

Historic Illinois Building Survey (HIBS)

HIBS No. RI-2025-1

JENKINS HOUSE

Location: 1809 14th Ave, Moline, Illinois 61265

Present Owner: Moline Housing Development Corp, NFP, Moline Housing Authority, 4141 11th Avenue, Suite A, Moline, Illinois, 61265-2592

Present Use: The house is currently vacant.

Significance: The Illinois State Historic Preservation Office determined that the former Jenkins House was eligible for listing in the National Register of Historic Places under Criterion C for Architecture, with a local level of significance.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date(s) of construction: ca. 1881 (completed ca. 1883, spring)
2. Architect: Unknown
3. Original and subsequent owners:
Original owner: Thomas M. & Sarah C. (Tapp) Jenkins (1881–ca. 1935)
Subsequent owner: Thomas and Emma H. Larson (ca. 1935–1979)
Subsequent owner: Richard A. Simpson (Trust; 1979–2024)
Subsequent owner: Moline Housing Development Corp, NFP, Moline Housing Authority (2024–present)
4. Builder, contractor, suppliers: Original – unknown; General Roofing (1987)
5. Original plans and construction: N/A
6. Alterations and additions: According to permits at the Moline Building Department, the roof was replaced for a third time in 1987 with shingles. No other permits remain on file with the Moline Township Assessment Office or in the database available to the public (Figure 1). The exterior does not appear to have been altered beyond the original footprint. The garage was likely an addition to the main house; however, no information was found to suggest a construction date. Changes to the exterior of the house include screens installed on both the front wraparound porch and the rear side porch, along with the addition of non-historic light fixtures. Two non-historic outbuildings have been constructed on the property. Heating elements have been replaced ca. 1910, and telephone lines installed sometime after 1912.¹ Unspecified improvements were made to the home in 1976 and 1977, according to the property

¹ “Akron Air Blast Furnace; List of Purchasers,” *The Dispatch* (Moline, Illinois), September 17, 1910, 13.; “People Who Want Phones and Can’t Get Them; Why?,” *The Dispatch* (Moline, Illinois), January 20, 1912, 2.

record and warranty deed filed with the Moline Township Assessment Office (Figure 2). The basement has been partially rough-finished, and a partial bathroom has been installed with no walls. The kitchen floor has been replaced with or covered by linoleum, as the property record card from 1986 indicates flooring as tile. Carpeting has been installed in the entire upstairs level with the exception of the bathroom, which has been replaced or has been covered by linoleum flooring over original tile (Figure 3). Many elements, including wood trim, doors, appliances, lighting fixtures and hardware have been removed from the home interior in recent months by Habitat for Humanity in anticipation of demolition; a rough list of noticeably removed elements is provided at the end of this report.

B. Historical Context:

1. Development of Rock Island County

The area now known as Rock Island County was originally inhabited by the Sac and Meskwaki Tribes prior to 1804. After the War of 1812, many tribes moved further west, with some members of the Sac Tribe remaining until about 1814. The establishment of Fort Armstrong on Rock Island in 1816 served to protect the fur-trading business and other traders through ongoing skirmishes between American troops and the remaining Sac Tribe members. By 1820, riverboats began navigating the treacherous rapids of the Mississippi River surrounding Rock Island using modified hulls, with steamboats eventually increasing the rapid supply of forts and transporting settlers to the area. The government began selling areas of land to the incoming European American settlers, and squatters took up residence on additional land areas, despite still belonging to the Sauk. This would ignite the Black Hawk War in 1832 and eventual defeat of the leader, Black Hawk, in 1833, with devastating losses to his remaining Sac and Meskwaki followers near Victory, Wisconsin, resulting in nearly all Native American territories being ceded to Illinois. After this, hundreds of European American settlers began flooding into the area, with county boundaries becoming established and settlements and villages quickly forming.²

As settlers began establishing homesteads, the site of the county seat was debated, with Farnhamsburg and Hampton as the primary candidates. Farnhamsburg became the temporary seat in 1833, while land was purchased nearby to the west and a courthouse was constructed within the newly platted town of Stephenson. The area of Stephenson included Farnhamsburg and would eventually be renamed Rock Island in 1835. Rock Island County became known for its fertile soil prime for farming, coal seams for mining, and abundant rock for quarrying. The lumber industry also flourished, with the waterways available for transport and power production. Large industrial and business centers began forming in towns along the Mississippi River, leading to the formation of larger cities. When the Chicago, Rock Island and Pacific Railroad came to town in the early 1850s, it was determined a railroad bridge was needed to cross the Mississippi River, despite opposition from steamboat and ferry companies. The first bridge was completed and began functioning in April of 1856 only to be struck by a steamboat two weeks later. Despite the setback, the rail company continued to develop the area, establishing major yards and repair facilities to the east of Rock Island at Silvis in the early 1900s.³

² David T. Coopman, *Rock Island County; Images of America* (Charleston, SC: Arcadia Publishing Co., 2008), 7.; Roger Biles, *Illinois: A History of the Land and its People* (DeKalb, Illinois: Northern Illinois University Press, 2005).

³ Coopman, 8, 46.

Waves of industry continued to take advantage of the waterpower provided by the Mississippi River. New industries, including Sears, Spencer, White, and Davis, began constructing industrial facilities along the riverbanks that operated on waterpower. Denkmann and Weyerhaeuser, lumber baron partners, began buying up smaller sawmills that were struggling financially due to the larger industrial facilities slowly taking over the waterway, creating a near monopoly on the area's lumber industry. The farming implements industry boomed in the area after John Deere began his manufacturing business in 1848, along with other related industries such as machine shops, component shops, and foundries. These industries adjusted course as horses, wagons, and carriages fell from favor and automobiles asserted their place in the transportation industry. There were at least 16 automobile brands with manufacturing facilities in Rock Island County before the 1930s and the Great Depression. The United States Army, which owned Rock Island itself, constructed the Rock Island Arsenal in 1862, which began manufacturing tanks, armaments, and other military supplies, and employed nearly 11,000 area residents by the end of the 1930s and World War II.⁴

The wide availability of jobs enticed settlers that were moving on a westward route to stay, including many from Sweden and Belgium.⁵ German, Greek, Irish, and Mexican immigrants arrived to work in the sawmills, implement companies, agriculture, mines, and for the railroad. While smaller communities became agricultural centers, other nearby areas such as Coal Valley, Carbon Cliff, Cordova, and Port Byron became coal mining hubs. Many mines were never officially registered, but at least 100 coal mines were recorded before 1900 in the Coal Valley area. The first county poor farm was also established in Coal Valley in the 1880s to accommodate the elderly, infirm, and orphans. The cities of Hampton and Andalusia provided major ferry ports for the transportation of settlers seeking westward routes and steamboat landings for incoming immigrants and trade goods.⁶ The construction of the Hennepin Canal at Milan was completed in 1907. Officially called the Illinois and Mississippi Canal, the channel was the first concrete canal constructed without stone-cut facings. The canal took nearly 10 years to complete and connected the Illinois and Mississippi Rivers, saving nearly 500 miles of roundabout river travel and further easing the expansion of industry and induction of people to the area.⁷

2. The City of Moline Development, Relevant Industries and Residential Expansion

The town of Moline, Illinois, was founded in 1843 due to its favorable location along the banks of the Mississippi River and was incorporated as a city in 1872.⁸ The river allowed for swift infrastructure expansion as waterpower allowed for numerous mills to operate and thrive, giving the city its namesake, derived from the French word "moulin," for mill.⁹ The rapidly growing city had nearly 8,000 inhabitants by 1880, doubling from around 4,000 in 1870, with a continuous population increase as industries and businesses prospered, transportation avenues increased, and profitable waterpower methods expanded. The Moline Water Power Company, in combination with funds provided from the U.S. government, developed Moline's early waterpower industry in the 1870s to be able to provide power year-round. The U.S. government would eventually take

⁴ Coopman, 8.

⁵ Advisory Council on Historic Preservation (ACHP), "Moline, Illinois," 2024, accessed December 2024, <https://www.achp.gov/preserve-america/community/moline-illinois>.

⁶ Coopman, 8, 15, 18.

⁷ Coopman, 19.

⁸ Holland Publishing Company, *Holland's Rock Island & Moline Directory* (Chicago, Illinois: Holland Publishing Co., 1878), 325, 328.

⁹ ACHP, 2024.

over the company, maintaining its power and facilities and developing improvements at their own expense, while sharing a percentage of profits with the original company. This allowed for a major renovation of an original dam, deepening the reservoir and river transportation routes, and the reconstruction and reinforcement of the riverbanks to allow for increased manufacturing facilities.¹⁰

The increased and inexpensive transportation of goods along the river was quickly followed by the introduction of the railroads. The Chicago, Rock Island and Pacific; the C. B. & Q.; the Western Union; and the Rock Island and Peoria railroads were able to ship and supply goods to and from the Moline area across the country after the 1850s.¹¹ The first bridge from Moline to Arsenal Island was constructed in 1860 on top of a dam originally constructed in 1837. The initial wooden bridge was destroyed by river ice during the winter of 1867, and an iron bridge replaced it in 1873, followed by a concrete bridge after 1932. A lock system, known simply as the Moline Lock, was constructed in 1907 to allow steamboats easy access to Moline harbor and to better navigate the rapids surrounding Rock Island, with a larger lock-and-dam system installed in the 1930s.¹²

David Sears, who owned the Sears Brickyard in Searstown (now West Rock Island on the Rock River), constructed a power dam over the Rock River on the Moline shore in 1837. Sears continued to diversify his Moline industries by 1868, constructing several additional dams, mills, a brickyard, and a cotton factory. Samuel Davis also constructed a dam on the Rock River in Moline to operate a large powerhouse, which was completed by 1912.¹³ The prospect of cheap manufacturing power also brought John Deere, a blacksmith, to the Moline area in 1846. Deere invented the first self-scouring plow, which brought life-changing ease to the Midwestern farmer's job of tilling the sticky area soils that were often referred to as "gumbo" because of their viscosity. This initial success attracted the attention of other relevant industries, such as farm implements, wagon and carriage manufacturers, foundries, machine shops, and component manufacturers in the Rock Island, Moline, and East Moline areas.¹⁴ At this time, Deere & Company and the Moline Plow Company consumed more raw steel than any other plow shop in the country, and the Moline Wagon Company was the largest wagon manufacturer in the world devoted exclusively to making wagons.¹⁵

The Moline Wagon Company was incorporated in 1872, manufacturing farm and spring wagons, carriages, and buggies.¹⁶ The company began as the Milan Wagon Factory, founded by James First, a German immigrant who came directly to Moline in 1852. He began his wagon business in 1854 in Rock Island, moved the company to Moline, created the Moline Wagon Company, and remained associated with running the company operations until 1875. After leaving the wagon company, he purchased and operated the old flour mills in Moline, followed by another wagon manufacturing company in the old watch factory building, which produced "First" wagons that were shipped to surrounding states and eventually to all states west of the Mississippi River.¹⁷

¹⁰ Holland Publishing Company, 1878, 326-327; Kramer & Co., *Historic Rock Island County; History of the Settlement of Rock Island County from the Earliest Known Period to the Present Time* (Rock Island, Illinois: Kramer & Co., 1908), 149.

¹¹ Holland Publishing Company, 1878, 327.

¹² Coopman, 57.

¹³ Coopman, 37.

¹⁴ Coopman, 8, 11.

¹⁵ Kramer & Co., 149, 161.

¹⁶ Holland Publishing Company, 1878, 404.

¹⁷ Holland Publishing Company, *Rock Island and Moline Directory* (Chicago, Illinois: Holland Publishing

The Moline Wagon Company was owned and operated by Morris Rosenfield by 1872, who served as the president and manager. At this time, the company employed approximately 400 people and manufacturing 65 wagons per day, with between 50 and 75 different wagon styles. The heads of departments, including Thomas M. Jenkins, William Uhlman, E. H. Berry, and R. H. Wilson, were considered invaluable to the company's \$500,000 revenue per year success (approximately a \$12 million equivalent in 2025).¹⁸

Prior to the later residential area expansions, the Moline area contained a small, rural suburb created by Dr. Jacob Stewart. Aptly named Stewartville, the suburb was bounded by what is today known as Avenue of the Cities to the north, 14th Street to the west, 26th Avenue to the south and 18th Street (A) to the east. The suburb housed local factory and mill workers with affordable, modest homes from about 1871 to 1896. Stewartville also contained a school, town hall, post office, and several local businesses, including a plow and farm implements shop, a hardware store, butcher shop, and dry goods store.¹⁹ With the expansion of industry came the expansion of residential homes and other commercial areas, pressing the town boundaries to the east and south, towards the Rock River. Though many of the factories closed in the 1980s, neighborhood, commercial, and recreational opportunities continued to persevere, and the John Deere (Deere & Company) business retained a strong presence in the area, employing many residents.²⁰

The City of Moline has preserved much of the historic value gained from the prosperous industrial time period through the present day. The Moline Downtown Commercial District, which includes 114 buildings along 5th Avenue between 12th Street and 18th Street, was listed in the National Register of Historic Places in 2007. The Rock Island County Historical Society operates out of a home constructed ca. 1870, originally owned by Burton Peek, the president of Deere & Company. The community was designated a "Preserve America Community" by the Advisory Council on Historic Preservation in December of 2008.²¹ Additionally, many of the old homes constructed in Moline remain standing today, including the oldest extant standing structure in Moline, the Wilson House. The Wilson House at 604 21st Street was constructed in 1858 in the Greek Revival style.²²

3. The Jenkins House, 1809 14th Avenue and Occupants

The earliest available maps of the Moline area that include the property at 1809 14th Avenue are the Sanborn Fire Insurance maps from 1950 and historic aerial imagery from 1937 to 2021. Plat maps of Rock Island County from 1868 to 1965 show the area of Moline, along with a "bird's eye" drawing of the city; however, the maps do not identify the property at 1809 14th Avenue or the historical landowners (Figure 4 and Figure 5).²³ The 1950 Sanborn map and historic aerial

Company, 1882-85), 49-50.

¹⁸ Holland Publishing Company, *Holland's Moline City Directory* (Chicago, Illinois: Holland Publishing Co., 1882), 384-386.

¹⁹ Coopman, 55.

²⁰ ACHP, 2024.

²¹ ACHP, 2024.

²² "Wilson House 1858," Olde Town Group, 2017, accessed December 2024, <http://www.wilsonhouse1858.com/>.

²³ Thompson and Everts, *Combined Map of Scott County, Iowa and Rock Island County, Illinois* (Geneva, Illinois: Thompson & Everts Publishing Co., 1868); Paddock, H.G., *Map of Moline, Illinois* (Unknown location: H. G. Paddock, 1891); Bennell, R.M., *Map of the City of Moline, Illinois* (Moline, Illinois: City of Moline Engineering Department, 1921); Directory Service Company, *Rock Island County Farm Directory* (Rock Island, Illinois: Farm and Home Publishers, 1965).

imagery indicate the house has remained the only major extant structure on the property for around 75 years (Figure 6).²⁴ The John Hilt's Addition was platted in 1870 to the north and south, the Huntoon and Sorling's Addition was platted in 1905 to the west, and Cornwall's Woodlawn Addition was platted to the east of the property in 1900.²⁵ Aerial imagery from 1937 shows the lot as heavily wooded with areas of mown lawn, much as it remains today. The plan of the house appears to have remained the same since the 1950s and the rear (north) elevation gabled ells are present as early as 1937. Two sheds were constructed on the property; however, tree coverage in historic aerial imagery blocks the view of the sheds, and therefore, an approximate date of construction cannot be determined. Two parcels on the southwest corner of the lot were sectioned off ca. 1950, and a house was constructed ca. 1954 on the southernmost of these parcels with an address of 1803 13th Avenue.²⁶

According to building records from the Moline Assessor's Office and the Building Department of Moline, the house at 1809 14th Avenue in Moline, Illinois, was constructed ca. 1881. Young E. McClendon owned and leased several properties in the area as a real estate investor and owned the land on which the house at 1809 14th Avenue (1837 14th Avenue at the time of construction) was built.²⁷ Y. E. McClendon and his wife (L. F.) resided in a neighborhood commonly referenced as "on the bluff" at the end of Jefferson Street for many years, and Y. E. was known as one of the oldest established citizens of Moline. The McClendon's adopted their niece, Sarah Tapp, who is later referred to as Sarah McClendon (*Moline Review-Dispatch* 1882, 1; Hollands 1878-1881).²⁸ Sarah was born in Kentucky on March 10, 1844, and moved to the Moline area as a young woman to live with her aunt and uncle.²⁹ Sarah married Thomas M. Jenkins (occasionally referred to as Thos. D. Jenkins) on November 2, 1882, in a small service on Rock Island at the home of the Rev. Dr. McCord with only relatives attending.³⁰

Thomas M. Jenkins lived in Moline from at least 1867, where he is listed as a blacksmith and alderman residing at 1001 1st Street in 1878, and is listed in the town's historical elected officials as the alderman of the first ward in 1867.³¹ His first wife in Moline, Helena Danforth, occasionally referred to simply as Mrs. Thos. Jenkins in source materials, died at the age of 34 on April 27, 1881, from sudden illness. She was born in Moline and had no children with Thomas Jenkins.³² Thomas Jenkins is listed in multiple city directories and other sources as working for the Moline Wagon Company (incorporated in 1872) as early as 1880.³³ By the time he married Sarah McClendon, he had risen to the position of superintendent with the company and had been for some time.³⁴

After Thomas and Sarah married in 1882, they lived with her adoptive parents, the McClendon's, while their house on McClendon's land at 1837 14th Avenue was still under construction. The

²⁴ "Viewer," NETRO, historic aerials 1937-2021, accessed June 12, 2025, [https://www.historicaerials.com/viewer](https://www.historicaerials.com/viewer;); Sanborn Map Company, *Fire Insurance Maps, Moline, Illinois* (New York: Sanborn Map Company, 1950).

²⁵ Moline Township Assessment Office, Subdivision Code Sheets, GIS Department, Rock Island, Illinois, 5-S, 2-S.; Sanborn Map Company, 1950.

²⁶ "Viewer," NETRO, historic aerials, 1937, 1945, 1956.

²⁷ "2024-27-PC," Plan Commission Notes, Moline Council Chambers, City Hall, September 25, 2024, 6.

²⁸ Holland Publishing Company, 1878, 400; "Married," *The Moline Review-Dispatch*, November 3, 1882, 1.

²⁹ "Sarah C. Jenkins, Moline Resident, Many Years, Dies," *The Dispatch* (Moline, Illinois), December 11, 1935, 15.

³⁰ "Married," *The Moline Review-Dispatch*, November 3, 1882, 1.

³¹ Holland Publishing Company, 1878, 329, 391.

³² "Death of Mrs. Thos. Jenkins," *The Moline Review-Dispatch*, April 29, 1881, 8.

³³ Untitled, *The Moline Review-Dispatch*, October 14, 1880, 1.

³⁴ Holland Publishing Company, 1882, 454; "Married," *The Moline Review-Dispatch*, November 3, 1882, 1.

expected completion of the house was spring of 1883.³⁵ The initial address of the property was 1837 14th Avenue until the address numbers shifted by 1909 to 1833 14th Avenue, and in 1918 to the current address of 1809 14th Avenue, according to local directories.³⁶ The couple continued with Mr. McClendon's legacy of renting out real estate properties for several years, including large family homes, with one at 1532 12th Avenue "with modern conveniences."³⁷ Jenkin's daughter Emma and her husband, Mr. Nels. A. Larson, would later reside at this property after their marriage in 1907 at the house on 14th Avenue.³⁸

Mr. Y. E. McClendon died on October 1, 1894, and his estate was bequeathed to his surviving wife, L. F. McClendon, with Thomas Jenkins listed as the administrator, leaving her all of his possessions and properties. Thomas Jenkins died in 1906, leaving Sarah and her adoptive mother, L. F. McClendon, to live in the house together.³⁹ Mrs. McClendon died at the house on August 4, 1898, and the estate passed on to Sarah Jenkins.⁴⁰ Sarah would continue to lease out properties well after Thomas's death, with ads listed in the paper as late as 1914.⁴¹ Sarah remained at the property until her death in 1935 at the home; she is buried in Riverside Cemetery, along with Thomas and other relatives (Figure 7).⁴² Despite being blind for the last 20 years of her life, Sarah received a Red Cross Medal for her work supplying handmade, knit articles of clothing to soldiers.⁴³

After Sarah's death, the property passed on to Sarah and Thomas Jenkins' daughter, Emma Larson (daughter) and her husband, Judge Nels. A. Larson. The Larsons are listed in newspaper directories as occupying the property until at least 1940.⁴⁴ Emma and Thomas Larson owned the property until 1979, when Emma Larson signed the sale warranty deed to Richard Simpson.⁴⁵ The generational family of the Jenkins kept the house in the family from its construction in 1881 until 1979, nearly 100 years. Richard Simpson owned the property until 2024, when the current owner, the Moline Housing Development Corp, NFP, Moline Housing Authority, took possession.

³⁵ "Married," *The Moline Review-Dispatch*, November 3, 1882, 1.

³⁶ R. L. Polk, *Polk's Moline City Directory* (Rock Island, Illinois: R. L. Polk & Co., 1917), 215; R. L. Polk, *Polk's Moline City Directory* (Rock Island, Illinois: R. L. Polk & Co., 1918), 238; H. N. Stone, *Stone's Moline City Directory* (Rock Island, Illinois: H. N. Stone & Co., 1902); R. L. Polk, *Polk's Moline City Directory* (Moline, Illinois: R. L. Polk & Co., 1909), 168.

³⁷ "For Rent," *The Dispatch*, June 25, 1901, 8; "For Rent-Houses," *The Dispatch*, October 10, 1905, 8.

³⁸ "Hie to Clinton; Quietly Married," *The Dispatch*, April 11, 1907, 6.

³⁹ R. L. Polk, 1918, 238; "Funeral of Mrs. Jenkins," *The Rock Island Argus* (Rock Island, Illinois), December 12, 1935, 13; "Sarah C. Jenkins, Moline Resident, Many Years, Dies," *The Dispatch*, December 11, 1935, 15.

⁴⁰ Rock Island County, *Estate Case Files, 1834-1959*; *Young E. McClendon*, Rock Island County Clerk, Probate, Rock Island, Illinois, 1897, accessed December 2024 via Ancestry.com, <https://www.ancestry.com/search/collections/9048/records/2561222>; "McClendon," *The Moline Review-Dispatch*, August 5, 1898, 8.

⁴¹ "For Rent - Houses," *The Dispatch*, April 7, 1914, 12.

⁴² "Funeral of Mrs. Jenkins," *The Rock Island Argus* (Rock Island, Illinois), December 12, 1935, 13.

⁴³ "Sarah C. Jenkins, Moline Resident, Many Years, Dies," *The Dispatch*, December 11, 1935, 15.

⁴⁴ "Larson Observes Birth Anniversary on Bench," *The Dispatch*, December 31, 1940, 58.; Untitled, *The Dispatch*, July 6, 1940, 23; "McClendon," *The Moline Review-Dispatch*, August 5, 1898, 8.

⁴⁵ Warranty Deed, Emma H. Larson & Richard A. Simpson, Moline Township Assessor, September 8, 1979.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

The following describes the building's conditions as recorded during field survey in May 2025, after Habitat for Humanity removed many building design elements, such as woodwork, fixtures, doors and appliances from the interior of the house. It did not appear that any exterior materials were removed at this time.

The house at 1809 14th Avenue was constructed ca. 1881 and completed in the spring of ca. 1883, in the Italianate-style with Greek Revival elements. The square footage of the main building, as measured by Terracon during fieldwork in May of 2025, consists of approximately 4,477 square feet, including a basement, garage, wraparound porch, and side porch. The interior space consists of approximately 3,560 square feet, including the basement but not the 529 square-foot garage. The main building block has a multi-story irregular form consisting of multiple rectangular ells, with a south-facing façade ell perpendicular to 14th Avenue. The main rectangular block is two stories with a front gabled roof, with a two-story gabled ell on the west elevation and a gabled wall dormer on the east elevation. A rear-gabled one-and-a-half-story ell on the north elevation of the main block is attached to a one-story rear-gabled garage ell, and there is a single hipped roof dormer on the east roof slope, breaking the roofline of the one-and-a-half-story ell and abutting the main block. There is a one-story bump-out addition on the north elevation of the rear garage ell covered by a shed roof, along with a shed roof extension of the gabled roof on the east elevation. There is a wraparound porch covered by a flat or very slightly hipped roof surrounding the southwest corner on the façade. A side porch on the east elevation of the one-and-a-half-story ell is covered by a flat or very slight shed roof. There is a two-story bay window protruding from the east elevation of the main block, on the face of the wall dormer, and each tier is covered by a hipped roof with flared eaves, while the whole bay is capped by a flat or slightly hipped roof (not visible from the ground level; Figure 8 through Figure 17).

B. Description of Exterior:

1. Over-all dimensions: According to the Multiple Listing Service (MLS) sales record card from the Moline Township Assessor, documenting the property as of September 19, 1979, the first floor consists of 1,664 square feet, the second floor consists of 1,312 square feet, and the basement, mirroring the house footprint, consists of 1,664 square feet. The MLS card does not indicate the square feet of the garage or porches, nor does it directly indicate if these amounts are included or excluded in the calculations (Figure 18). According to the property record card from May of 1986, also provided by the Moline Township Assessor, the two-story main house block consists of 960 square feet on each level, and the one-and-a-half-story ell consists of 387 square feet on each level. The garage ell consists of 548 square feet, the wraparound porch consists of 251 square feet, and the east side elevation porch consists of 90 square feet. The property record card indicates the basement is full, mirroring the size of the main house footprint, including the two-story main block and the one-and-a-half-story ell, for a total of 1,347 square feet (see Figure 3). Based on field measurements taken by Terracon staff in May 2025, the MLS card is the best previously recorded representative of the approximate square footage. Terracon's field measurements indicate the first floor, not including the garage or exterior porches, is approximately 1,237 square feet. The second floor measured approximately 1,223 square feet, the basement measured approximately 1,100 square feet (measurable interior space) and the garage measured approximately 529 square feet. The façade wraparound porch is approximately 300

square feet, and the east side elevation porch is approximately 88 square feet (Figure 19 through Figure 22).

2. Foundations: Visible exterior foundations are a combination of parge-coated concrete and concrete block, with some masonry-clad spans on the east side elevation. Some areas of the foundation are hidden by lattice-covers on the porch foundation and were not visible at the time of survey (see Figure 8 and Figure 12). There is a partially finished basement that spans the footprint of the house, minus the garage ell. The basement has poured concrete flooring and walls, with some rough stone and parge-coated stone walls. Additionally, there are several spans of brick walls in areas of the basement, though it is unclear if they were added later in an attempt to finish the basement (Figure 23).

3. Walls: The exterior walls are clad in wood clapboards (weatherboards).

4. Structural system, framing: According to the property record card from 1986, provided by the Moline Township Assessor, the first story, second story, unfinished attic, and the garage are composed of wood framing (see Figure 3).

5. Porches, stoops, balconies, bulkheads: There is a wraparound porch on the façade surrounding the southwest corner, and a side porch on the east elevation of the one-and-a-half-story ell. Both porches have wood bases and wooden access steps, though the side porch steps are modern replacements. Both porches have been partially enclosed with screens. A small, enclosed portion of the façade porch on the west elevation contains a south-facing entry door and a west-facing window. Porch roofs are supported by decorative brackets, with a span of asphalt shingles below the roofline on the façade wraparound porch (see Figure 10 and Figure 15).

6. Chimneys: There are two brick chimneys in the ridgeline of the two-story main house block. The southern chimney is rectangular with a modern metal attachment. The northern chimney has a more decorative shape with no vent cap (see Figure 17).

7. Openings:

a. Doorways and doors: The main entry door is off-center on the southwest end of the façade and is a wood double-door with glass panels inset on the upper third. The main entry is sheltered by and accessed from the screened-in wraparound porch on the façade via a set of exterior screen double-doors with wood frames. There is an additional door on the façade porch on the west side of the house, facing south and providing access to the mudroom and dining room, covered by a wood door with a single, large glass panel on the upper two-thirds, and a matching interior door in the mudroom. On the east side elevation porch, sheltered within the screened porch, there is a side entry door providing access to the kitchen, covered by a wood door with a single, large glass panel on the upper half and a decorative metal security door, and a north-facing door on the exterior of the two-story main block providing access to the living room covered by a wood door with a single, large glass panels on the upper two-thirds, similar to the mudroom porch doors. These entry doors are accessed from the porch via a wood and screen exterior door. There are three garage bays covered by hinged, shed-style doors on the east elevation of the rear, one-story garage ell; the center set of shed doors open outwards, flanked by sets of similar doors that open inwards.

b. Windows and shutters: Beginning on the south-facing façade, there are two window openings on the east side of the main entry door on the first floor, and three similar

windows on the second story. Windows are wood-frame with one-over-one double- or single-hung sashes. All windows have decorative, carved wood frames and lintels, with narrow wood sills. There is a wood-frame, circular window opening in the façade's gable peak with a single, square, glass pane with a wood infill surround. All windows except for the circular gable peak window are sheltered by wood storm covers (see Figure 9).

On the west elevation, beginning on the first floor from the southwest corner, there is a small, one-over-one wood-frame window with a decorative upper sash containing colored or stained-glass panes. The window has a simple wood lintel and minimal wood sill. On the second story, there is a one-over-one wood window with simple wood lintel and minimal sill. Continuing north on the first floor, on the west elevation of the two-story west ell there is a pair of one-over-one wood windows protected by storm covers, with a decorative lintel and frame, similar to the façade windows. There is a single, similarly framed one-over-one window on the second story of the ell beneath a circular, wood-frame window in the gable peak. On the west elevation of the one-and-a-half-story ell, there is a large, one-over-one window that may be a replacement or covered by a storm window. On the second floor, directly above, there is a two-over-two wood-frame window. Neither of these windows have lintels or sills. Further north on the west elevation of the one-story garage ell, there is a pair, followed by a singular two-over-two wood window with no lintel or sill. There may be an egress window on the west elevation; however, it is blocked from view by a covering (see Figure 10 through Figure 12).

There are no window openings on the north elevation of the garage ell, on the north bump-out, or on the east elevation of the garage ell. There is a two-over-two wood window protected by a wood storm window on the upper story of the north elevation of the one-and-a-half-story ell (see Figure 12 and Figure 13). On the east elevation of the one-and-a-half-story ell, there is a single one-over-one wood window on either side of the side entry door that are sheltered by the screened in porch, and a transom window above the east-facing entry door. On the upper story of the east elevation of the ell, there is a two-over-two wood window directly centered over the side porch, and a two-over-two wood window in the roofline hipped dormer that abuts the two-story ell on the east roof slope. In the two-story bay window on the east elevation of the two-story wall dormer and main block, each facet contains a one-over-one wood window protected by a wood storm cover, with no lintel or sill. To the south of the bay window on the east elevation of the two-story main block, there is a pair of one-over-one wood windows on the first floor, with a single similar window on the second floor, all with decorative wood lintels and minimal sills. Two egress windows are visible in the foundation on the east elevation (see Figure 13 through Figure 17).

8. Roof:

- a. Shape, covering: The three main building blocks (two-story, one-and-a-half-story, one-story garage) are covered by gabled roofs, along with the two-story west gable, and the east wall dormer. The façade porch and side elevation porch are both covered by flat or slightly hipped roofs. The bump-outs on the rear garage ell are covered by shed roofs. A dormer on the east roof slope of the one-and-a-half-story block is covered by a hipped roof. All roofs are clad in asphalt shingles (see Figure 8 through Figure 13).
- b. Cornice, eaves: The main two-story block has moderately overhanging eaves with

metal gutters. The one-and-a-half-story ell has similar eaves, as does the rear one-story garage ell gable. The bump-outs on the garage have minimal-to-no eave overhang. The two-story bay on the east elevation has slightly flared eaves on the hipped roof tiers (see Figure 8 through Figure 13).

- c. Dormers, cupolas, towers: There is a gabled wall dormer on the east elevation of the two-story main block in the roof line. A hipped roofline dormer is present on the east roof slope, breaking the roofline of the one-and-a-half-story block, abutting the main, two-story block (see Figure 13).

C. Description of Interior:

1. Floor plans:

- a. Describe by floors: The basement is accessed by a set of stairs from the kitchen on the northwest corner, where the garage is accessible from the mid-way landing. The basement consists of an approximately 10.0-by-12.3-foot work room hall separated from an attached 9.0-by-16.3-foot sunken room by a half-wall (see Figure 19). In the initial workroom, a doorway on the south end leads to a large open space containing central utilities and an unfinished bathroom space on the east wall. There is an approximately 8.0-by-11.5-foot alcove on the west wall, a cut-out beneath the two-story bay window on the east wall, south of the unfinished bathroom area, and the large open area measures approximately 21.5-by-32.8 feet. There are several wall protrusions or cut-aways in the basement wall separating the workroom and sunken room measuring less than two feet each.

The first floor, beginning on the north end, has a northwest corner stairwell providing access to the second floor, to the garage a half-story down, and the basement another half-story down (see Figure 20). The northern garage ell is approximately 25.6-by-20.6 feet, with three sets of shed-style doors on the east wall (see Figure 21). From the stairwell in the kitchen area, there is an eat-in kitchen area or entry area of approximately 12.8-by-8.0 feet, with a working kitchen area of 7.8-by-8.0 feet on the southeast end. A doorway on the southwest end of the eat-in kitchen area leads to a smaller dining room or breakfast room with a built-in hutch on the north wall, measuring approximately 11.6-by-9.9 feet. On the south wall is a doorway leading to the larger, formal dining room, measuring approximately 17.3-by-13.1 feet.

From the formal dining room, there are three additional doorways leading to other rooms. On the south wall in the southwest corner is a doorway leading to a 5.8-by-7.0-foot mudroom. On the south wall in the southeast corner is a doorway leading to a 10.3-by-18.5-foot main stair-and-entry hall, and on the east wall on the south end is a large pass-through doorway leading to the main living room. The main living room measures approximately 17.5-by-15.2 feet, with a bay window on the east wall adding approximately 24 square feet, and a fireplace spanning the northwest corner. There is an additional door on the north wall in the northeast corner leading to the screened, east side elevation porch, measuring 17.5-by-5.0 feet, also accessible from a doorway on the east wall of the working kitchen area.

A large, pass-through doorway on the south wall of the main living room leads to the front room or parlor room, measuring approximately 14.5-by-15.2 feet. A pass-through doorway on the west wall of the parlor room leads back into the main stair-and-entry

hall, which has a set of double doors on the south wall leading to the façade porch. The façade porch wraps around the southwest corner of the house, with approximately 300 square feet of space. An entry door leading to the mudroom is on the northwest end of the wraparound porch, and a set of double screen doors on the south façade of the porch leads to the exterior sidewalk.

The second floor, beginning on the north end, is accessed from the first story from a northwest stairwell, opening to a small, two-to-three-foot landing, a 7.4-by-5.0-foot stair hall open space and an approximately 3.0-by-5.0-foot hallway leading south (see Figure 22). On the east wall of the south stair hall, to the northeast is a doorway to the north bedroom, which measures approximately 12.2-by-11.8 feet. On the east wall of the stair hall area to the southeast is a doorway to the bathroom, which measures approximately 12.2-by-5.7 feet. A doorway on the south wall of the bathroom leads to the master bedroom. At the end of the hallway is a pass-through bedroom or multi-purpose space that measures approximately 17.3-by-13.2 feet, with a door on the east end of the south wall leading to the main, south stair hall.

The master bedroom measures approximately 15.2-by-16.6 feet, with a 1.2-foot enclosed bump out in the northwest corner above the first-floor fireplace, and a bay window on the east wall that adds approximately 24 square feet to the space. The bedroom has a door and closet on the south wall on the west end, with a 2.4-by-8.5-foot closet. A doorway on the west wall at the southwest corner provides access to the main, south stair hall. The south stair hall is approximately 10.3-by-11.7 feet, with the stairs taking up roughly a third of the space on the west side, including a 3.5-by-3.5-foot landing. From the south stair hall, a doorway on the east wall to the south provides access to the southeast bedroom, which measures approximately 15.2-by-13 feet, and which has an access doorway to the attic stairwell on the east end of the north wall. From the north stair hall, a doorway on the south wall provides access to the smallest bedroom or office space, measuring approximately 10.3-by-6.8 feet.

The interiors of the two outbuildings were not accessible at the time of survey.

2. Stairways: There is a set of carpeted stairs leading from the first-floor kitchen area to the second-floor landing space. There is a set of wooden stairs leading from the first-floor kitchen area to a landing where the garage door is accessible and continuing down to the basement (Figure 24). The main entry hall at the south end of the house contains the main wood stairs leading from the entry hall to the second-floor landing. The main entry hall stair railing, spindles, and newel posts had been removed by Habitat for Humanity prior to the time of survey (Figure 25 and Figure 26). A set of stairs in the closet of a south second floor bedroom leads to the unfinished attic space (Figure 27).

3. Flooring: The basement level is concrete slab (Figure 23). The first floor consists mainly of wood plank flooring throughout and replacement linoleum flooring in the kitchen (Figure 28 and Figure 29). The second floor has been covered with modern carpeting throughout with the exception of the south main stair hall (wood plank), and linoleum flooring in the bathroom (Figure 30 and Figure 31; see Figure 26). The garage has a concrete slab floor (Figure 32).

4. Wall and ceiling finish: The basement consists of rough stone and some parge coated walls, with occasional spans of brick (Figure 33; see Figure 23). Walls in nearly all rooms of the house have been covered by wallpaper, with the exception of the kitchen which has painted drywall. All

ceilings are finished and painted (Figure 34; see Figure 24).

5. Openings:

- a. Doorways and doors: Interior doors had been removed prior to the time of survey, though it appears most doorways contained a wood door based on the remaining framing elements and a few doors set aside and remaining after deconstruction by Habitat for Humanity.
- b. Windows: Most windows were draped in plastic sheeting for construction purposes at the time of survey. Minimal curtain-hanging elements remained. Windows are protected by storm coverings on the exterior.

6. Decorative features and trim: Most of the wood trim features, including baseboard wood trim framing each room, doorways and some windows surrounds, and some crown molding, had been removed prior to the time of survey. This was indicated by wall shadowing and partially intact elements, comparison photos provided prior to field survey and prior to Habitat for Humanity entering the property, and other debris left behind in the house (Figure 35).

7. Hardware: Most floor and wall decorative grates had been removed prior to the time of survey, as well as lighting fixtures and other hardware, such as door closure and lock implements, outlet panels, and vent covers.

8. Mechanical equipment:

- a. Heating, air conditioning, ventilation: Open ventilation portals were present at the time of survey as the grates had been previously removed. HVAC and water equipment is fully visible in the basement.
- b. Lighting: Wall and ceiling fixtures were removed prior to the time of survey by Habitat for Humanity; lighting was assessed based on remaining elements and comparison photos from prior to deconstruction. On the first floor, at least the main entry stair-hall, the dining room, main living room, and small breakfast room connected to the kitchen all had a hanging light fixture. The kitchen had a modern wall fixture remaining at the time of survey. On the second floor, most lighting was provided by natural light from windows, though electric floor lights were likely used. A wall fixture in the bathroom appears to have once had a lighting element; however, this was removed by Habitat for Humanity prior to survey. The basement ceiling has overhead, uncovered, single light bulbs throughout. The two-story bay window on the east elevation of the house provided abundant natural light in the second-story master bedroom, the first-story main living room, and in the basement through egress windows. The garage had similar lighting as the basement, with single bulb overhead lights installed and large windows on the west wall. Natural light was provided by at least one window or glass-pane door in every room on all levels of the house, including the basement and in the garage.
- c. Plumbing: Piping is visible in the basement where ceiling is exposed. As most sinks and other appliances had been removed prior to the time of survey, plumbing in the kitchen and bathroom was exposed.
- d. Etc. N/A

D. Site:

1. General setting and orientation: The parcel at 1809 14th Avenue is in a suburban area, surrounded by significantly smaller residential lots and single-family homes. There is a public park, Kiwanis Park, to the northwest. The house is off-center on the lot near the northwest quadrant, with a north-south orientation and a south-facing façade (Figure 36 through Figure 38). The property is accessed by a gravel, loop driveway that extends from the southeast end of the lot on 14th Avenue, looping between the trees on the east side of the main house block. A sidewalk extends along the south lot border (Figure 39).

2. Historic landscape design: The lot is bordered by a sidewalk along the southern parcel boundary, with a set of concrete steps with metal railings leading from the sidewalk up to the façade of the house. The sidewalk spans along the west edge of the house and in front, providing access to the driveway. Large, mature trees dot the property directly surrounding the house, partially blocking it from view of the right-of-way. A man-made hill on the southern boundary, north of the sidewalk, also block the view from 14th Avenue when standing on the right-of-way. The grounds consist mainly of mown grass, with some bushes and light vegetation on the north end of the lot and along the eastern lot border. Landscaping gardens border the driveway in the warmer months but had not yet grown back at the time of survey or had been cut down (see Figure 36 through Figure 38).

3. Outbuildings: There are two non-historic sheds on the lot, including a gable front shed near the northern lot border, and a gambrel roof shed on the eastern lot border. The one-story, rectangular, front-gabled shed on the north end of the lot is slightly northeast of the house. The roof is sheathed in asphalt shingles and the walls are clad in vinyl siding, with a single door opening on the south elevation covered by an overhead metal roll-up door (Figure 40). The rectangular, gambrel roof shed on the east lot border is east of the house and driveway. The roof is sheathed in asphalt shingles and walls are clad in T1-11 siding, with a set of hinged shed doors on the west-facing façade (Figure 41).

PART III. SOURCES OF INFORMATION

A. Original Architectural Drawings:

No original plans or drawings were available for the house at 1809 14th Avenue. A basic building data sheet from the Assessor's Office, including a basic exterior building layout, is provided in the Appendix. The building was measured during field investigations and in preparation for demolition, and the data was used to prepare floor plan drawings of the house interior, which are provided in the Appendix.

B. Early Views: N/A

C. Interviews: N/A

D. Bibliography:

1. Primary and unpublished sources:

“Akron Air Blast Furnace; List of Purchasers.” *The Dispatch* (Moline, Illinois).
September 17, 1910.

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Directory Service Company. *Rock Island County Farm Directory*. Rock Island, Illinois: Farm and Home Publishers, 1965.
“For Rent.” *The Dispatch*. June 25, 1901.
“For Rent-Houses.” *The Dispatch*. October 10, 1905.
“For Rent – Houses.” *The Dispatch*. April 7, 1914.
“Funeral of Mrs. Jenkins.” *The Rock Island Argus* (Rock Island, Illinois). December 12, 1935.
“Hie to Clinton; Quietly Married.” *The Dispatch*. April 11, 1907.
“Larson Observes Birth Anniversary on Bench.” *The Dispatch*. December 31, 1940.
“Married.” *The Moline Review-Dispatch*. November 3, 1882.
“McClendon.” *The Moline Review-Dispatch*. August 5, 1898.
Paddock, H.G. *Map of Moline, Illinois*. Unknown location: H. G. Paddock, 1891.
“People Who Want Phones and Can’t Get Them; Why?” *The Dispatch*. January 20, 1912.
Rock Island County. *Estate Case Files, 1834-1959; Young E. McClendon*. Rock Island County
County
Clerk, Probate. Rock Island, Illinois, 1897. Accessed December 2024 via Ancestry.com, <https://www.ancestry.com/search/collections/9048/records/2561222>.
Rock Island County. Supervisors Assessment Map Subdivision Codes. Rock Island County, GIS Department, 2017. Accessed via Moline Township Assessment Office.
Sanborn Map Company. *Fire Insurance Maps, Moline, Illinois*. New York: Sanborn Map Company, 1950.
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Thompson and Everts. *Combined Map of Scott County, Iowa and Rock Island County, Illinois*.
Geneva, Illinois: Thompson & Everts Publishing Co., 1868.
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Untitled. *The Dispatch*. July 6, 1940.
Warranty Deed. Emma H. Larson & Richard A. Simpson. Moline Township Assessor. September 8, 1979.
Wellge, H. *Moline, Illinois*. Milwaukee, Wisconsin: American Publishing Co., 1889.

2. Secondary and published sources:

Advisory Council on Historic Preservation (ACHP). “Moline, Illinois.” Electronic Document, 2024. Accessed December 2024. <https://www.achp.gov/preserve-america/community/moline-illinois>.
Biles, Roger. *Illinois: A History of the Land and its People*. DeKalb, Illinois: Northern Illinois University Press, 2005.
Coopman, David T. *Rock Island County; Images of America*. Charleston, South Carolina: Arcadia Publishing Co., 2008.
Holland Publishing Company. *Holland’s Rock Island & Moline Directory*. Chicago, Illinois: Holland Publishing Co., 1878-81.
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Kramer & Co. *Historic Rock Island County; History of the Settlement of Rock Island*

County from the Earliest Known Period to the Present Time. Rock Island, Illinois: Kramer & Co., 1908.

Plan Commission Notes. Moline Council Chambers. City Hall, Moline, Illinois. September 25, 2024.

Polk, R.L. *Polk's Moline City Directory*. Moline, Illinois: R. L. Polk & Co., 1909.

Polk, R. L. *Polk's Moline City Directory*. Rock Island, Illinois: R. L. Polk & Co., 1917.

Polk, R.L. *Polk's Moline City Directory*. Rock Island, Illinois: R. L. Polk & Co., 1918.

Stone, H.N. *Stone's Moline City Directory*. Rock Island, Illinois: H. N. Stone & Co., 1902.

"Viewer." Nationwide Environmental Title Research Online. Accessed June 1, 2025. <https://www.historicaerials.com/viewer>.

"Wilson House 1858." Olde Town Group. Electronic Document, 2017. Accessed December 2024. <http://www.wilsonhouse1858.com/>.

E. Likely Sources Not Yet Investigated:

Further information could be gleaned from missing building documents, such as blueprints and original drawings for building construction from the original building block and for the potential garage building addition. Further land purchase records from the township or county, such as an official land purchase from the McClendon family, would further solidify the findings. If additional building permits exist, likely not digitized or easily accessible to township staff, further review would likely yield further information related to the property. These sources may also provide historic images or early views of the building, as no such images were found.

F. Supplemental Material:

Supplemental materials are provided at the end of this report in the appendices. Materials include photographs from Riverside Cemetery, historical sales, building and floorplan documents related to the property provided by the Moline Township Assessment Office, and a floor plan sketch of the building interior. Photographs of void elements recently removed from the interior of the home by Habitat for Humanity are provided, and well as digital photographs of the exterior of the home and outbuildings. Large-format photographs are provided with this report.

PART IV. METHODOLOGY OF RESEARCH

A. Research Strategy:

The initial research strategy involved reviewing documentation received from the client. A large-format photographer would be sourced and contracted for the exterior building photography. From there, readily available data would be obtained from internet sources, including potential repository information. Potential repositories would be contacted in order to ascertain the level of information that could be provided, and to glean additional potential sources from knowledgeable and local staff at these repositories. Information would be compiled and interpreted into historical contexts and an architectural description summary would be written, then would be broken down into HIBS report formatting.

B. Actual Research Process:

Information from the client was reviewed, including interior photographs and other data. A large-format photographer was sourced and contracted for the exterior building photography. The initial

research process included gathering information about the property from all immediately available sources, including primary and secondary sources. Local repositories were contacted for potential information and leads for other potential sources, and recommendations provided from local repository employees were further investigated in a similar manner. County, city and township repositories were contacted and investigated, and documents were requested where available. The information was gathered and compiled into historical context documentation and architectural descriptions, then placed into HIBS report formatting.

C. Archives and Repositories Used:

1. Rock Island County Historical Society, 822 11th Ave, Moline, Illinois 61265, 309-764-8590. <https://www.richs.cc/>.
2. Moline Public Library, 3210 41st St, Moline, Illinois 61265, 309-524-2440. <https://molinelibrary.com/>.
3. Rock Island Downtown Library, 401 19th St, Rock Island, Illinois 61201, 309-732-7323. <https://www.rockislandlibrary.org/>.
4. Moline Township Assessment Office, 620 18th St, Moline, Illinois 61265, 309-764-3559. Derek Devers, C.I.A.O., assessor@molinetownship.com, <https://www.molinetownship.com/assessor/>.
5. Rock Island County Recorder of Deeds Office, Rock Island County Offices, 1504 3rd Ave, Rock Island, Illinois 61201, 309-558-3360. <https://www.rockislandcountyil.gov/308/Recorders-Office>.
6. Newspapers.com – *The Moline Review-Dispatch* (Moline, Illinois) (1880 – 1898), *The Dispatch* (Moline, Illinois) (1901 – 1940), *The Rock Island Argus* (1935)
7. Directories - Holland's Rock Island & Moline Directories, (1878 – 1885), R.L. Polk Directories (1909 - 1923), H.N. Stone Directory (1902)
8. Library of Congress and the University of Illinois Library Digital Collections– Sanborn Map Company Fire Insurance Maps (1950)
9. United States Federal Census 1870, 1880

D. Research Staff:

1. Primary Preparer: Jamie Sisty, Architectural Historian, Terracon Consultants, Inc.
2. Photographer: Leslie Schwartz, Architectural Photographer, Leslie Schwartz Photography, Inc.
3. Delineator: Jamie Sisty, Architectural Historian, Terracon Consultants, Inc.
4. Additional Staff: Kelly Higelmire, Authorized Project Reviewer, Terracon Consultants, Inc.

PART V. PROJECT INFORMATION

This HIBS documentation was undertaken to mitigate the adverse effects of the demolition of the cultural resources in the project area at 1809 14th Avenue and the new construction of a residential development. The historic house has been considered eligible for listing in the National Register of Historic Places under Criterion C: Architecture, according to a letter from the Illinois SHPO dated March 12, 2024 (SHPO Log #005083024). The terms of the mitigation were agreed upon and executed to ensure compliance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) in a meeting with Terracon Consultants and the Illinois SHPO on April 9, 2025, with a draft copy presented on May 5, 2025, and legal **copy finalized on XXXX, 2025**. Terms regarding the mitigation can be found in the “Memorandum of Agreement Among the City of Moline, Moline Housing Authority and the Illinois State Historic Preservation Officer Regarding Demolition and New Construction of a Residential Development, 1809 14th Avenue, Moline, Illinois (SHPO Log #005083024).”

1809 14th Avenue, Moline, Illinois

Relevant Permit Record History

Permit Date	Permit Number	Permit Type	Listed Owner	Cost	Contractor	Architect	Description
9/8/1987	30757	Roofing	Rick Simpson	\$800	General Roofing	n/a	Re-roof with 160 shingles; third roof
x/x/1976	n/a	Improved	Emma Larson	\$12,000	n/a	n/a	Improved. (Listed on property sale record card)
x/x/1977	n/a	Improved	Emma Larson	\$12,000	n/a	n/a	Improved. (Listed on property sale record card)

Habitat for Humanity Removed Materials Prior to Field Survey

In all rooms: most lighting accessories, curtain accessories, doors, some door frames, decorative vent covers, main stair balustrade/banister/posts if any/main bottom post. Most door framing, baseboards, and other trim has been removed, though some pieces remain present.

Specific items of note:

Kitchen:

Sink
Cabinets (non-built in)
Appliances
Drawers
Countertops

Dining Room:

Elements of the built-in hutch, including doors or shelving

Living Room:

Fireplace mantel

Upstairs bathroom:

Floating cabinet, likely with mirror or shelves
Bathtub
Sink and associated cabinets if any
Light fixture accessories

Photos of interior post-Habitat for Humanity removal included.

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CITY OF MOLINE — Building Permit and Application 104000164

Moline, Illinois, 8 Sept, 1987 Permit N^o **30757** **G**

State Registered Land
Surveyor's Name _____

Lot No. and Addition _____ Zoning District _____

The undersigned hereby makes application for permit to do the following work: _____
REPAIR w/ 16" SHINGLES
3rd Floor
5 no change

For Rick Simpson Present Address _____ owner

Job Location 1809/14th Moline, IL _____ architect
Type Construction REPAIRING Size 16" SHINGLES No. Stories _____ designer

No. Rooms _____ No. Families _____ Occupancy _____ Lot Size _____

Lot Line Clearance Front _____ Right Side _____ Left Side _____ Rear _____

Cost of Building _____ Gen. Const. Cost. 800 Bond yes Permit Fee 14.50

Call for Footing, Lathing and Final Inspection. ☐ Plumbing ☐ Electrical ☐ Heating

I hereby certify to the correctness of the above and agree that the above designated work will be done in conformity with all laws of the State of Illinois and the Building Code of the City of Moline, and that this permit will expire if work is not started within 180 days from the date of issue, and that this permit does not allow the use of street, alleys or sidewalks, for the storage of equipment or materials, except by special permission. I further agree that, before lathing, I will notify the Building Department in order that they may make the proper inspection, and further no building shall be occupied in any part thereof unless or until a Certificate of Occupancy has been issued by the Building Inspector.

Approved by City of Moline, Building Department _____ Contractor

By James C. McIntyre Building Inspector By Jim Lindner

Form 57 2.5M 11-85 MP

Figure 1. 1809 14th Avenue, Building Permit, Moline Building Department

TAXPAYER NO. 13 12 00		ACREAGE 2.000		NAME AND ADDRESS LARSON EMMA H 1809 14 AVE MOBILE ILL 61265		PARCEL NO. 124		TWP. CODE 8 1		COUNTY ROCK ISLAND
						HOMESTEAD				

YEAR	VALUATIONS	IMPROVEMENTS	TOTAL	PREVIOUS YEAR	
				MONTHS	PROBATED VALUE
1976	4,500	7,500	12,000		
A A 1977	4,500	7,500	12,000		

79-09-05
81-A-900

SUPVR ASST MAP
LOT 220 SHEET 5

RICHARD SIMPSON
B.H. FED.
R.I. ILL. 61201

Permanent Real Estate Index No. 201. 224 Date of Deed 9/8/79 Type of Deed W.D.

Address of Property 1809 - 14th Avenue

Moline Moline
City or Village Township

The following questions must be answered:

- Yes ☐ No ☒ Is this transfer between relatives or related corporations? Relationship _____
- Yes ☐ No ☒ Is this a compulsory transaction? (In lieu of Foreclosure, Court Order, Divorce, Condemnation, Probate, Etc.)
- Yes ☐ No ☒ Is this in fulfillment of an installment contract for deed? Year contract originated 19___. Buyer is responsible for taxes payable in 19___. 5
- Yes ☐ No ☒ Does buyer hold title to adjacent properties?

—Check property usage—

☒ Residence

☐ Vacant Land/Lot

☐ Apartment (6 units or less, owner occupied)

☐ Commercial Apartment (over 6 units)

☐ Farm

☐ Store, office, commercial building

☐ Industrial

☐ Other (Specify) _____

This space for relating any special facts or circumstances involving this transaction: (Use additional sheet, if necessary).

Full actual consideration	\$ 90,000.00
Less amount of personal property included in purchase	\$ 00.00
Net consideration for real estate	\$ 90,000.00
Less amount of mortgage to which the transferred real estate remains subject	\$ 00.00
Net taxable consideration to be covered by stamps	\$ 90,000.00
Amount of tax stamps (\$.25 per \$500 or part thereof of taxable consideration.)	\$ 45.00
REAL ESTATE TRANSFER TAX 45.00	

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Emma H. Larson 1809 - 14th Avenue Moline
Name and Address of Seller (Please Print) Street or Rural Route City

Signature: *Emma H. Larson*
Seller or Agent

Richard A. Simpson 1227 - 18th Street Moline
Name and Address of Buyer (Please Print) Street or Rural Route City

Signature: *Richard A. Simpson*
Buyer or Agent

Use space below for tax mailing address, if different from above.

Name Street or Rural Route City

Figure 2. Warranty Deed Record, Moline Township Assessor, September 8, 1979.

1809-14th Avenue 124 BUILDING RECORD RESIDENTIAL

PROPERTY TYPE-1

CONSTRUCTION SPECIFICATIONS AND BUILDING RECORD

OCCUPANCY

INTERIOR FINISH

REMODELED

SOLD DATE

AGE

ADJ. AGE

CDU

Grade

MEMO

porches are screened

51220

25790

DWELLING COMPUTATIONS

STY 111 Constr. 960 Sq. Ft.

STY 111 Constr. 387 Sq. Ft.

51220

25790

17140

1090

2360

4525

79960

160

79960

Other Features

PT Menny Walls

Fireplace

Finished Basement

Total

82960

C x D

NH x AP

110

Replacement Value

91255

EFF. AGE.

REL.

DEPR.

.35

S C M I

31940

Full Value

SUMMARY OF OTHER BUILDINGS

Shingle Asphalt/Asbestos/Wood

Slate/Tile

Composition

Other

FLOORS

Concrete

Wood

Tile

Carpet

Wd/St. Frame

D.L.G.A.

Garage (Detached)

Frm. 1 May. 2 Carport 3

Listed

Date 5/86

BY BK & Km

Total Full Value Other Bldgs.

Total Full Value All Bldgs.

Land Value

55245

87135

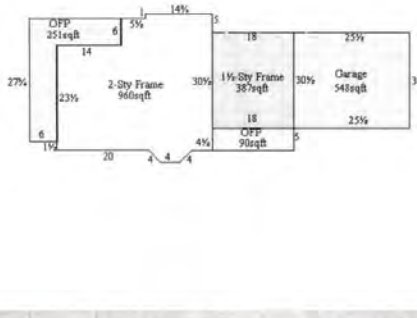


Figure 3. 1809 14th Avenue Property Record Card, Office of the Assessor, Moline, Illinois

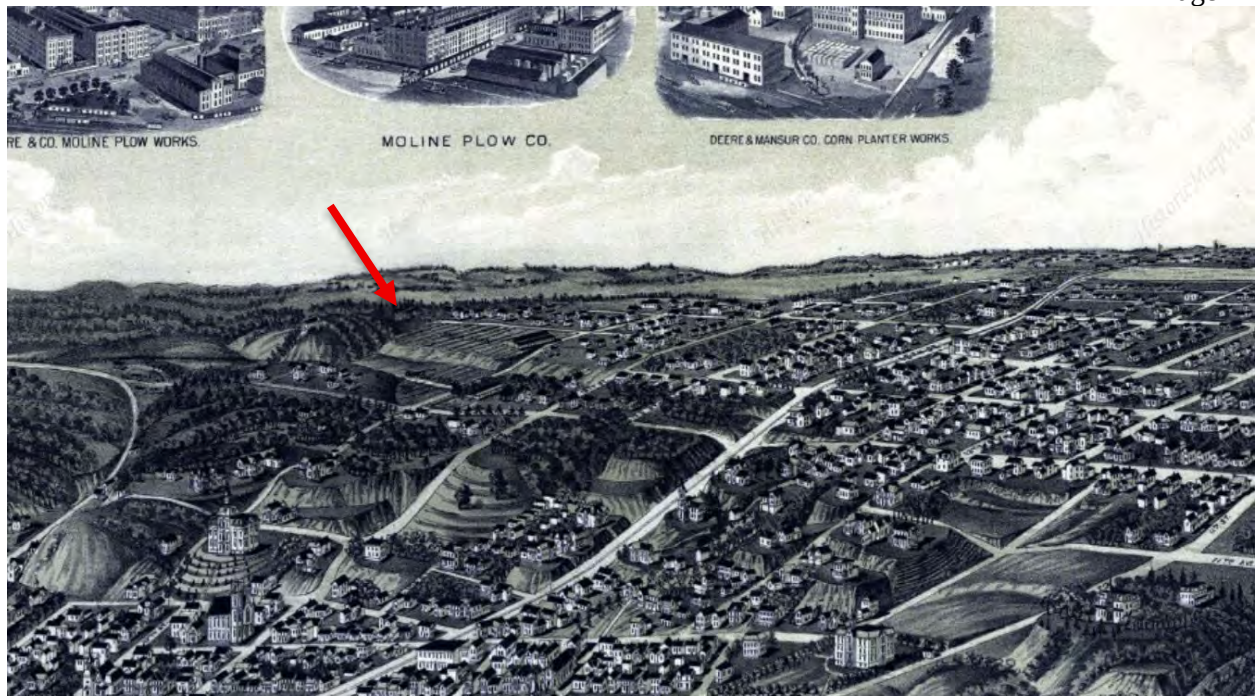


Figure 4. View of 1809 14th Avenue in “bird's eye” map of Moline (indicated by red arrow). Wellge, H. *Moline, Illinois*, Milwaukee, WI: American Publishing Co., 1889.

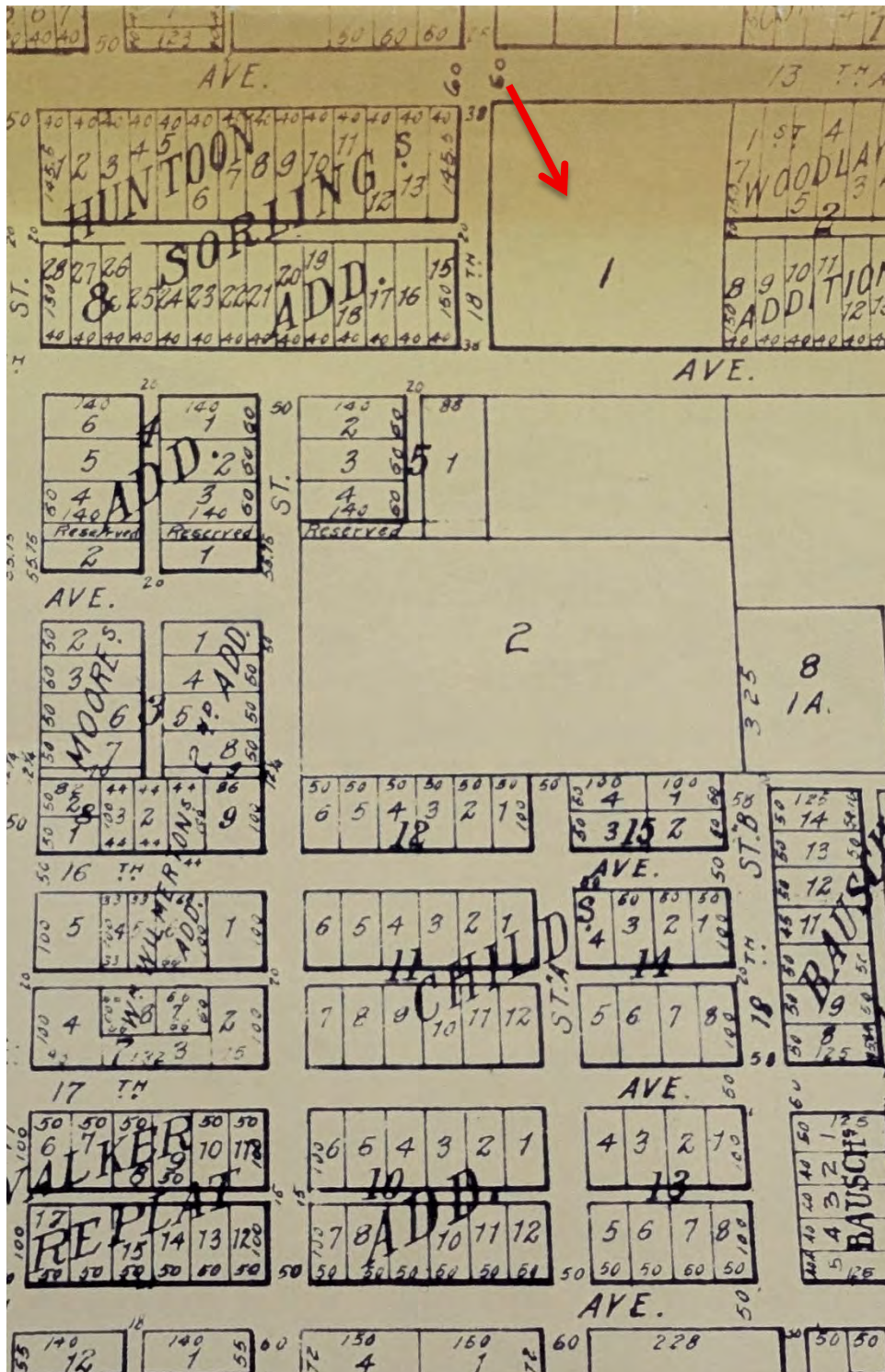


Figure 5. Historic plat map showing the parcel at the corner of 14th Avenue and 18th St, labeled lot number “1” indicated by red arrow, R.M. Benell, *Map of the City of Moline, Illinois*, Moline, Illinois: City of Moline Engineering Department, 1921.

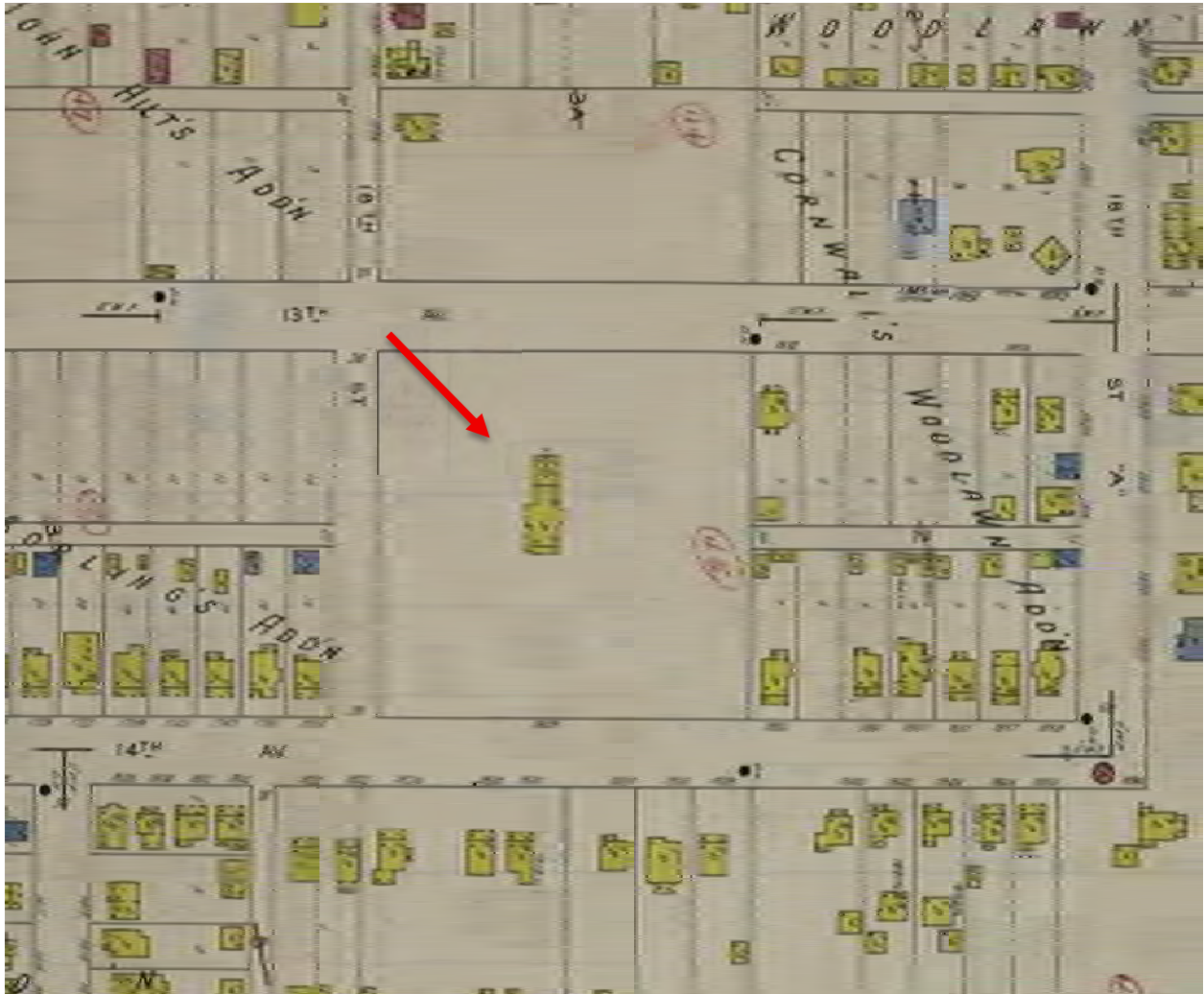


Figure 6. Sanborn map image of 1809 14th Avenue (indicated by red arrow), Sanborn Map Company, *Fire Insurance Maps*, Moline, Illinois, New York: Sanborn Map Company, 1950.



Figure 7. Grave markers of Thomas and Sarah Jenkins, Riverside Cemetery, taken May 16, 2025.



Figure 8. Exterior, façade (south) and east side elevation, facing northwest



Figure 9. Exterior, façade (south) elevation, facing north



Figure 10. Exterior, façade (south) and west side elevation, facing northeast



Figure 11. Exterior, east side elevation, one-and-a-half-story ell and rear one-story garage ell, facing northeast



Figure 12. Exterior, west side and rear (north) elevations, one-and-a-half-story ell and rear one-story garage ell, facing southeast



Figure 13. Exterior, east side and rear (north) elevations, one-and-a-half-story ell and rear one-story garage ell, facing southwest



Figure 14. Exterior, east side and rear (north) elevations, one-story garage ell, facing southwest



Figure 15. Exterior, east elevation side porch, facing west



Figure 16. Exterior, east side elevation, two-story bay window on main house block, facing southwest



Figure 17. Exterior, façade (north) and east side elevation, facing northwest

LAND
124

22693 100,000 09/13/79 0 50 CNY 00191	
#22693 Add. 1809 14th Ave. MOLINE #3 135,000.00	
Owner THOMAS LARSON, ATTY. IN FACT Appt. thru LA	
Occupied VACANT Ph. 797-3920 Age 100	
#Bdms. 4	Fireplace Y
L.R. 19 x 17.6	Air Cond. N
D.R. 13 x 10	Carpet ARE
B.R. 19 x 16.6	Drapes Y
B.R. 13.3 x 13.6	Dishwasher N
B.R. 15 x 13	Disposal N
B.R. 12 x 12	Plan/Oven Y
F.R. x	Exh. Fan N
Kit 14 x 18	Essent. UNK
#Bath 1	Serv. Wat. Gas Y
Bmnt. 52 x 32	Zoning R-5
Sq. Ft. 1st Flr. 1664	2nd 1312
3rd	Sp. Asmt. UNK
Lot Size APPROXIMATELY	2.1 ACRES
Legal: LENGTHY CALL LA	Lev./Rev. LEVEL
Remarks:	
Realtor CENTURY 21 WENDT, INC. Ph. 797-3920 #10124	

22703 100,000 09/19/79 0 50 CNY 00191	
#22703 Add. 1809 14 Ave. MOLINE #3 135,000.00	
Owner THOMAS LARSON, ATTY. IN FACT Appt. thru LA	
Occupied VACANT Ph. 797-3920 Age 100	
Water CITY	Taxes \$691.26 H.S.
Sewer CITY	Zoning R-5
Street YES	Easements UNK
Sidewalk YES	Sp. Asmts. NONE
Gas CITY	Level/Rev. LEVEL
Electricity YES	Leased NO
Terms CASH	
Lot Size: 2.1 ACRES APPROXIMATELY	
Legal: LENGTHY CALL LA	
Remarks & Directions: PROPERTY DOES HAVE HOME. SEE LISTING IN THE RESIDENTIAL SECTION. LAND COULD BE DIVIDED TO BUILD SIX PLEXES. CLOSE TO SCHOOL & PARK.	
Realtor CENTURY 21 WENDT, INC. Ph. 797-3920 ID 134	
List. Asst. PAM WENDT 797-2393 Com. 7 LA 50 SA 50	

Figure 18. 1809 14th Avenue, Historic MLS (1979), Moline Office of the Assessor

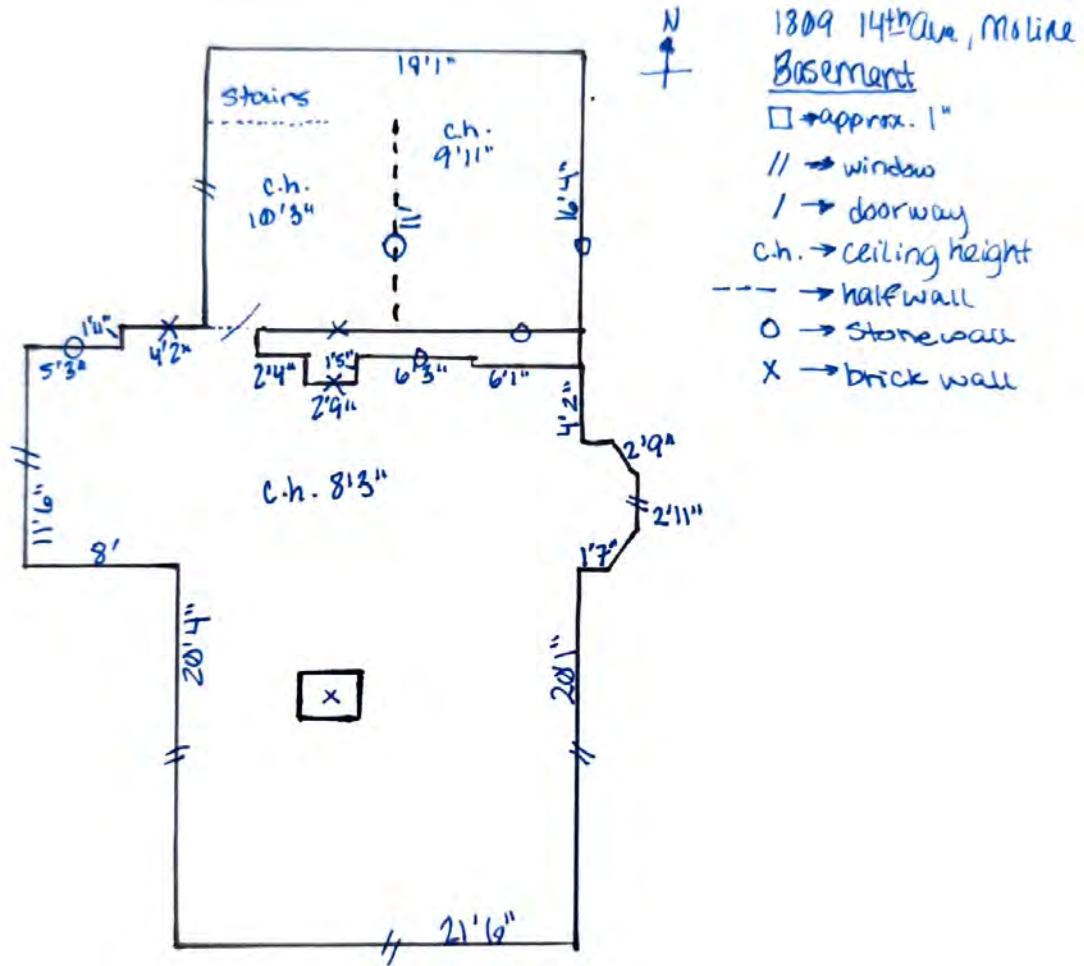


Figure 19. 1809 14th Ave, Moline, Illinois, basement floor plan, Terracon Consultants, Inc., 2025

1809 14th Ave, Moline, IL

First Floor

- → approx. 1'
- // → window
- / → doorway
- C.h. → Ceiling height
- F.P. → fireplace
- EFP → enclosed front porch
- ESP → enclosed side porch

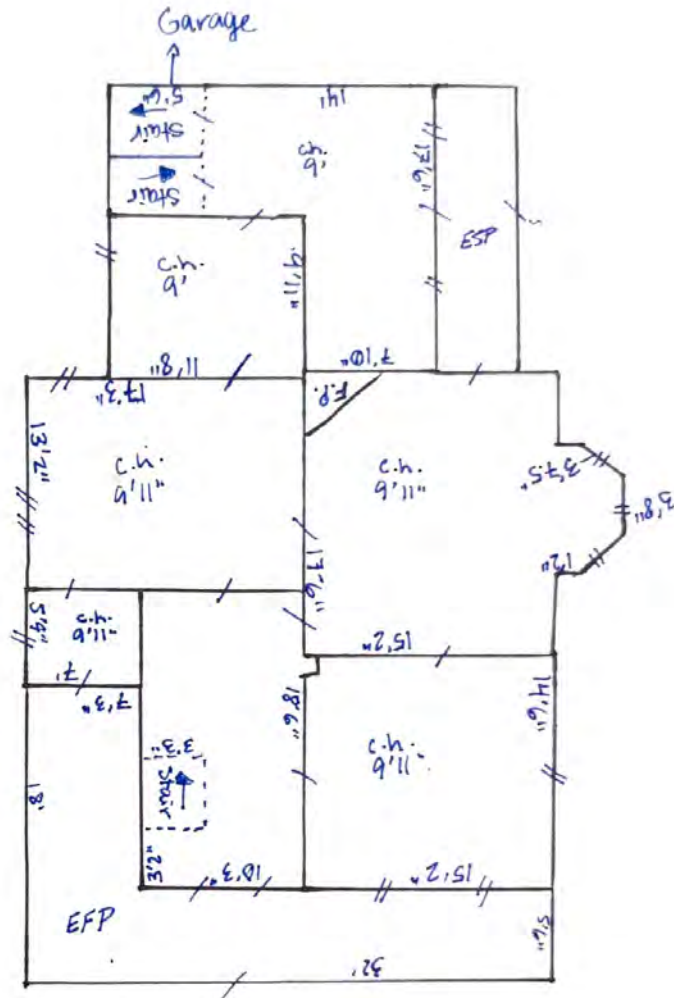


Figure 20. 1809 14th Ave, Moline, Illinois, first story (main floor) floor plan, Terracon Consultants, Inc., 2025

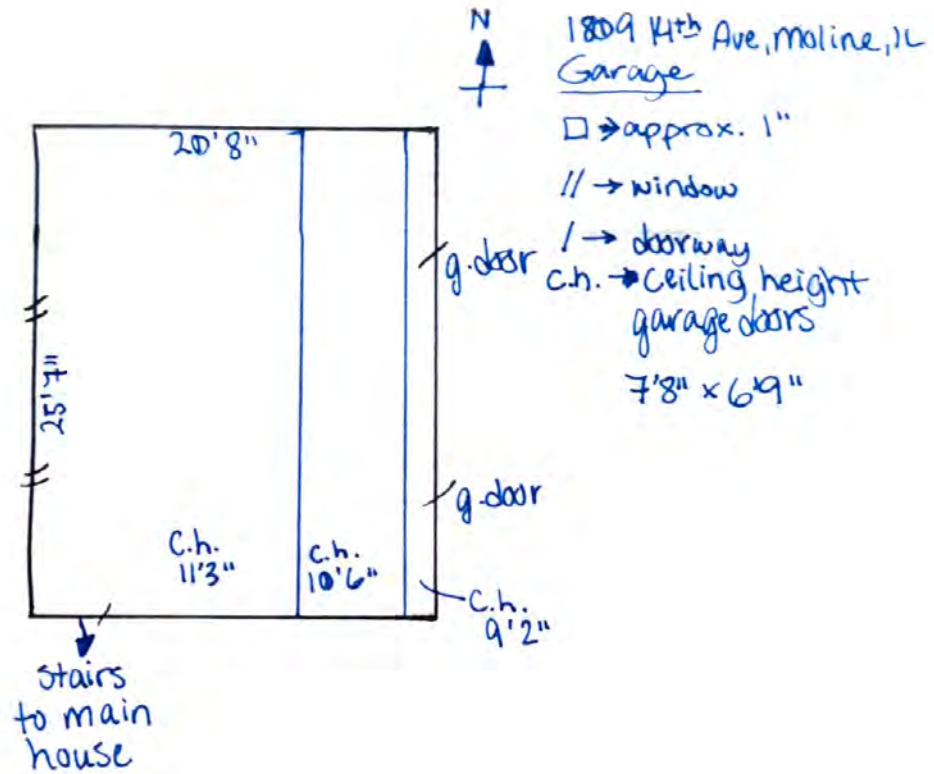


Figure 21. 1809 14th Ave, Moline, Illinois, garage (main floor) floor plan, Terracon Consultants, Inc., 2025

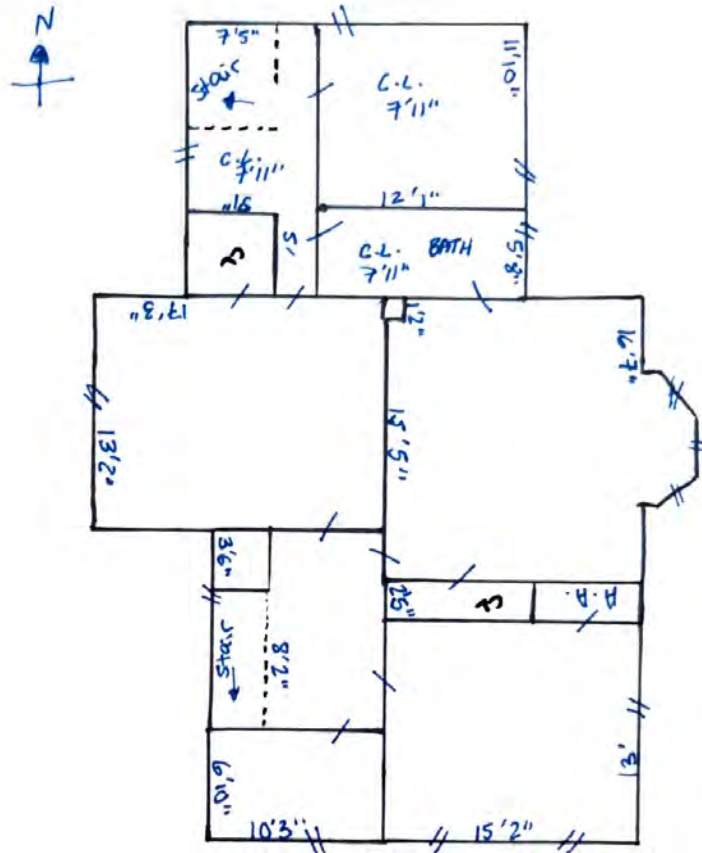


Figure 22. 1809 14th Ave, Moline, Illinois, second story floor plan, Terracon Consultants, Inc., 2025



Figure 23. Interior, basement, brick wall spans and coated stone foundation walls, facing north from stairwell



Figure 24. Interior, kitchen, view of stairwell to basement and garage (left) and second floor (right), facing west



Figure 25. Interior, main stair hall, first floor; Habitat for Humanity removed main post and banister railing, other trim



Figure 26. Interior, second floor main stair hall; Habitat for Humanity removed banister and railing, any posts, other trim



Figure 27. Interior, attic access, accessed in southeast bedroom on second floor



Figure 28. Interior, main living room, examples of wood trim elements removed by Habitat for Humanity. The north-facing wood-and-glass door shown provides access to the east side elevation porch from the main living room



Figure 29. Interior, kitchen, Habitat for Humanity removed appliances, cabinetry, sink, countertops, drawers, other trim



Figure 30. Interior, bathroom, second floor, Habitat for Humanity removed bathtub, sink, any floor cabinetry, floating wall shelf/mirror, other trim



Figure 31. Interior, second floor north stair hall, view to the southwest



Figure 32. Interior, garage, view of west wall, facing northwest



Figure 33. Interior, basement, modern bathroom elements with no walls added



Figure 34. Interior, living room, Habitat for Humanity removed fireplace mantel and framing elements



Figure 35. Interior, dining room, Habitat for Humanity removed elements of built-in, other trim



Figure 36. View from southern parcel boundary at southeast end, facing northwest

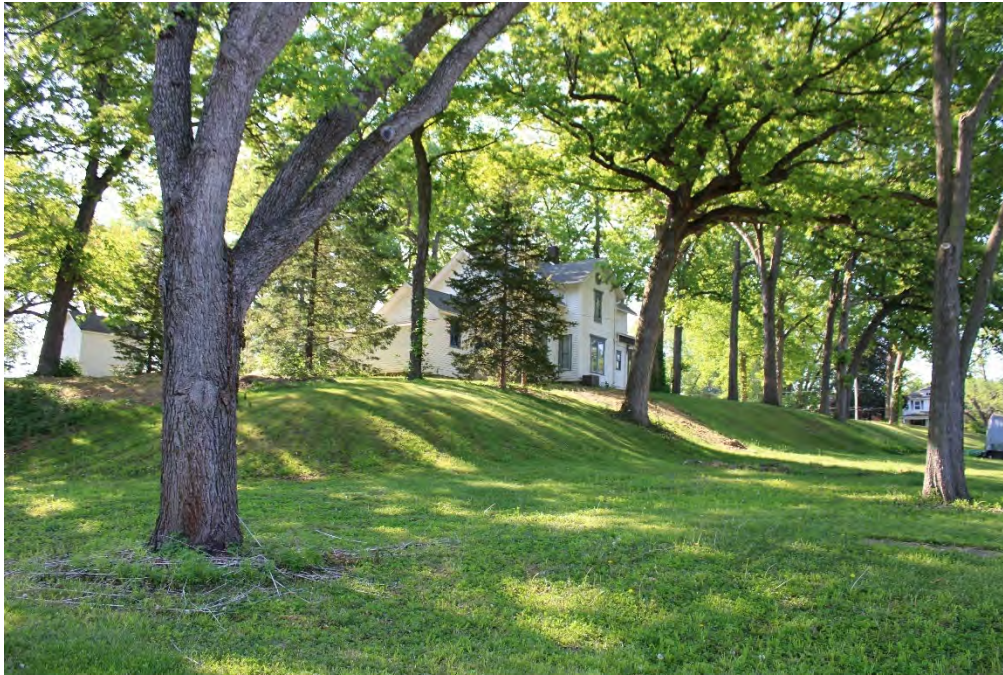


Figure 37. View from northern parcel boundary at northwest end, facing southeast



Figure 38. View from northern parcel boundary at northeast end, facing southwest



Figure 39. View from southern parcel boundary at southwest end, facing northeast



Figure 40. Northeast shed, facing northeast, standing northeast of house



Figure 41. East shed, facing northeast, standing near east lot line









































