales for the year end of 1922 were \$18,000,000. The company was eventually, in the late teens, capitalized at \$2,000,000 consisting of 200,000 shares of common stock priced at \$10.00 each. Initially, the company was incorporated as Illinois Oil Company of Rock Island, later changed to Illinois Oil Company and then to Illinois Oil Co.

"Team track method" was used for delivery to the farm trade. When a designated area had sufficient orders to fill a railroad box car, it would be sent to a central town within a particular area. The car would be on a siding with a company man in charge of distribution and collection for the orders. The business continued

to flourish enough so that gasoline was added. Bulk plants were built and then service stations in the areas with the larger consumptions. By 1941, there were 100 bulk plants in seven states and some 80 stations. There were 2 stations in Rock Island and some of the plants had their own stations.

By the time 1922 drew to a close, there were two refineries at Bristow and Cushing, Oklahoma. There were 300 men on the payroll at the refineries working three shifts. The Rock Island site employed some 500 men in addition to 142 outside salesmen. The sales territory had expanded to include Minnesota, Wisconsin, Kentucky, Tennessee, Oklahoma and Arkansas to the beginning states of Iowa and Illinois. Company officials, at the time, claimed that its Twenty-fourth Street filling station was the largest in the world. That could well have been with nine gas pumps, four attendants always on duty and an underground storage capacity of 120,000 gallons.

The paint plant was currently producing 4,000 gallons daily which would be increased to 12,000 gallons daily by early 1923. Not only was the paint manufacturing area on the first floor but a retail paint store as well. The store sold paints, varnishes and stains along with brushes, sponges, ladders, sweeping compounds, medicinal white oils and linseed oil soap. All other materials and tools used by painters were also handled. Customers were able to watch the process of paint manufacturing through a glass wall at the rear of the store.

Gasoline, kerosene, linseed oil, paints and greases were shipped in steel barrels from the barrel and sheet metal factory on the same site. The capacity of the metal factory was 700 barrels per day. During 1923, the Rock Island facility was increasing its capacity and the refineries in Oklahoma were doubling their storage capacity. New bulk stations were also to be added.

Wooden barrels were used for shipping coal oil before the addition to the plant. When steel containers were available for shipping petroleum products, the company purchased the drums from J. W. Armstrong, Sr. Frank Welch persuaded Mr. Armstrong to sell his business to Illinois Oil which purchased it with company stock and J. W. Armstrong was made vice president of Illinois Oil. The new barrel and steel products plant also manufactured truck tanks, under ground tanks, oil burner tubes and other small storage tanks and containers.

Through the years, brand names of Illinois Oil have been Golden Motor, Thrifty and Welch oils, Illoco greases, County Fair and Premier paints, Peer antifreeze, Supreme windshield washer, grease and oils and Torpedo and U. S. Motor gasolines.

Frank P. Welch was quoted, in one article, as saying "Rock Island was chosen as our location because of the strategic geographical advantages offered. We were the first builders of steel barrels and of a strictly pure mineral oil and were the introducers of 15 by-products from petroleum which were never before placed on the market. We are a community concern, as 95 percent of our 200,000 shares of stock are held by residents of Illinois and Iowa within 200 miles of Rock Island."

On 29 January 1927, a \$1,600,000 suit was filed by Illinois Refining Company against Illinois Oil Company, Frank P. and J. M. Welch and Walter A. Russ. Frank Welch was made a party to the suit as president, general manager and a director of Illinois Oil. J. M. Welch was cited as a director of the same corporation. Prior to 20 March 1926, Frank P. Welch was vice president and treasurer of Illinois Refining and J. M. Welch was president and a director. W. A. Russ was named as a defendant in connection with the sale of stock in the two companies.

Prior to 1917, F. P. and J. M. Welch controlled the Illinois Oil Company, Kawfield Oil Company and Illinois Refining Company. The Welch brothers purchased the charter of the Illinois Refining Company for \$10,000 and increased its capital stock to \$1,000,000. It was alleged that the plans for Illinois Refining were to bear all the losses and assume all risks of the speculative deals of Illinois Oil. Illinois Oil would reap any and all profits derived from "risky" speculations.

The end result of the suit was that Illinois Oil Company and Frank Welch were liable for \$128,380.27. The oil company was found to be primarily liable and Frank Welch only secondarily liable. The master-in-chancery of the Rock Island County Circuit Court decision was reported in the Argus of 19 September 1930. Fifteen days were given for filing objections. Whether or not objections were filed was not attainable.

The depression caused the contract agents to be discontinued and were converted to commission agents. The contract agents had extended too much credit which, of course, resulted in large losses. Credit with commission agents was controlled by the company and commissions would be paid on collections and cash sales only.

On 3 February 1940, the stockholders of Illinois Oil Company reelected Frank P. Welch as president. Other officers were J. W. Armstrong, first vice president; J. G. Huntoon, second vice president; F. R. Edwards, secretary-treasurer; and the board of directors were F. J. Huntoon, R. W. Olmsted, J. D. Reidy, S. M. Willson and Joseph "Artie" Welch. A dividend of 15 cents a share was declared for 1939. Sales of the company for the year were approximately \$2,500,000.

The decision to build a refinery in Cushing, Oklahoma was not the best. The nearby oil field ran out, necessitating curtailment of the refinery's operations. A fleet of some 50 railroad tank cars were purchased to ship the company's products rather than pay rental on the tank cars necessary to ship crude oil, gasoline and fuel oils to the refinery, bulk plants and services stations which numbered close to 200.

Beginning in 1939 and 1940, Frank Welch's health had begun to deteriorate. After a lengthy illness, he died in Florida in 1941. Joseph "Artie" Welch and William M. Welch, his twin brothers, were joint executors of the estate. There were considerable liabilities against the estate caused by law suits, attorneys' fees and naturally, state and federal taxes. Assets were partially sold off in Oklahoma, Kentucky, Missouri, Minnesota and Wisconsin.

All the properties in Illinois and Iowa were kept. This allowed 50 percent of the estate's stock to be liquidated and required liquidation of 50 percent of the stock held by the remaining stock holders. They had the option of repurchasing an equal number of shares at half the price paid for the sold off stock. The repurchase price was \$2.50 per share.

An urgent demand for large storage tanks and tank cars came with World War II. The refinery had ceased operations and the pipe line was dismantled. Some 29 tank cars and some storage tanks were sold at "premium prices" (profiteering?). River traffic had increased and shipping the company products by barge was cheaper than by rail. The decision was made to erect a bulk plant and river terminal north of Bettendorf in order that the products could be shipped by barges and the terminal for storage and distribution. Construction of the terminal began in September 1940. The 25 acre site had 427 feet of river frontage and 760 feet of frontage on the other side with a railroad spur track. The elevation there was 10 feet above normal water level. The oil terminal had a storage capacity of 3,150,000 gallons. The first tank truck was loaded out in November 1940 which was "an erection record".

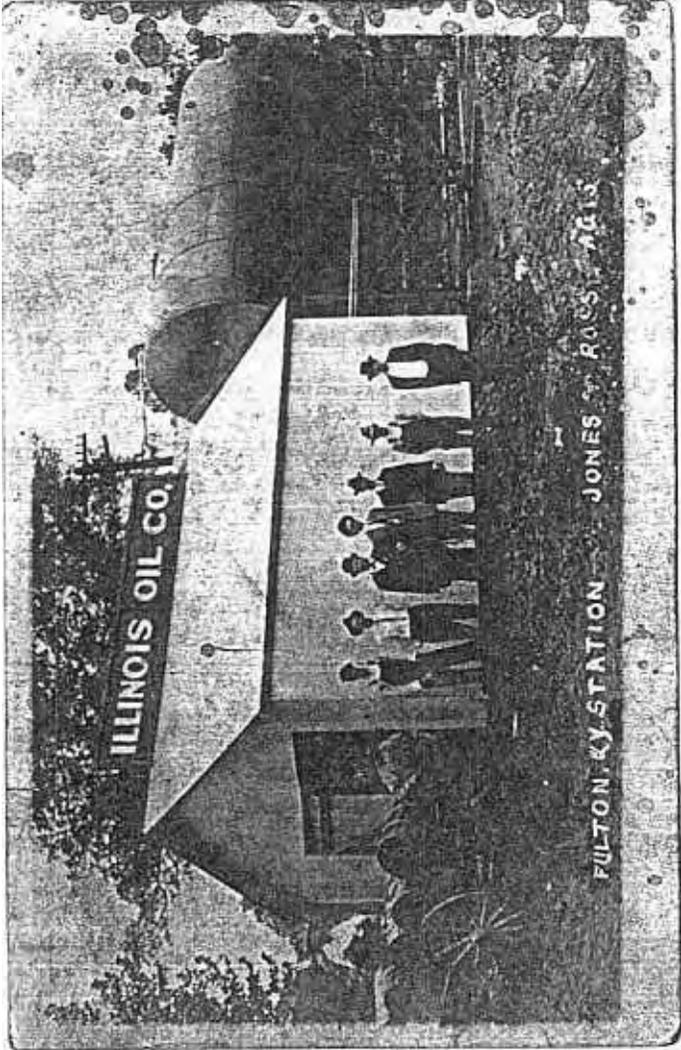
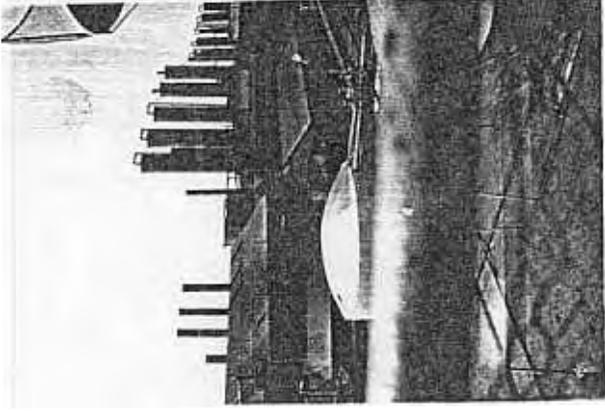
After two years, 1942 to 1944, the stock holders voted to sell all remaining properties and assets. James W. Armstrong, Jr. and Associates purchased the barrel factory including its land and equipment. The business continued as Pressed Steel Works. The W. H. Barber Company of Chicago bought the Bettendorf river terminal. The Third Avenue Glover warehouse was sold to Illinois Wholesale Grocery. About 85 percent of the bulk plants and service stations were purchased by the commission agents who were operating them. Socony-Vacuum Oil (Mobil Oil Corporation) bought a small number of plants.

E. C. Jackson and Associates made a successful bid for all the remaining properties which consisted of office buildings, river tanks, warehouses, the Twenty-fourth Street station, station equipment and merchandise inventory. The wholesale business continued under the name of Illinois Oil Products, Inc. which was incorporated 5 March 1945. Joseph A. Welch, Elmer C. Jackson and Albert C. Vinton were the original incorporators. The company's sales territory was Illinois, Iowa, Missouri and Wisconsin. They not only marketed their own products but also packaged petroleum and antifreeze under other companies' labels.

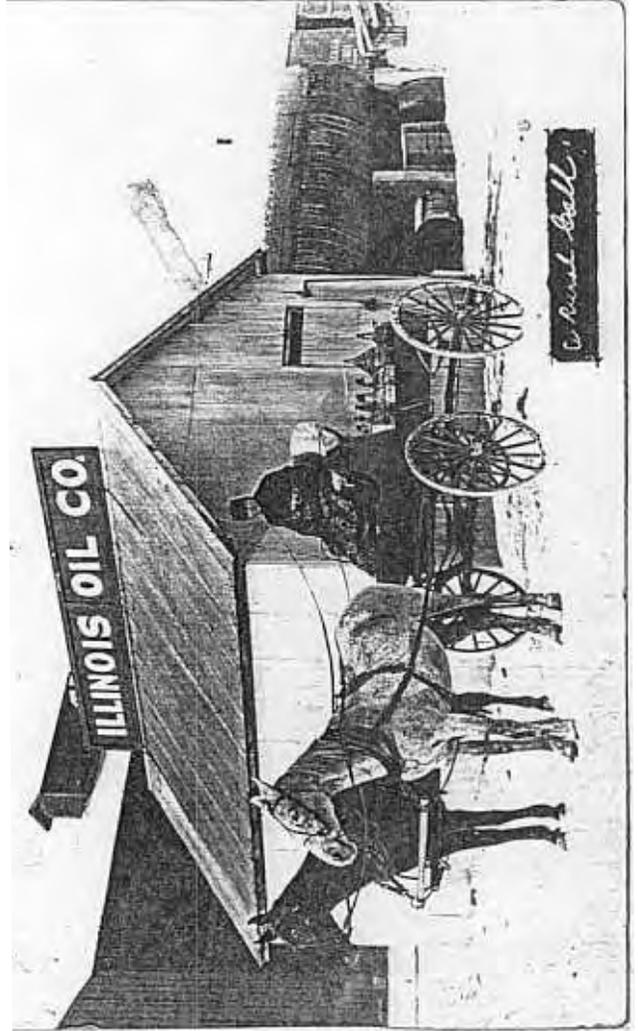
After 27 years of directing Illinois Oil Products, Inc., Joseph "Artie" Welch retired. Succeeding him as president and general manager was Robert C. Hunter who joined the company in 1961. He had previously served as vice president and sales manager. The Welch dynasty with Illinois Oil ended with J. A. Welch's retirement. He died at the age of 83 in 1980. He was preceded in death by his siblings, nine brothers and one sister. Immediate family surviving were three daughters, Mr. Robert Hunter, Mrs. Robert W. Carlson and Miss Nancy L. Welch.



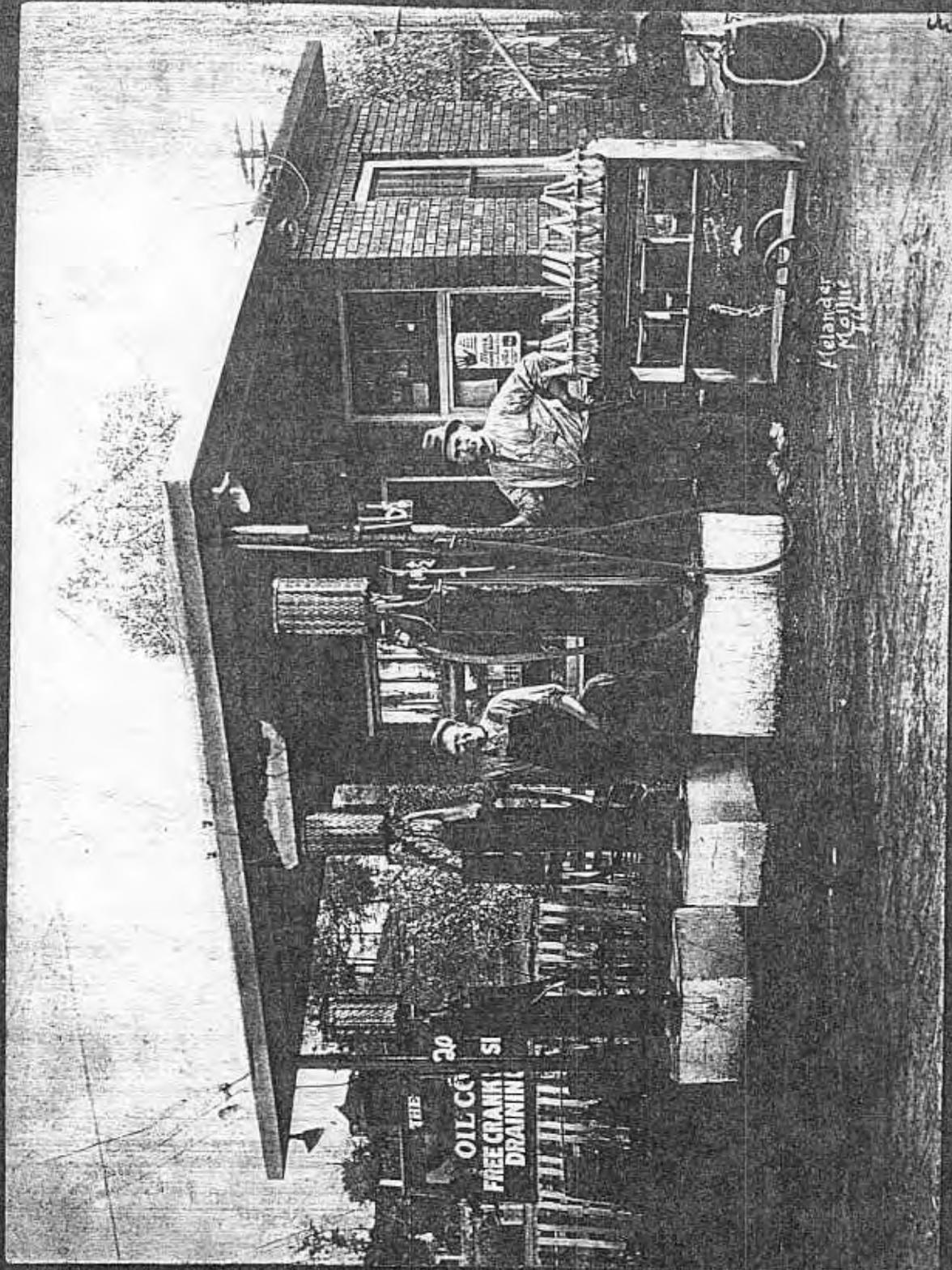
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JONES & ROSS, AGENTS



C. R. Ball



Illinois Oil Station
Moline, Illinois c. 1920

FRANK PERRY WELCH

The first listing of Frank Perry Welch in a Rock Island City Directory is in the 1909 issue. His occupation is given as a landscape gardener, 11 State Bank Building and boarding at 927 Twenty-first Street. This residence belonged to James M. Welch, his brother, whose work is given as a traveling salesman.

His mother's obituary offered the following information. Mary Walker Welch, age 65, wife of John W. Welch, died at St. Anthony's Hospital in Rock Island in 1919. She had lived here for only two years after coming from Aledo, Illinois where she had lived for four years after leaving Des Moines County, Iowa. Mary Walker was born 13 January 1854 in Des Moines County and was married to John W. Welch on 10 March 1874. There were ten sons and one daughter from the marriage. Four of the sons preceded her in death. Three of the surviving sons in Rock Island were James M., Frank P. and Joseph "Artie" Welch.

Frank Welch and James Welch and Illinois Oil Company appear together for the first time in the 1910 city directory with Frank's residence at 1602½ Second Avenue. The company's business section listing is "Illinois Oil Co. (Frank P. Welch and James M. Welch) Wholesale Dealers in all Kinds of Oils, 1510 First Avenue."

By the 1911 issue, in the listing he is joined by Lucy A. and residing at 943 Twenty-first Street. From 1912 through 1914, the couple lived at 2850 - 11½ Avenue. During the period from January 1915 to 1919, they are both shown at 817 Twenty-third Street. Frank P. and Lucy A. Welch were divorced and probably in 1920. They had two children, Edgar D. and Helen. It is reasonable to assume that the two children lived for awhile at 817 since their parents were married about 1911 and moved to 817 in 1915.

The alphabetical listing in the 1920 directory gives Frank P. Welch, Illinois Oil Co., president, 215 Safety Building. Lucy A. Welch is in the numerical street listing as the resident of 817 Twenty-third Street. Beginning in 1921, the position of general manager was added to the position of president for Mr. Welch along with the return of 817 as the residence.

The directory of 1917 lists the general offices of Illinois Oil Co. at 1517½-1519½ Second Avenue. The following year, warehouses were located at First Avenue and Fifteenth Street with a factory at Twenty-fifth Street and Fourth Avenue. The general offices were moved, after a fire which also destroyed the warehouses, to 215 Safety Building. By 1919, the listing of Illinois Oil had expanded to "Refiners & Wholesalers of Petroleum Products, Manufacturers of Paints, Steel Barrels & Packages."

Frank Welch purchased the Harms Hotel, a seventy room structure, which opened in 1902 at 100 Eighteenth Street in 1931 for \$37,274 and retained ownership until his death.

Grace Simmons is first listed as a stenographer at Illinois Oil in the 1918 city directory and by 1923 the job position was changed to secretary to the president. When she began working at the company, she was boarding with her sister, Lucy Perry (Mrs John), in Moline and then moved to Rock Island. First residing at 2406 Seventh Avenue and then, in 1925, living at 817 Twenty-third Street.

The obituary, 6 April 1990, of Grace Simmons Welch Swanwick, states that she was born 17 July 1897 in Mixie, Tennessee. Her parents were Emory B. and Ophelia McAuley Simmons. Mr. Simmons, while working at Illinois Oil, had the titles of Superintendent of the Southern Territory and Superintendent of Stations. There may have been others.

Her report card for the first four months in high school, during 1914-1915, shows above average grades. At the same time Grace began high school, her father gave her a scholarship with unlimited tuition to Draughton's Practical Business College in Paducah, Kentucky, for classes in shorthand and typing. The receipt for the necessary class materials was \$6.20.

The wedding announcement of Frank Perry Welch and Grace Simmons gives the date of their marriage as 11 April 1939 and the place Miami, Florida. Frank Welch died in Florida and was interred at Calvary Cemetery 27 August 1941. No obituary per se has been unearthed for Mr. Welch. However, one article gave his age as 64 when in died. Subtracting 64 from 1941 gives the birth date of 1877. His interests in life, other than Illinois Oil, were minimal and included dogs, horses, hunting, fishing.

Grace Welch married Thomas Swanwick, also in Florida, 11 April 1972 and he died the following year on 4 June 1973. Mr. Swanwick was born in 1902 in Chicago and moved to Davenport as a child. He worked as sales manager for Armour and Company in Davenport for some 21 years. From 1943 to 1947, he operated a tavern and cigar store also in Davenport. Since 1947, he had farmed in the New Boston area while living part time in Rock Island. His other business ventures were the Quad City Trading Center at 1617 Third Avenue in Rock Island, a dealer in used cars and trailers in New Boston and Iron Gate Antiques at 817 Twenty-third Street.



HOTEL HARMS

18TH STREET AND 1ST AVE.

EUROPEAN

FRANK P. WELCH, PROP.

ROCK ISLAND, ILL.



Next, going clockwise, is another set of coupled windows with four vertical lights. They are surmounted by the cornice moulding which is separated from the cornice returns. The modillions used here are almost blocks in comparison to the ones used at the roof line which are larger and "S" shaped. Topping the north rectangular bay, is a narrow, one over one window with an elaborate wood crown containing wood tracery and a keystone.

Surface ornamentation on the third storey consists of rectangular and square wood shingles set alternately with inconsistent bottom edges. The south facing expansion appears to have reused the original shingles, however, laid in more regular courses. Near the roof line and centered in the peak is a large diamond made of shingles. Coming down to the second storey, the shingled surface is used only on the north and south bays which have bel-cast corners. The shingles on the bottom courses of both bays are fish scale in shape. The remainder of the walls are beveled siding with corner boards and a wider than usual dripstone course. The first storey siding is uniform with the second. The main roof is gambrel as are the roofs of the north and south bays.

This property falls under the second most popular decorative detailing subtypes - Free Classic. In order of popularity, the other three are spindlework, half-timbered and patterned masonry. The porch columns are of the Tuscan order and the porch spindles are urn shaped. Other classical details used are the cornice line dentils at the upper roof line and the porch roof, wide dentils on the front sidelight, small dentils on the front door and medium sized over the cottage window. In addition, there is the front oval window with its four keystones and the elaborately crowned window in the attic.

It is reasonable to assume that the two storey plus attic expansion, approximately the width of the porch, to the south bay was done circa 1921 and the front porch was made a wrap around at the same time. On the wall to the west of the center bay window, first floor, there is a penciled "Dec. 17, 1921" written. This bit of information was uncovered during the removal of mirrored tiles. In our area, it is an old tradition for paperhangers and painters to date, sign and/or write a note on the last piece of bare wall to be covered. Woodworkers often do the same on their work.

The outbuilding (coach house) located on the northeast corner of the property could well have been done at the same time. It is three storeys with the second storey of the main house connected to the third storey of the coach house by a skywalk. The three storey section appears to have been built first and the single storey part later. The interior dividing wall of the one storey garage is sided like the exterior of the two storey section.

The chimney on the south retains its original corbelling while the one on the north has been plastered over. Mainly, the foundation is limestone with rock faced concrete block. There

are sections of poured concrete and brick where changes have been made.

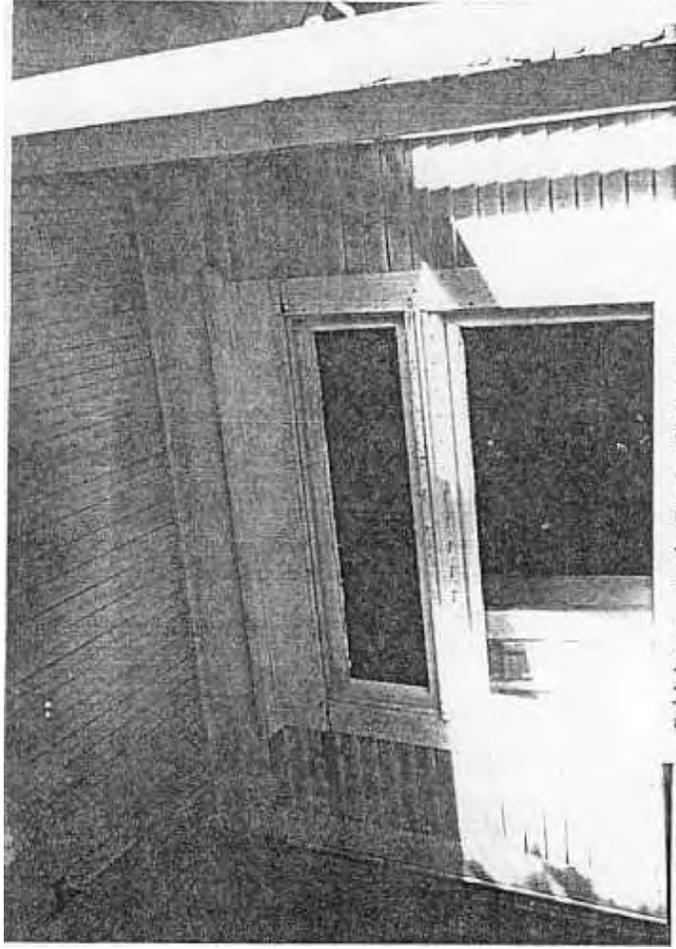
When Mr. Welch purchased Lot 30 and a piece of Lot 35 in late 1921, both to the south of his property, the area was landscaped into a somewhat formal garden. The newly acquired land, as well as the original lot, was encompassed by an iron fence which is composed of sections 8 feet by 8 feet. The current owner has calculated each section weighs 650 pounds. The weight of the entire fence is 13½ tons of steel. A member of Grace Welch's family said the fence was made by an employee of Illinois Oil who worked in the barrel and steel products plant.

Only the base of the fountain remains in place. However, pieces of the swan surmounting the base have been found in the basement and coach house. The large inverted "U" shaped pipe served as support for an enormous vine which can be seen on the early 1930's photos of the garden.

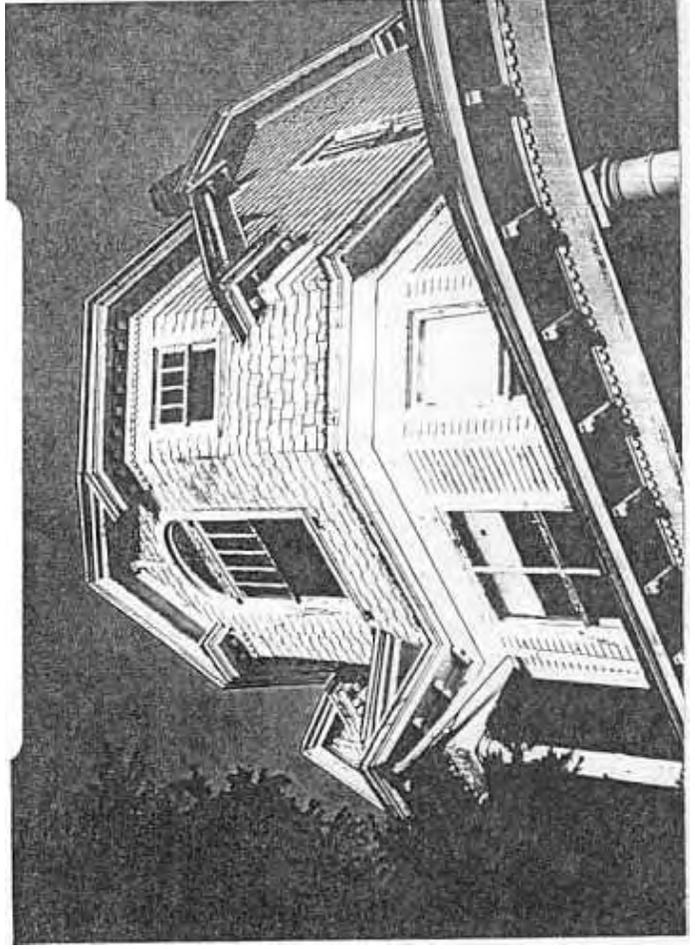
About the time World War II began, the single family residence was converted into six rental units

Agnes McDonald Carl, the original owner of the property, purchased Lot 29 in 1894 for \$1,450. She lived at 2224-2228 Fourth Avenue owning a dry goods and notions store at the same address during the years 1891 to 1902. When the subject property was sold in 1901 for \$5,700., there was a structure on it. A footprint of the house is on the Sanborn Map of 1898, therefore the house had been built before then. It is estimated the house took a year to build and the time period, also a year, between the drawing and publishing of the map. Thus, establishing the date.

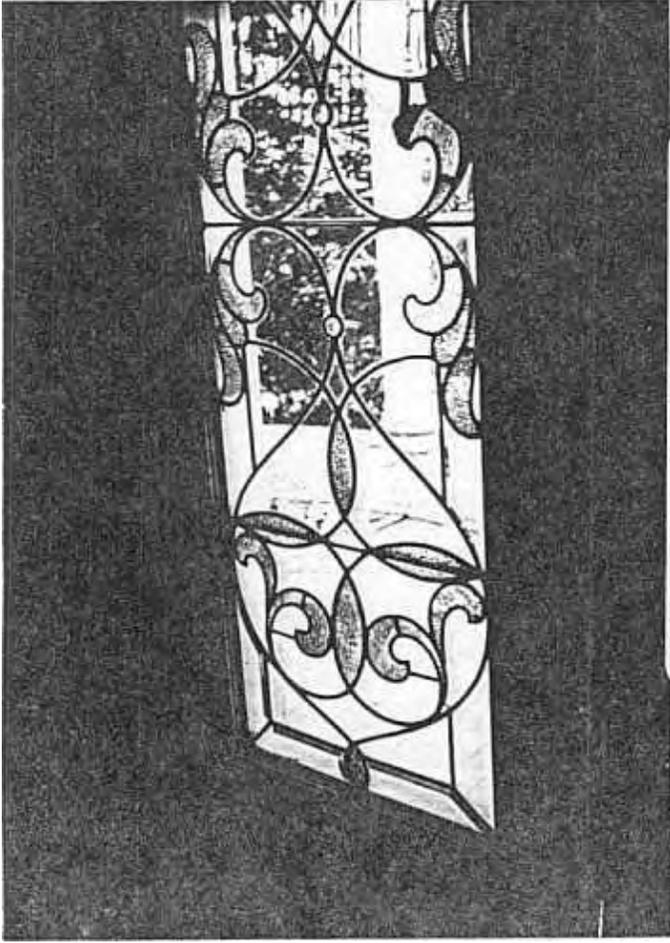
The circa 1897 residence at 817 Twenty-third Street, is a fine example of the Free Classic Queen Anne style of architecture. Even though it has had the original partial front porch changed to a wrap around and the south bay extended, neither of which is inappropriate to the original design, it meets Criteria 3, representative of the distinguishing characteristics of an architectural style and retains a high degree of integrity.



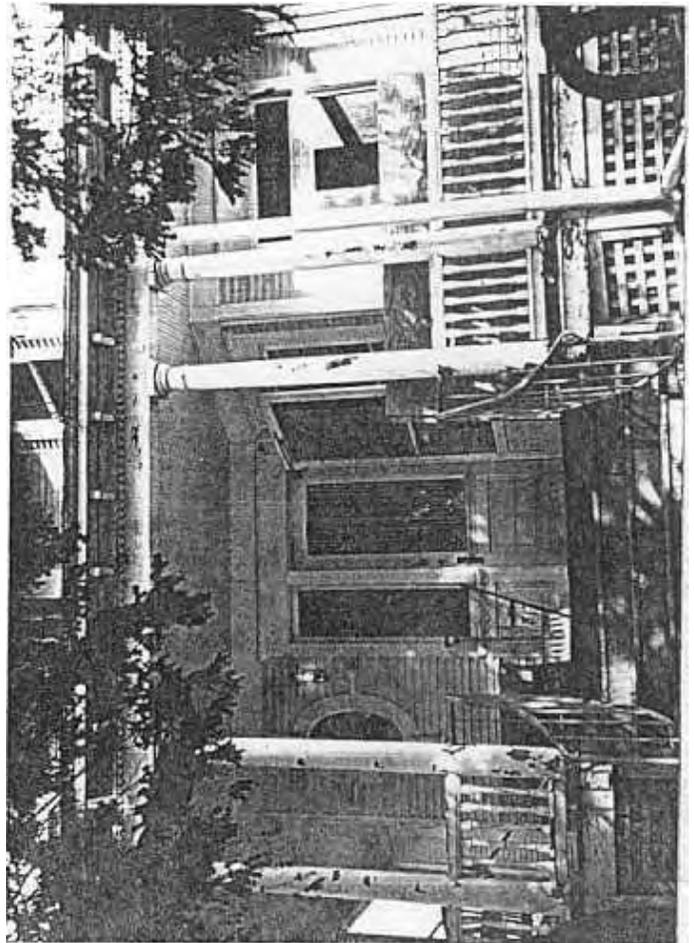
Ribbon and Bow Transom
West Facing Bay



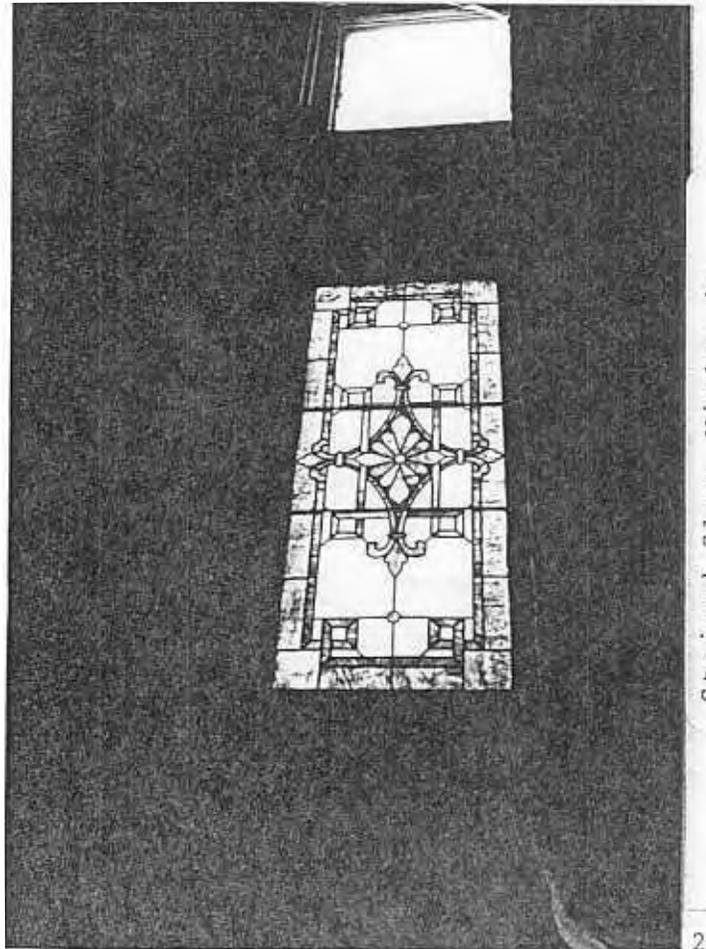
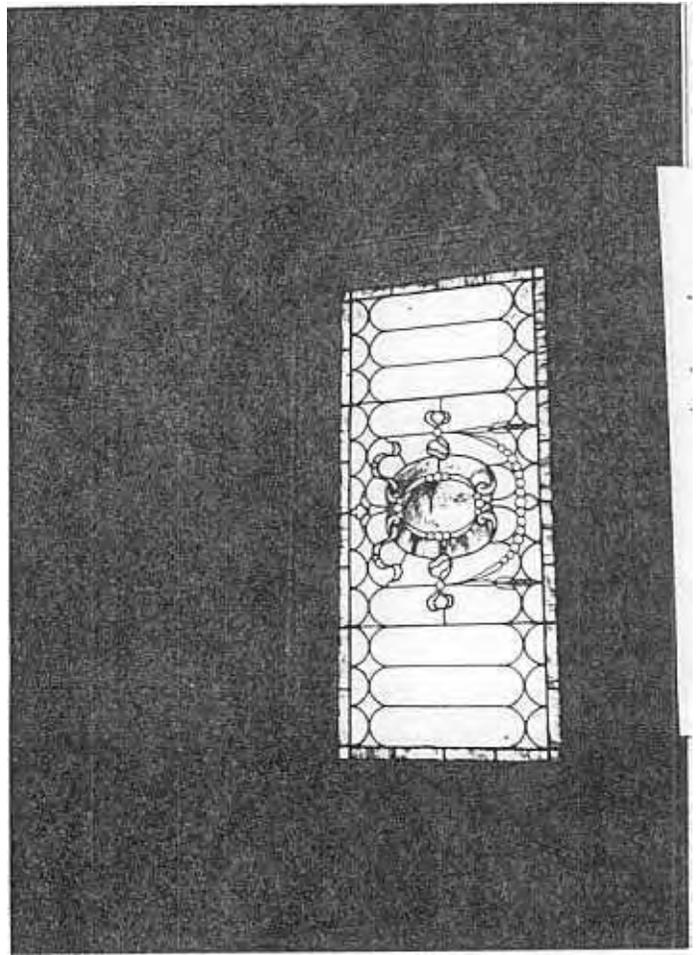
Northwest Sid



Front Entrance Sidelight

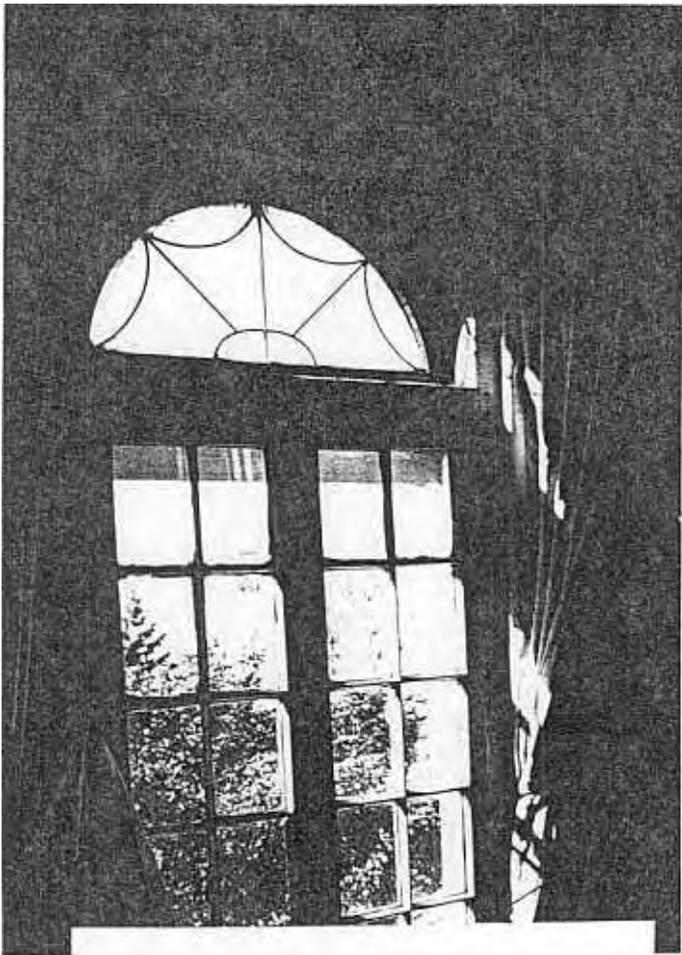


Front Entrance



North

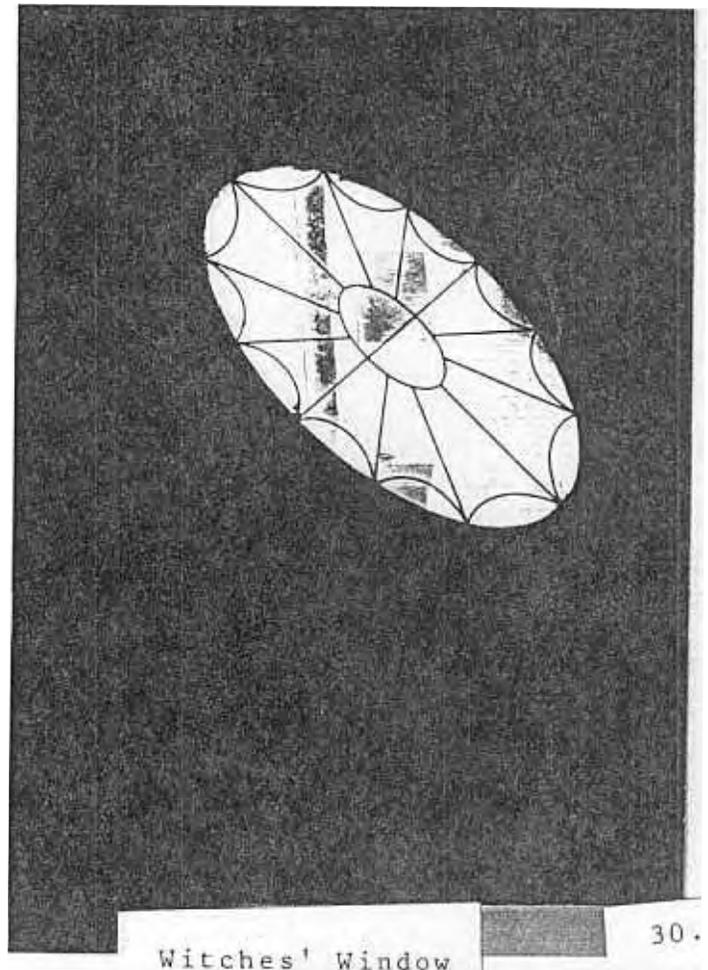
Stained Glass Window in



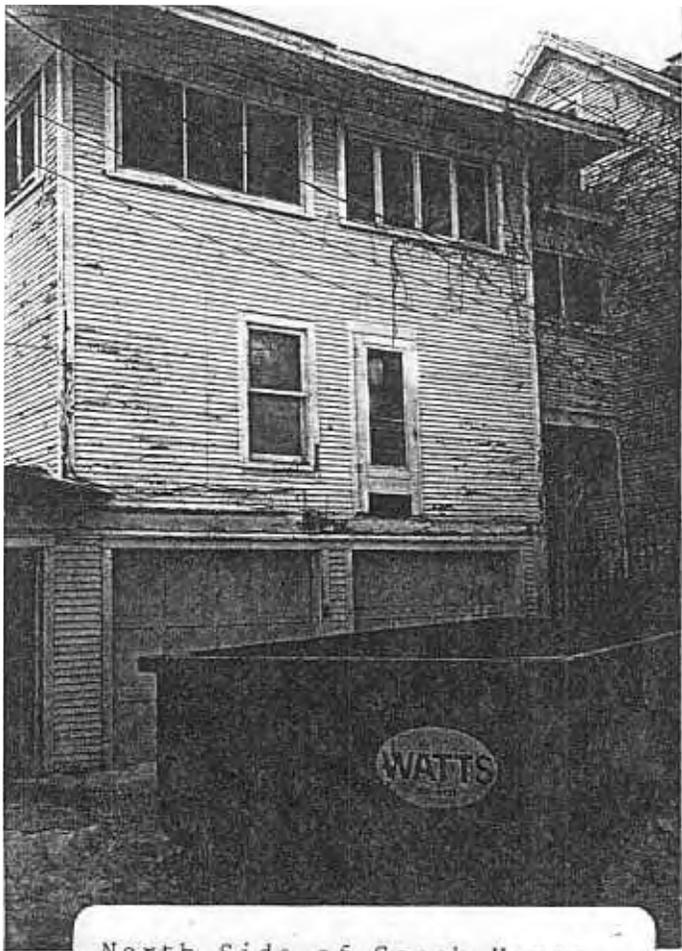
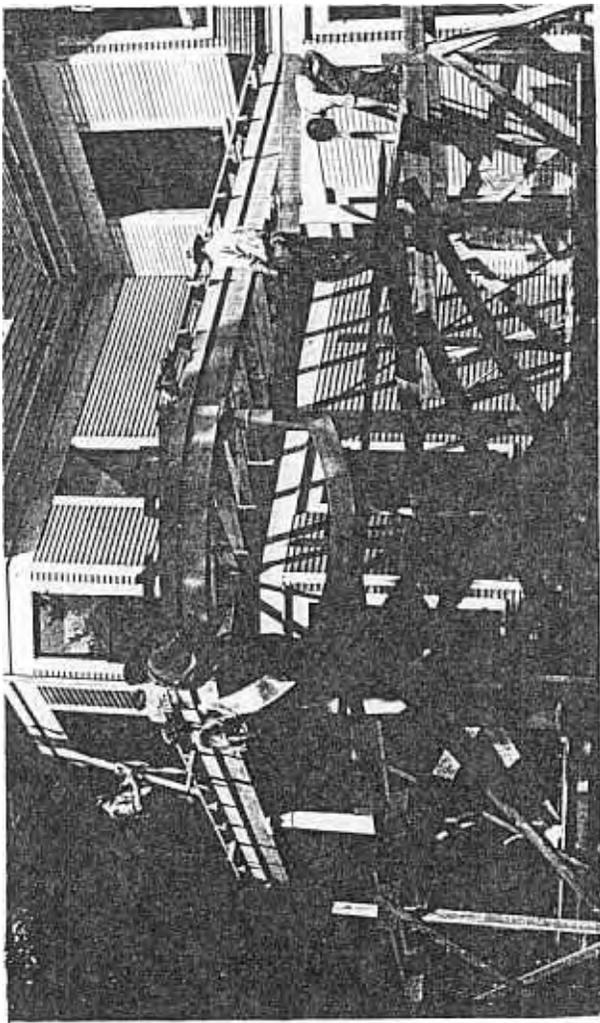
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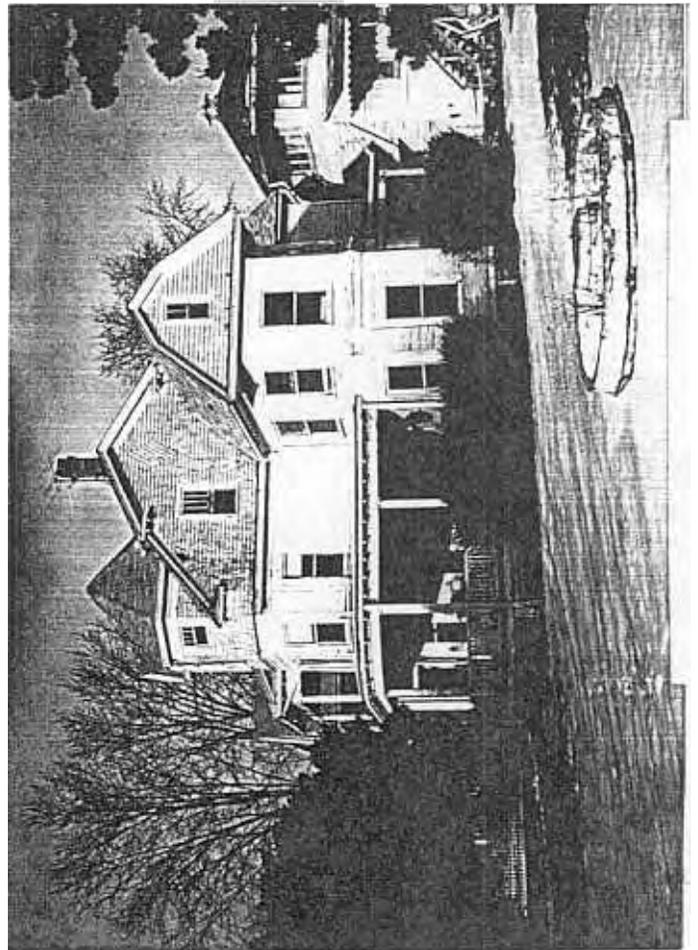
Attic Bay Center Window

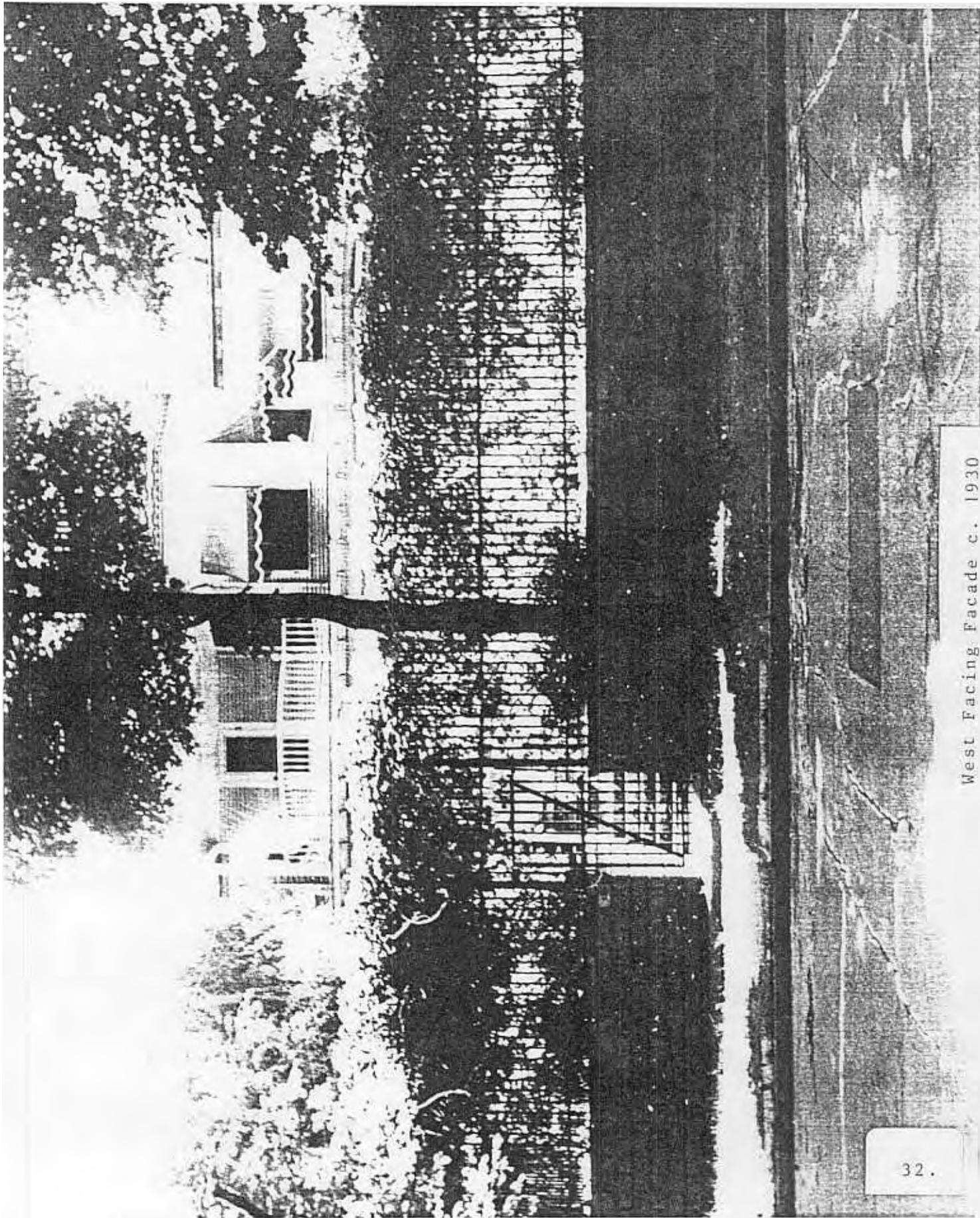


Witches' Window

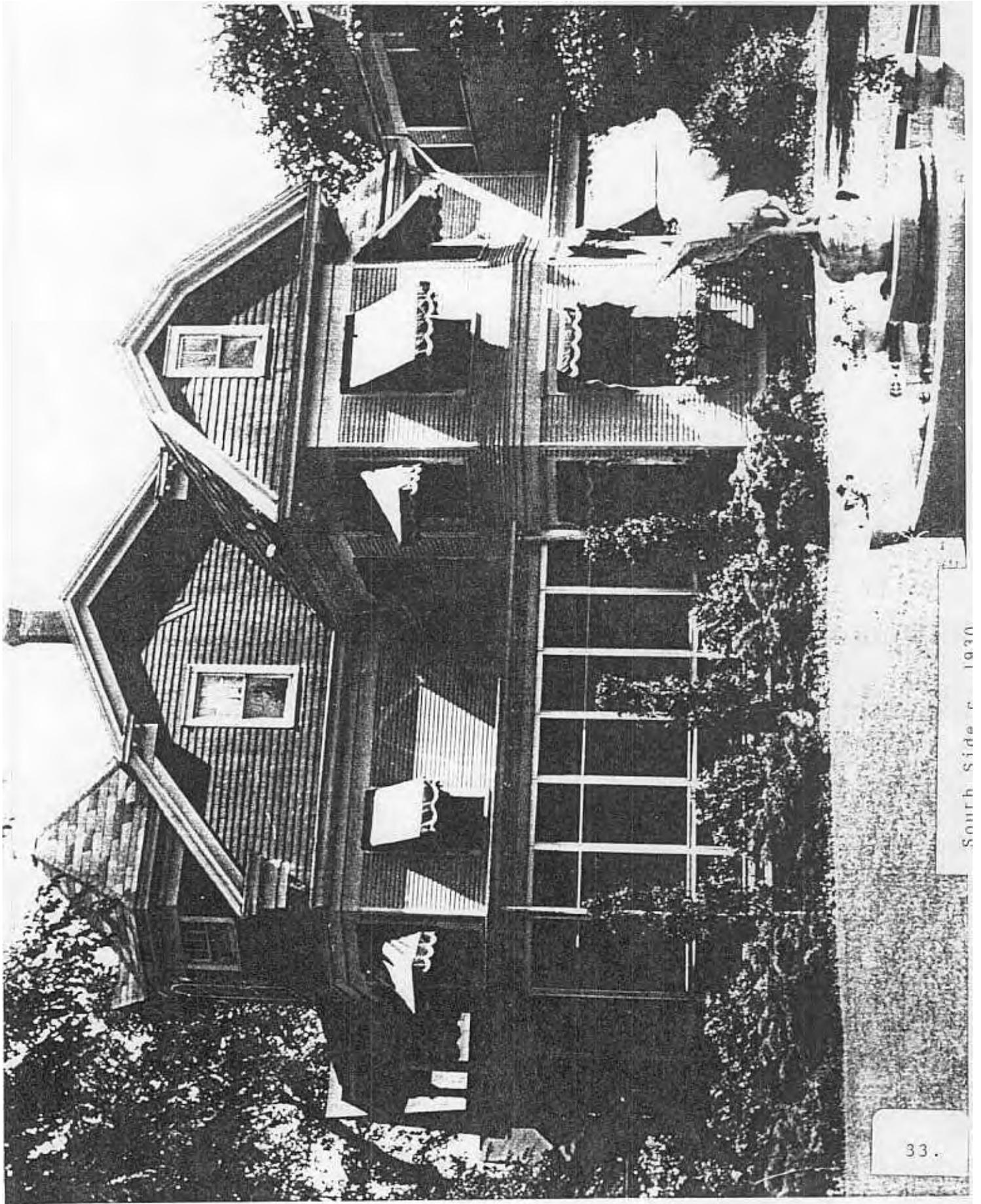


North Side of Coach House

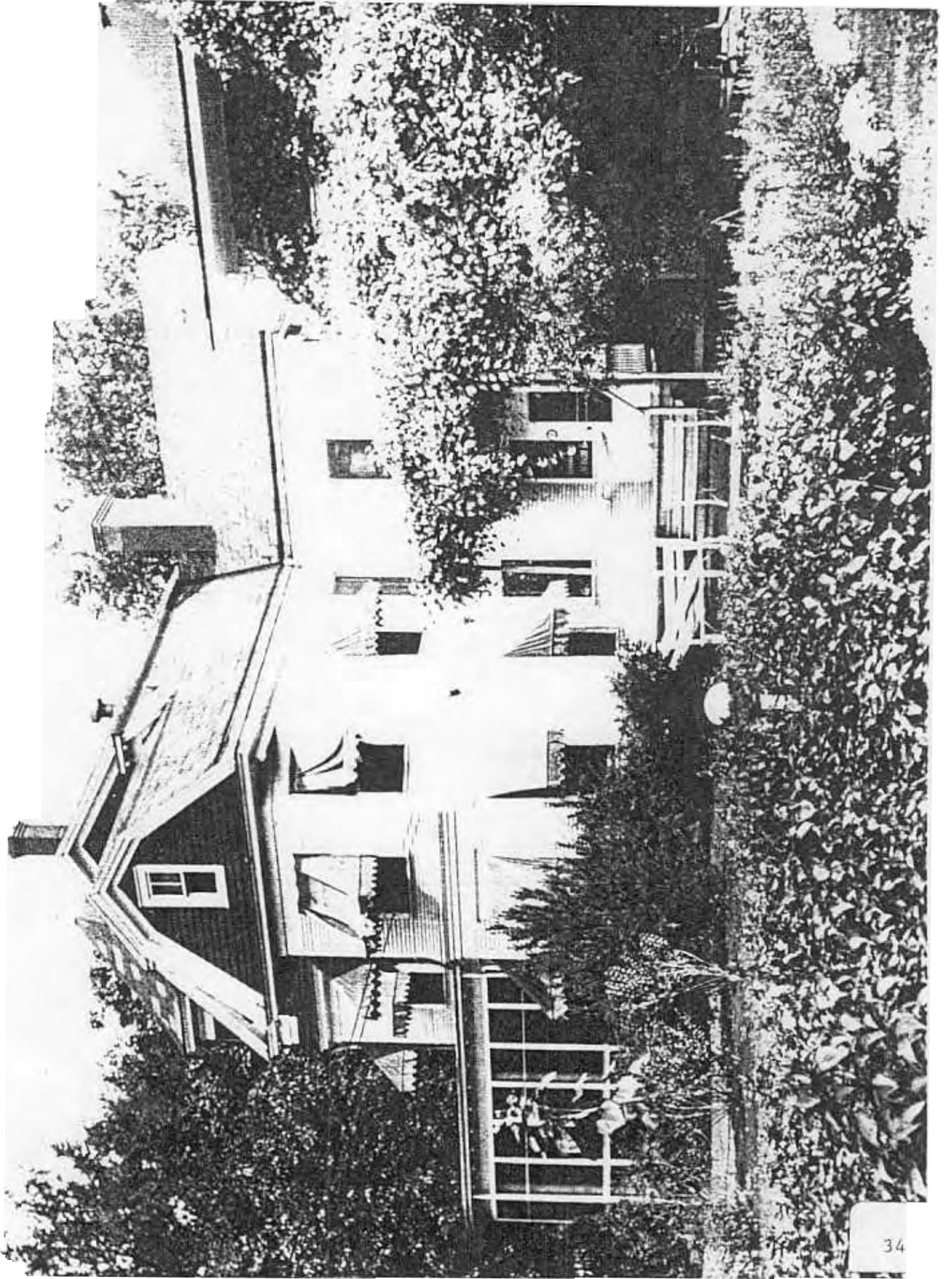




West Facing Facade c. 1930



South Side c. 1900



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Abstract of Title to All of Lot 30 and the North Half of Lot 35 in George Mixter's Sub Division of Sub Out Lot 24 in Section 35 North of Indian Boundary Line, Township 18 North Range 2 West of the Fourth Principal Meridian, situated in the County of Rock Island and State of Illinois

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Illinois Oil Company's New \$100,00 Office Building and
Paint Manufacturing ..., 30 December 1922
.... Firm for \$1,600,000, 29 January 1927
Oil Company Will Pay Out Dividend, 27 December 1929
Show Increase In Net Profits ... , 3 February 1930
Illinois Oil is Found Liable For Earnings, 19 September 1930
Frank P. Welch Renamed Head of Oil Concern, 5 February 1940
Hunter To Head Oil Firm; Welch Retires, 18 May 1972
T. J. Swanwick, Succumbs at 71, 4 June 1973
Joseph Welch, Retired Oil Executive, Dies, 1 July 1980
Illinois Oil Products Continues, 22 June 1986
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