



**Preservation Commission Meeting Agenda
July 2, 2025 - 3:30 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL**

- 1. Call to Order**
- 2. Roll Call**
Alan Carmen, Jeff Dismer, Bruce Peterson, Zach Campbell
- 3. Public Comment**
- 4. Minutes**
 - a. Approval of the August 15, 2024 Meeting Minutes
Motion: Move to approve the August 15, 2024 Meeting Minutes
VV Voice vote is needed.
- 5. Other Business/New Business**
 - a. Determination of Landmark Application completeness for 516 23rd Street.
RC Roll Call vote is needed.
 - b. Recommendation regarding Landmark Application for 516 23rd Street
RC Roll Call vote is needed.
- 6. Adjourn**

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Rock Island Historic Preservation Preliminary Determination Subcommittee Meeting Minutes

Lower Level (Basement) Conference Room, City Hall
1528 3rd Avenue
August 15, 2024
3:30 PM



Voting Members Present	Alan Carmen Bruce Peterson Zachary Campbell
Staff Present	Eunice Amissah-Mensah
Guests	Diane Oestreich

Call to Order and Roll Call

Temporary Chair Amissah-Mensah called the meeting to order at 3:41 PM and read the roll call.

Public Comment

No members of the public were present for comment, so the meeting continued.

Approval of the Previous Meeting Minutes

Peterson moved to approve the meeting minutes for March 6, 2024. Carmen seconded the motion. The motion carried unanimously on a vote of 3 to 0.

Other Business/New Business

a. Election of Subcommittee Chair

Peterson nominated Carmen to serve as chair for the Preliminary Determination Subcommittee. Temporary Chair Amissah-Mensah asked for a motion to appoint Carmen as Chair of the Preliminary Determination Subcommittee. Peterson moved to nominate Carmen to serve as chair for the Preliminary Determination Subcommittee. Campbell seconded the motion. The motion carried on a vote of 3 to 0.

b. Determination of Landmark application completeness for 824 20th Street

Chair Carmen pointed out a few sections of the application that needed to be corrected. Chair Carmen asked for a motion to determine that the application for 824 20th Street is complete. Peterson moved to determine that the application for 824 20th Street is complete. Campbell seconded the motion. The motion carried on a vote of 3 to 0.

c. Recommendation regarding Landmark Application for 824 20th Street

Chair Carmen asked for a motion to recommend the approval of the landmark application for 824 20th Street. Campbell moved to recommend the approval of the landmark application for 824 20th Street to the Preservation Commission. Peterson seconded the motion. The motion carried on a vote of 3 to 0.

Other Business

None.

Adjournment

Chair Carmen asked for a motion to adjourn. The motion carried unanimously on a vote of 3 to 0 at 3:50 PM.

Minutes submitted by Eunice Amissah-Mensah.

DRAFT



Rock Island Preservation Commission
Rock Island Landmark Application

For office use only:

Case # _____

Date: _____

Time: _____

For more information, please refer to Section 6 of the Rock Island Preservation Ordinance (hard copy) or Section 11-111 in the Rock Island Code of Ordinances (www.rigov.org).

Please contact city staff for additional assistance.

Address of Nominated Property: 516 23rd Street

Name and Address of Property Owner: Thomas Hergert

516 23rd Street. Rock Island IL

Is Owner Aware of Proposed Designation: Yes No

Please attach a short report setting forth the reasons for requesting designation. A list of details you should attempt to provide in the report is available at Rock Island City Hall or on the city's web site at <http://www.rigov.org/citydepartments/ced/howtobecomealandmark.html>. This web site also contains research resources.

Please circle the criteria under which you are nominating this structure. At least one must be marked, although multiple criteria are encouraged. Supporting documentation for each criterion must be provided in the report.

- Significant value as part of the heritage of the nation, state or community.
- Associated with an important person or event in national, state or local history.
- Representative of an architectural and/or landscape type, which exemplifies a period, style, craftsmanship, method of construction or use of local materials, and retains a high degree of integrity.
- Notable work of a master builder, designer, architect or artist.
- Identifiable as a familiar visual feature in the community, owing to its unique location or physical characteristics.
- Its character as a particularly fine or unique example of a utilitarian structure such as a barn, gas station, or other commercial structure with a high level of integrity or architectural significance.
- Area that has yielded or is likely to yield information important to history or prehistory.

Please also attach the following:

- 1) Legal description of property (available from abstract or Rock Island County Recorder of Deeds office). Most recently filed deed must be attached.
- 2) One photograph of each elevation (side) of the property being nominated. Copies of old photographs or drawings may also be included.
- 3) Sources used to write the report.

Applicant Information: Diane Oestreich

Name (Please print) _____ Signature: _____

Organization: Rock Island Preservation Society, P.O. Box 3261, Rock Island 61204

Address: 816 22nd Street, Rock Island, 61201 Telephone: 309-788-1845

E-mail: blueskies78900@yahoo.com

Return application to address on this letterhead.



Planning & Redevelopment Division
Community & Economic Development Department
City of Rock Island

1528 3rd Avenue
Rock Island, IL 61201
(309)732-2900 phone / (309)732-2930 fax
planning@rigov.org
www.rigov.org

Legal Description (REF 1)

Commencing at the SE corner of out Lot Number 10 in the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec. Number 35 in Twp. Number 18 N., R. Number 2 W. of the 4th P.M., according to the Assessor's Plat of A.D. 1864 of Record in the Recorder's Office of Rock Island County in Book Number 2 of Plats on page 39 thereof, for a point of beginning; thence running N. along the E. line of said Out Lot Number 10, a distance of 57 feet; thence running W. parallel with the N. line of said Out Lot, a distance of 142 feet; thence running S. parallel with the E. line of said Out Lot, a distance of 57 feet; and thence running E. a distance of 142 feet, more or less, to the place of beginning.

Nomination Criteria

The Joseph Cameron House at 516 23rd Street is worthy of landmark designation based on three criteria in the Rock Island Preservation Ordinance.

Criteria 2: Associated with an important person or event in national, state or local history.

Joseph Cameron and his immediate family spent most of their adult lives in Rock Island, many in this home. He was born near Newcastle, PA, in 1823 and came to Rock Island in 1844. Although once a farmer, he changed careers when he here, and became a millwright and later a carpenter specializing in ship and bridge building. That may have led to his employment in the late 1860s as a riverboat captain. In March, 1880, he replaced Capt. Marcus Henderson as captain of ferryboat Rock Island. He headed a series of Rock Island-based ferry boats as well as other navigation on the Mississippi. He was the first captain of the ferry J. W. Spencer. He would remain a ship captain until his retirement in 1895.

Criteria 3: Representative of the distinguishing characteristics of an architecturalstyle 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.

The Cameron House is a classic front-gabled Italianate, which is rare nationally, but well represented in Rock Island. The construction date is estimated based on City Directory and Census information, but the date is clearly within Rock Island's Italianate era. It has a very high degree of integrity as well.

Moreover, it is reflective of the work of Isaac Holmes, architect, who is documented to have designed some of our other front-gabled brick Italianates. Although reportedly built by Peter Farrell, a mason, John Volk, a contractor who is credited with other Italianates, Farrell may have been a subcontractor, as Volk was primarily noted for carpentry. Although the actual workmen are not documented, this home reflects masterful accomplishments of skilled craftsmen, both inside and out. This mid 1870s construction changed the face of this city for many decades and the front gabled Italianate is one of the most beautiful residential contributions.

Criteria 5: Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

Surrounded as it is by three Rock Island landmarks (Beardsley House, 536 23rd Street; Haverstick House, 544 23rd Street; White House, 605 23rd Street), the home next door home listed on the Significant Structures list (Speidel House, 524 23rd Street), as well as another important home the S. S. Davis house at 541 23rd Street, this clearly contributes to the context of one of the most important architectural blocks in the Broadway Historic District and in the City of Rock Island.

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Property History (REF 1, REF2)

This area was entered as US territory in 1836, but it wasn't until 1841 that President John Tyler sold 126 acres to John and Roswell Spencer. Roswell immediately sold half of the acreage to his brother John who, with wife Eliza, turned around and sold 29 acres to Jonah Case, who then sold the land, in 1853, to Wm Bailey and James Boyle. All of these names are recognizable as early settlers in the county.

In 1853, Spencer, Bailey, and Boyle sold .85 acres to Joseph L. Cameron and, in 1855, that area was subdivided and platted. Note the use of historic street names. The lot where 514 would be built is identified as Outlot 8 on Broadway (23rd Street).



Fig. 1. Plat Map from Abstract, 1855

Joseph and wife, Lucinda, would sell off parts of these lots, but retained Outlot 8. Cameron also acquired more land along Dock (22nd) Street so that the lots would extend from Broadway to Dock.

The property history of 514 shows little activity—no sales, mortgages, etc., until 1890 when a Special Assessment was levied by the city for “improvement” of 23rd Street. Whether this means the initial paving is not clear.

Often construction dates can be inferred by mortgages or sales. However in this case, it is impossible to determine when the house was built from that information. The construction date will be discussed later in this nomination.

Joseph Cameron died in 1909, and his estate was passed to his nine children, six from his first marriage to Lucinda Wakefield, and three from his second marriage to Clara Hardy. Clara received the house which led to some disagreements with his six older children who did not wish to sign off on the estate disposition.

Eventually Clara and the will prevailed, and Clara remained in the house until her death in 1935. At that time the only heirs were Clara's family, none Joseph's children from his first marriage.

The second owners of the house were Russell and Margery Cook who added an apartment. Margery died in 1970 and Russell died in 1980. His estate was not closed until 1988, and the house, with an apartment, developed several liens. It was finally sold in 1992, to an owner who added more apartments, which impacted the interior integrity, and did not do any restoration. A decade later, the current owner made an offer to purchase, which was accepted. Restoration, inside and out, has been ongoing since that time and has resulted in the beautiful home we see today.

Joseph Cameron & Construction (Sanborn Maps Ref 3)

According to his obituary (REF 4), Joseph C. Cameron was born near Newcastle, PA, in 1823 and came to Rock Island in 1844. Although he had been a farmer, he changed careers when he moved west to the pioneer area of Rock Island. Here, he became a millwright and later a carpenter specializing in ship and bridge building. That may have led to his employment in the late 1860s as a riverboat captain. In March, 1880, he replaced Capt. Marcus Henderson as captain of ferryboat Rock Island. He headed a series of Rock Island-based ferry boats as well as other navigation on the Mississippi. He was the first captain of the ferry J. W. Spencer. He would remain a ship captain until his retirement in 1895.

Cameron was also active in the community and even became an alderman.

His first wife, whom he wed shortly after coming to Rock Island, was Lucinda Wakefield. She died on November 10, 1880 (REF 5) at age 58, leaving six surviving children. Her funeral was from their home. On March 9, 1882, Joseph “quietly” married Clara Hardy, and, at the time of Joseph’s death on November 11, 1909, they had three surviving children together. Clara lived in this house until her death, June 26, 1935 (REF 2, REF 6).

One interesting happening occurred a few years after Clara and Joseph’s marriage. The Argus of January 5, 1886, reported that, “A handsomely dressed baby was left on the doorstep of the Cameron house on 23rd Street last night about 6 pm. A note said it (sic) had been born on December 29.” The Cameron’s reportedly had “given it to the postmaster.”

Several newspaper notes, especially from the Rock Island Daily Union, mention Joseph Cameron constructing buildings on his properties. In his earliest days, City Directories 1867-1873 show him living on the east side of Dock Street (22nd) in the 500 block. His brother, Allen, also a carpenter, lived with him. By 1876, the City Directory lists Joseph at 76 Broadway, or 23rd Street.

The Daily Union of May 11, 1871 has Jos. Cameron “making improvements on his Dock Street property.” This may be a now-demolished house directly behind his future 23rd Street home. By December 16, 1873, the Union noted that Cameron “was planning to put up a new residence on Broad (sic) Street.” The same paper reported that Thomas Plummer was planning a new residence on the corner of Broadway and Highland (5th Avenue) that would be near Cameron’s new dwelling.

Through 1874, the Union kept tabs on Cameron’s construction noting, on February 26, 1874 that teams were hauling rock from Mrs. Barnes’ quarry for the foundation. In June it was reported that Cameron had a new residence on Broadway—but on August 11, it was stated that, “Peter Farrell has begun work on Joe Cameron’s new residence on Broadway.” That same issue said that Charles Hansgen was having a new residence built on Madison Street (20th Street). This is today’s 848 20th Street. On October 1, it was restated that Joe Cameron, ship carpenter, is building a new brick home on Broadway between Highland and Cable (6th Avenue) .

Although there are seeming inconsistencies in what was built and when, it is clear that a construction date of 1874 can be accurately ascribed to 516 23rd Street.

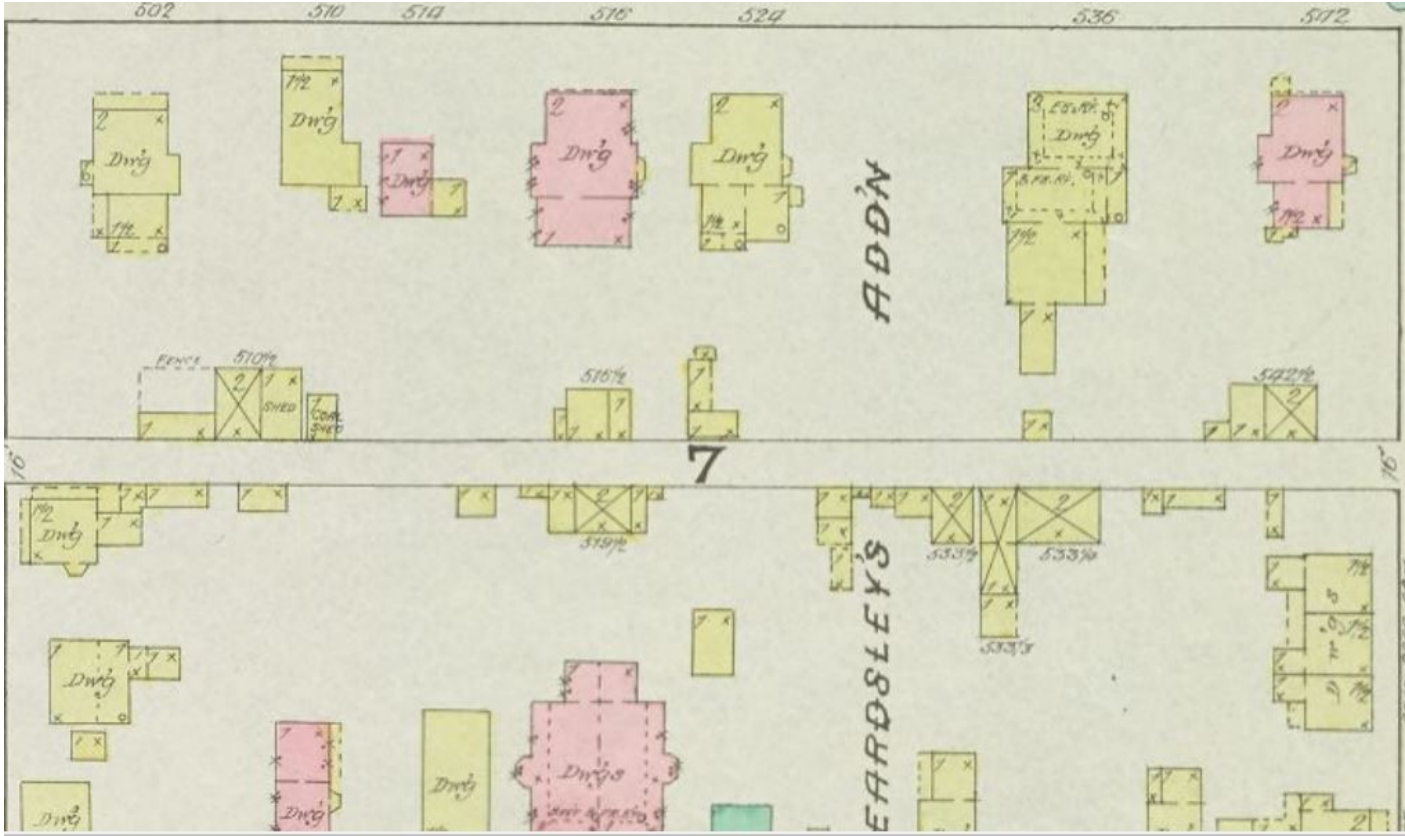


Fig. 2. 1886 Sanborn Map

The 1886 Sanborn Fire Insurance Map above, the earliest available, shows the completed block between 22nd (bottom) and 23rd (top) Streets with 5th Avenue on the right and 6th Avenue on the left. It is believed that Cameron owned both 514 and 516 23rd as well as the 22nd Street lots directly behind them. The pink color indicates masonry (brick) while the number of stories is written on the top. 516 has two stories in front and a single story at the back. Behind 516 is another small dwelling—indicated here as 516 1/2. Note the home at 524 23rd Street. This a frame (yellow color) front-gable Italianate and dates to at least 1873 when owner Conrad Speidel appears in City Directories.

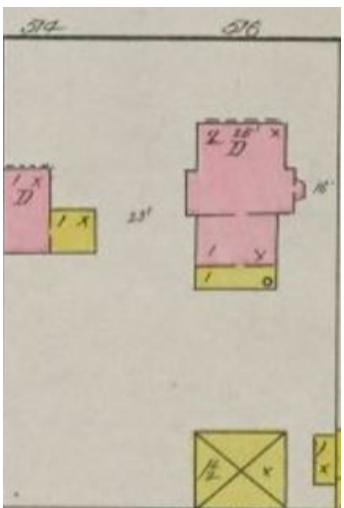


Fig. 3. 1892 Sanborn Map

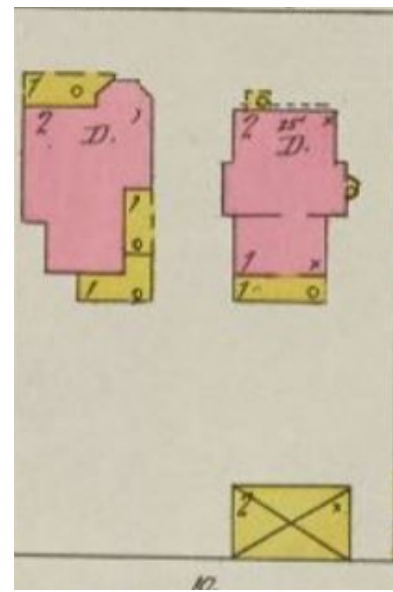


Fig. 4. 1898 Sanborn Map

By 1892 (left) the structure at the back of the lot at 516 has been replaced by a 1-1/2 story frame barn (barns are indicated by the X), and a full-width enclosed porch has been added at the rear. (dotted lines indicate open porches; closed porches are solid lines.)

The 1898 Sanborn (right) shows that 516 is the same but 514, which Cameron apparently owned, has been greatly expanded or newly constructed. Perhaps the small brick structure was demolished first. This expansion occurred before 1894 when the November 15 Argus reported that Robert Wagner had wed Thekla Klug and they would live in the “recently constructed handsome dwelling of Capt. Joseph Cameron on 23rd Street.....which has been handsomely furnished throughout by the groom.” This is, of course before Wagner would build his own landmark home at 904 23rd Street.

The 1906 Sanborn map at left is identical to the 1898 one except that a small open porch or storage area had been added to the barn.

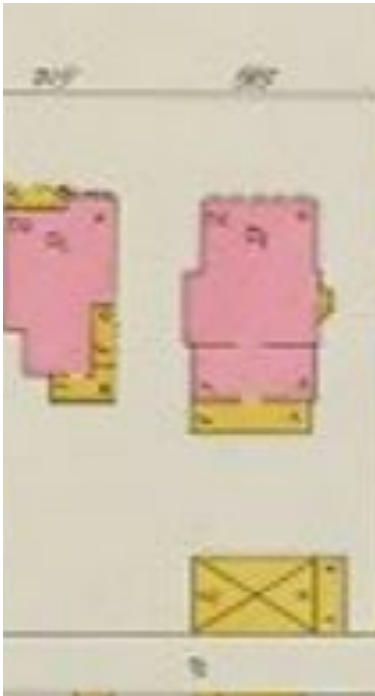


Fig. 5. 1906 Sanborn Map

Fig. 6. 1957 Sanborn Map

By 1957, right, the barn is gone and garages have been added to both 514 and 516.

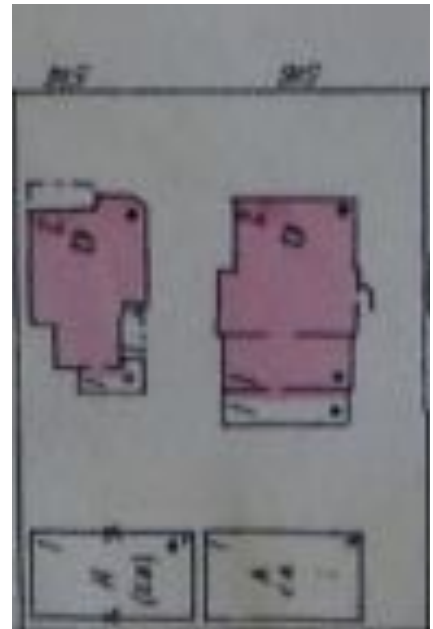
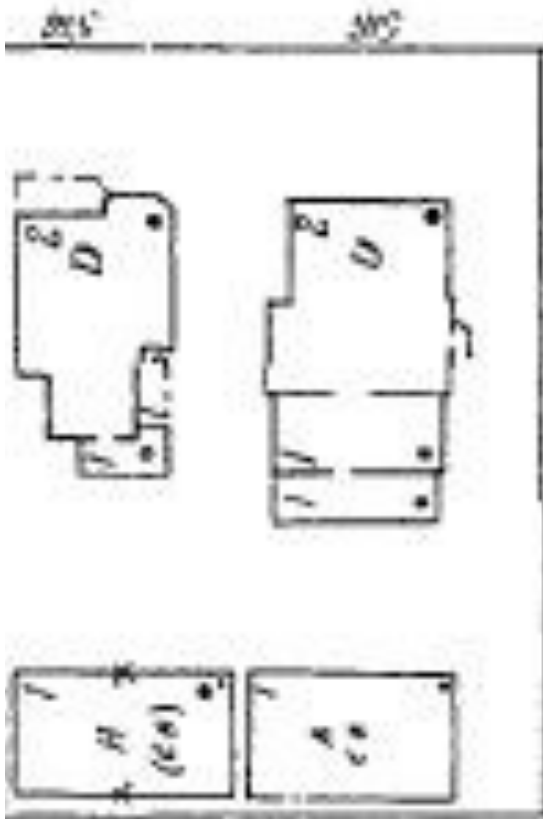


Fig. 7. 1969 Sanborn Map

The map updated to 1969 (right) shows both homes unchanged.



Architecture

The Cameron House is an excellent example of the front-gabled Italianate style. Because it is the most common form of Italianate in Rock Island, we tend to take the style for granted. However nationally the style is rare, representing only about ten percent of Italianate homes. More typical are box-like with various combinations of hipped roofs. It's said that the front-gabled subtype was especially popular on narrow lots in large cities. (REF 6) Yet in Rock Island, we find many of these brick front-gabled homes on nicely sized lots. We can only assume that it was popular here because it was so attractive.



Fig. 8. Front of House

The front of the house is typical in its simplicity, but features outstanding detail. A wide gable with massive brackets interspersed with correspondingly large dentils frame a circular attic window. Stone window lintels are formed in a drapery effect. The original windows are double-hung throughout and have been rebuilt by the owner, who has also created new wood storm windows. The front double doors are framed by a shallow, rounded roof portico that is supported by massive brackets.

The doors themselves each have long double windows with four panels beneath. They were recreated by the owner because the original doors, although present, were too deteriorated to be reused. These are identical. The brick exterior has never been painted, and the trim paint is complementary gold, green, and red.



Fig. 10. North Side

The north side has a mostly blank brick wall at the front that accommodates the interior stairway. That wall is then interrupted by a gable identical to the one on the front with a round attic window and paired windows beneath. The massive brackets continue. The low stone foundation is apparent in this view. Toward the rear, a one-story wing can be seen.



Fig. 9. Front Door



Fig. 10. South Side from back

On both the north and south, the cross gables top a small extension of the main building. The south side of the house is similar to the north in its highly ornamented gable with brackets and a round window. However the front section on the south contains windows instead of a plain brick wall and the gabled portion features two windows on the second story and a three-sided bay on the south. The single story rear wing has one window on the south.

The west side (back) once again has a detailed gable with round window at the roof. Below, the single story wing has a gabled roof with angles parallel to the top gable, but this lower roofline is unornamented. It contains a single double hung window at the second story level and three windows and a door at the first floor.

Fig. 11. West Side, Back

A back porch runs the full width of the wing. The porch has square chamfered columns decorated with Victorian-style brackets and a sawn wood balustrade. This porch has been reconstructed and is not original to the house, according to the 1886 Sanborn, but a full width back porch did appear on Sanborn maps by 1892.

When purchased by the current owner, the porch had been enclosed with only the shed roof and floor being vintage. He removed the walls, reopened it, and added appropriate to the period columns and balustrade. Note that the foundation extends completely under this porch.



Fig. 12. Garage, yard side

Behind the house, there is a four car garage of concrete block. The gabled roof has shingles in the upper portion and includes a round vent added by the owner. The blocks are plain with a smooth surface. The owner has begun to cover them with brick to match the house. There are two modern garage doors on the north alley side and four short windows and a door are on the yard side. Throughout its history, Sanborn maps show an outbuilding in this location.

However the current configuration is newer, probably dating from the apartment use.



Fig.13. Garage, alley side (left)

Fig.14. Staircase (right)

The interior of the house, although not protected by Landmark status has been largely restored after decades of changes to accommodate rental units.

The original walnut staircase is typical of Italianate homes of the era. Balusters are octagonal rather than turned as is the newel post, although both feature turned areas. The staircase gracefully winds to the second floor, following a curved wall and incorporating trapezium stair treads. As is typical, the stair treads and risers are not walnut.

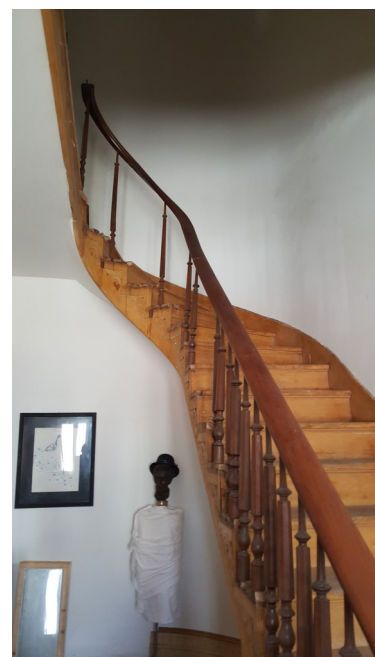


Fig.15. Newel Post (left)

The hallway flooring incorporates stripes of walnut and possibly butternut, a lighter color wood.

Fig. 16. Fireplace Mantel (right)

The fireplace mantel, too, is typical of Italianate homes of the era. It is constructed of gray marble, then faux painted to create a black and reddish brown marble surface. The top is curved and the fire box is arched. As common, the firebox is small, indicating the house was heated by stoves—or even a central boiler fed by wood or coal.



Context

All of Rock Island's front-gabled Italianates that have been documented date from the mid 1870s and all are red brick, most never painted. The brick may be why they have endured with minimal changes—there may have been more front-gabled Italianate frame homes but they have become unidentifiable because of siding and window changes. A notable exception is the frame front-gabled home next door at 524 23rd Street. After the 1870s, front-gabled frame homes with similar floor plans that can be considered Italianate-influenced were popular, but without the extensive detailing that is seen in our 1870s homes.

Despite their seeming similarities—certainly in massing—stylistic characteristics of our front-gabled brick homes vary. Some have with massive brackets, often paired, beneath the roofline. Some homes have ornamental frieze boards. Fretwork gable decorations exist, too. Originally these would have a matching finial extending from the top of the gable peak. Window headers have distinctive shapes, usually a segmented arch, but circular and flattened arches can be seen. The ornamental headers can be stone, colored brick, or even just painted brick. Attic gable windows typically have a distinctive shape.

Front elevations are asymmetric with the main entrance, often containing paired doors, to one side. Except for some corner lots, this door is toward the north. In some cases, there may be a wide but narrow front porch with decorative chamfered columns and brackets. Much smaller but equally ornate porches are more common, and ornate hoods, as at the Cameron home, are also a frequently seen feature.

Who is responsible for designing and building these brick homes? The only architect practicing in Rock Island and Moline at that time was Isaac Holmes, who opened his office in 1869 and died in 1881. (See addendum for more info on Holmes). We know that he designed the Star Block and the original Bengston Block (now gone) in Rock Island, and perhaps the Model Printers building in Moline.

However the few homes that can be definitely ascribed to Holmes, primarily based on Rock Island Daily Union one-line notices, have disappeared. The only remaining home is the landmarked Sweeney House (816 20th Street), which Holmes reportedly designed in 1874. However the nearly identical and also landmarked Hansgen House (848 20th Street) did not have an architect, based on private communication with a Hansgen direct descendent, Madeline Isaacson, circa 1984. She did, however, say that contractor John Volk was the builder and used “day labor.”

Did the various skilled contractors and their workmen simply copy each others designs with different decorative effects? Or did Architect Holmes design many of these homes, by modifying a basic plan? Since his plans don't exist and since, with rare exceptions, the only information is one-line newspaper notes, it's impossible to say.

According to an Rock Island Residential Neighborhoods, 1835-1899, published 1999, by Jim Jacobsen (REF 8), Rock Island contains the following front gabled Italianates:

2305 12th Street	
2345 12th Street	533 30th Street
602 18th Street	544 30th Street
816 20th Street	1210 4th Avenue
848 20th Street	2607 13th Avenue

Brick Front Gable Italianates, from Google Maps



602 18th Street



533 30th Street



816 20th Street



848 20th Street



544 30th Street



1210 4th Avenue



2607 13th Avenue



2305 12th Street



2345 12th Street

References

- REF 1. Abstract for 516 23rd Street
- REF 2. Various Rock Island City Directories
- REF 3. Rock Island Sanborn Fire Insurance Maps; Library of Congress OR University of Illinois Archives
- REF 4. Argus, November 11, 1911
- REF 5. https://www.findagrave.com/memorial/187318916/lucinda_marcella- Cameron
- REF 6. https://www.findagrave.com/memorial/126846165/clara_h- Cameron
- REF 7. McAlester, Virginia & Lee, "A Field Guide to American Houses," Alfred A. Knopf; 1996
- REF 8. <https://rigov.org/846/Residential-Neighborhoods-1835-1955>
- REF 9. From Janet Pease' index of newspapers at RICHS

Addendum—Isaac Holmes, Architect (REF 9)

From 1876 Hollands City Directory (from Star Block Landmark nomination)

Star Block built in 1874 from plans by I. N. Holmes. He was also the architect for the Harper House hotel across the street. In an ad he is credited with Masonic Temple, (presumably RI), Moline H. S. and Methodist church in Galesburg and German Methodist church in Pekin, IL.

Note: Before "new" temple, since 1875, the Masonic Temple had been located on the third floor of a bank building on 18th Street at Second Avenue.

From 1876 Hollands directory:

He remodeled Judge Lynde's on Buffalo & Orleans St. (16th St, 3 Ave); his assistant is Ben Gartside.

Also did Bengston Block, Moline H. S., Galesburg Methodist Church, German Methodist church in Pekin, Daily Union, 25 Mar 1870: I. N. Holmes is arch. for Alfred Williams on Moline bluff (10th Ave east of 8th St) (hospital area, gone?)

Daily Union, 30 Mar 1870: Gregory Brown of Zuma twp will build new home; Holmes is arch.

RI & Moline Daily Union, 25 Mar 1869 : I. N. Holmes of La Porte, an architect, has rented an office on Illinois Street

RI & Moline Daily Union, 14 Aug 1869: New residence of Mrs. James Boyle on lot at the corner of Broadway (23rd St) and Highland(5th Ave) immediately at head of Moline Ave. Holmes is architect; W.F. Gilmore is contractor. (Note – in 1881 CD, James Boyle lived at about 422 23rd Street; house now gone)

RI & Moline Daily Union, 15 Dec 1869: I. N. Holmes is architect of new Trinity Church rectory. Holmes office is near Orleans (3rd Avenue) and Buffalo (16th Street)

Daily Union 8 April 1871: Mrs. Mary Holmes opened a boarding house on Illinois Street (2nd Ave) between Buffalo (16th St) and Eagle (17th St).

Daily Union, 5 Oct 1871: Description of brick residence of Capt. Wm. Henderson on Washington Street; Holmes was architect and J. D. Taylor was contractor. (Henderson lived at 79 Washington (619 18th St) in 1878 CD; house gone for many years)

Argus, 25 Apr 1872: H. E. West will build new brick home soon, architect is I. N. Holmes (West lived at 1211 4th Ave in 1878 CD). In 1876, West lived at 74 W. Rock River (4th Ave))

(Argus "Looking Back," 28 April 1997 (1872): West of RI is building a fine home in the Franco American architectural style. Will be heated by a furnace, have hot and cold water in the rooms, bathrooms and all the other latest appendages)

Union, 5 May 1872: I. N. Holmes is the architect for Moline house on the bluff for R. K. Swan (a 5 acre lot)

Union, 7 May 1872: Holmes finished with drawings for H. E. West ; house on corner of Ontario (8th St) and Rock River (4th Ave) (West lived at 1211 4th Avenue in 1878 CD)

Daily Union, 1872: Holmes is preparing plans for Chas Atkinson for lot near Congregational Church in Moline

Daily Union, 23 Aug 1872: Holmes has completed plans for R. K. Swan near the Moline High School

Argus, 24 Aug 1872: Man dies at boarding house of I. N. Holmes (some details about the man)

Union, 25 Feb 1873: I. N. Holmes is visiting friends in LaPorte and Angola IN

Daily Union, 3 Apr 1874: Holmes is designing houses for Baker, Sinnett and Sweeney (Joseph Baker lived at 734 23rd Street; the back part of the house is what Holmes would have designed; the front part is newer)

Daily Argus, 10 Aug 1874: E. D. Sweeney is building a house on Madison Street.

Daily Union, 11 Aug 1874: Charles Hansgen is having a new residence built (no architect mentioned)

Daily Union, 27 Sept 1874: Sweeney's new residence almost completed. (1 Dec; Sweeney's twin boys died, 1 month 26 days)

Daily Union, 9 Nov 1875: C. S. Harrison married Miss Clara M.E. Russell, daughter of Mrs. I. N. Holmes at Holmes residence.

Daily Argus ,14 Jan 1876: I. N. Holmes plans to build a hotel for Mr. Harper at the corner of Illinois and Buffalo (2nd St & 16th Ave) (Note: This would have been the Harper Opera House, now demolished)

Daily Argus, 28 Nov 1876: New residence of S. J. Keator on 7th Ave & 23rd Street described; Holmes is architect (Demolished ca 1966)

Daily Argus, 29 Nov 1876: New residence of Henry Burgower on 18th St. between 6th & 7th Avenue; Holmes is architect.

Daily Argus, 7 Dec 1876: Mrs. Murphy is building a tenement on 7th Avenue and 22nd Street. She erected another building on 4th Avenue and 23rd Street this season. The architect for that was I. N. Holmes.

Daily Argus, 19 Mar 1877: New residence of Ben Harper described; architect is I. N. Holmes.

Daily Argus, 10 April 1877: Holmes has contract for new Methodist Church in Rapids City

Daily Argus, 17 May 1877: Holmes planning two houses in Port Byron for L. E. Gaylord and D. S. Metzgar

Daily Argus, 17 Mar 1877: Geo. D. Moore of Port Byron building a Holmes house

Daily Argus, 17 July 1877: Holmes is architect for Henry Stoddard in Edgington

Daily Argus, 16 Sept , and Daily Union, 25 Sept 1877: Henry Sudlow is building a new home in Coal Valley; Holmes is architect.

1878 CD: I. N. Holmes architect since 1869, residence and work at 1608 2nd Avenue.

RI Daily Union, 1 April 1881:

Mr. Holmes is severely ill at his residence, 1422 3rd Avenue, from taking cold. He has been more or less ill for three months.

RI Daily Union, 2 April 1881: We regret to announce the death of I. N. Holmes at 7:30 last night at his home at 1422 3rd Avenue of kidney disorder. He came here from Mansfield OH 12 years ago. Age 54 at time of death. His Masonic brethren were notified immediately. Mrs Holmes said last night her husband's remains would be taken to La Port, IN for burial.

Conversation with Barbara Scott at RICHS, ca 2005: Holmes had a son, Morris Grant Holmes who was also an architect who studied in Chicago.

From Highland Park library website The Chicago architectural firm of Holmes and Flinn (Morris Grant Holmes and Raymond W. Flinn) designed the original modified Gothic style structure built of Wisconsin limestone with Indiana limestone trim. The **new library** was dedicated on Sept. 20, 1931. (Note earlier firm's name was Patton, Holmes & Flinn)