

# MIA

McGuire Igleski & Associates, Inc.

*Architecture, Preservation, Planning*

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February 23, 2021

**CITY OF ROCK ISLAND**

Miles Brainard  
Planning and Redevelopment Administrator  
1528 3rd Avenue  
Rock Island, IL 61201

RE: Section 106 Response for 1206 17<sup>th</sup> Street, SHPO Log #010102521

Dear Mr. Brainard,

The City of Rock Island (City) has requested this proposal for additional services from McGuire Igleski & Associates, Inc. (MIA) under the current contract for the amendments to the National Register-listed Broadway Historic District. The additional services respond directly to a Section 106 review request from the State Historic Preservation Office (SHPO) to document the property at 1206 17<sup>th</sup> Street, a contributing resource to the Broadway Historic District, prior to its demolition. Demolition of the property is proposed as it has fallen into a state of severe deterioration and disrepair and poses a hazard to the adjacent residences.

In preparation for this proposal, MIA met with the City and SHPO on February 10, 2022 to discuss the recordation package and the current status and condition of the property. Recordation of the property will be limited to the site and exterior due to the hazardous condition of the property.

Based on the aforementioned consultation with SHPO and the City, MIA proposes the following additional services:

1. Photographs: Photographic documentation of the site, the exterior of the main residence, and the exterior of the garage at 1206 17<sup>th</sup> Street.
2. Written Narrative: Architectural description of the site and exterior of the buildings on site. Historic narrative on the history and development of the residence.

MIA proposes to provide the additional services for a Fixed Fee, including expenses, of \$808.00.

We look forward to continuing to assist the City of Rock Island in your efforts. We will be happy to clarify any questions you should have regarding this proposal.

Sincerely,  
McGuire Igleski & Associates, Inc.



Erica Ruggiero, Associate AIA  
Principal/Historic Preservation Specialist  
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Accepted for the City of Rock Island:

  
Signature:

*Miles Brainard, CED Dr.*  
Name:

*3/14/2022*  
Date:

Accepted for McGuire Iglesias & Associates, Inc.:

*erica ruggiero*  
Signature:

Erica Ruggiero  
Name:

March 9, 2022  
Date:

## MEMORANDUM

TO: Carol Wallace, State Historic Preservation Office (SHPO)

FROM: McGuire Iglesias & Associates, Inc. (MIA)

DATE: June 28, 2023

PROJECT: Demolition of 1206 17<sup>th</sup> Street SHPO Log #010102521

SUBJECT: Documentation of 1206 17<sup>th</sup> Street

PREPARED BY: Erica Ruggiero, McGuire Iglesias & Associates, Inc. (MIA)

## MESSAGE:

Enclosed is the requested documentation of the residence at 1206 17<sup>th</sup> Street in Rock Island, Illinois. MIA photographed the site and exterior of the residence on April 18, 2022, in direct response to a Section 106 review request from the SHPO to document the property, a contributing resource to the Broadway Historic District, prior to its demolition. MIA submitted the photographic documentation in advance of this written report on the property to SHPO on May 18, 2022, to expedite the demolition of the residence, as it had fallen into a state of severe deterioration and disrepair and posed a hazard to the adjacent residences. The demolition of the property was completed in July 2022. The following memorandum includes the original photographic documentation submitted and a written architectural description of the site and exterior only, as the interior of the property was inaccessible.

## ARCHITECTURAL DESCRIPTION

The single-family residence at 1206 17<sup>th</sup> Street (formerly 1106 17<sup>th</sup> Street) was constructed in 1899 for Howard G. Baker and his family in the Queen Anne style with elements of the Free Classic subtype. Baker was an owner of the Davenport (Iowa) whole candy firm of Baker, Brower & German and resided in the residence until approximately 1913, when it was then sold to Rose (Sommers) LaVelle. The LaVelle family lived in the residence until 1925. Over the next nine decades, ownership passed through several families until the property was foreclosed, abandoned, and ultimately fell into a state of disrepair. Under the Illinois Compiled Statutes, specifically 65 ILCS 5/11-31-1, the City of Rock Island pursued demolition due to the dangerous and unsafe state of the property.

The residence is located on a standard lot, approximately forty feet wide by 150 feet deep, fronting 17<sup>th</sup> Street, and is set back approximately fifteen feet from the public sidewalk, which runs parallel to the street. Along the south façade of the residence is a concrete drive (first installed in 1926) that extends from the public sidewalk to a historic garage (constructed in 1917) at the rear of the lot. An architectural description of the garage is not provided, as the garage collapsed between 2018 and 2021, prior to the completion of the photographic documentation (see Photograph 5). The remainder of the site is comprised of a front and rear yard with overgrown grass lawns. Three mature trees are located on-site, including at the center of the front and rear yards, and adjacent to the public alley to the north of the garage.

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The frame residence itself is rectilinear in plan and two-and-a-half stories in height with a partially above-grade basement crowned with a prominent gable-on-hipped roof clad in asphalt shingles. The foundation is composed of a rough-faced concrete block, and the exterior is clad in non-historic siding. At the east (front) façade, concrete steps lead from the public sidewalk to a front porch that spans the full width of the façade. The porch is covered by a hipped roof supported by squat cylindrical Doric columns which rest on piers composed of rough-faced concrete block. A balustrade of square spindles encloses the porch between each pier. The main entrance is located at the northern end of the façade and appears recessed due to the presence of a full-height projecting bay at the southern end of the façade. The bay is accentuated by a front-facing gabled roof which mimics a classical pediment, common in the Free Classic subtype. The first floor of the bay features an original central fixed wood window with a leaded glass transom flanked by original one-over-one wood double-hung windows. The mullion between the fixed window and transom is dentillated, again pulling in the classical details which define the Free Classic subtype of the Queen Anne style. On the second floor of the bay, there are two symmetrically placed original over-one wood double-hung windows. There is a single matching window at the face of the main front façade located directly above the first floor entrance. Lastly, there is a single window opening at the face of the pedimented gable which crowns the bay. The original design of the window is unknown as a non-historic piece of wood trellis has been used to infill the window opening. The opening is ornamented with a simple window hood embellished with classical modillions. All window openings at the front façade are framed by white wood shutters.

The south façade is the secondary façade as it features some architectural detailing when compared to the north and west façades, but less than the primary east façade. This façade is emphasized by a central projecting bay crowned by a pedimented gable similar to the projecting gabled bay located at the east (front) façade. While the corners of the front bay are square, at the south bay, the corners are chamfered on the first floor to create a hexagonal shape and then squared on the second floor. There is a double-hung window located at each edge of the hexagonal shape on the first floor and a pair of symmetrically placed double-hung windows on the second floor of the bay. A small square window is located at the center of the face of the pedimented gable. At the eastern end of the façade, there are three original wood casement windows on the first floor and a single double-hung window on the second floor. At the western end of the façade, there is a single double-hung window on the first and second floors. All double-hung windows appear to be original one-over-one double-hung wood windows. There are at least three windows at the basement level, but they were obscured by a car parked in the driveway at the time of the site visit.

The north (side) and west (rear) façades are tertiary, as there is no applied ornamentation. On the north façade, there is an entrance located at the center of the façade. Additionally, there are a pair of windows at the basement level and six windows on the first and second floors placed to correspond to the interior uses. The design of the door and windows is obscured by a storm door and storm windows and vines growing on the façade. On the west (rear) façade, there is an enclosed one-story porch with a hipped roof located at the northern half of the façade. The corners of the porch are ornamented with simple, square Doric columns which support a wide frieze below the roof line. A concrete stair with a metal railing provides access to the porch from grade. An aluminum storm door provides access to the porch from the stair, and a pair of aluminum storm windows at the west, north, and south façades enclose the porch above the knee wall. The southern half of the façade is composed of three window openings, one at the basement, first floor, and second floor. The design of the basement window is



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obscured by the storm window, but the first and second floor windows appear to be original one-over-one double-hung wood windows. There is a square opening at the face of the rear gable, but the window or louver has been removed.

There is no other architectural ornamentation or detailing at 1206 17<sup>th</sup> Street. Alterations to the residence include the addition of aluminum storm windows and doors, replacement siding, enclosure of the rear porch, replacement of wood trim with metal cladding, and the addition of shutters.

## PHOTOGRAPHIC DOCUMENTATION



**Photograph No. 1:** View of the front (east) and side (south) façades of 1206 17<sup>th</sup> Street looking northwest with a view of the collapsed historic automobile garage in the background.



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**Photograph No. 2:** View of the front (east) façade of 1206 17<sup>th</sup> Street looking west.



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**Photograph No. 3:** View of the front (east) and side (north) façades of 1206 17<sup>th</sup> Street looking southwest.



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**Photograph No. 4:** View of the rear (west) façade of 1206 17<sup>th</sup> Street looking east.



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**Photograph No. 5:** View of the collapsed historic automobile garage looking southeast from the alley.