



Preservation Commission Meeting Agenda
February 28, 2024 - 5:30 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

1. Call to Order

2. Roll Call

3. Public Comment

4. Minutes

- a. Motion: Motion whether or not to approve the Januray 31, 2024 Meeting Minutes
VV Voice vote is needed.

5. Other Business/New Business

- a. Election of members to serve on the Preliminary Determination Subcommittee for review of Landmark applications for 810 22nd Street and 816 22nd Street.
Motion: Move to appoint [3 members & 2 alternates] to the Preliminary Determination Committee
VV Voice vote is needed.
- b. Assignment of review of the Landmark application for 810 22nd Street to the Preliminary Determination Subcommittee.
Motion: Move to assign the review of 810 22nd Street to the subcommittee.
VV Voice vote is needed.
- c. Assignment of review of the Landmark application for 816 22nd Street to the Preliminary Determination Subcommittee.
Motion: Move to assign the review of 816 22nd Street to the subcommittee.
VV Voice vote is needed.
- d. Other business.

6. Adjourn

This agenda may be obtained in accessible formats by qualified persons with a disability by making appropriate arrangements from 8:00 am to 5:00 pm, Monday through Friday, by contacting the City Clerk's Office at (309) 732-2010 or visiting in person at: 1528 Third Avenue, Rock Island, IL 61201.

Rock Island Preservation Commission Minutes

Council Chambers (3rd Floor), City Hall

1528 3rd Avenue

January 31, 2024

5:30 PM



Voting Members Present	Linda Anderson Bruce Peterson Diane Oestreich Addison Kimmel Robert Braun Alan Carmen Mark Schwiebert – departed at 6:56pm Deb Kuntzi
Voting Members Absent	
Associate Members Present	None
Associate Members Absent	Jeff Dismer
Staff Present	Tanner Osing Eunice Amissah-Mensah
Guests	None

Call to Order and Roll Call

Chair Braun called the meeting to order at 5:30 PM and read the roll call.

Public Comment

No member of the public stepped forward for comments at this time, so the meeting continued.

Approval of the Previous Meeting Minutes

Schwiebert moved to approve the minutes for November 16, 2023. Kimmel seconded the motion. The motion carried unanimously on a vote of 9 to 0.

Other Business/New Business

Presentation on the Reservoir Park Project

Mike Bartels, Director of Public Works and Jason Upton, Utilities Superintendent, made a presentation to the Preservation Commission on the Reservoir Park Project due to the park's location in a historic district. Bartels stated the presentation was made to the City Council and delved into the issues faced with the water tanks and different options for their replacement.

Bartels and Upton provided background on the project noting the location, type and size of the tanks that will be replaced at the Reservoir Park and stated the reason this project needs to be done is because the current tanks do not meet the Environmental Protection Agency's (EPA) Standards and American Water Works Association (AWWA). Upton stated the state of the domes does not affect the quality of water.

Osing provided background on the project noting that the Preservation Commission has an opportunity to add their input.

Schwiebert asked about how the project may affect the City's partnership with the Rock Island Arsenal. Upton stated the Arsenal has their own water supply and they are responsible for maintaining their water infrastructure while the City helps with operations. Schwiebert further asked if the Arsenal's water storage is reaching a point of obsolescence where the City will have to step in to help with the supply of water. Upton stated that there have been suggestions made for the City of Rock Island to be the sole source of water supply but federal institutions prefer to manage their own supply.

Carmen asked if interconnections with other cities were taken into consideration during the analysis. Upton responded affirmatively. Upton also stated the project will look into power generation and all other factors were taken into consideration during the evaluation process.

A resident asked for an explanation of what amount of storage is needed. Upton responded with the needed storage and presented graphics indicating the location and layout for the water tanks and outlined the funding, cost and savings necessary for the project.

Schwiebert asked how a square tank will be situated and the capacity. Bartels responded that it will still carry 5 million gallons and the footprint 200 feet x 190 feet. It will be situated on the north side of the park and the elevation be similar to the dome option.

Schwiebert asked if there will be a difference between a round dome or a rectangular tank in terms of the 80-year life span. Bartels responded that they will have the same life span and quality. Dismar stated that a rectangular tank will have a smaller footprint. Oestreich asked if berming will be done for the new structures. Bartels responded negatively but landscaping and trees will be added to the proposal.

Residents from Highland Park Historic District expressed concern for the safety of the neighborhood, asked questions about the project and, provided comments and suggestions about alternative designs and conservation and preservation efforts that could be applied to the Reservoir Park project.

Bartels thanked everyone for their input and stated their concerns and inputs will be taken into consideration in the final project draft.

Schwiebert added that aesthetics needs to be considered and acknowledged that the inclusion of the brick wall helps achieve that end. He also suggested the Public Works Department works with the Parks Department on tree conservation efforts and to include screening materials where possible. Schwiebert emphasized the need to be mindful of the cost that comes with the project so taxpayers do not shoulder the burden.

Comment on US Cellular project at the Fort Armstrong Hotel

Osing stated the project came before the commission during a previous meeting and the commission opted to become a consulting party on the project. He added there was not a lot of detail provided initially but US Cellular is proposing to remove three (3) existing antennas and replace them with three (3) new ones.

Chair Braun asked for a motion to direct staff to submit comments, as provided by the commission to the project consultant. Schwiebert moved to direct staff to submit comments that the proposed undertaking has no adverse effect on the property nor other properties in the area. Carmen seconded the motion. The motion carried unanimously on a vote of 9 to 0.

Other Business

Updates on CLG grants

Osing stated the National Park District approved the Broadway District nomination. Osing also added the Old Chicago Neighborhood historic resources survey submitted in the summer for a CLG grant received approval and funding of \$21,000 with a \$9000 match for which staff time will be used. The grant agreement will be on the February 12 City Council agenda for approval. Osing stated that a Request for Proposal (RFP) will be issued where consulting firm will be hired for the project shortly after the agreement is approved.

Kuntzi asked if there has been any discussions on updates to the membership terms of the Preservation Commission ordinance. Osing responded that it is still on the radar and will bring updates back to the commission.

Anderson asked about the building permit and review process entails and how builders can be informed on appropriate materials to be used for historic buildings. Osing responded that a Certificate of Appropriateness will be issued ahead of time. He added that once the Certificate of Appropriateness is approved, it is passed on to the Inspections Division.

Adjournment

Chair Braun asked for a motion to adjourn. Oestreich moved to adjourn. Anderson seconded the motion. The motion carried unanimously on a vote of 9 to 0 at 7:00 PM.

Minutes submitted by Eunice Amissah-Mensah



Rock Island Preservation Commission
Rock Island Landmark Application

For office use only:

Case # _____

Date: _____

Time: _____

For more information,
please refer to Section
8 of the Rock Island
Preservation Ordinance
(hard copy) or Section
11-113 in the Rock
Island Code of
Ordinances
(www.rigov.org).

Please contact city
staff for additional
assistance.

Rock Solid.
Rock Island.

Address of Nominated Property: 810 22nd Street, Rock Island, IL 61201

Name and Address of Property Owner: Charles & Diane Oestreich
816 22nd Street, Rock Island IL 61201

Is Owner Aware of Proposed Designation: XX 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 www.rigov.org. 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.

1. Significant value as part of the heritage of the nation, state or community.
2. Associated with an important person or event in national, state or local history.
- X 3. 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.
- X 4. Notable work of a master builder, designer, architect or artist.
- X 5. Identifiable as a familiar visual feature in the community, owing to its unique location or physical characteristics.
6. 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.
7. 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:

Name (Please print) Diane Oestreich Signature: _____

Organization: _____

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

E-mail: Diane61201@gmail.com

Return application to address on this letterhead.



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

1526 3rd Avenue
Rock Island, IL 61201
(309)733-2800 phone / (309)733-2800 fax
planning@rigov.org
www.rigov.org

Nomination Criteria & Significance

The Elizabeth (Volk) and William Hartz House at 810 22nd Street is worthy of landmark designation based on three criteria in the Rock Island Preservation Ordinance.

Criterion 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.

Although a very few exterior changes have been made—most circa 1970, the overall integrity of the late Victorian Queen Anne with Colonial Revival detailing, known as a Free Classic Queen Anne, has been retained unchanged. It is an excellent example of what other homes of the era should look like before ornament was removed for siding.

Criterion 4: Notable work of a master builder

This home was built by a very important builder in Rock Island, John Volk, for his daughter Elizabeth (Lizzie). As such it has details that other homes of the era do not share, including the massive chimneys and eave modillions. Although not protected by landmark status, the extremely high quality of the home is clear in the interior as well as the exterior. It has an uncommon number of fireplaces with original mantels as well. Interior wall finishes were exceptional and many have been preserved under modern wallpaper.

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

This house and its neighbors are contributing structures in the National Register listing of the Broadway Historic District and the 700-800 block of 22nd Street is especially notable. There are two other landmarks (830 and 836 22nd Street) on the block, which is one of the few residential areas of the city with brick paving. The block clearly is one of the most important architectural blocks in the Broadway Historic District and in the city of Rock Island as well.

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Legal Description:

That part of Outlot 27 in the southeast quarter of section 35, township eighteen, range two west of the fourth principal meridian as shown upon the assessor's plat of said section for the year 1864 more particularly described as follows:

Commencing at a point in the Indian Boundary line of Flack and Bean where the same is intersected by the west line of 22nd Street in said city of Rock Island, County of Rock Island and State of Illinois, said point of intersection being in the center of Ninth Avenue in said City of Rock Island;

thence north along the west line of said Twenty Second Street Three Hundred eighty five feet for a place of beginning;

thence west one hundred forty and seven-tenths feet;

thence North sixty five feet to an iron stake;

Thence east one hundred forty and 7 tenths feet to an iron stake in the west line of said 22nd Street sixty feet to an iron stake.;

Thence south five feet to the place of beginning. place of beginning. REF 1

Illustrations

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Land & House History

The land in the vicinity of the Volk-Hartz House first came into private ownership on May 30, 1836, when R.H. & J. W. Spencer were granted a 126 acre parcel from the United States Government. REF 1. For some unknown reason, the abstract skips the many transactions that ensued before there was enough subdivision to create the residential lot. Some of the early detail is documented in the Landmark Nomination for 816 22nd Street, which was built about the same time, although there are inconsistencies between the two abstracts.

From the abstract for 816, REF 2, a plat map was filed in 1864, showing the west side of 22nd Street divided into 17 - 60 foot wide lots. The planned subdivision never happened, and less than a year later, the owner, Ira Wilkinson sold the west side of the street for the same price he paid—\$2500—to Cyrus J. Dart, who would build a beautiful home at the north end of the block. Dart died in 1893, leaving his wife Frances Webber Dart, and four children. The Dart children began selling some of the land, but Frances remained until her death in 1910, when the house was sold and demolished for what became the First Church of Christ Scientist.

In 1899, according to REF 2, Lizzie (Elizabeth) Volk, a daughter of contractor John Volk, purchased 470 feet, beginning at 9th Avenue, for an undisclosed price. That 470 feet corresponds to the sites of eight homes (806, 810, 816, 820, 830, 836, 840, and 850 22nd Street). But, according to REF 1, the Dart family sold the lot for 816 to Rose Titterington in 1899. The following year, on June 20, Elizabeth Volk wed German-born pharmacist, William Theodore Hartz. According to City Directories, the home was built in 1900, but this could not be otherwise documented. REF 3

Elizabeth Volk was the daughter of prominent builder John Volk, who built this home for her and her husband, druggist William T. Hartz. Hartz was about 35 at the time, and was a native of Germany, as was Mr. Volk. William had followed his older brother Bernhart (Ben) into the drug profession. Ben was a partner in Hartz & Bahnsen Wholesale Druggists, but began his profession in the drugstore pictured below, which was built in 1881 on the southeast corner of 3rd Avenue and 20th Street. Hartz & Bahnsen was so successful tht it would later become a wholesale operation and move to an even larger warehouse building on the northwest corner of 19th Street and Third Avenue (now demolished).

When Hartz & Bahnsen moved to their larger quarters in the early 1890s, William Hartz took over the drugstore (below) and remained there until his retirement in 1946. In a newspaper advertisement, the postcard drugstore was said to be “*very commodious and attractive,*



elegantly and tastefully fitted up and contains a complete stock of pure fresh drugs and chemicals, proprietary medicines of standard reputation, fancy toilet articles, perfume, and druggists sundries.” An accompanying sketch indicated that paints, oils, and liquors were also sold, telling us that then, as now, “drugstores” sold just about everything. REF 4

Fig.1. Postcard, circa 1910

Land & House History (continued)

Sometime after about 1942, the Hartzs divided the home into a duplex, with an apartment in the front half of upstairs. That caused the removal of a window (probably) and the addition of a second door on the front porch. A kitchen and bath were added there. The long-term rental resident was art teacher Sara McElhinney, who remained through the late 1950s. (REF 3)

Mr. Hartz (b. 1865), died in 1951. Elizabeth remained in the home until her death in 1968. After her death, the home was sold to an investor, who turned it into a triplex. That resulted in the most drastic changes to the home, especially inside. The original turned handrail on the front porch was removed and replaced with cheap iron. Latticework on the back porch was removed and also replaced a metal railing. A window above the back porch was removed and replaced with a smaller one. And the original garage doors (probably a pair of them) were replaced with a wide fiberglass door. The back part of the lot was scooped out level with the alley and gravel put down to meet off-street parking requirements.

Interior changes are discussed in a later section.

The home was sold again, on contract, to an absentee landlord, who, a few years later, decided to resell it to a Chicago investor. That investor told the neighbor that he intended to removed stained glass and fireplace mantels and sell them in Chicago, where they would be worth a great deal. He also planned to build a stairway from the second floor to the ground on the south side of the house, required by code for a triplex.

A fire, circa 1980, started by candles, was confined to the back downstairs parlor but with smoke damage elsewhere. The Chicago buyer was no longer interested, and the original buyer and contract holder, who had moved to Texas, agreed to sell the home to the current owners, who immediately downgraded it to a duplex, while making repairs and some restoration.

Architecture

The Volk-Hartz House looks very much like it did when constructed in 1904. It first appears on Sanborn Fire Insurance maps published in 1906 (below). REF 5 Like most homes of that era, the home is sited to leave a wider lawn on the south side—presumably to ensure that neighbors do not build so close as to block the sun. No outbuilding was indicated.

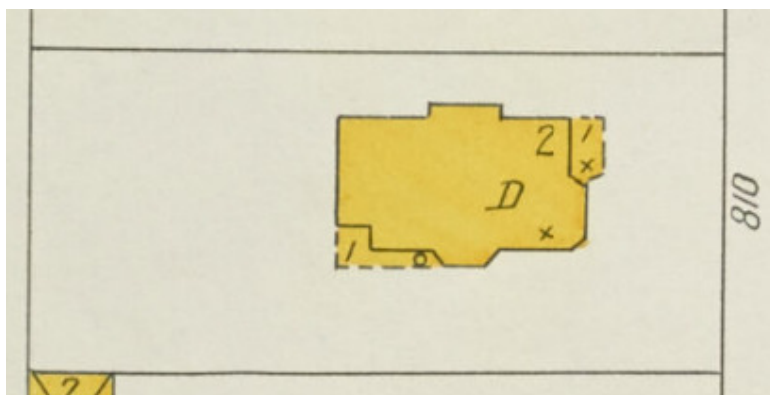


Fig. 2. 1906 Sanborn

The basic configuration of the home has not changed today. The exterior is covered with very narrow clapboard (exposure—2 1/4 inches). Clapboard meets corners butted against relatively narrow flat boards. A molded band defines the first and second stories. Gables also have clapboard with areas of shingle trim and generally fancy windows. Door and window frames are flat boards with a molded crown. The roof has three tall gables in the front and sides, and a simple hip in the back. All of the gables protrude over bays extending from the flat façade—two bays are octagonal and one, to the north, is square.

Architecture (continued)

The front gable holds a large window with a geometric muntin design. Beneath the roof are wide modillions, a bracket-like feature, appearing to support the eaves, but basically cosmetic. The front porch overhang has modillions as well.

Windows are mostly double hung, with a “picture window” in the lower front bay. The lower front side bay windows have stained glass transoms, upstairs there are none. However a stairway landing window to the north has a stained glass transom, and both center-south fireplaces have leaded and beveled insert windows. These inserts define a split flue for fireplaces on both floors. A distinctive feature is the three massive flared chimneys, one with an iron support. The central less visible main chimney has been partly coated with masonry, but the two south ones are original.

Most windows have newer aluminum storms, but the upstairs single double-hung window in the bay uses a pair of old wood storms. Windows are original except for two at the back. One, on the first floor, has been replaced with a pair of newer casements. A second window, on the upper floor has been replaced with a much smaller casement. A third small window was added to hold an AC. These are all 1970s changes.

Although relatively small, the front porch is supported by full length classical columns with Ionic capitals and one engaged column against the house. The other end of the porch-house intersection is supported by a carved bracket. Balusters are large turned “vases” with a heavy shaped top. Originally, the stairway balustrade was also created from these vases but they were discarded during the early 1970s remodel. Beneath the porch a fancy sawn grid replaces the more customary rectangular lattice, although the back porch does have the rectangular/square lattice.

The L-shaped back porch has small Victorian style turned columns and a simple rectilinear balustrade. It provides access to two doors, one leading to a back stairway, the other to a kitchen hall. The interior may have been slightly reconfigured circa 1970. At that time, heavy latticework enclosed the back part of the porch. A detail of the ca 1910 postcard of the house next door shows that lattice. Since the lattice was replaced with cheap metal, a rectangular wood balustrade matching the rest of the porch has been installed.

Fig. 3. ca 1910 Real Photo Postcard Detail



The garage, probably dates from the 1920s. It is covered in Dutch lap style wood clapboard. It has a concrete floor, with a wide fiberglass door was added circa 1970. Because the access from the alley is so steep, the garage is minimally usable for autos, although an antique 20s car fits well. It is interesting that the garage was designed to be driven through, but the sideways folding door, on the yard side is semi-permanently closed. The upper part has small window frames (broken glazing) and has been covered with plywood for decades. Its intended use is not known—it does not open to a driveway or even space for a driveway.

Free Classic Queen Anne Details

This is a remarkable Free Classic Queen Anne. As later Queen Anne homes tended to be more subdued than at the height of the style, John Volk clearly intended that his daughter have a very special example. This is basically a Queen Anne style home with an irregular footprint – lots of ins and outs rather than a simple rectangle – and a complex roofline as well. The Free Classic details are reflected in the classical front porch columns and the vase-type balustrade, as well as the under-porch shaped lattice. The paint color is appropriate to the period. Although the house appears to be blue, color chips actually look gray.

Interior Details and Pictures

Although landmarking is not contingent on interior detailing, the significance of this home is enhanced by the remaining interior special features, as well as some that are missing but are well recollected.

Of the four fireplaces, two are marble, perhaps vintage. The upstairs marble fireplace is nearly identical to one that was destroyed in the Rodman House (2532 8 1/2 Avenue) fire in 1986 REF 6. That home was built in the early 1850s. Was that mantel continuously made in Italy or did Volk salvage it from an earlier home? Two other mantels are wood (both have been painted) with an overmantel framing leaded and beveled windows. The flue is split and leads to one of the massive chimneys.

The original wallcovering in the downstairs living room was an olive green monochromatic damask design, possibly silk. The wood trim was stained very dark, almost black. The 1970s renovation painted the wood (except for a set of pocket doors) and removed the damask.

Some of the most unique wall features are upstairs and are protected by wallpaper. Three of the rooms have stenciled decoration at the top—the fourth original bedroom has been painted over any ornament.

The interior photos are older and poor quality. There is no photo of the stenciling in the third bedroom, now covered with wallpaper. New photos are not available for some features because the apartments are occupied.



Fig 4. Downstairs Marble Mantel

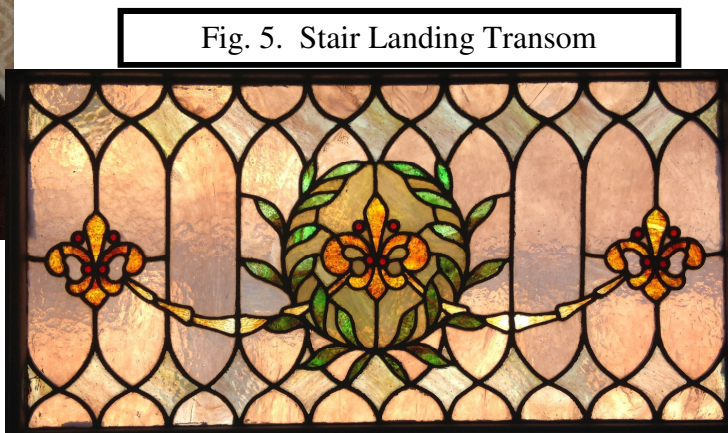


Fig. 5. Stair Landing Transom

Interior Details and Pictures (continued)



Fig 6. Downstairs Wood Mantel



Fig 7. Upstairs Marble Mantel & Stencil



Fig 8. Upstairs Stencil Detail (wood)



Fig 9. Upstairs Wood Overmantel

Exterior Photos



Fig 10. SE House

Fig 11 NE House View



Fig 12. SW House



Fig 13. SE View Garage & Wood Fence



Fig 14. SW View Garage

References and Sources

REF 1, Abstract, 810 22nd Street\

REF 2, Abstract, 816 22nd

REF 3, City Directories

REF 4, <https://rockislandpreservation.org/postcards-from-home/twentieth-street-south-from-third-avenue/>

REF 5, 1906 Sanborn Fire Insurance Map

REF 6, Rock Island Public Library loose leaf notebook with photos taken by Tony Kelly, Evanston, whose family owned the house at the time of the fire. I728.372 Ge



Rock Island Preservation Commission
Rock Island Landmark Application

For office use only:

Case # _____

Date: _____

Time: _____

For more information,
please refer to Section
8 of the Rock Island
Preservation Ordinance
(hard copy) or Section
11-113 in the Rock
Island Code of
Ordinances
(www.rigov.org).

Please contact city
staff for additional
assistance.

Address of Nominated Property: 816 22nd Street, Rock Island, IL 61201

Name and Address of Property Owner: Charles & Diane Oestreich

816 22nd Street, Rock Island IL 61201

Is Owner Aware of Proposed Designation: XX 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 www.rigov.org. 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.

- X 1. Significant value as part of the heritage of the nation, state or community.
- 2. Associated with an important person or event in national, state or local history.
- X 3. 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.
- 4. Notable work of a master builder, designer, architect or artist.
- X 5. Identifiable as a familiar visual feature in the community, owing to its unique location or physical characteristics.
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- 7. 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:

Name (Please print) Diane Oestreich Signature: _____

Organization: _____

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

E-mail: Diane61201@gmail.com

Return application to address on this letterhead.

Rock Solid.
Rock Island.



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

1528 3rd Avenue
Rock Island, IL 61201
(309)733-2800 phone / (309)733-2800 fax
planning@rigov.org
www.rigov.org

Nomination Criteria & Significance

The Frederick and Rose Titterington House at 816 22nd 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.

Frederick (Fred) Titterington, scion of an early regional settler, came to the city of Rock Island as a county treasurer. His later career found him as a partner and general manager of the Argillo Tile works in Carbon Cliff. Argillo made drainage and paving tiles among other products. Many sidewalks throughout the city, mostly now replaced with concrete, were made of the deep red, almost iridescent, foot-square tiles. Rare bricks remain, impressed with the Argillo name. His prominence can be illustrated by the fact that his obituary, with a photo, appeared on the front page of the November 3, 1925 Argus.

REF 1

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.

Although the Colonial Revival influenced Foursquare is somewhat common, the fact that this frame example retains all of its original exterior (and most of its interior) makes it rare. It is uncommon to find foursquare of any substyle which has not been modified by siding. Moreover the true center-hall Colonial is an uncommon substyle in this area.

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

This house and its neighbors are contributing structures in the National Register listing of the Broadway Historic District and the 700-800 block of 22nd Street is especially notable. There are two other landmarks (830 and 836 22nd Street) on the block, which is one of the few residential areas of the city with brick paving. The block clearly is one of the most important architectural blocks in the Broadway Historic District and in the city of Rock Island as well.

NOTE: Throughout this document, information is attributed to Beryl Titterington Heck, the youngest daughter of Fred and Rose. She visited 816 from her home Princeton, IL about 1972 and relayed many stories of the early years. She had moved to the home in 1904 when she was 13 years old

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Legal Description:

The north seventy feet of the south three hundred and eighty-five feet of outlot number twenty-seven in the south east quarter of section thirty-five, township eighteen, range two of said section for the year A.D. 1864, more particularly described as follows.:

Commencing at a point in the Indian Boundary line of Flack and Bean where the same is intersected by the west side of 22nd Street in said city of Rock Island, County of Rock Island and State of Illinois, said point of intersection being in the center of Ninth Avenue in said City; thence north along the west line of said Twenty Second Street Three Hundred Fifteen feet to the place of beginning; thence west one hundred forty and seven-tenths feet; thence North Seventy feet, more or less to the southwest corner of a land theretofore conveyed by the grantors in a certain deed, to-wit: Frances C. Dart, et al to Lizzie A. Volk; thence east along said Volk's south line one hundred forty and seven-tenths feet, more or less to said west line of said 22nd Street; thence south along said west line seventy feet to the place of beginning. REF 1

Land History—816 REF 1

The land in the vicinity of the Titterington House first came into private ownership on May 30, 1836, when R.H. & J. W. Spencer were granted a 126 acre parcel from the United States Government. A week later, Roswell H. had sold his share to John W. for \$1000. Eighteen years later, John sold 6.95 acres on 22nd Street to Christopher Webber who immediately sold the land on the east side of the street back to Spencer. During the next several years, there were multiple foreclosures and sheriff's sales, but finally, in 1864, owners banker Cornelius and Mary Lynde ended up selling the west side of 22nd Street to Ira Wilkinson.

Two months later, July 1864, Wilkinson filed a plat map, showing the west side divided in 17 60 foot wide lots. The planned subdivision never happened, and less than a year later, Wilkinson sold the west side of the street for the same price he paid—\$2500—to Cyrus J. Dart, who would build a beautiful home at the north end of the block. Dart died in 1893, leaving the Dart home to his wife Frances Webber Dart and four children. The Dart children began selling some of the land, but Frances remained until her death in 1910, when the house was sold and demolished for what became the First Church of Christ Scientist.

In 1899, Lizzie (Elizabeth) Volk, a daughter of contractor John Volk, purchased 470 feet, beginning at 9th Avenue, for an undisclosed price. That 470 feet corresponds to the sites of eight homes (806, 810, 816, 820, 830, 836, 840, and 850 22nd Street). By 1900, Lizzie had wed pharmacist William Hartz. Strangely, the abstract for 816 does not show a property transfer between Volk/Hartz to Fred and Rose Titterington, but both the year end Argus of 1904 and family memories say the home was built in 1904.

It should be noted that there are inconsistencies between the abstract for 816 and 810 (the Volk-Hartz home). REF 2 The abstract for 810 indicates that Rose Titterington purchased the lot that would become 816 in 1899, from Mrs. Dart and her children.

Although Fred Titterington died in 1925, Rose remained here through the 1940s although the home was sold to Ptolemy and Katherine Simmons in 1942. The Simmons sold to Arthur and Eleanor Arnold (with the title being held by the Lutheran School of Theology) in 1953. The Arnolds sold to the Oestreich family in 1964.

Frederick “Fred” Titterington (REF 3)

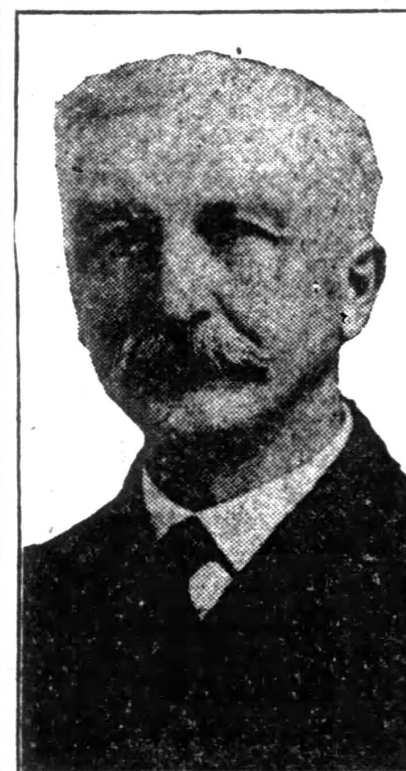
As was the case in this era, wives did not generally have paid occupations and usually used their husband's name socially. Therefore there is little information about the two wives of Fred. Fred was born in 1852, the son of pioneer settlers from England, in what became Edgington, IL. He attended Knox Academy and was elected treasurer of Rock Island County in 1894, which is when he moved to Rock Island.

His first wife was Harriet “Hattie” Edgington, with whom he had three children before her death in 1884. He later married Rose Powers with whom he had two more children, Adria and Beryl. Beryl Heck visited the home about 1972 and shared stories of her life there. One sidelight story that Beryl shared was that both the Titteringtons and Edgingtons came from the same Yorkshire area of England to Illinois. And when the families were deciding what to call the town they founded, both agreed that Titterington would be a funny name for a town, so it ended up being called Edgington.

Although he was president of the Old Settler's Associate, Fred spent his working career as a part owner and general manager of the Argillo Works in Carbon Cliff. The company manufactured all kinds of ceramic items from the clay banks there, but were best known for utilitarian wares such as cylindrical drainage tile and square paving tiles embossed with geometric designs. It was owned by prominent Rock Islanders Mary Robinson (President and widow of prominent businessman, James Frank Robinson, banker, who was the son of ferryboat owner, Capt. T. J. Robinson); Franklin Rhoads (Treasurer and involved in many local businesses as well as brother of Mary Robinson); and Mr. Titterington (Secretary and General Manager).

Fred died on November 3, 1925, at home, after being struck by a car in August in Carbon Cliff on his way to work. REF 3. Rose lived here through the 1940s and died in 1952.

Fig.1. Frederick Titterington



FRED TITTERINGTON.

Fig. 2. 1912 Ad for Argillo



Fig. 3. Argillo Crock



Architecture—History

The Titterington House looks nearly totally like it did when constructed in 1904. It first appears on Sanborn Fire Insurance maps published in 1906 (below). REF 4 Like most homes of that era, the home is sited to leave a wider lawn on the south side—presumably to ensure that neighbors do not build so close as to block the sun. The “X” on the outbuilding indicates a stable.

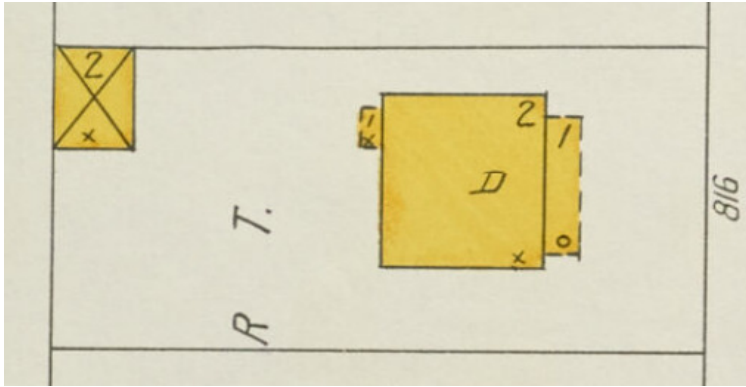


Fig.4. From 1906 Sanborn

It is also interesting that neither this Sanborn nor later ones show the small side porch on the south (bottom of the map). Yet a photo dating from shortly after the house was built clearly shows that porch. This side porch leads directly into the dining room, although daughter Beryl said they never used it. For some reason, homes of this era often had a separate dining room entrance from outside.

The photo (below) is from a “Real Photo” postcard dated 1910 that was mailed by Mrs. Titterington to daughter Beryl who was attending Oberlin College in Ohio. Although the postcard is faded, details are still clear. The photo was probably taken shortly after the house was built. Small plantings indicate the newness of the site. The photo shows the original wood shingle roof with exceptionally wide flat eaves, the dormers, and the balcony above the second story porch. That balcony suffers from weather impact and had been removed when today’s owners purchased the house. Based on the photo as well as scars in the clapboard wall, it has been reproduced and replaced.

Fig. 5. ca 1910 Real Photo Postcard



Construction (continued)

The front door is oak with a single full length beveled pane of glass and measures 42 inches wide by 8 1/2 feet long. The original screen door remains. Inside, a similar door flanked by beveled and paneled sidelights form a vestibule. Another smaller door upstairs opens to the balcony and has similar beveled glass. It is flanked by two narrow double-hung windows, forming visual sidelights.

The 1910 photo is virtually identical to today's view, with the exception of added handrails on the porch stairs. It also is somewhat unclear but there is a glimpse of what the Sanborn map identified as a stable at the rear of the property. This was a gabled 2-story board-and-batten structure with no foundation (just built on 8x8 timbers) and a wooden floor. Owners in the 1950s cut down the second story to create a shed roof. By the mid-90s, it was structurally unsound due to the lack of a true foundation and was demolished for a newer garage of similar dimensions. However the original board-and-batten siding was reused (as far as it went) for the new structure.

Stylistic Details & Interior

The home shows some characteristics of the newly popular American Foursquare style: it is a boxlike structure with minimal protrusions (bays, ells, etc.) and a hipped roof with, in this case, four dormers. But it also has elements of the classic Colonial Revival style which became newly popular after the 1893 Great White City World's Fair in Chicago. The small, mostly decorative balcony above the front door reflects the Colonial style as well as does the symmetric classic true center hall floor plan. Many Foursquare homes have a centered front door, but it usually does not lead to a true central hall plan. This home has a simple four room downstairs plan arranged around the central hall and a main staircase that extends toward the rear of the house.

The upstairs, too, has a center hall, terminated at the west by the huge staircase window and landing and by a small bedroom at the front (east). Four other bedrooms are arranged around the center hall, with one quadrant holding both a bedroom and the original bathroom. In some homes, this would be considered the servant's bedroom, but according to Beryl, since the family had four daughters there was no need for servants.. Back stairs to the kitchen are here (directly above the basement stairs) and yet another staircase above leads to the rough plastered attic.

Wood trim downstairs is oak, except the kitchen and former pantry, now a bathroom. There, like the upstairs woodwork, it is (probably) virgin yellow pine. It is hard enough to bend nails! Flooring downstairs is narrow (and relatively thin) oak. The kitchen and upstairs bath have wider and thicker maple flooring. Other floors upstairs were originally a wide soft pine, but hardwood has been added to two of these rooms and one has had newer wood-look planking installed.

Lighting throughout the house used dual gas and electric fixtures—ceiling mounted on the first floor and wall sconces on the second. Parts of these—dismantled—were stored in the basement and have been restored. Antique gas-electric chandeliers have also been found to be used downstairs. According to Beryl Heck, these were all installed because Mr. Titterington did not trust the relatively new electricity. Electricity had been used downtown, but only in recent years was it extended to residential areas. However Beryl also said that they never needed to use the gas lighting.

Stylistic Details & Interior (continued)

Most of the original plaster walls, both upstairs and down, have never been painted, but were protected by wallpaper. This meant that it was obvious if decorations had been removed, and led to replacing the picture rail that was originally mounted about 18 inches from the ceiling. A few pieces were found in the attic, but most has been reproduced (modern oak molding with a chamfered back works well). Newer strippable wallpaper covers that unpainted plaster. The kitchen has its original blue and white Sanitex oilcloth type wallpaper, now covered by newer wallpaper. The dining room had a plate rail about 5 1/2 feet above the floor. This had been removed and has not been replaced because it would interfere with taller furnishings.

The unfinished basement is quite deep, with the original floors mostly there. They are of foot-square Argillo pavers. They are probably manufacturing rejects because the backs are not smooth as they would be for normal use. The basement does have an outside access through newer metal cellar doors, which replaced deteriorated wood ones.

The basement also contains the original gravity hot air furnace. Volk's homes were often innovative with their gravity heat. REF 5. Here, the return air ducts are under the floor and there is an additional cold air intake from outside. Volk's designs also had vents from the second story floor level to the attic floor. Additionally, the passive but massive central chimney captures "waste" heat and allows it to be used in the house.

Fig. 7 Basement Floor Pavers



PHOTOS

Fig. 8. SE View



PHOTOS (continued)

Fig. 9. NE View



Fig. 10 SW View

PHOTOS (continued)

Fig.11. NW View of Garage &



Fig. 12. Garage SE View

PHOTOS (continued)

Fig.13. Interior—Living Room



Fig. 14. Interior—Stairway

References and Sources

Newspaper and City Directory references are incorporated into the text and therefore are not repeated here.

REF 1, Abstract, 816 22nd Street\

REF 2, Argus November 3, 1925

REF 3, Abstract, 810 22nd Street

REF 4, 1906 Sanborn Fire Insurance Map

REF 5, Communication with Madeline Isaacson, daughter of original owner, ca 1985, concerning 848 20th Street; also personal inspection of same.