



## Preservation Commission Meeting Agenda

April 30, 2024 - 3:00 PM

City Hall, Lower Level (Basement), Human Resource Conference Room  
1528 Third Avenue, Rock Island, IL

**1. Call to Order**

**2. Roll Call**

Linda Anderson, Bruce Peterson, Deb Kuntzi

**3. Public Comment**

**4. Minutes**

a. Approval of the March 6, 2024 Meeting Minutes

Motion: Motion whether or not to approve the March 6, 2024 Meeting Minutes

VV Voice vote is needed

**5. Other Business/New Business**

a. Determination of landmark Application completeness for 729 22nd Street

Motion: Motion whether or not to determine that the application for 729 22nd Street is complete

RC Roll Call vote is needed.

b. Recommendation regarding Landmark Application for 729 22nd Street

Motion: Motion whether or not to recommend the approval of the landmark application for 729 22nd Street

RC Roll Call vote is needed.

c. Determination of Landmark Application completeness for 741 22nd Street

Motion: Motion whether or not to determine that the application for 741 22nd Street is complete

RC Roll Call vote is needed.

d. Recommendation regarding Landmark Application for 741 22nd Street

Motion: Motion whether or not to recommend the approval of the landmark application for 741 22nd Street

RC Roll Call vote is needed.

**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 Historic Preservation Preliminary  
Determination Subcommittee Minutes**

Council Chambers (3<sup>rd</sup> Floor), City Hall  
1528 3rd Avenue  
March 6, 2024  
5:30 PM



<b>Voting Members Present</b>	Linda Anderson Bruce Peterson Deb Kuntzi
<b>Staff Present</b>	Eunice Amissah-Mensah
<b>Guests</b>	Diane Oestreich

**Call to Order and Roll Call**

Temporary Chair Amissah-Mensah called the meeting to order at 5:31 PM and read the roll call.

**Public Comment**

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

**Other Business/New Business**

a. Election of Subcommittee Chair

Kuntzi nominated Anderson to serve as chair for the Preliminary Determination Subcommittee. Temporary Chair Amissah-Mensah asked for a motion to appoint Anderson as Chair of the Preliminary Determination Subcommittee. Commissioner Kuntzi moved to nominate Anderson to serve as chair for the Preliminary Determination Subcommittee. Peterson seconded the motion.

b. Determination of Landmark application completeness for 810 22nd Street

Chair Anderson asked for a motion to determine that the application for 810 22<sup>nd</sup> Street is complete. Peterson moved determine that the application for 810 22<sup>nd</sup> Street is complete. Kuntzi seconded the motion. The motion carried unanimously on a vote of 6 to 0. Oestreich and Carmen abstained from voting.

Chair Anderson provide reasoning as to why the subcommittee considers the application for 810 22<sup>nd</sup> Street to be complete.

c. Recommendation regarding Landmark Application for 810 22nd Street

Chair Anderson asked for a motion to recommend the approval of the landmark application for 816 22nd Street. Kuntzi moved to recommend the approval of the landmark application for 816 22nd Street to the Preservation Commission. Peterson seconded the motion. The motion carried unanimously on a vote of 3 to 0.

d. Determination of Landmark Application completeness for 816 22nd Street

Chair Anderson asked for a motion to determine that the application for 810 22<sup>nd</sup> Street is complete. Peterson moved determine that the application for 810 22<sup>nd</sup> Street is complete. Kuntzi seconded the motion. The motion carried unanimously on a vote of 6 to 0. Oestreich and Carmen abstained from voting.

Chair Anderson provide reasoning as to why the subcommittee considers the application for 810 22<sup>nd</sup> Street to be complete.

e. Recommendation regarding Landmark Application for 816 22nd Street.

Chair Anderson asked for a motion to recommend the approval of the landmark application for 816 22nd Street. Kuntzi moved to recommend the approval of the landmark application for 816 22nd Street to the Preservation Commission. Peterson seconded the motion. The motion carried unanimously on a vote of 3 to 0.

**Other Business**

None.

**Adjournment**

Chair Anderson asked for a motion to adjourn. Peterson moved to adjourn. Kuntzi seconded the motion. The motion carried unanimously on a vote of 3 to 0 at 6:00 PM.

Minutes submitted by Eunice Amissah-Mensah.



Rock Island Preservation Commission
Rock Island Landmark Application

For office use only:

Case # \_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Address of Nominated Property: 729 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

For more information, please refer to Section 8 of the Rock Island Preservation Ordinance (hard copy) or Section 11-111 in the Rock Island Code of Ordinances (www.rigov.org).

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.
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 contact city staff for additional assistance.

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)733-3900 phone / (309)733-3900 fax
planning@rigov.org
www.rigov.org

## **Nomination Criteria & Significance**

The 1875 Quincy-Weiss House at 729 22nd Street is worthy of landmark designation based on two criteria in the Rock Island Preservation Ordinance. *(Note that the spelling in the original abstract is Quincy. Other documents sometimes spell it Quincey or even Quinzey)*

Criterion 3: Representative of the distinguishing characteristics of an architectural .....style 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 Second Empire or Mansard Style is very rare in Rock Island, and the 'cottage' style Second Empire is even more rare. This has been preserved or restored to near original condition.*

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. Additionally, the former First Church of Christ, Scientist is a landmark and two more residences are pending. 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: REF 1**

Lot number 14 in that part of the City of Rock Island known as and called GEORGE MIXTER'S SUBDIVISION of out lot 24 in the southeast quarter of Section 35 in Township 18 North, Range 2 West of the 4th P.M. Situated in the County of Rock Island and State of Illinois.

AND/OR

Beginning at a stake on the east side of Dock Street (now 22nd Street) at the northwest corner of Out lot 24 in Section 35 in Township 18 North Range 2 West of the 4th P.M (said stake being at the Southwest corner of Ellen . Webbers Subdivision of Lot 23 in said Section 35) thence running South on the East line of said Dock Street (now 22nd Street ) 60 feet; thence running East 37 feet to an alley; thence run North 60 feet; thence run West 137 feet to the place of beginning, being the same land conveyed to said Frederick H. Kaupke by Richard H. Quincy and Carrie A. Quincy, hi swife, on August 11, 1877 and recorded in Vol, 65, pge 107 of Deeds in the Recorder's office of Rock Island County.

## Illustrations

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## Land & House History

The land in the vicinity of the Quincy-Weiss 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. A few transactions ensued, but the most important was when 10 acres was sold to George Mixter in 1850. REF 2 Mixter was a prominent businessman, who identified his occupation as “capitalist” and his home as “foot of Broadway, south side” in 1873. REF 3

An 1857 map shows Mixter’s house in the middle of Broadway, which was not a through street, at what would be about 8th Avenue. REF 4 It should be noted here, that according to abstracts, the buyer was usually a male, while when property sold, both the man and his wife were listed.

In 1874, George and Susan Mixter sold a 67 x 140 foot lot to Richard Quincy for \$800. Quincy promptly got a mortgage for \$667. He was a native of Canada, and was a carriage maker in downtown Rock Island. REFS 3,5 In later years, per the census, he moved to Minnesota and later California, where he was a wheelwright. In 1877, Richard and Carrie Quincy sold the property for \$3000 to Frederick Kaupke. Kaupke was a travelling salesman. The great increase in price indicates that the property was improved in the previous 3 years; although due to sparse public records of the era, it cannot be confirmed that the Quincys actually lived there.

Kaupke and wife Laura sold the property in 1888 to Gottlieb Weiss (1849-1917). Weiss was the brother-in-law of John Volk who had wed Weiss’ sister. Family stories say that Gottlieb was the person who actually built the house, with John Volk, in 1875. His occupation was usually listed as “carpenter.” Descendants of Weiss provided photos in 2014. REF 6

When the Weiss family moved, they sold the property to James Dugan in 1920. Mr. Dugan owned Central Oil and Grease. Although James died in 1945, his wife Antoinette would live there as well as grown children and grandchildren for some years. The house was sold again in 1971, although Antoinette lived until 1978, with her daughter’s family. According to a Dugan grandchild, the wood front porch was removed in the early 1940s due to termites, and replaced with a slightly larger masonry one. He also remembered finding Indian arrowheads during the excavation for the new porch. REF 7

After that 1971 sale, the home became a rental and occasional party house. Exterior changes, including enclosure of the front porch, were made during that decade. A large barn on the property was demolished. Current owners purchased the home to keep it from more destruction. The interior is largely intact.

The first Sanborn map showing the property is from 1892. The previous one, 1886, did not cover this area of 22nd Street. However it shows the same basic configuration as today, with the front porch slightly smaller. The 1/1/2 story barn or stable at the rear is present as is an open one-story shed. REF 8. The yellow color indicates a frame structure

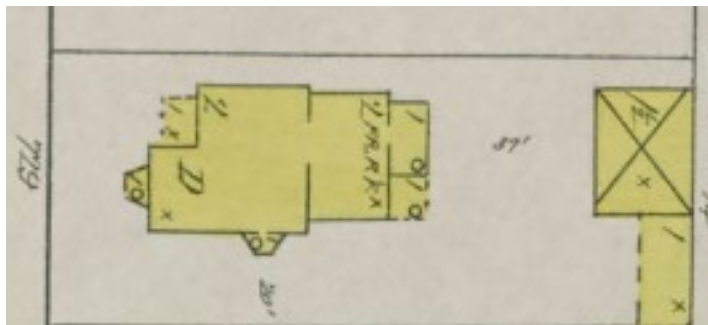


Fig. 1. 1892 Sanborn Map

## Architecture

The Second Empire or Mansard style is defined by the steeply sloping—Mansard—roof edges that are pierced by windows, providing an additional story. Otherwise, the characteristics of the style are the same as Italianates, which are contemporaries of the Second Empire in the US.

The Second Empire derives from France, in the Second Empire or Napoleonic era. Its popularity in the US primarily dates 1860-1880. REF 9 In Rock Island, both Italianate and Second Empire are mid 1870s styles. The Italianate is more common, with very few Second Empires residential structures here. Among them are one is 709 20th Street (Plummer House); 2207-07 7th Avenue (Murphy House); 3052 10th Avenue (Weyerhaeuser House); and 1305 Second Avenue (Negus Row House). All are of masonry construction.



The comparatively small Quincy-Weiss House is rare, because it is frame in an era when most Second Empires were large and imposing and constructed of brick. Most reference books do not show many two-story Second Empire ‘cottages.’ However there is an interesting connection to a very similar house in Reynolds, IL. REF 10

Fig. 2. Reynolds, IL House  
607 W. Edgington

Although not identical to 729 22nd, it shows some remarkable similarities. It is missing eave brackets, and other trim details, which may have been removed when the house had new siding installed. It should be noted that

there is no indication of iron cresting at 729, according to roofers who were asked to look closely to the bare roof for evidence of bolt holes or rust..

What is even more remarkable is that the Reynolds house was built for a Canadian, Dr. Farquhar Stuart. He came to Reynolds in 1877 from Canada. He had married Elizabeth Guthrie, also of Canada, in Viola in 1870. “His first residence and office was on Main street. Later he built the fine mansion on the hill at 607 Edgington Street.” REF 6

The similarities between the two homes may indicate that they were inspired by architectural pattern books of the era.

Fig. 3. 729 22nd Street



### Architecture (continued)

With the exception of the original front porch, most of the highly detailed areas of the exterior remain. The window-pierced Mansard is flat with a flared edge and a wide molding separating it from the flatter portion of the house. The central part of the house is totally flat, but is not visible from the street. An original ventilator appears there, but it is no longer functional as a vent. It has been painted and fastened to the flat area. The 'tower' is fake.

There are two original chimneys; the most visible is one that serves only a fireplace on the south side. It retains its original pattern. The central chimney, which serves the furnace and once a stove in the parlor, is not visible from the street, but is original. A third chimney, near the rear center of the house which was used for the kitchen stove, has been removed from the roofline down to the attic level. The paired brackets are massive and the space between them is filled with a sawtooth detail. There are no brackets in the lower rear portion, but the sawtooth detail is present. Beneath are the wide (about 4 1/4") clapboards typical of the era. Even the two bay windows have tiny brackets at the eave corners.

Windows are unique, especially on the second story, where every window has a different configuration. Rectangular aluminum windows have been used and what was once plywood above them has been replaced with an acrylic, which has yellowed and become nearly opaque. However the shapes are apparent from the exterior window frames (on the inside, they are all rectangular). On the front, one window has clipped corners, a second has round corners. The south side has one window with an octagonal top and a pair of round topped ones. Even the windows in the lower part of the rear of the house have a flattened arch top. There is an oval window at the rear north covered with a discolored acrylic panel.

There is much incised decoration above the upper windows as well, most of which has been picked out with paint. Lower windows have a drapery effect molding. There is no evidence of exterior shutters ever being present, but the interior windows shows that there may have been shutters.

The back porch is original, and a vintage photo shows it with no railing. The changes to the front porch are significant, but the newer porch is in the spirit of the original. Larger brackets need to be added, but this is cost prohibitive at this time. A newer front door has been replaced with salvaged paired walnut doors with wood screen/storm doors.



Fig. 4 . 1981, Enclosed Porch

The first photo below is when the house was purchased by the current owners; the second is when the porch enclosure was removed.



Fig. 5. ca 1985, Opened Porch

### Architecture (continued)

At the time the porch was opened, there was no indication of the original appearance. Based on best guesses and the bottom half of an earlier photo, the early 1940s concrete porch was improved with paired salvaged chamfered columns. A salvaged balustrade with chamfered inserts was added. Because the architectural detail of the top was not known, a simple arch detail (based on Annie Wittenmeyer buildings) was added at the top. Based on the photo acquired in 2014, there should be heavy detailed brackets on the columns.

Since an earlier photo did show wide porch steps, these were included in the reconstruction. An attempt to partially hide the concrete block base was made with oversized planters.

Fig. 6. Current Porch Detail



### Exterior Photos



Fig. 7. ca 1895  
REF 6

## Exterior Photos



Fig 8. SE Corner View



Fig 9 South Side



Fig 10. South Side Detail

## Exterior Photos (continued)



Fig 11. SE Corner View



Fig 12. N Side

## Interior Details

The home is typically Italianate with heavy molded woodwork and doors. Originally they were grained in a walnut finish, and much of this has been restored. The home may not have had an indoor bathroom originally. A vintage bathroom dating from ca 1940 is present and intact. A cistern was originally present and there is still a pump in the basement—not connected to anything. What may have been an outdoor well is defined by a concrete circle near the back yard. An outhouse was probably present, but its location has not been defined.

But the most outstanding and unique part of the interior is a full circular spiral staircase of walnut. It is made of bent and tapered wood with octagonal spindles and newel. It is indeed a masterpiece of carpentry. Floors downstairs are oak, while upstairs are wide pine, not particularly nice. The downstairs walls are original plaster and have never been painted.

**Interior Details (continued)**



Fig 13. Staircase from Hall



Fig 14. Staircase from Above

## References and Sources

REF 1, Abstract, 729 22nd Street\

REF 2, Abstract, 816 22nd

REF 3, City Directories through Heritage Quest at Rock Island Public Library

REF 4, 1857 Rock Island Map at RICHS

REF 5. Census data through Heritage Quest at Rock Island Public Library

REF 6. Letter & photos from Barbara and David Sodak, 2014 (See Appendix)

REF 7. Private Communication with Richard Iverson, ca 1988. He is the grandson of Chester & ? Dugan and lived there when young.

REF 8. 1892 Sanborn Fire Insurance Map

REF 9. McAlester, Virginia & Lee, "A Field Guide to American Houses," Alfred A. Knopf; 1996

REF 10. Village of Reynolds Lettie Lloyd Bellinger, Irene Davis Rockhold (R977.339 bel )

**APPENDIX****Fig 15. Letter from Barbara & David Sodak, 2014 , REF 6**

July 18, 2014

Dear Current Home Owners,

Your home at 729 22<sup>nd</sup> Street in Rock Island, was originally built by my Great Grandfather Gottlieb Weiss and his partner and brother-in-law, John Volt in 1875. Gottlieb later bought the home and took up residence with his wife Louisa, sons John, Gottlieb, and Harry S. from 1889 through 1920. Harry Samuel Weiss was the youngest son and my grandfather. There was a great deal of family history and memories that took place in your residence through that time period.

My parents, Francis and Corinne Murrin have recently passed and my siblings and I came ran across these old photos of the home. My husband made some copies for you to have. Corinne was the only daughter of Harry S. Weiss and lived a long life. The photo with an infant in the carriage in the back yard of the home was my mother. We wish we had more photos to share with you, but this seems to be all. Obviously, one of the other photos is of the original condition of the home and the other is the Gottlieb Family photo.

It's a beautiful home and you seem to be keeping it in excellent condition, and we thank you for that. We do know it must have been solidly built.

Hope you are building your own wonderful memories in this house! Drop us a line, we'd love to know that you received this letter and photos.

Sincerely,

Barbara and David Sodak  
1211 Highland Court  
Bettendorf, IA 52722  
563-359-4075



# LANDMARK NOMINATION LOCATION MAP

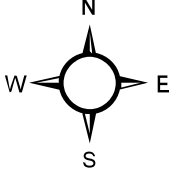
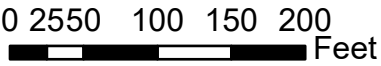


Note: The information presented is not survey accurate & is for illustrative purposes only.

## LOCATION MAP

### Legend


-  729 22nd Street
-  Parcels

0 25 50 100 150 200 Feet

## City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



ROCK ISLAND ILLINOIS



Rock Island Preservation Commission
Rock Island Landmark Application

For office use only:
Case #
Date:
Time:

Address of Nominated Property: 741 22nd Street, Rock Island, IL 61201

Name and Address of Property Owner: Alan Carmen

741 22nd Street, Rock Island IL 61201

Is Owner Aware of Proposed Designation: XX Yes No

For more information, please refer to Section 8 of the Rock Island Preservation Ordinance (hard copy) or Section 11-111 in the Rock Island Code of Ordinances (www.rigov.org).

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.
X 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.
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 contact city staff for additional assistance.

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

Rock Solid. Rock Island.

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)733-3900 phone / (309)733-3900 fax
planning@rigov.org
www.rigov.org

## **Nomination Criteria & Significance**

The 1875 Roderick & Ida Sammis Dart House at 741 22nd Street is worthy of landmark designation based on two criteria in the Rock Island Preservation Ordinance.

Criterion 2: Associated with an important person or event in National, State or Local history. *The Henry Dart & Sons Wholesale Grocers was an important contributor to 19th Century Rock Island History. Roderick Dart's association, as a nephew of Henry and an officer of the business, made him an integral part of that business. This is the only building remaining that has the integrity to reflect that family history.*

Criterion 3: Representative of the distinguishing characteristics of an architectural .....style 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 overall massing of the Dart House is an intricate Queen Anne style, but many of the details, in their simplicity, reflect the earlier Italianate style. The roof line is especially striking and the integrity is outstanding.*

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 residential landmarks (830 and 836 22nd Street) on the block, which is one of the few residential areas of the city with brick paving. Additionally the former First Church of Christ Scientist at 700 22nd Street is a Landmark, and two other residences are pending. 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: REF 1**

Lot 20 in George Mixter's subdivision of sub outlot 24, Section 35, Township 18, North Range 2 West of the 4th Principal Meridian, being situated in the city of Rock Island, County of Rock Island and State of Illinois.

## Illustrations

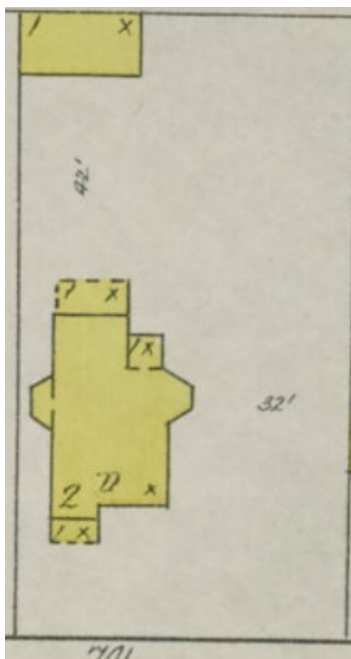
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## Land & House History

The land in the vicinity of the Roderick & Ida Sammis Dart 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. A few transactions ensued, but the most important was when 10 acres was sold to George Mixter in 1850. Mixter was a prominent businessman, who identified his occupation as “capitalist” and his home as “foot of Broadway, south side” in 1873. REF 2 An 1857 map shows Mixter’s house in the middle of Broadway, which was not a through street, at what would be about 8th Avenue. REF 3

This home is another 22<sup>nd</sup> Street home that has seen only a few owners, most of them very long term. It was built circa 1891 for Roderick H. Dart and his wife, Ida Sammis Dart. They were the parents of three children when they purchased the 70 foot wide lot to build their home in 1888. Roderick died in 1922, but his wife and son, Ralph, a physician and surgeon, remained here. After Ida died in 1927, Ralph, and later his widow Estella, owned the home until 1942. At that time the house was sold to sisters Helen and Lucille Hazard for \$5000. Another sister, Marian Szekeley, a teacher, later joined them. That family retained ownership until 1967. They were followed by first the Andrews and next the Septer families. The Carmen family, the current owners, purchased it in 1983.

The street in front of the house was unpaved until 1899, when it cost the Darts \$175 as their portion of the bricklaying expenses. In 1940, an 8 foot driveway agreement/easement was made by Estella Dart (widow of Ralph) and next door neighbor, Clinton & Gail Searle. At that time, a shared concrete block addition was made to the vintage frame building shown in yellow on the 1892 Sanborn map.. That agreement (and driveway) was eliminated in 1973. The original frame outbuilding probably functioned as a carriage house or stable.

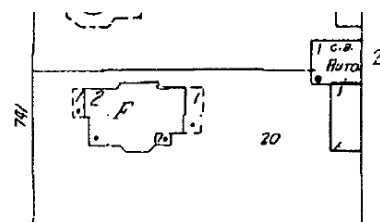


The first Sanborn map showing the property is from 1892. REF 4. It shows frame construction with bays on either side. There is a slight bump out at the front, with a small open porch in front of that. However that is believed to be an error, since later Sanborn maps, including a 1969 update available at RICHS, continue to show that open porch. The author knows it was not there in the mid 1960s, so it is believed to be an error. Even today, there is no evidence of an addition or enclosure that is today’s vestibule. The large open back porch remains today.

A later Sanborn map, from 1957, shows the shared concrete garage (A indicates a garage), but does not indicate when it was built. That 1957 map also shows an “F” on the house indicating apartment use but it may be due to the sisters with different last names living there

Fig. 1. 1892 Sanborn Map

Fig. 2. 1957 Sanborn Map



## Henry Dart & Sons Grocers

Henry Dart (1807-1889) came from Connecticut in 1857 to start a grocery business, which soon became strictly wholesale. He left the business in 1869, and later moved to California where he died. Three sons, Cyrus,(1837-1893), Albert (1837-1905), and William (1840-1877), took over the business and Roderick Dart (1845-1922) a nephew, joined them about 1865 and became secretary-treasurer when the business was finally incorporated in 1903.

The business had grown during the Civil War when a prison camp was established on what is now Arsenal Island. Thanks to a wagon bridge built by the city, Rock Island vendors had a competitive edge over other vendors, and thanks to Albert, who became the unofficial but defacto sutler, which basically able to sell without competition, business soared and the family prospered. REF 5

The Roderick and Ida Dart home is the only remaining vestige of this prominent family in Rock Island, and as such is worth of landmark status. Henry's home was demolished decades ago and the site (SW corner of Highland (5th Avenue) and Washington (18th Street) Streets where the new YWCA is located. It was demolished decades ago.

Albert's house still stands on 7th Avenue at 21st Street but has been greatly modified to become Wheelan-Pressley Funeral Home. While it is a beautiful building, it bears little resemblance to the home as Albert knew it.

Cyrus' home was next door on 7th Avenue and 22nd Street. It was demolished ca 1914 to build the First Church of Christ, Scientist.

William built his home at 728 21st Street as a clearly Victorian structure. However after the family left and sold the house, a 1910 remodel turned it into a Tudor style. William would never recognize it. REF 6

Finally, the family built a large warehouse at 213 18th Street. That survived, with first floor modifications to create restaurants, until 2014 when arson destroyed it. The site is now a parking lot.

Roderick and Ida's home retains all of its original integrity and is an excellent reminder of the historic Dart legacy in Rock Island. If the Dart family returned, they would certainly recognize their home.

Fig. 3. Dart Warehouse, 2011 Google Maps



## **Roderick and Ida Sammis Dart**

References in this section include a mixture of Findagrave (REF 7) and Census and City Directories from the Rock Public Library online. REF 2, REF 8

Roderick was born in 1845 , came to Illinois from New York with his parents. He moved to Rock Island about 1865, to attend high school and to work for his uncle Henry, where he remained during his working career. As noted earlier, he was Secretary-Treasurer of the company. Mr. Dart married with Ida Sammis (1854-1927) of Moline on May 13, 1874, and they lived in Rock Island. Ida, like Roderick, had been born in New York. In addition to his work duties, Mr. Dart was in the vestry and a warden of Trinity Episcopal church for many terms, but retired in recent years.

Although it's difficult to find information about women in this era, Ida's family had a very strong connection to the Darts as well as to other prominent local citizens. Her parents were Caroline (1818-1883) and Elbert (1809-1868) Sammis. Her sister, Charlotte Sammis (1850-1940) married Roderick's cousin, William, one of Henry's sons.. Another sister, Jane "Jennie" Sammis (1840-1916) married attorney William Jackson (1834-1925). He is known as the "Father of Rock Island Parks" and his house, a potential landmark at 824 20th Street, has recently been restored.

Emilene, the daughter of Charlotte and William, and Ida's niece, married Henry Greene of the noted architectural firm of Greene & Greene in Pasadena. The wedding took place at the Jackson's home on 20th Street on August 27, 1899. REF 9 Emilene was named for her grandmother, Henry Dart's wife.

## **Architecture**

This is clearly a Queen Anne influenced home, starting with it's intricate footprint and roofline and enhanced by the decorative window and door frames. In addition to the basic rectangle, there is a rectangular bay at the front and half-hexagon bays on the north and south sides. The rectangular back of the house is slightly lower than the front. The foundation is cut stone.

The front half of the roof is very steeply hipped, with gables extending to the front and over the large back portion. A large gable intersects the front part of the hip over the entrance and a gabled dormer with one window is set slightly back on the south side. Both side bays have the roofline extending from the hip down to the second story, creating an almost tower effect. The gabled rear portion terminates in fancy cut shingles with a pair of windows. The gables have intricate scalloped shingles and, at the back a pair of windows while the front gable only has a single window. This roof is one of the most intricate in Rock Island.

Except for the fancy shingles, the house is clad in 4 inch wide clapboard, typical of the era. Exterior corners have flat corner boards while interior corners meet at a very narrow strip of wood. Window frames are constructed of flat boards, but feature ornamental 'buttermold' upper corners. These are extended to form a drapery effect.

The open, now screened in, back porch is an uncommon feature for a house of this era. Since it shows on the earliest Sanborn maps, it is clearly original. It likely was not screened originally, but has been enclosed with full length screening for decades. It is notable because it was constructed in an era before the popularity of front porches, but this clearly provided a comfortable sitting area.

## Architecture (continued)

One mystery is the small enclosed front vestibule. Throughout the years, Sanborn maps have shown it as an open porch—which would have been typical of the early 1890s. But it has been closed for decades, possibly since shortly after the house was built. Its foundation is the same cut stone as the rest of the house and the clapboard matches as well. Two small side windows have plain frames, with no fancy buttermold, but the front entry, with beveled glass sidelights is framed to match the window trim. The door has a single large pane of plate glass. The floor inside the vestibule is red tile, and the concrete stairs leading to the front door is fancy, with wide side enclosures and a paneled base.



Fig. 4 SW View



Fig. 5 Front Entry Detail



Fig 6. Front Gable



Fig. 7. South Side

Fig. 8. Back (East) Side

Fig. 9. Back Gable Detail



There are two (or three) out buildings. The first is an Original gable-roofed board-and-batten building, Although built in pre-garage days, it was not denoted as a stable on Sanborn maps, but was probably used as a carriage house. It has a wood floor and a wide sliding door on the yard side. There are also two hinged board and batten doors there, all entering into a common space. The alley side has three small casement windows, now closed. There are interesting carved notes inside that structure. Adjacent and attached to that wood structure is the 1940 hipped-roof concrete block shared garage between 735 and 741. Finally, a "Bullock" garage with wide siding and alley overhang was

Fig. 10. Outbuildings





Fig. 11. Outbuildings From Alley



Fig. 12 . Above and Left Markings from Carriage House

Fig. 13. 1979 Garage NE View



## Interior Details

The overall floor plan is typical of homes both older and newer. Entry is through a large stairhall on the north—stairways were nearly always on the north side of east or west facing homes. Beyond that is a dining room, that was accessed from the large kitchen at the rear of the house. A fire in 1979 resulted in inappropriate kitchen remodeling, but a later remodel improved it. To the south was the double living room (or living room and parlor) —again very typical of the era. It is now a single room—a partition may have been removed in the distant past.

The interior wood trim features the buttermold upper corners similar to that on the outside. In addition, the entry hall has original walnut and oak parquet bordered floors. Floors are oak throughout, both upstairs and down. The oak staircase has a gently curved winder that makes a 90 degree turn about half way up. The newel is square with recessed columns, while the balusters are turned.

Interestingly, the basement shows the brick structure for a corner fireplace in the living room, but there is no evidence that it was ever present. If it was, a great deal of brick would have to have been removed and walls reconfigured.



Fig 14. Floor & Woodwork Detail



Fig 15. Staircase and Floor



Fig 16. Staircase and Floor  
Second View

## References and Sources

REF 1, Abstract, 741 22nd Street

REF 2. City Directories through Heritage Quest at Rock Island Public Library

REF 3. 1857 Rock Island Map at RICHS

REF 4. Sanborn Fire Insurance Maps

REF 5. “Rebels at Rock Island, the Story of a Civil War Prison” by Benton McAdams, Northern Illinois University Press, 2000

REF 5. Census data through Heritage Quest at Rock Island Public Library

REF 6. <https://rockislandpreservation.org/postcards-from-home/guyer-house/>

REF 7. <https://www.findagrave.com/>

REF 8. Census through Heritage Quest at Rock Island Public Library

REF 9. Rock Island Argus, August 23, 1899 P. 5



# LANDMARK NOMINATION LOCATION MAP

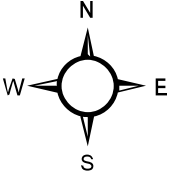


Note: The information presented is not survey accurate & is for illustrative purposes only.

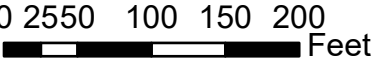
## LOCATION MAP

### Legend

-  741 22nd Street
-  Parcels



0 2550 100 150 200 Feet



## City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

