

United States Department of the Interior
National Park Service

56-1972

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Davenport Bag & Paper Company Building

Other names/site number: Peterson Paper Company Building

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 301 East Second Street

City or town: Davenport State: IA County: Scott

Not For Publication: N/A

Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

	<u>30 Nov 2017</u>
Signature of certifying official/Title:	Date
<u>State Historical Society of Iowa</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
<hr/>	
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register

other (explain):

Joe Edson H. Beall
Signature of the Keeper

1.19.18
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

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6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: warehouse

INDUSTRY: manufacturing facility

Current Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS: Chicago

Materials: (enter categories from instructions.)

Principal exterior materials of the property: CONCRETE, STONE: limestone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The historic Davenport Bag & Paper Company Building, also locally known as the Peterson Paper Company, is located in LeClaire's 3rd Addition, Block 63, Lot 15 at 301 East Second Street on the corner of Second Street and Pershing Street in downtown Davenport, Scott County, Iowa. Construction began ca. 1907 and was completed ca. 1908 as the industrial economy in Davenport, and also across the country, enjoyed overall growth and transformation. A sales office, showroom, warehouse, and manufacturing facility were all housed in this building, where paper bags, wrapping paper, and flour sacks were produced and distributed.

The building is five-stories, constructed of poured-in-place, reinforced concrete with concrete blocks or concrete masonry units, exterior limestone base and trim, and a metal coping cap. With 6,000 gross square feet per floor, the total square footage of this substantial building equals 30,000 square feet. The building was completely rehabilitated in 2014 using the tax credit program and following the renovation and documentation guidelines. The post-rehabilitation condition of the Davenport Bag & Paper Company building features simple, unadorned, utilitarian design elements from the Chicago School; an unpretentious, wide-windowed base featuring a ground-level storefront; uniform columns of windows comprised of a large fixed central pane flanked by two narrow casements for ventilation; and a flat roof with a modest cornice. Arbitrary decoration was less instrumental as the demand for functionality grew stronger near the end of the 19th century and this simplicity was maintained during the rehabilitation. At the turn of the century came new building technologies, which included the concepts and practice of constructing fireproof buildings.

Narrative Description

Building Structure: The building uses a concrete spread footing configuration with a full basement, which insured the building's foundations were below the frost line. The structure consists of poured-in-place concrete with steel reinforcement, an example of the Chicago School's skeleton construction steel framing. The details of the wood framing used to pour the concrete are further depicted in an illustration included on Continuation Sheets, Section 10, pages 25 and 26, and a construction photograph on Continuation Sheet, Section 10, page 27. The wood was removed after the concrete cured and the existing concrete on the underside of the floor shows the wood grain of the removed framing members.

Building Exterior:

Façade: The building's exterior is an unpretentious gray, exposed concrete block. The name of the previous business that occupied this building (Peterson Paper Co.) is painted on the front (north), rear (south), and east façades. There is a stone band that wraps around the second floor line along the north

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and west façades. The original concrete cornices, which once wrapped the north and west facades, deteriorated over time and were eventually removed. The missing brackets and cornices were rebuilt during the 2014 rehabilitation of the building. Rebuilt based on the original construction drawings and markings left on the building façade (see Continuation Sheets, Section 10, page 24 and 36), the new cornice was constructed entirely of metal. The coping caps at the parapets on the north, east, and west facades are still intact.

Location, Site, General Building: The property is located in Davenport's East End, which is bounded by Perry Street on the west, the railroad (5th Street) on the north, and River Drive on the south. Based on Sanborn Maps (1907 & 1910) at the time of construction, Pershing Street was named Rock Island Avenue, and the Chicago, Rock Island and Pacific Railroad, commonly known as the Rock Island, passed through this area a couple blocks to the east of the Davenport Bag & Paper Company Building. At the turn of the 20th century, this area combined commercial activities with sections of light to heavy industry, making this property a considerable example of the industrial growth in downtown Davenport during that time. The proximity of the railroad played an important part in moving freight to and from the area, and accommodated this period of rapid industrial growth in Davenport. Today many of the buildings in this area are still standing but several have been repurposed, mostly featuring retail spaces or vacancies rather than the original industrial businesses of the past. Despite some line abandonment, bankruptcy, and mergers, this portion of the railroad track still stands, and is used for freight transit today.

Circulation around the property consisted of the two main street sidewalks on the north (2nd Street) and west (Rock Island Avenue/Pershing Street) sides and a delivery door on the south side, which faces an alleyway. On the east side, at the southeast corner of the building, there is a concrete block loading dock addition (ca. 1965). This addition now features some additional railing and stairs to comply with building code requirements and exiting needs (ca. 2014). Across the entire site, there is a slight southward slope towards the river, which is roughly one city block south from the building. The main entry at the northwest corner features a stair leading customers through the revolving front door.

Windows: Many of the windows remain in fair to good condition. The arrangement of windows on the north, south and west façades creates a horizontal grid pattern. The base floor on the north facade features large fixed display windows with transoms, a ground level storefront which is typical of the Commercial/Chicago School. The sills of the large fixed windows on the base (first) floor are wrapped in copper. The windows in the upper floors on the north facade are divided into three vertical divisions, with the center being a large single-hung fixed window flanked by two narrow casements for ventilation. These windows on the exterior appear to have cast stone sills, although the stone type is not verified. The Chicago window combines the functions of light-gathering and natural ventilation. This style is further detailed on a Continuation Sheet, Section 10, page 24. The windows have been repaired and painted (ca. 2014) as needed, following methods based on Secretary of the Interior's Standards for Rehabilitation. Glass was replaced only in locations where it was missing prior to the 2014 building rehabilitation.

The windows on the west façade are single hung with rails and muntins dividing them into a total of six smaller panes in each window panel. Two windows on the first floor were removed and infilled at some time prior to the building rehabilitation. Those openings were restored and windows were custom-built and installed to match the existing, original windows on this façade (ca. 2014).

The windows on the south façade are pivot windows featuring muntins and four panes, with a segmental brick arch above each opening. The use of pivot windows allowed for greater ventilation in manufacturing and processing facilities. Despite what was indicated on the original construction plans, there were six window openings that were infilled with concrete block, possibly upon construction. The sills and arched openings were installed. The openings were restored and six windows were custom-built and installed (ca. 2014). The muntins match the existing to maintain the original appearance, however these windows are wood framed, single-hung.

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The east façade, which once closely neighbored another building, is devoid of any windows and presents a blank wall with only a door opening.

The basement features inoperable glass block openings, allowing only diffused light into these spaces.

Column, Entrance Door, and Tile: The main entrance is located in the northwest corner, at the intersection of Pershing Street and Second Street. There is a single column at this corner, wrapped in the same concrete block or concrete masonry units as the rest of the building. The column is nearly plain, only featuring minimally decorative pilasters at the top. This follows the Commercial/Chicago style that refers to steel-framed, relatively unadorned, utilitarian, tall commercial buildings. In the 1890s, buildings with these characteristics appeared in great numbers. See Continuation Sheet, Section 10, page 36 and Additional Documentation, photos 1 and 3.

The main level is elevated from the surrounding grade. Limestone foundation walls support the building by almost 48 inches. Concrete stairs with exposed aggregates wrap the niche that leads into the revolving entrance door, as to possibly attract the attention of a passer-by. The tile floor in front of this door is comprised of white/grey ceramic square chips. "D.B & P. CO." is tiled here using a dark grey shade of the same tile. Due to wear over the years, the floor is now cracked in some areas, but generally intact. The tiles remain in the same condition today, post rehabilitation.

The revolving door, which is not clearly portrayed on the original floor plans, is comprised of solid wood and set in the wall with glass blocks surrounding it and is still functional today. Since the building rehabilitation, the door has been stripped of the non-original paint and now features the finished wood appearance. While revolving doors were gaining popularity at the time of construction (Sweets Catalogue 1906), it is not clear when the revolving door was constructed in this building. Building permits were researched however they only date back to approximately 1920. The door could have been installed upon construction or prior to 1920. The opening width between each arm is approximately 3 feet-6 inches wide and approximately 8 feet-0 inches tall. The bottom rail features a kickplate to resist decay. The opening surrounding the door has a similar design to the windows. The wider, centered fixed window is cut out to surround the door. The narrower windows still flank the two sides of this entrance door. The revolving door is the main entrance to the building and leads to a pair of swinging doors that open into the main lobby area.

Building Interior:

Layout: An illustration portraying the front layout for the lobby, offices, display room, vault, and toilet is included on a Continuation Sheet, Section 10, page 28. The main entrance is situated on the northwest corner of the building's façade, creating a welcoming and open space, which is also depicted in the illustration. This area of the first floor has been mostly maintained and incorporated into a large apartment unit, as detailed in Section 10, page 49.

To accommodate the original functions of this industrial building, the second through fifth floors featured mostly open spaces, as detailed on the 1907 floor plans in Section 10, pages 22 and 23. A single flight of interior concrete stairs with steel pipe railings leads to the upper floors. To the east of this space is a stair shaft that leads directly to the outside and the ca. 1965 loading dock addition. The layout, column, wall, floor materials, and window patterns of the second, third, fourth, and fifth floors are practically identical. The one noticeable difference is the ceiling on the fifth floor that features a slightly sloping roof; however, the fifth floor matches the ceiling height of the second, third, and fourth floors at the highest point.

The ca. 1965 loading dock addition features ADA-compliant access. In addition, a rooftop patio was created on this loading dock structure, where tenants can now sit and enjoy the views of the Mississippi River.

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Interior First Floor Details: The first floor was laid out with sales and display spaces in the front of the building, and a delivery area located in the back.

The ceramic tile continues through the doorway and into the vestibule area. The pattern of the tiles is changed here, creating a unique and decorative floor pattern throughout the main lobby area, which still remains today.

After items were delivered, there was an in-floor scale to weigh the items before being taken to the processing areas on the upper floors. This building also included a freight elevator to help move the quantity of products throughout the building. As the mechanics of elevators rapidly improved and demands for commerce grew, the resulting Chicago School/Commercial design was the 5-story (or more) processing building equipped to meet those challenges presented (i.e. moving significant materials and equipment up and down in the building). A skylight is located at the roof of the elevator hatchway to help with lighting the elevator, and was maintained as an exterior feature during the 2014 rehabilitation. See original layout on Continuation Sheets, Section 10, pages 21, 22, 23. This space has been modified to comply with today's building codes as documented on the current floor plans found in Section 10, pages 49, 50, 51.

The lobby is small and efficient with two rooms to the east of the tall man doors (measured at 9 feet tall to possibly accommodate shipments and materials) that lead to the warehouse/production area of the building. The rooms within the lobby have wood panel work which does not appear to be original to the building. In 1947 a building permit was issued indicating the relocation of "certain partitions in the office" although no other information was available. The tile flooring continues into the lobby areas and features patterns that differ from those at the entrance. The tilework features white, green, and grey hexagon shaped tiles. Exposed concrete columns lead up to the exposed concrete ceiling. The ceiling is higher on the first floor than the others to accommodate the paper mill and production equipment. The columns have rounded edges and paint where they meet the ceiling; this feature is original to the building, and is still visible post-rehabilitation.

The "Private Office" indicated on the original First Floor Plan was not intact upon the start of rehabilitation. There is no clear indication that this partition wall was ever installed, as the tile floor and plaster walls are not damaged or altered in that general location.

An office space located at the northeast corner of the first floor features a vault which is still intact today. Upon the building rehabilitation, this vault has remained and has been configured into the layout of the current space as storage/closet area. The vault was manufactured by the Hall's Safe Company in Cincinnati, Ohio. The door and frame are comprised of steel and are painted black; features include decorative painted details, the manufacturer's name, an eagle emblem, and also "Davenport Bag & Paper Co." painted across the top of the frame.

The interior wall at the back (south) of the building is very plain with exposed concrete block or concrete masonry unit walls and concrete columns. The windows feature a sill height of approximately 32 inches which affords views of the adjoining alleyway. There is a pair of double doors on the south wall and also a dock door on the west wall for easy movement of larger equipment and parcels in and out of the building. This loading dock area was original to the building and maintained. The doors were preserved to continue the original façade appearance.

Interior Second through Fifth Floor Details: Historically, the second through fifth floors featured an open floor plan to house storage/warehouse type spaces. After the 2014 rehabilitation these floors were divided to accommodate apartment units. However several original features were maintained, including the concrete floors, original block construction walls, tall ceilings, and concrete columns.

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The concrete floors and exposed ceilings have been preserved throughout these spaces. A corridor was created for access to the ADA-required elevator on the east of this space. The former single flight of interior concrete stairs with steel pipe railings that leads to the upper floors was maintained with the addition of the elevator shaft. The layout, column, wall, floor materials, and window patterns of the second, third, fourth, and fifth floors are practically identical. The one noticeable difference is the ceiling on the fifth floor that features a slightly sloping roof; however, the fifth floor matches the ceiling height of the second, third, and fourth floors at the highest point.

Current Use of Building: Upon the completion of the rehabilitation in July 2014, the building retained the original five levels of the building with 23 apartment units, including 4 units on the first floor, 5 on the second, third and fourth floors, and 4 on the fifth floor. Tall and exposed ceilings; exposed concrete columns, walls, and floors; and open layouts maintain the original, warehouse appearance of this building. The interior spaces of the upper floors (2 through 5) are very similar in layout, featuring exposed concrete masonry unit walls, and concrete columns. The interior spaces on the first floor are laid out differently to maintain some of the original features in the lobby and office areas. The original floor plans were simple and open to accommodate production equipment and goods. The rehabilitation has added more defined spaces with each apartment, but the intent was to maintain as much openness throughout the building while preserving and featuring the original finishes.

Historic Rehabilitation Plan and Alterations:

In 2012, a plan to rehabilitate and repurpose this building was developed. Preserving the Davenport Bag & Paper Co. Building under the guidance of the National Park Service and the Iowa State Historic Preservation Office was incorporated with designing a usable and livable space. All five floors of the building were repaired and restored as needed, and redeveloped into apartment units. The lower level/basement was infilled with sand sourced from a local quarry to protect the structure from flooding, as it is located approximately one block from the Mississippi River. Due to reusing this building as residential living space, conformance with local building codes required some changes including sprinklers, elevator installation, rebuilding and installation of stairwells, plumbing and HVAC updates, fire walls and areas of furred out walls, among other requirements. The original elements of this historic building have been maintained throughout, including exposed concrete construction, the original vault on the first floor, and the windows wherever possible. First through fifth floor current floor plans are included in Section 10, pages 49, 50, and 51.

Seven Aspects of Integrity:

Location: The property retains its integrity of location. It is situated on its original foundation and site in its original orientation. The building stands proudly on the corner, just as it did when it was built.

Design: The property retains its integrity of design. Its industrial style, featuring design elements of the Chicago School, incorporates the reinforced concrete, fireproof building components of the era in which it was constructed. The building features a reinforced concrete structural system, and is relatively unadorned and utilitarian, as buildings within the Chicago School were typically designed. The small and simple cornice once crowning the building deteriorated over time and was eventually removed. This important feature was restored (ca. 2014) to re-establish the simple grandeur of this building. Many of the original windows remain intact and offer a substantial amount of historical design integrity.

Setting: The property retains integrity in the setting as it appears nearly as it did when constructed, although the street name to the west has changed from Rock Island Avenue (refer to Sanborn Map 1910) to the current name of Pershing Street. The site has been maintained and the surrounding properties are still mostly intact, however two buildings indicated on Sanborn Maps to be directly east have since been demolished. Today there is a parking area and a loading dock located on the east side of the building,

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which was added to the building ca. 1965. The railroad spur that was once directly south of the building has been removed (date unknown) but still allows traffic by way of an alley.

Materials: The materials are still present, featuring a tall structure comprised of poured in place concrete with steel reinforcement. The exterior cladding showcases concrete block or concrete masonry units and coarse-cut limestone around the lower portion of the structure capped by a cut stone band, which emulates the base of a column.

Workmanship: The original workmanship retains good integrity as seen in the wall and foundation construction, as well as the interior details such as the original in-floor scale, the office and lobby areas, and patterned tile floors.

Feeling: The feeling of the property is retained. The large industrial building is a prominent display and reminder of a once booming industrial area in downtown Davenport, and also of the modern and functional design of the early Chicago School.

Association: The property provides a reference to the economic growth of the commerce and industrial area of downtown Davenport at the turn of the 20th century.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery

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- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

Ca. 1908

Significant Dates

Ca. 1908

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

Hanssen, G.A.

Harfst, D.J.

Hass, Walter

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Davenport Bag & Paper Company Building is eligible for the National Register under Criterion C as a locally significant example of the simple, structurally-focused Chicago School style of architectural concrete and fireproof construction. The period of significance is ca. 1908, which is when the building was constructed.

The design elements featured at Davenport Bag & Paper Company Building were not prevalent in the Davenport, Iowa industrial area. At the turn of the 20th century, several of the buildings in this area were of brick construction, some with rather ornate architectural details. These buildings offer a beneficial example of the types of buildings often constructed at the time. However, the Davenport Bag & Paper Company Building stands out as an example of the utilitarian design adopted by architects in Chicago following the fire of 1871. Photo images of the streetscape and bird's eye view (ca. 1908) are included on Continuation Sheet, page 35. An artist's rendering of the building (ca.1907) is included on Continuation

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Sheet, page 34. The Davenport Bag & Paper Building has been advertised as one of the early fire-resistant high rise buildings constructed in Davenport, although documentation as to whether or not it was the first was not found. Advertising the building as being fire-resistant or “fireproof” drew attention to the construction methods and materials used. While not literally “fireproof”, being constructed of concrete blocks and other cast-in-place concrete components offered many benefits to this building and its users. Increased safety, reduced likelihood of a complete loss by fire, and cheaper construction materials are just a couple of examples of those benefits. As Carl Condit said, “the architects who came together following the fire of 1871 included men of rare creative talent who had no formal education in architecture but who had a remarkable capacity for learning their craft through direct attack on the problems of large-scale commercial buildings.” Within about 10 years following the fire, new design approaches were developed, as they “invented and mastered the modern technique of riveted steel framing and were thus able to develop the office building [...] as we know them today.” Perhaps drawing upon their inspiration from this group of architectural pioneers who forged ahead in new and necessary building technologies, G.A. Hanssen and D.J. Harfst (architects) and Walter Hass Contractor, as seen on the site sign mounted on the building in the November 18, 1907 construction photograph (see Continuation Sheet, Section 10, page 27), set forth with the innovative design and construction of the “fireproof” Davenport Bag & Paper Company Building. The design and construction methods were a sign of the times; better understanding, technology, and materials were available and ultimately changed design standards for architecture and construction. And as urban areas grew across the country, sustainable buildings that could withstand the needs of a growing population were in demand. Giving additional consideration to Criterion C, at the turn of the 20th century the country gained a better understanding of the responsibility involved in designing and constructing structures that were well-built, and more fire-resistant than buildings of the past. The featured architectural style of the Davenport Bag & Paper Company Building is indicative of the newly accepted and applicable design standards being embraced at the turn of the century. While featuring several simple architectural details, much thought was given to the overall substantiality of the “fireproof” construction. On the whole, the downtown Davenport area experienced great economic growth in both commerce and industry at this time, and this building was an important part of this development.

“Form follows function,” as coined by Louis Sullivan – a highly regarded modern architect, offers a vague summary of the approach taken in the design of the Davenport Bag & Paper Company Building and other buildings of the Chicago School. Advertised as “fireproof”, the building (along with many others during this period of time) was not truly fireproof, but actually more fire-resistant and less likely to combust due to the mostly concrete construction of the structure as a whole.

As concrete block construction gained popularity in the early 1900s, contractors in the Davenport area began to fill that need. Although it is not documented where the concrete block came from, there are some local possibilities. Concrete block machinery may have been purchased and used on site from a company such as the Cement Machinery Manufacturing Company of Burlington, which was referenced in the 1907 edition of Industrial Development and Manufacturers’ Record. According Stone’s Davenport City Directory of 1909, the first construction company listed under “Concrete Construction” was Smith Brothers. In 1911, Lumsden and Meier was the only entry under “Concrete Block Machines”. Because neither of these companies were listed prior to construction beginning, it’s unclear if there is a local correlation with the Davenport Bag & Paper Company Building. If the blocks were not sourced locally, they may have arrived from a larger city via the railroad spur that was located directly to the south of the Davenport Bag & Paper Company Building site. The proximity of the rail is visible in a construction photograph dated August 19, 1907 and also the 1910 Certified Sanborn Map (see Continuation Sheets, Section 10, pages 29 and 40).

The structural principles that were being explored during the last quarter of the 19th century, combined with the advantages of reinforced concrete construction (which included low cost, durability, strength,

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continuity of materials, and a nearly unlimited range of forms, allowed with the building design), are still noticeable in the Davenport Bag & Paper Company Building's construction. The structure of this building features steel and concrete construction, which greatly expanded the structural limits and loads that could be sustained. The success of these methods remains clear as the Davenport Bag & Paper Company Building stands solidly, much as it did upon construction over 100 years ago.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

As a business, the Davenport Bag & Paper Company was first listed in Stone's Davenport City Directory in 1892. At this time, George Noth and Gustav Eckhart operated the business at 119 Brady Street in Davenport, Iowa. After more than a decade of business at this location, Noth bought the property at 301 East Second Street, at the intersection of Second Street and Rock Island Avenue. It is believed that the building was erected ca. 1907-1908 although an exact final construction completion date could not be found. After reviewing Sanborn Maps from 1886 through 1967, it is evident that this area encountered exceptional growth at the turn of the 20th century. Many vacant lots were purchased and buildings were erected rapidly. This is apparent when comparing the 1892 and 1910 Sanborn Maps. As time moved forward, some buildings were demolished, as is evident on later maps, including the 1950 and 1967 Sanborn Maps. However, the Davenport Bag & Paper Company persevered as a business with family ties.

The Davenport Bag & Paper Company was first listed at 301 Second Street in the 1908 City Directory. George Noth was listed as the Secretary and Treasurer and continued to hold these titles until he became the President of the company, as listed in the 1937 City Directory. Gustav Eckhart was the President until 1935 and died ca. 1939. George Noth acted as president of the company for a short time during this transition, and in 1940 he was listed as Vice President of the Peterson Paper Company. Although the company name changed, business operations continued on. The Peterson family jointly ran the business with Noth. In 1951, George Noth retired from his Vice President post and Harold Noth, his relative, continued in his place. Between the Noth and Peterson families, the Davenport Bag & Paper Company Building housed this business for 100 years. The Peterson Paper Company closed its doors in 1992, leaving the Davenport Bag & Paper Company Building empty for the first time since its construction.

In summary, the business which began as the Davenport Bag & Paper Company was in operation for 100 years, from 1892-1992. The Davenport Bag & Paper Company Building housed the original company (prior to collaborating with Peterson Paper Company) ca. 1907-1940, and ultimately housed the business until its end in 1992.

Architectural Significance of the Davenport Bag & Paper Company Building:

Architects:

The Architects for the Davenport Bag & Paper Company Building were Gustavus Adolphus Hanssen and Dietrick J. (Deat) Harfst, "Architects G.A. Hanssen and D.J. Harfst" as listed in the 1908 City Directory.

Gustavus Adolphus Hanssen was born in Davenport, Iowa on November 22, 1869. His father, Johann Nicolas Ludwig "Louis" Hanssen, arrived from Itzehoe, Steinburg, Schleswig-Holstein, Germany in 1850. In 1852, Louis Hanssen founded the Davenport Turngemeinde, the German gymnastic society also known as the Turners. Over time, the Turners designed and built several buildings for members of the German immigrant community in Davenport, including a library, auditorium, and an exercise hall. Louis' brother, Bernhard Hanssen, was an architect for the City of Hamburg, Germany and Gustavus was inspired to become an architect like his uncle. In 1885, Gustavus went to University of Illinois at Champaign, where he enrolled in the School of Architecture. He graduated in 1890 with Second Honors and a First Medal in Military and Artillery Drill.

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In the spring of 1891, Gustavus Hanssen took charge of the architectural office of J.W. Taylor in Middleborough, Kentucky. He remained there until October 1891 and then moved back to Davenport to start a business for himself. He was appointed Plumbing Inspector for the City of Davenport in 1893. The start of his career included the design of many residential houses for prestigious German-American families. Some that have been listed on the National Register include the William Weise House (1895) and the J.C. Schricker House (1896).

In 1899, Dietrick J. (Deat) Harfst joined Hanssen as a draftsman. Harfst was born in Germany in 1874 and immigrated with his family to Davenport in 1880. Deat worked under Hanssen for many years and they designed large commercial structures. Some listed on the National Register include Sacred Heart's Rectory (1889) and Davenport Central Fire Station (1902).

Hanssen and Harfst worked together for approximately ten years, designing several projects in the Davenport area. During the years of their firm's operation, they offered a seven year apprenticeship to Arthur Ebeling, who went on to become a prominent architect in Davenport.

The Davenport Bag & Paper Company Building is one of the last buildings Hanssen and Harfst completed together, as Hanssen moved his family to San Diego, California in 1909 following his father's death on January 22, 1908. In San Diego, Hanssen continued designing both commercial and residential properties which featured Prairie Style architecture, incorporating Midwestern and Chicago influences.

Hanssen retired at the age of 65 and passed away on January 4, 1944 at the age of 74 in San Diego.

Dietrick J. Harfst continued to practice architecture in the Davenport area. Some of the buildings Harfst designed include the Pasadena Flats, Finch Double House, and his own residence in the Hamburg neighborhood of Davenport. He continued to practice architecture until the end of his life on March 6, 1913.

Contractor:

Walter Hass owned and operated his construction company and constructed several buildings in the area, including a two-story double frame home for Davenport resident Henry Buerger, and a one story frame building at Davenport resident Herman Diehn's home (Davenport Daily Republic, 10/5/1904). Walter Hass was listed as "Contractor" in the City Directory through 1909 and as operator of Proper Hills Buffet and Café from 1910 to 1913 prior to his death in 1919 (Engineering and Contracting, V. 51, 1919). This timeline suggests that the Davenport Bag & Paper Company Building could have been one of Walter Hass' last major construction projects. Walter Hass' contribution is significant to the local history of the Davenport Bag & Paper Company Building. Several years after his father's death in 1926 at the age of 21, Arthur J. Hass, Walter's son, founded Valley Construction Company; this company is still successfully owned and operated by Arthur's sons and grandsons. The Hass family ties of over 100 years strengthen the local significance of this building.

Property:

Once constructed, the Davenport Bag & Paper Company advertised their new five-story building as the "New Fireproof Reinforced Concrete Building of Davenport" and it looks much the same today as it did when it was constructed ca. 1907 through 1908. The postcard image included on Continuation Sheet, Section 10, page 34, which also serves as a view of the building's original streetscape, and the 1908 construction photo in Section 10, page 36 compared to the Additional Documentation, photo 1 (ca. 2015) convey the similarities. Despite the downfall of the industrial market in this area around the 1930s and 1940s when the country was in the throes of the Great Depression, the building maintains good historic integrity. The masonry used in the construction of this building was necessary to accommodate its large size while providing both fire protection and insulation.

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The importance of fireproof building materials soon became widely-used and eventually an industry standard. Fireproof and earthquake-resistant buildings became highly desirable and easier to build. Fireproof hollow cement tiles soon became widely used in both industrial and residential buildings.

The simple design of the building lacked excessive aesthetic detail, with more of the focus on function rather than style. The building is a large rectangular structure with a low slope roof created by sloping structural members. It was designed as an industrial facility and features a flat façade displaying minimal adornment. This is indicative of the inspiration drawn from the Chicago School; this “rational and realistic” design was an example of “the only genuine structural art of the time.” (Condit, p. 12). With the simplicity of this Commercial style that evolved from the Chicago School came a pure artistic style.

The west and north sides, seen from Second Street and Pershing Street, were treated in the Chicago School with prominent Chicago-style windows, which are three-part windows consisting of a large fixed center panel flanked by two smaller, operable double-hung sash windows. Coarse-cut limestone was used on the lower portion of the structure to emulate the base of a column. The shaft of the column is represented with the use of the clean lines of the concrete masonry units capped by a cut-stone band. The building then breaks the sky with an arched coping cap creating the column capital. The coping cap follows along the west and south side, returns to the corner, and stops at the northeast corner and southwest corner. As the south and east sides did not face a public way, stopping the coping instead of continuing all the way around the building was a very typical cost saving approach for that time. This was detailed in the construction drawings from Hanssen and Harfst, dated May 1907.

As time passed the deteriorating cornice was removed. Based on building permits on file at the Davenport Public Library Special Collections, ca. July 1968, the cornice was modified. Although the permit said “Per code, remove and rebuild cornice N & W elevations,” it appears that the cornice was only removed, and not rebuilt. The current Owner has rebuilt the cornice, which has returned a certain aspect of historical integrity with this feature. The biggest change to the footprint was ca. May 1965 when the 1-story loading dock was built at the southeast corner of the building. The permit stated “Concrete block, exterior walls, reinforced concrete slab floor, steel bar joists, metal roof deck and built up roofing. No sidewalk required.” The appearance of the loading dock is very similar to the building exterior. The rest of the exterior has been relatively untouched by time due to the masonry and concrete construction methods used at the turn of the 20th century.

Historic Significance of the Davenport Bag & Paper Company Building:

The Davenport Bag & Paper Company was originally located at 119 Brady Street in Davenport. In 1904 George Noth bought the property at 301 East Second Street. At that time a saloon was in business there, leased through Spring 1905. Upon the lease’s expiration, that building was demolished and the Davenport Bag & Paper Company Building was designed and then constructed in its place (Tri-City Evening Star, 9/22/1904).

The Davenport Bag & Paper Company Building was originally advertised as “one of the first fireproof buildings” in the downtown Davenport area. Although this hasn’t been confirmed, at the very least this building was constructed with this innovative technology as the entire construction industry embraced a new responsibility for longer lasting and better quality buildings.

As time has passed, the building has maintained much of its original appearance. Looking around the downtown Davenport area, you notice that many buildings feature brick façades. While they are beautiful examples of detailed masonry work, very few buildings feature a façade like that of the Davenport Bag & Paper Building. The light-colored, concrete block façade is a reminder of the functionality and safety measures put into place when this building was designed and constructed over 100 years ago.

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On the heels of the debilitating 1901 fire that occurred in the Village of East Davenport, which destroyed many homes and businesses and equated to eight city blocks, the idea of responsible construction and safe building methods may have gained popularity.

The 1901 fire began at the Rock Island Fuel Company and spread quickly, warping the rails of the railroad track and blanketing this area in a dark, heavy smoke. Flames reached 300 feet in the air, spreading the fire closer to the downtown area. Fortunately this fire was contained at Tremont Avenue, however approximately 20 acres of land were burned, nearly 250 people were left homeless, and businesses suffered \$1.25 million in losses. Following the fire's destruction, which left shingles, kindling, sawdust, and 60-foot tall piles of lumber, a shantytown evolved. This area surrounded the Weyerhaeuser Mill, Lindsay & Phelps Mill, Roberts Wood Yard, and the Standard Oil storage tanks.

On February 2, 1922 a small fire started in the Davenport Bag & Paper Company Building due to hot ashes being dumped into wooden barrels in the basement. The wooden barrels ignited and the fire reached the concrete block walls, testing the effectiveness of the "fireproof" construction. Fortunately the fire was extinguished and very little damage was incurred (Davenport Democrat and Leader, 2/2/1922).

Before the methods were developed and the construction of fireproof buildings was performed, a fire could cause a major loss, not only of a building and its contents, but entire city blocks, and in the worst cases, lives. Prior to the use of "fireproof" building methods, a fire could spread easily and burn until there was nothing left to burn. The losses would be devastating. As municipalities, states, and the country as a whole began to realize and better understand the cause and effect and also the extent of destruction, fire-protection in construction became essential. As new industrial equipment and processes were developed, new fire protection and construction methods were followed.

It was the responsibility of the Owner, the Architect, and the Contractor to follow the guidelines to construct a safe building. "A building that is strictly, thoroughly fireproof, yet filled with combustible contents, may have a destructive fire *in it*, but the building itself will not be wrecked or destroyed" (Condron and Fitzpatrick, 1914, p. 15-16). Considering that the Davenport Bag & Paper Company manufactured and housed various paper products and flour sacks, a fire would be completely devastating, resulting in a loss of inventory and materials. However, seizing the responsibility to construct a fireproof building ensured that not all would be lost, including the building and neighboring structures. Gustavus Adolphus Hanssen and Dietrick J. Harfst understood the significance of this design and created a building that would protect the Owner and the community from such a tragedy.

Historic Significance of the Industrial District/Paper Industry:

At the turn of the century, new amenities were being embraced. Households and businesses alike enjoyed the luxuries of modern life (i.e. smaller sized flour sacks rather than bulk size, wrapping paper, moth proof bags, etc.). The Davenport Bag & Paper Company distributed various brands of wrapping paper (Mosinee and High Grade King William to name a few) mailing tubes, paper bags (Gaylord Bags was one company), toilet paper, moth-proof bags, and post cards. In 1928, the Davenport Bag & Paper Company received a sample of the innovative corn pulp paper, containing 65% corn stalk pulp; farmers were given \$5/acre for stalks collected after harvest. At the time, this method was considered to be the "latest development in papermaking" (Davenport Democrat and Leader, 11/2/1928), although as technologies improved, paper pulps evolved regularly.

Edward J. Spink worked for George Noth at the Davenport Bag & Paper Company in the very early days of the business. A patent of the Mailing-Tube, dated November 13, 1900, was awarded to Spink and Noth. The tube was adjustable, lightweight, and inexpensive, and was yet another product produced and distributed by the business (Google Patents Search).

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Noth was a prominent business man in the Davenport area. He served as president of the Davenport Association of Credit Men, a local branch of the National Association of Credit Men. This organization took pride in growing businesses locally while maintaining safe credit practices for the consumer and businesses, and is still in operation today.

Summary - Current Building and Its Future:

Looking at the Davenport Bag & Paper Company Building today, it seems clear that the concrete construction has preserved the building's historical characteristics for more than one hundred years; the exterior facades remain intact and still stand proudly. While the structural principles of such construction methods were being explored in the last quarter of the 19th century, many benefits emerged which are still visible today. Reinforced concrete construction was a new, lower cost technology and during a time of great economic depression, this was a welcome benefit. However, this new construction method offered more: strength and durability, continuity, and a nearly unlimited range of forms could be built. With this long lasting durability came a long lifespan for the building and today those benefits will continue to prosper as the Davenport Bag & Paper Company Building has been given new life again, in the form of downtown housing.

The rehabilitation of this historic building was completed ca. 2014, and the rehabilitation methods used were based on those standards outlined by the National Park Service. The building has been given a new life and it can continue to be a prominent reminder of the industrial growth in Davenport, Iowa, while maintaining its form and functionality for many years to come. These aspects of the building's historic significance make it eligible for the National Register under Criterion C.

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Local Company Gets Sample of Cornpulp Paper, Davenport Democrat and Leader (newspaper), November 4, 1928.

Permits, Davenport Daily Republic (newspaper), October 5, 1904.

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<http://web.archive.org/web/20080317094113/http://faculty.simpson.edu/RITS/www/histories/RIHistory.html>, A Brief Historical Overview of the Chicago, Rock Island, and Pacific Railroad. Yard Clerical Manual, ca. 1970, accessed March 25, 2014.

<http://www.celticcousins.net/scott/chapter29.html> German History for Scott County, September 10, 2012.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

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Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property Less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|---------------------|----------------------|
| 1. Zone: 17 | Easting: -299001.06 | Northing: 4641051.10 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries selected encompass Block 63 of Lot 15, LeClaire's 3rd Addition.

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Boundary Justification (Explain why the boundaries were selected.)

Boundaries of properties are those historically associated with the Davenport Bag & Paper Company Building.

11. Form Prepared By

name/title: Rachel Finley/Project Coordinator
organization: Shive-Hattery, Inc.
street & number: 1701 River Drive, Suite 200
city or town: Moline state: IL zip code: 61265
e-mail: rfinley@shive-hattery.com
telephone: 309-764-7650
date: April 22, 2014

property owner name: Manisha Baheti
organization: Y & J Properties, LLC
street & number: 230 E. 3rd Street, Suite 216
city or town: Davenport state: IA zip code: 52801
telephone: 563-323-4719

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property: Davenport Bag & Paper Company Building

City or Vicinity: Davenport

County: Scott

State: IA

Photographer: Photos from March 14, 2015 and August 7, 2014: Rachel Finley, Shive-Hattery

Photos from October 6, 2015: Jennifer Radloff, Shive-Hattery

Photos from June 27, 2017: Dave Tallman, Shive-Hattery

Date Photographed: March 14, 2015 (photos 1, 2, 4), June 27, 2017 (3 & 5), October 6, 2015 (photos 6-19)

Photo 1: Exterior, North & West Façade. View to the Southwest from corner of Pershing and Second Streets.

Photo 2: Exterior, North Façade. View to the South from Second Street.

Photo 3: Exterior, West Façade. View to the East from Pershing Street.

Photo 4: Exterior, North & East Façade. View to Southwest from Second Street.

Photo 5: Exterior, South Façade. View to Northwest from Pershing Street.

Photo 6: Interior, Windows, concrete block wall, floor and ceiling. 3rd Floor, view to the North.

Photo 7: Interior, exposed concrete construction: concrete block wall and ceiling. 5th Floor, view to the West.

Photo 8: Interior, Windows, exposed concrete construction: concrete block wall, ceiling, floor, and columns/beams. 3rd Floor, view to the South

Photo 9: Interior, Windows, concrete block wall, beams, and ceiling. 3rd Floor, view to the South.

Photo 10: Interior, Exposed concrete floor, ceilings, and wall. 4th Floor view to the North.

Photo 11: Interior, Window, concrete block wall, beams, and ceiling. 4th Floor, view to the West.

Photo 12: Interior. Fire-proof concrete block wall, exposed concrete floor, ceilings and column. View to the West.

Photo 13: Interior, Windows, exposed concrete floor, wall, ceilings and columns. 2nd Floor, view to the South.

Photo 14: Interior, Corridor space, exposed concrete floor, columns, and wall. 2nd Floor, view to the North.

Photo 15: Interior, Higher ceilings, exposed concrete walls, columns, beams, and floor. 1st Floor, view to the West.

Photo 16: Exterior, South Façade, View to North from Pershing Street.

Photo 17: Exterior, South & West Façade, View to the Northeast.

Photo 18: Exterior, North Façade, View to South

Photo 19: Exterior, North & West Façade, View to Southeast

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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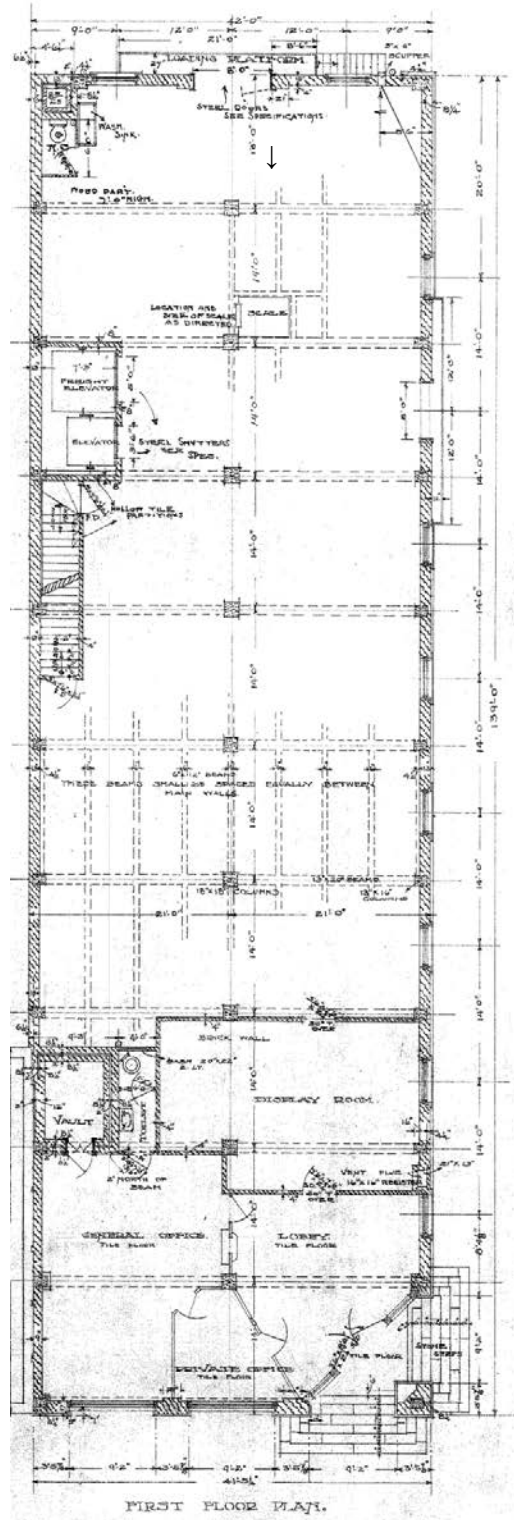
County and State

Name of multiple listing (if applicable)

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Interior:

First Floor Plan – No scale
Hanssen and Harfst Construction
Drawings, May 1907



(Source: Y & J Properties (building owner), August 2012)

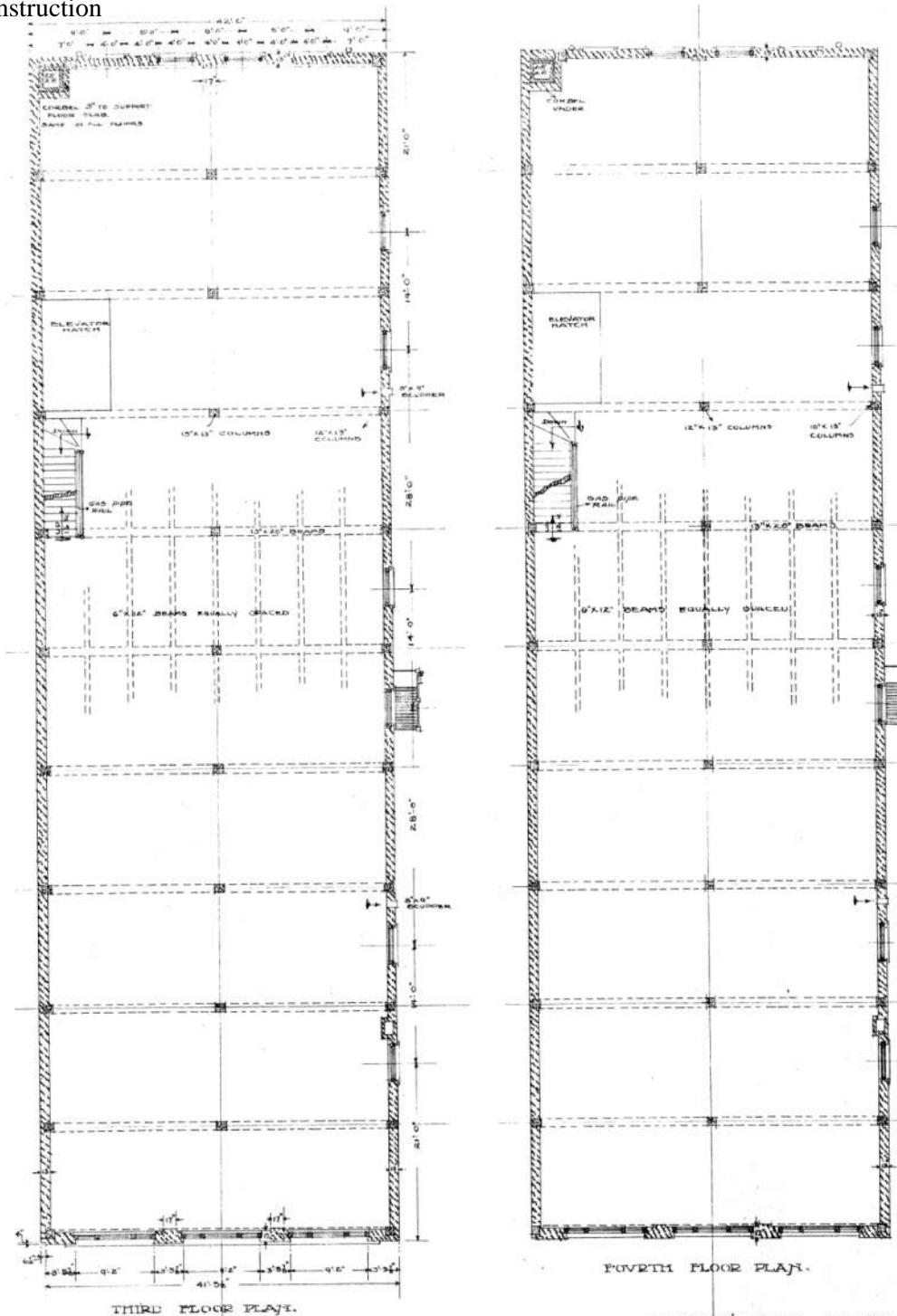
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Third & Fourth Floor Plans – No scale
Hanssen and Harfst Construction
Drawings, May 1907



(Source: Y & J Properties (building owner), August 2012)

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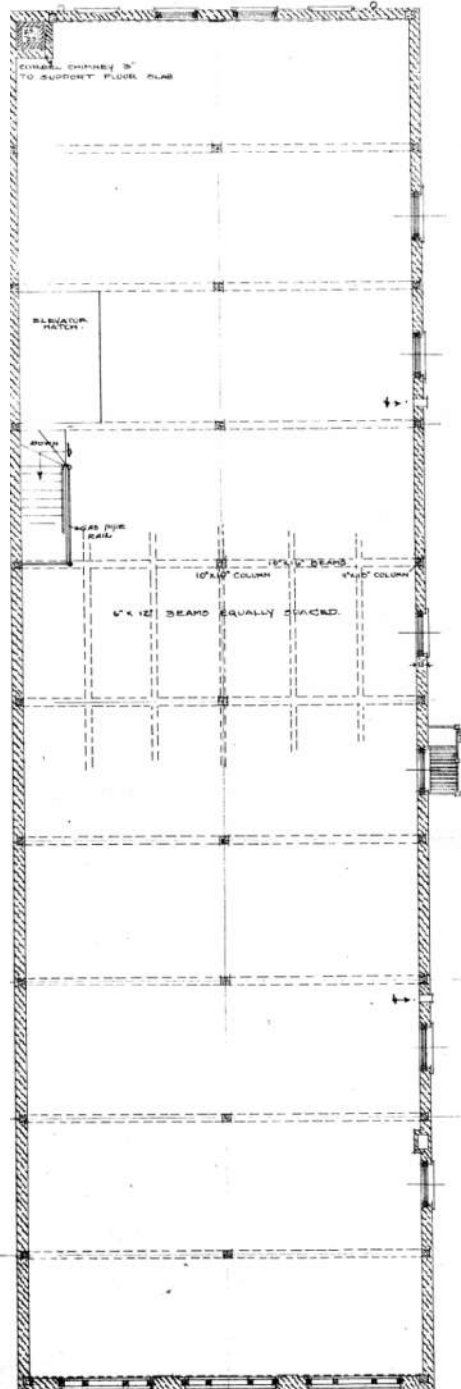
Scott, Iowa

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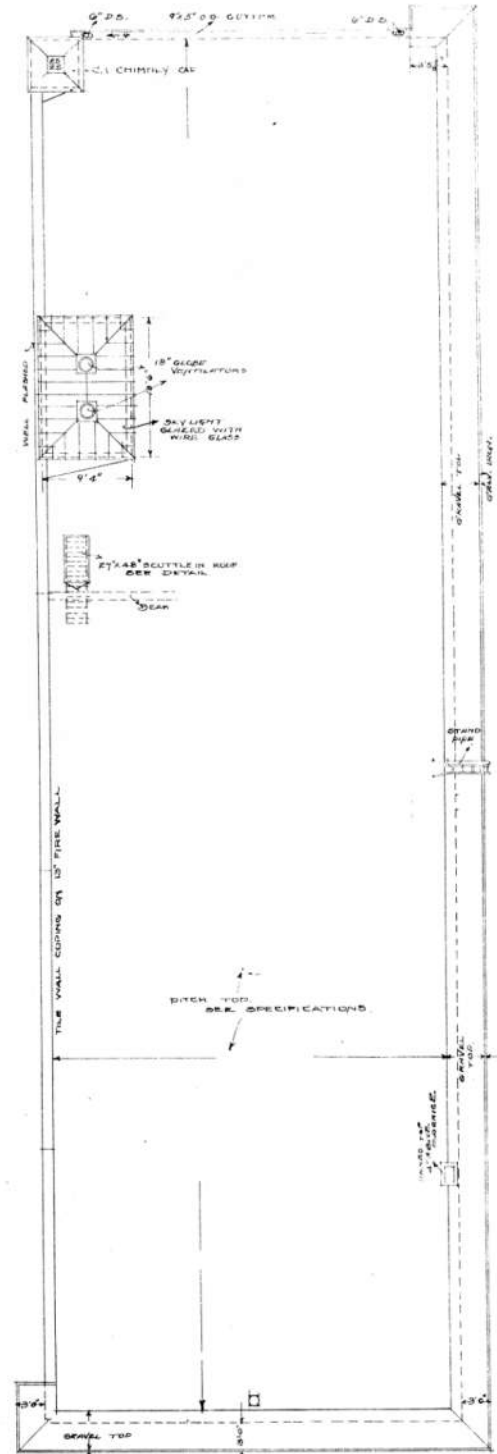
Name of multiple listing (if applicable)

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Fifth Floor & Roof Plan -
No scale
Hanssen and Harfst
Construction
Drawings, May 1907



FIFTH FLOOR PLAN.



ROOF PLAN



(Source: Y & J Properties
(building owner), August
2012)

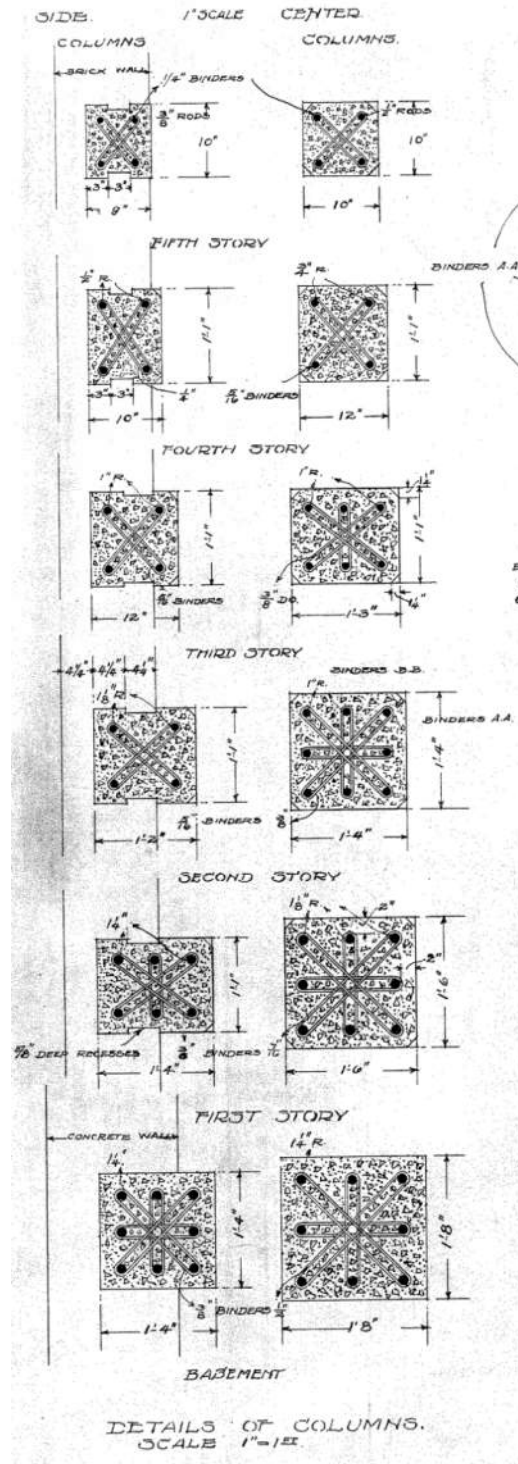
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Details of Columns - No scale
Hanssen and Harfst Construction Drawings, May 1907



(Source: Y & J Properties (building owner), August 2012)

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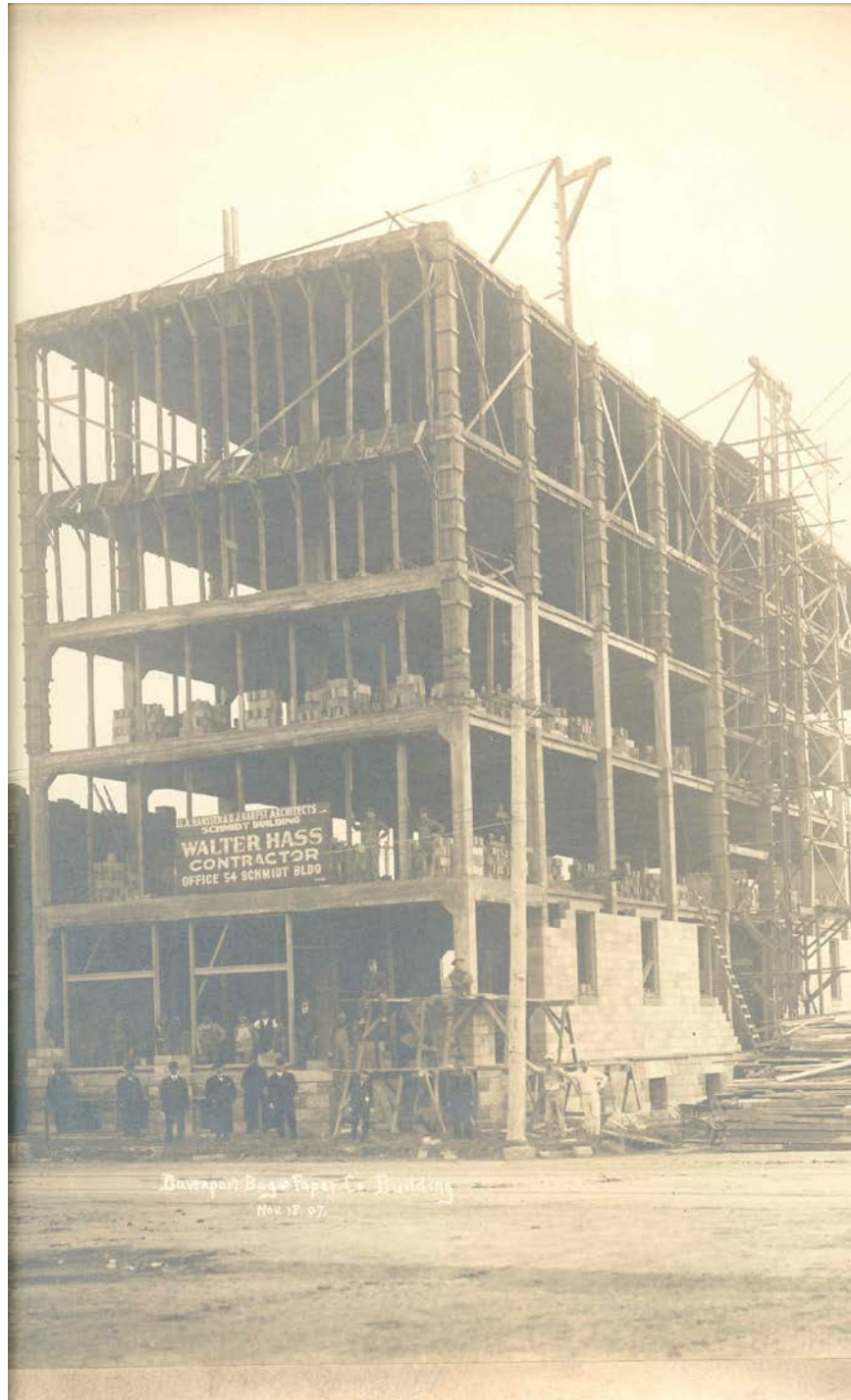
Name of Property

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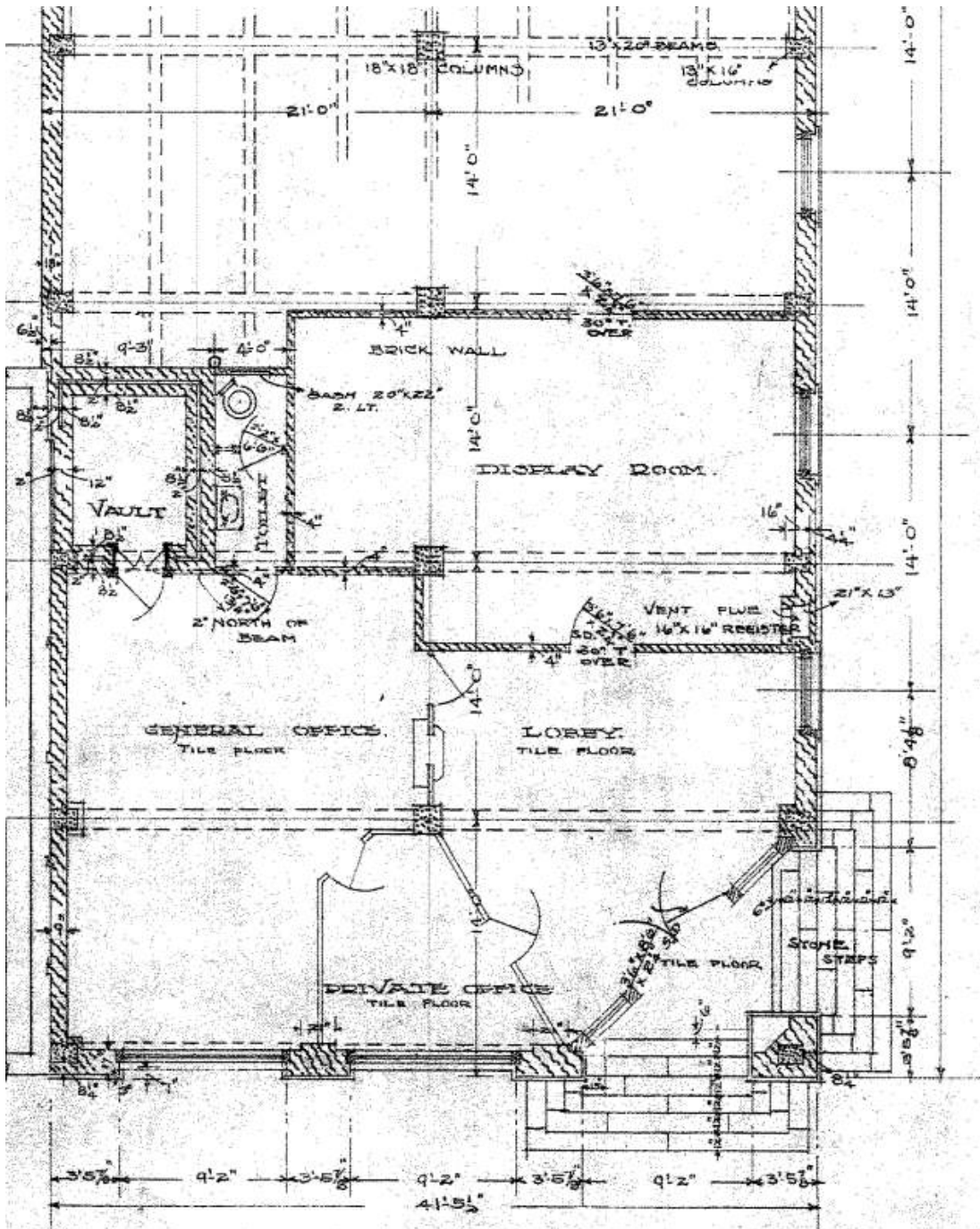
Wood-framed concrete column construction; site sign indicating contractor and architect, looking south.
(Source: Valley Construction Co., April 2014)

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FIRST FLOOR PLAN.



Layout: This illustration shows the front layout for lobby, offices, display room, vault and toilet. This illustration also depicts the grand corner front entrance. (Source: Y & J Properties (building owner), August 2012)

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Early construction, August 19, 1907, looking south. Train cars visible directly south of building.
(Source: Valley Construction Company, April 2014)

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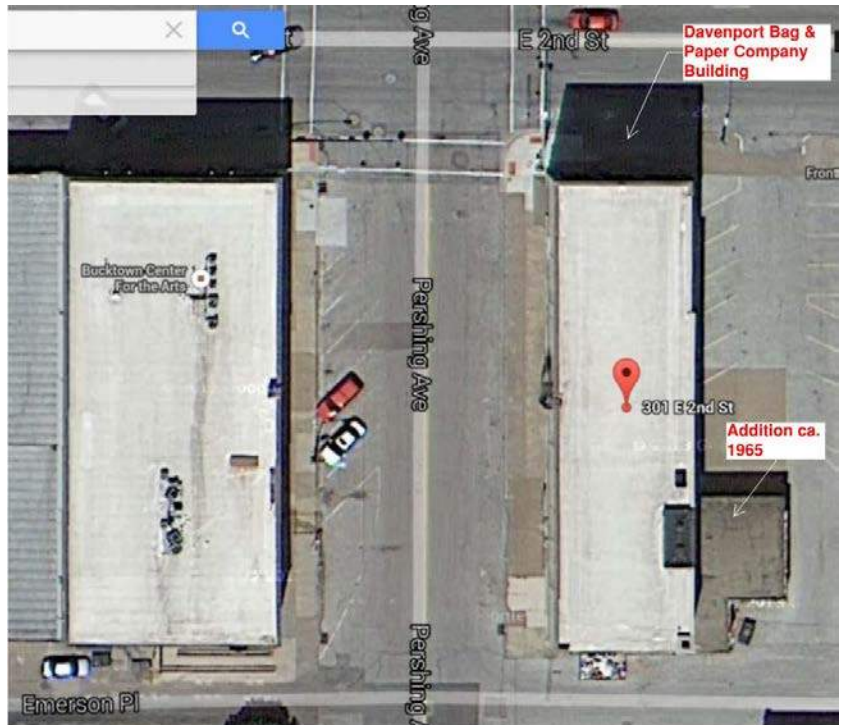
Davenport Bag & Paper Company Building
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Site Map:



Davenport Bag & Paper Company Building is bounded by 2nd Avenue to the north, parking area to the west, Emerson Place alleyway to the south, and Pershing Ave (formerly Rock Island Avenue) to the east.



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Photo was taken from Government Bridge, looking west ca. 1912. In the background some of the factories and prominent businesses that occupied Davenport's East End, including the Davenport Bag & Paper Company, are visible.

(Source: Davenport Public Library, Special Collections)

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Photo was taken from Government Bridge, looking west April 2014.

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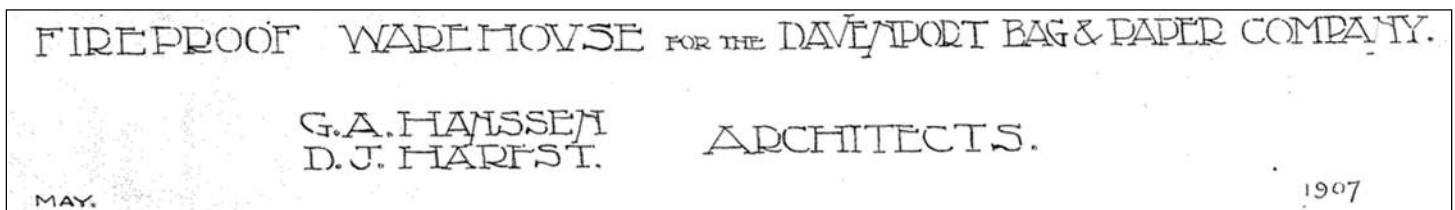
Name of multiple listing (if applicable)

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Architects:



Gustavus Hanssen
(Source: *Iowa Progressive Men*, 1899 Publication)



Title block from Hanssen and Harfst construction drawings, May 1907
(Source: Y & J Properties (building owner), August 2012)

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Engineering:



This postcard image from 1907 documents the “New Fireproof Reinforced Concrete Bldg. of Davenport Bag & Paper Co.” Notice that the building of today looks much as it did when constructed. This image also serves to document the building’s original streetscape. (View to South)

(SOURCE: AKAY Postcard Collection – Image #08093-010529)

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Brick facades were predominant in the downtown Davenport area at the turn of the 20th century (Building shown directly above is not the subject site). Davenport Bag & Paper Company is constructed of masonry block which sets it apart from other buildings. (Source: www.davenportiowahistory.com)

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Construction complete, ca. 1908, looking south. See original cornice, which was rebuilt ca. 2014, constructed entirely of metal.
(Source: Valley Construction Company, April 2014)

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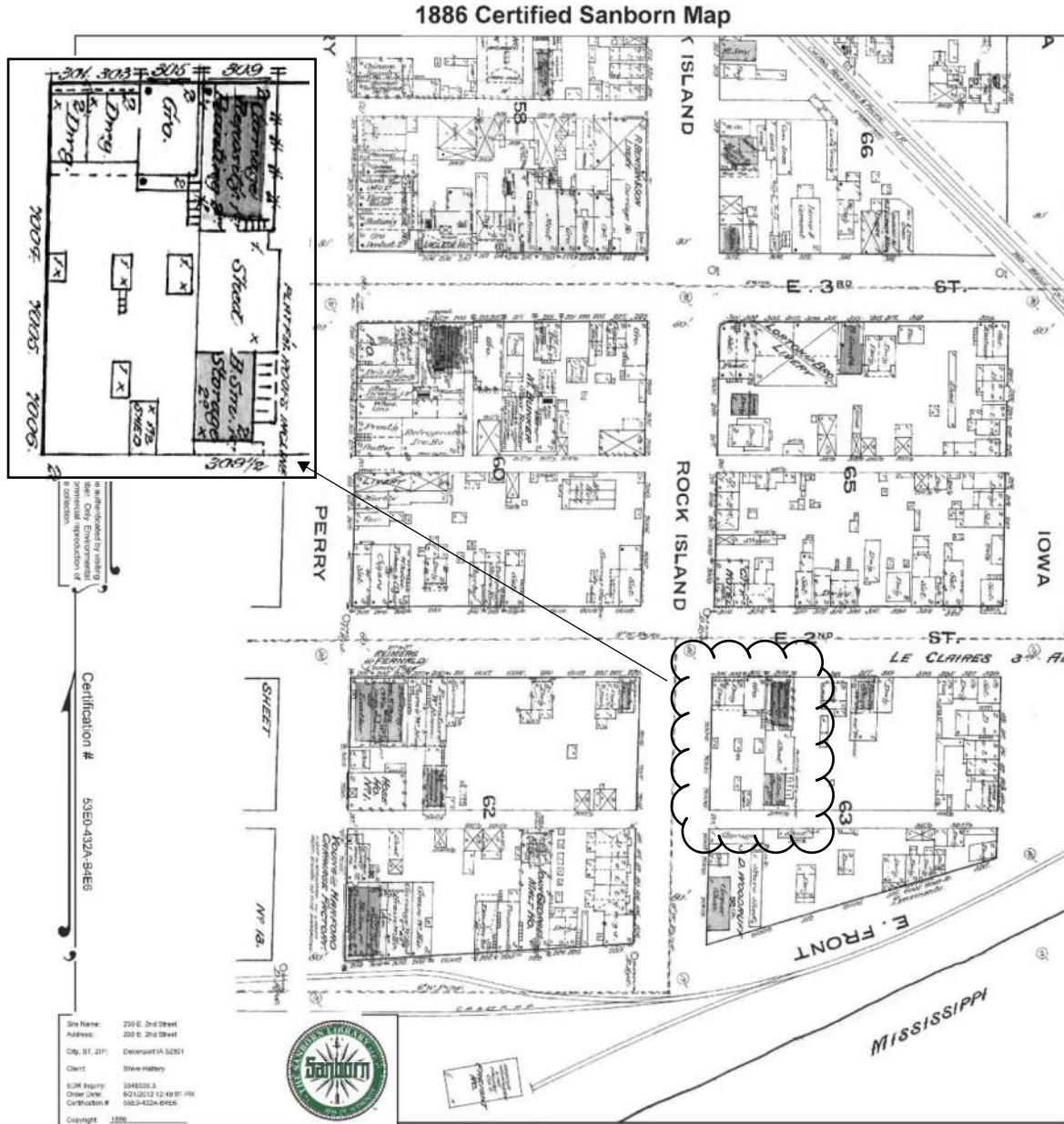
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Scott, Iowa

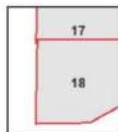
County and State

Name of multiple listing (if applicable)

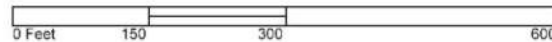
Section number 10 Page 37



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Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 17
Volume 1, Sheet 18



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building

Name of Property

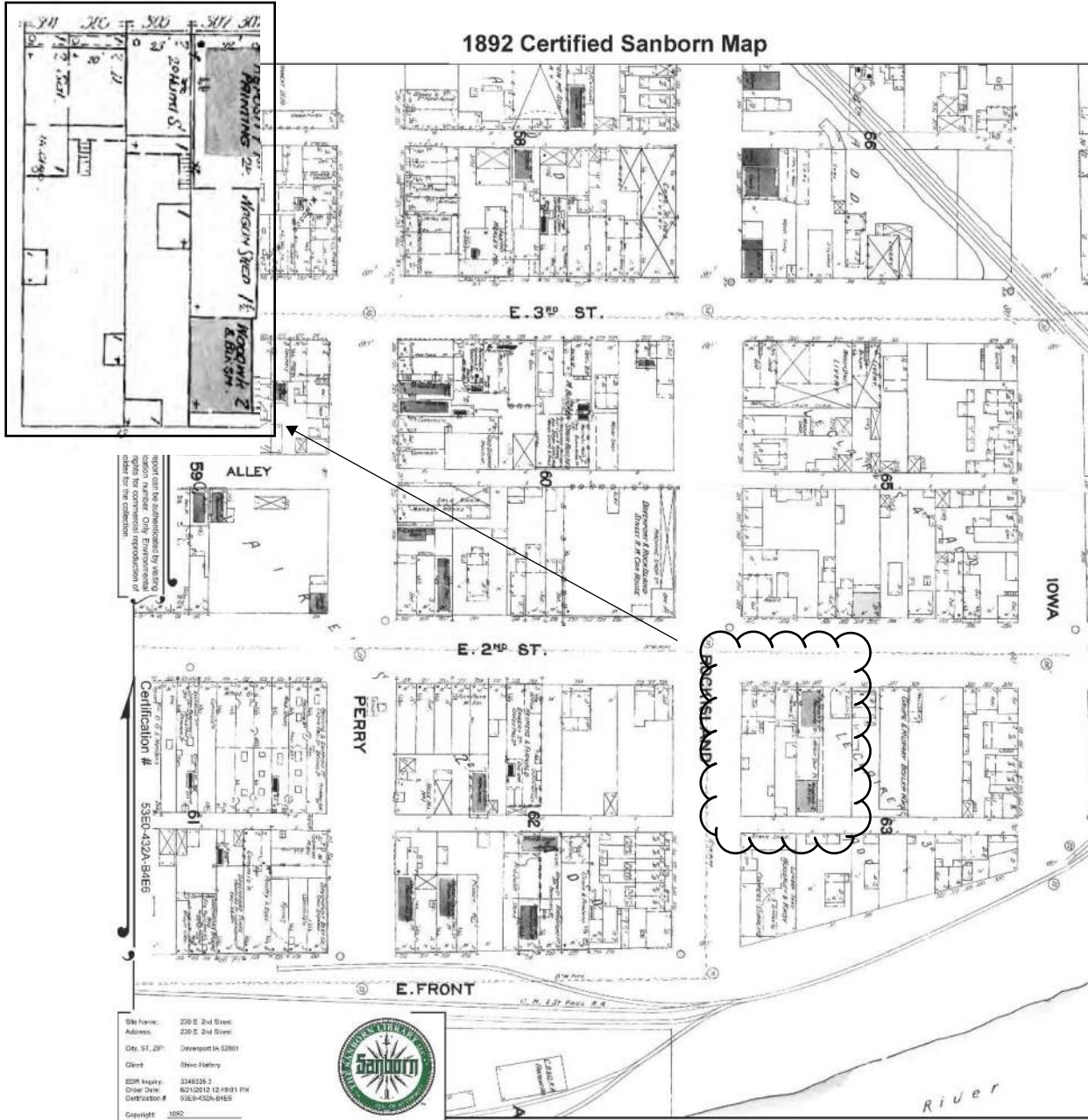
Scott, Iowa

County and State

Name of multiple listing (if applicable)

Section number 10

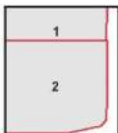
Page 38



Site Name: 230 E. 2nd Street
 Address: 230 E. 2nd Street
 City, ST, ZIP: Davenport IA 52801
 Client: Shico History
 EDR Inquiry: 3349335.2
 Order Date: 6/21/2012 12:49:01 PM
 Certification #: 93E4-432A-BHE6
 Copyright: 1992



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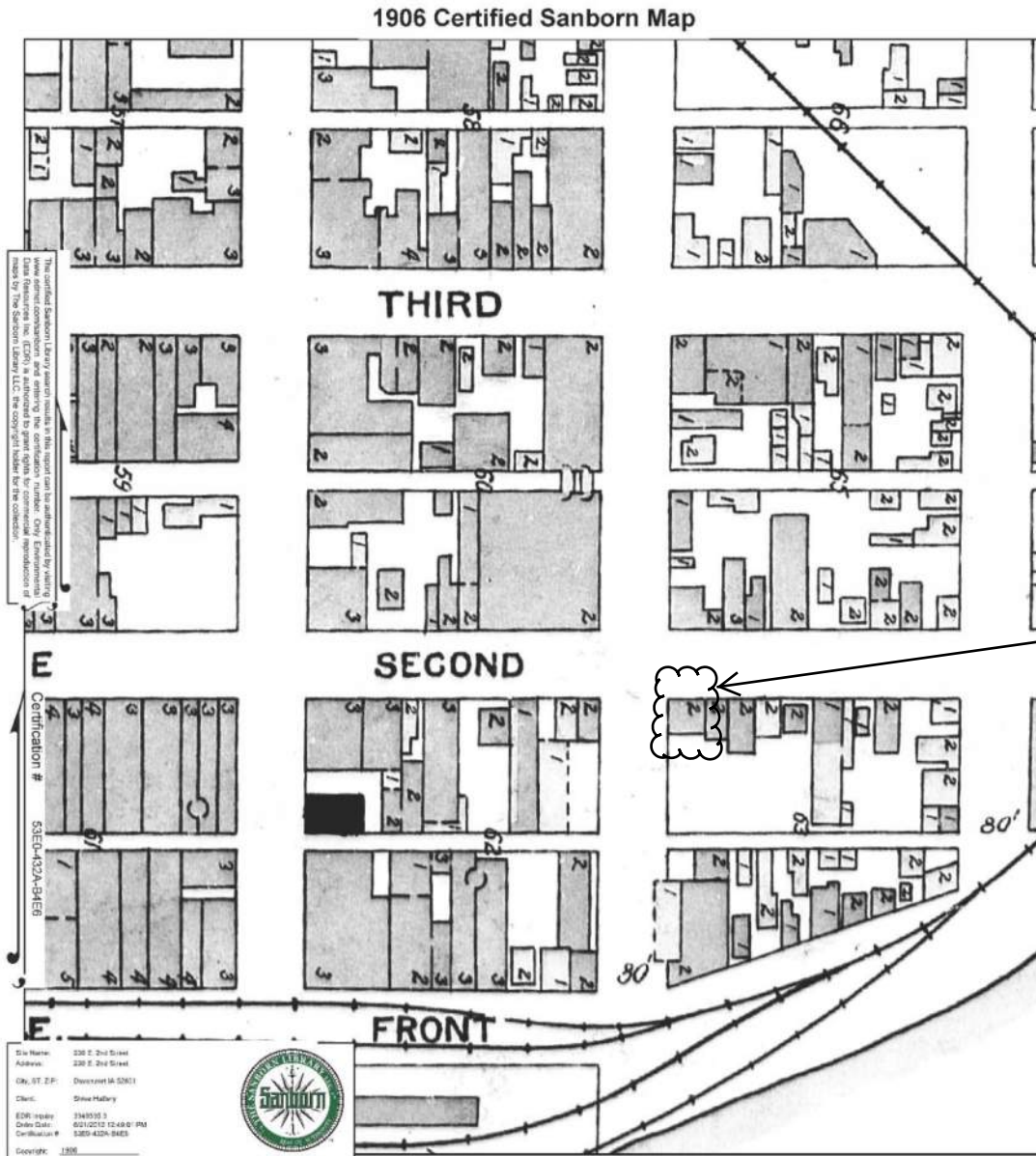
Volume 1, Sheet 1
Volume 1, Sheet 2

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 39

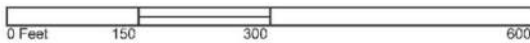


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City of Scott, Iowa
220 E. 2nd Street
Scott, IA 52081
City, ST, ZIP
Client: Sioux Valley
EDR Inquiry: 3348553
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Certification #: 1200-432A-04E5
Copyright: 1906



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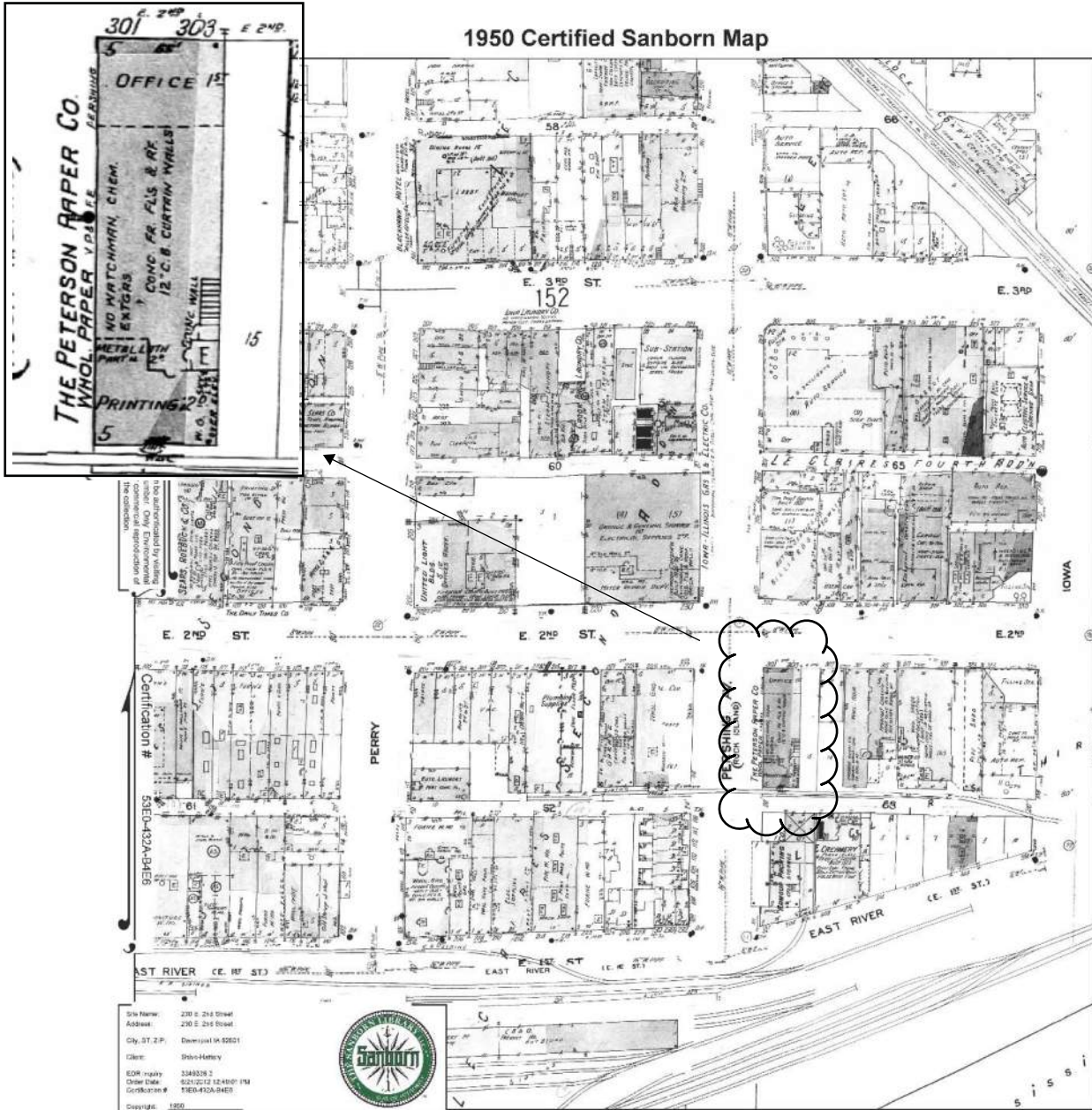


United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

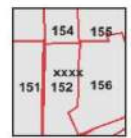
Section number 10 Page 41



Site Name: 230 E. 2nd Street
Address: 230 E. 2nd Street
City, ST, Z.P.: Davenport IA 52601
Client: Shilo-History
EDR Inquiry: 3349335-3
Order Date: 6/21/2012 12:40:07 PM
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Copyright: 1980



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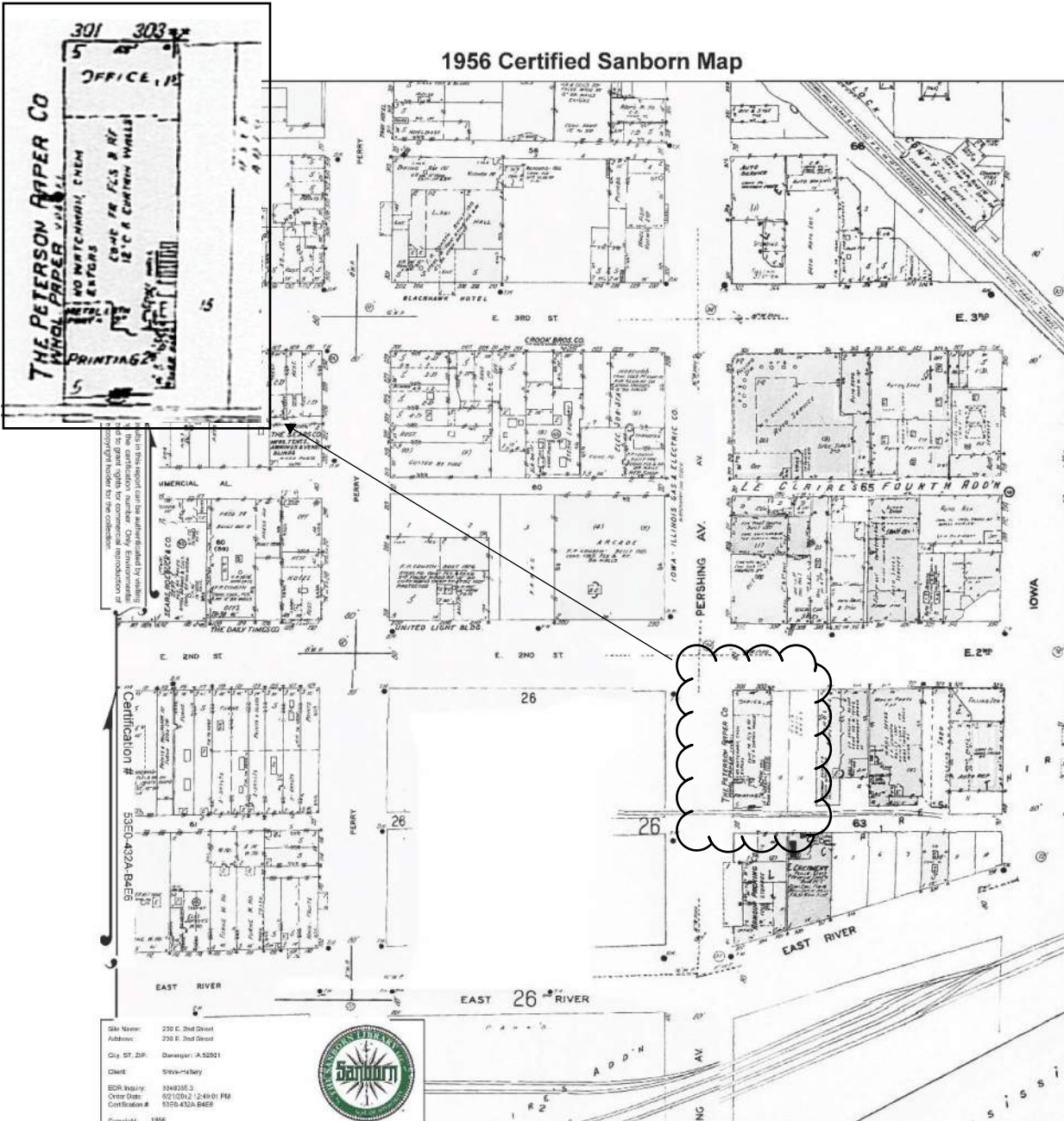
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- Volume 2, Sheet xxxc
- Volume 2, Sheet 151
- Volume 2, Sheet 152
- Volume 2, Sheet 153
- Volume 2, Sheet 154
- Volume 2, Sheet 155
- Volume 2, Sheet 156

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

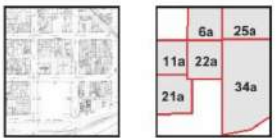
Section number 10 Page 42



Site Number: 230 E. 2nd Street
 Address: 230 E. 2nd Street
 City, St., Zip: Davenport, IA 52001
 Date: 5/16/1956
 EDR Inquiry: 3349335-3
 Order Date: 02/10/12 12:49:01 PM
 Certification #: 5358-432A-B4E6
 Copyright: 1956



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- Volume 1A, Sheet 11a
- Volume 1A, Sheet 21a
- Volume 1A, Sheet 22a
- Volume 1A, Sheet 25a

Volume 1A, Sheet 34a

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building

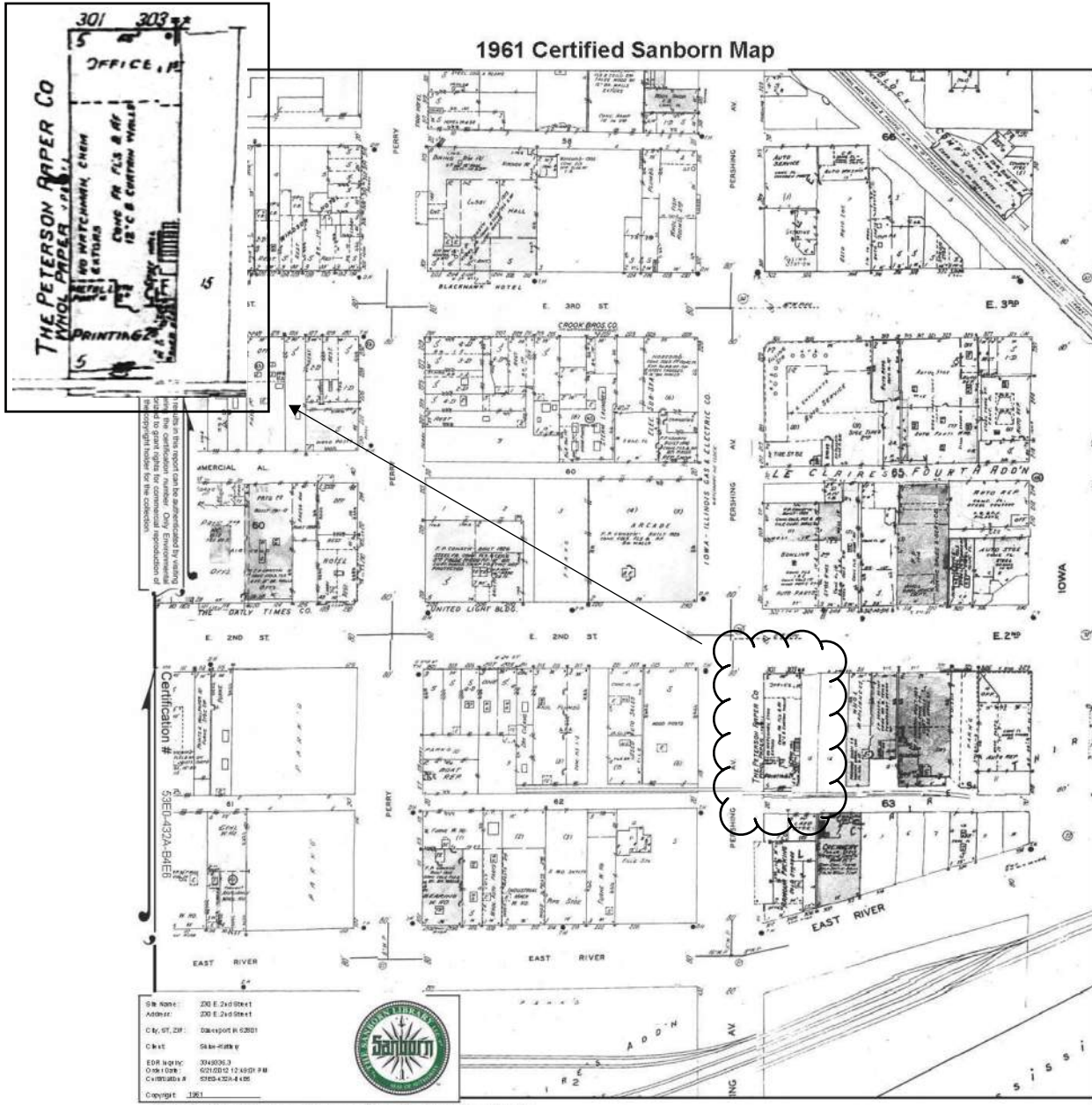
Name of Property

Scott, Iowa

County and State

Name of multiple listing (if applicable)

Section number 10 Page 43



SB No. 300 E. 2nd Street
 Address: 300 E. 2nd Street
 City, St, ZIP: Davenport IA 52001
 CHAT: SA 84-1188 v
 EDP No. 30480063
 Date of DR: 6/21/00 12:45:01 PM
 Copyright: 2001



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6a	25a
11a	22a
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34a	

Volume 1A, Sheet 6a
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 Volume 1A, Sheet 21a
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 Volume 1A, Sheet 25a

Volume 1A, Sheet 26a
 Volume 1A, Sheet 34a

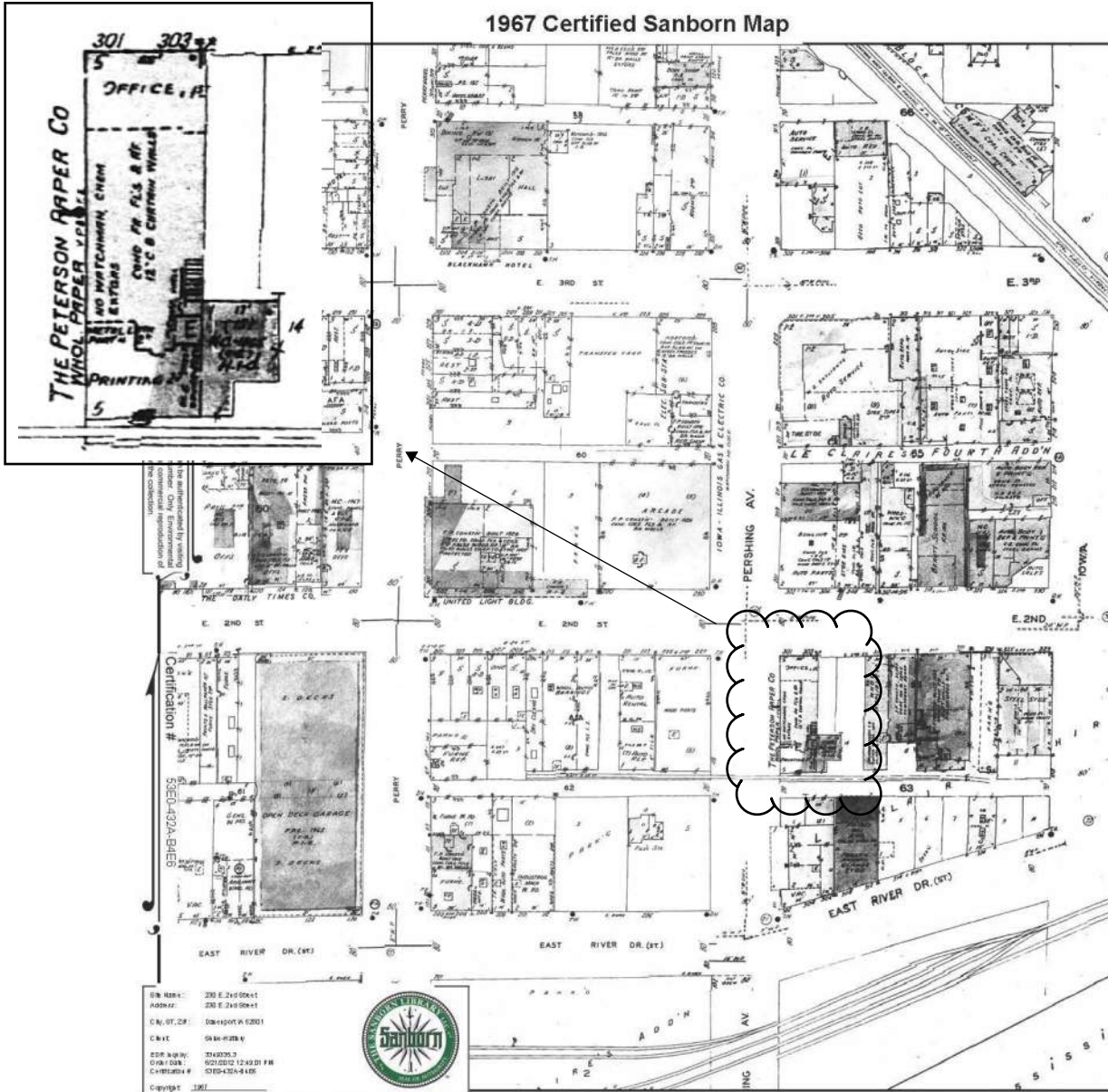


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Continuation Sheet

Davenport Bag & Paper Company Building
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Section number 10 Page 44



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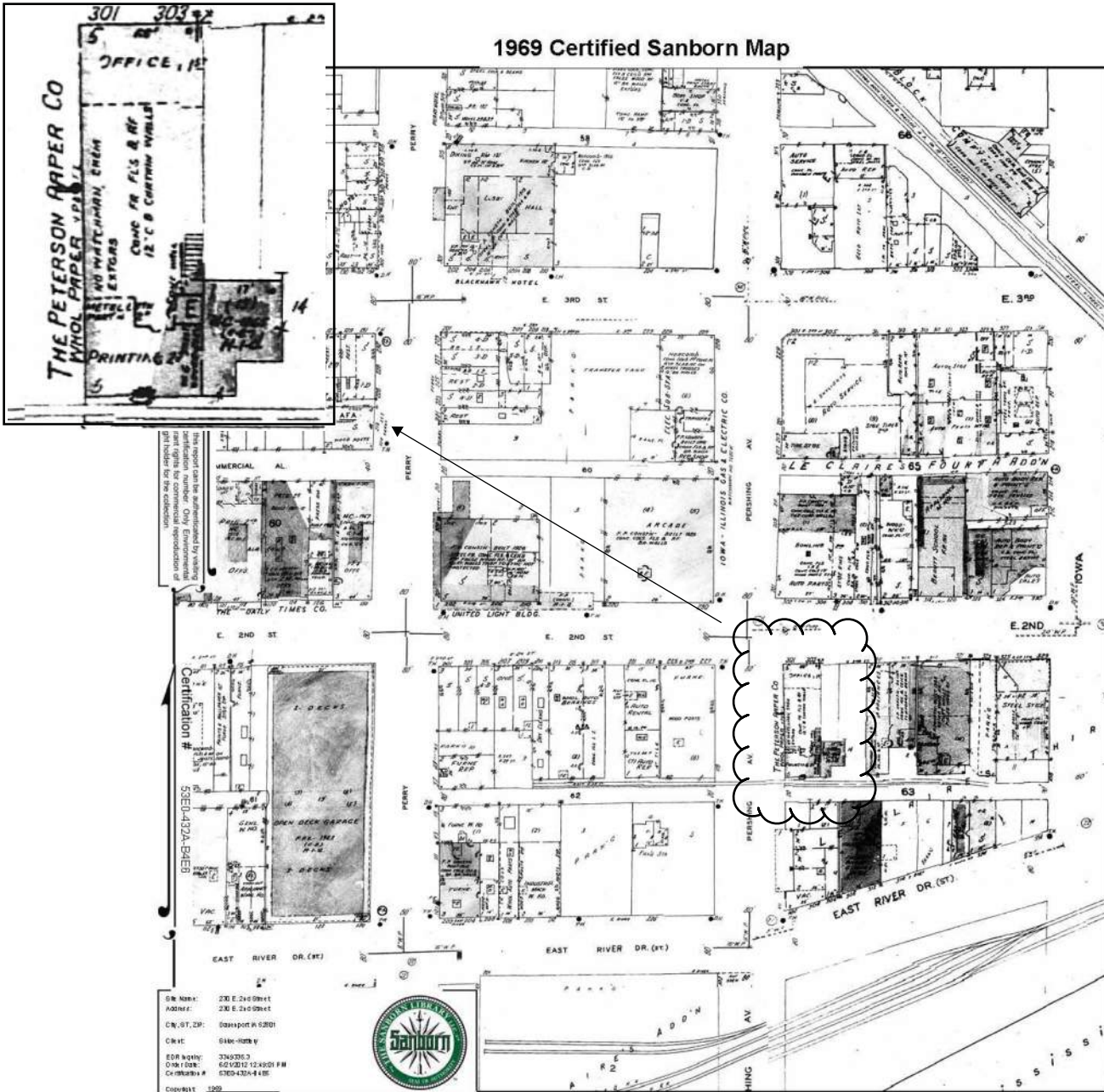
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- Volume 1A, Sheet 11a
- Volume 1A, Sheet 21a
- Volume 1A, Sheet 22a
- Volume 1A, Sheet 25a
- Volume 1A, Sheet 26a
- Volume 1A, Sheet 34a

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Continuation Sheet

Davenport Bag & Paper Company Building
Name of Property
Scott, Iowa
County and State
Name of multiple listing (if applicable)

Section number 10 Page 45



DR. No.: 230 E. 2nd Street
Address: 230 E. 2nd Street
C.W. ST. ZIP: 52501
C.W. ST. ZIP: 52501
EOR No.: 230 E. 2nd Street
O.R. No.: 62 0012 12 4501 P.H.
C.W. No.: 6209-4304-4 485
Copyright © 1969

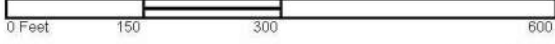


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Outlined areas indicate map sheets within the collection.



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11a	22a
21a	26a
	34a

- Volume 1A, Sheet 34a
- Volume 1A, Sheet 6a
- Volume 1A, Sheet 11a
- Volume 1A, Sheet 21a
- Volume 1A, Sheet 22a
- Volume 1A, Sheet 25a
- Volume 1A, Sheet 26a



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building

Name of Property

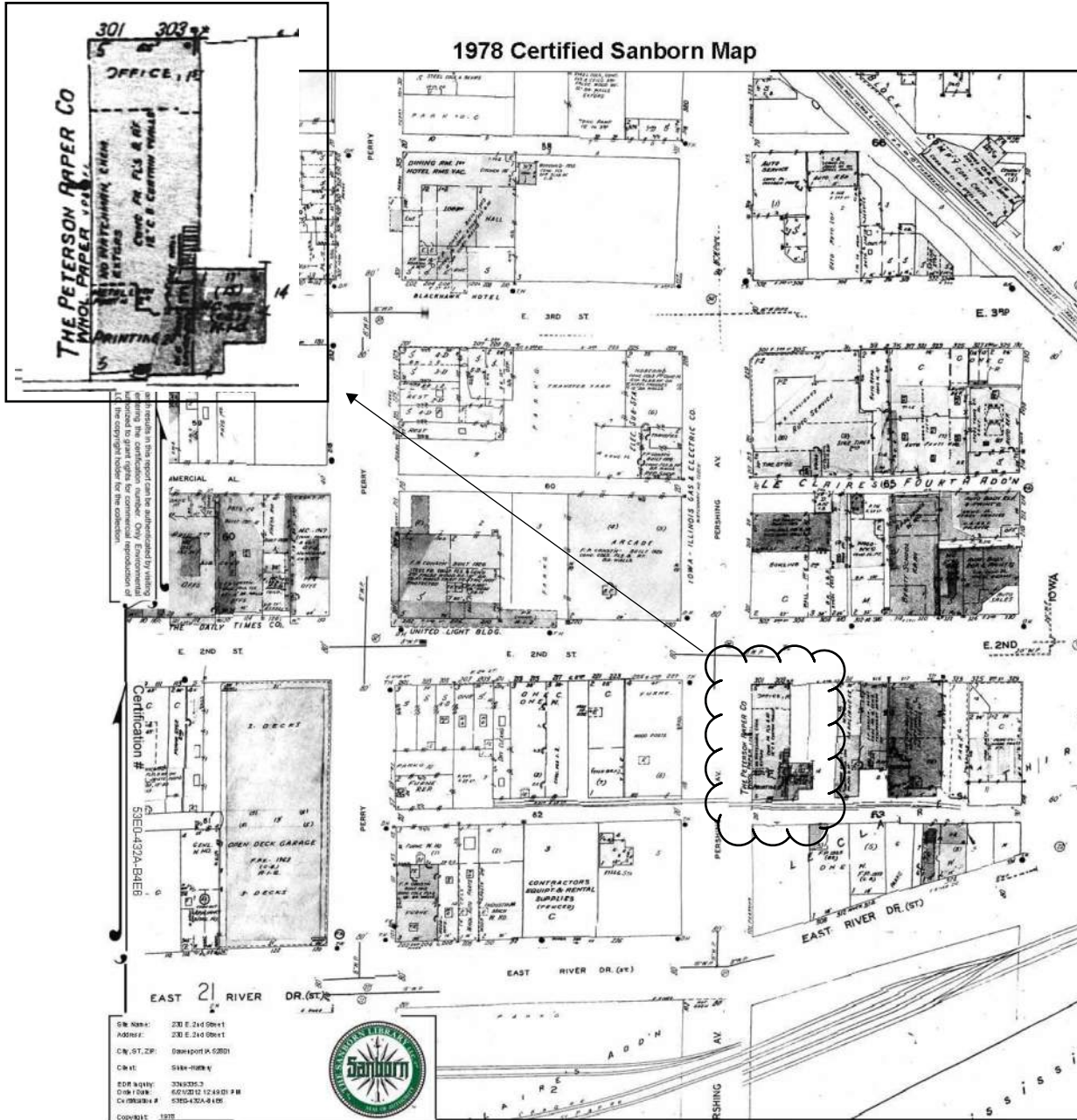
Scott, Iowa

County and State

Name of multiple listing (if applicable)

Section number 10

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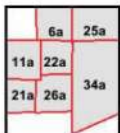


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S.W. 1/4 Sec: 230 E. 2nd St x 1
Address: 230 E. 2nd St x 1
C.N. ST. 26: Davenport IA 52801
C.N. ST: 5184-1188 V
EDR 84191: 3349335-3
Date Filed: 6/21/2012 12:49:03 PM
C.N. ST. 26 # 5705-520-8-100
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- Volume 1A, Sheet 11a
- Volume 1A, Sheet 21a
- Volume 1A, Sheet 22a
- Volume 1A, Sheet 25a
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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building

Name of Property

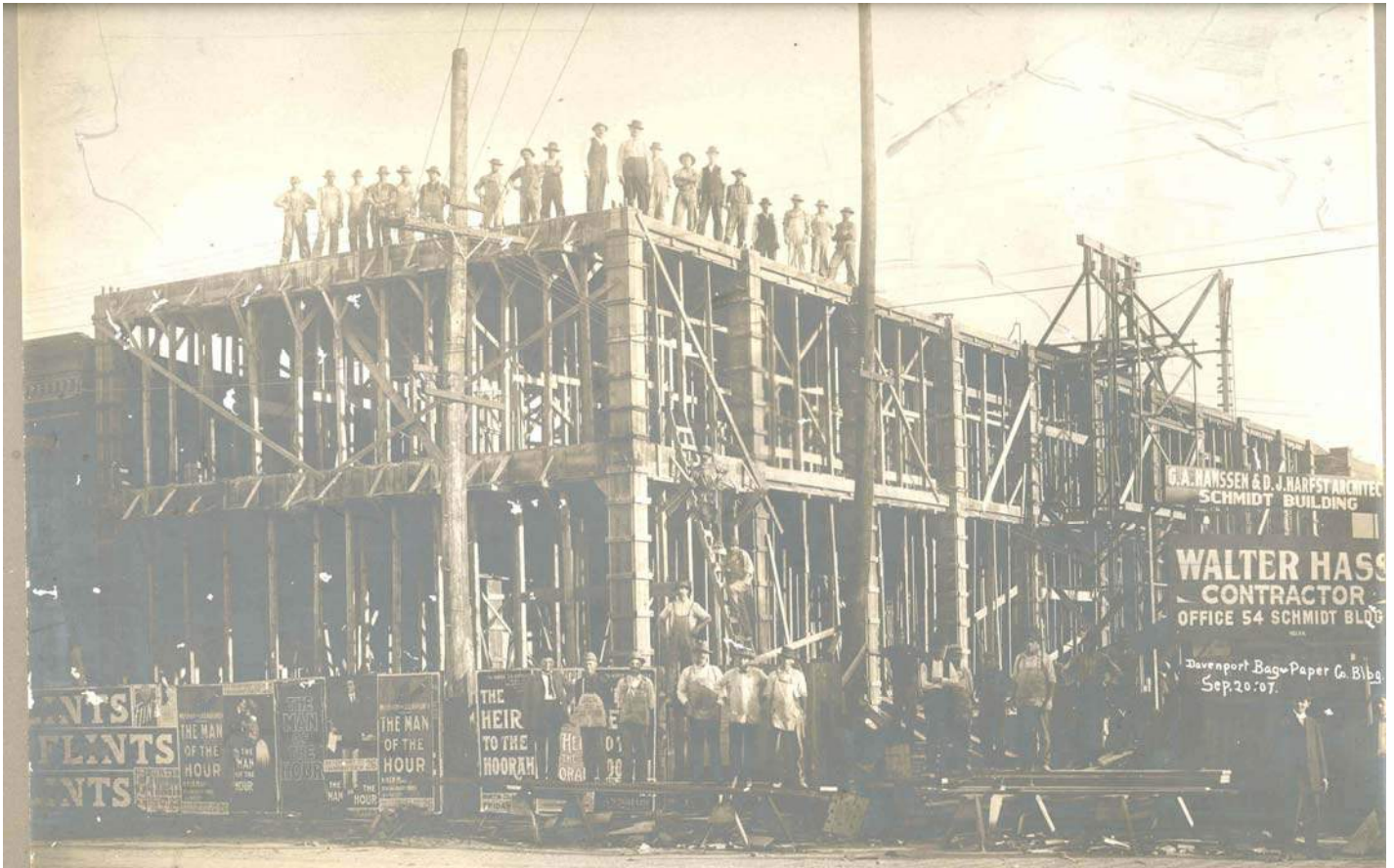
Scott, Iowa

County and State

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Construction underway, September 20, 1907, looking south
(Source: Valley Construction Company, April 2014)

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National Park Service

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Davenport Bag & Paper Company Building

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Construction beginning, July 10, 1907

(Source: Valley Construction Company, April 2014)

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Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

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19

18

Photograph Key Plan

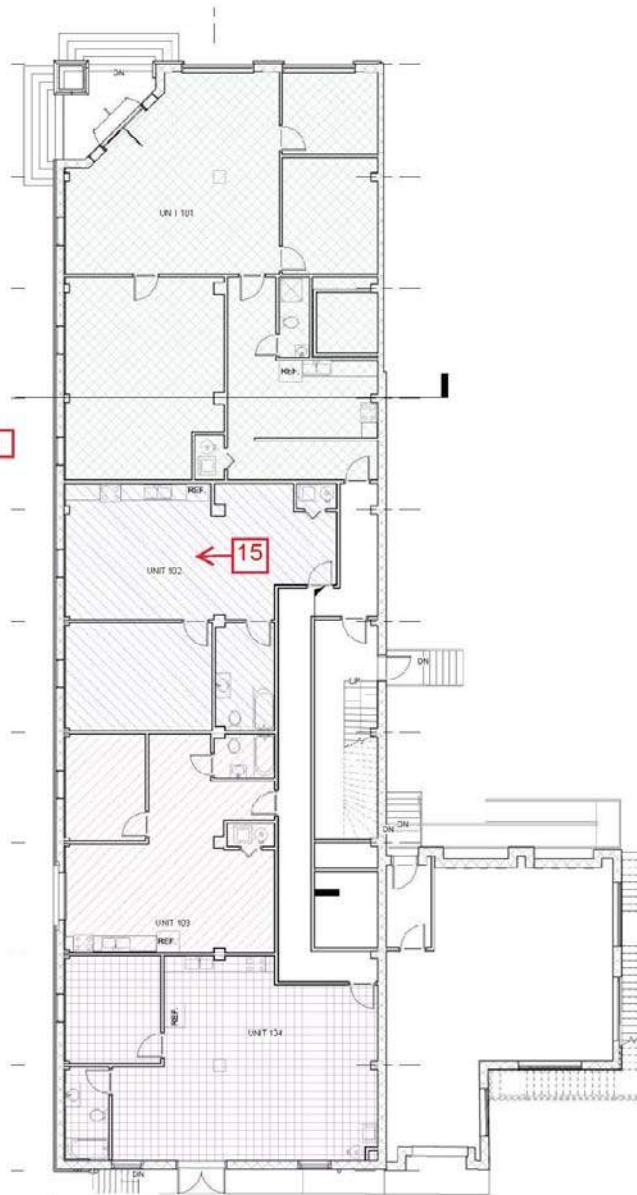
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1

4

3

First Floor Plan



15

5



17

16

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Davenport Bag & Paper Company Building

Name of Property

Scott, Iowa

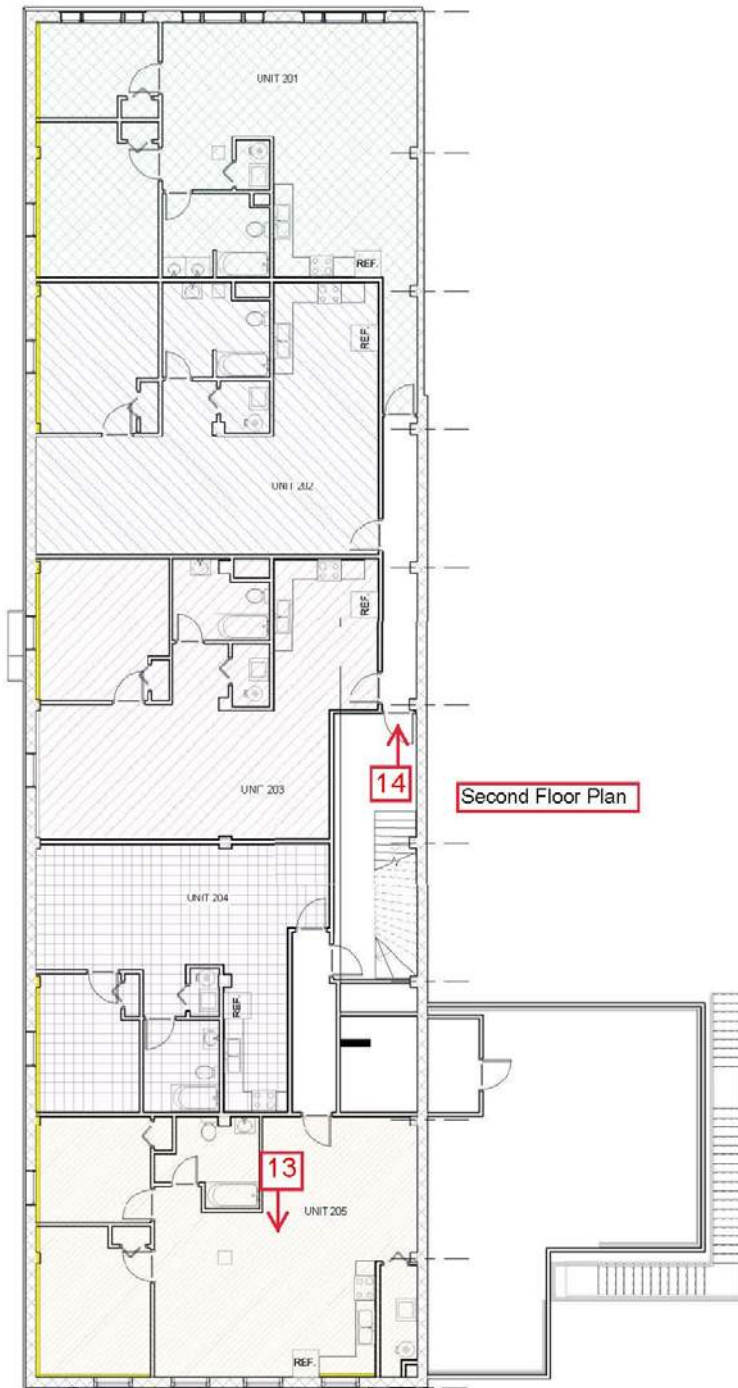
County and State

Name of multiple listing (if applicable)

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Photograph Key Plan



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National Park Service

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Davenport Bag & Paper Company Building

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Photograph Key Plan



Photo 1:



Photo 2:



Photo 3:



Photo 4:



Photo 5:



Photo 6:



Photo 7:

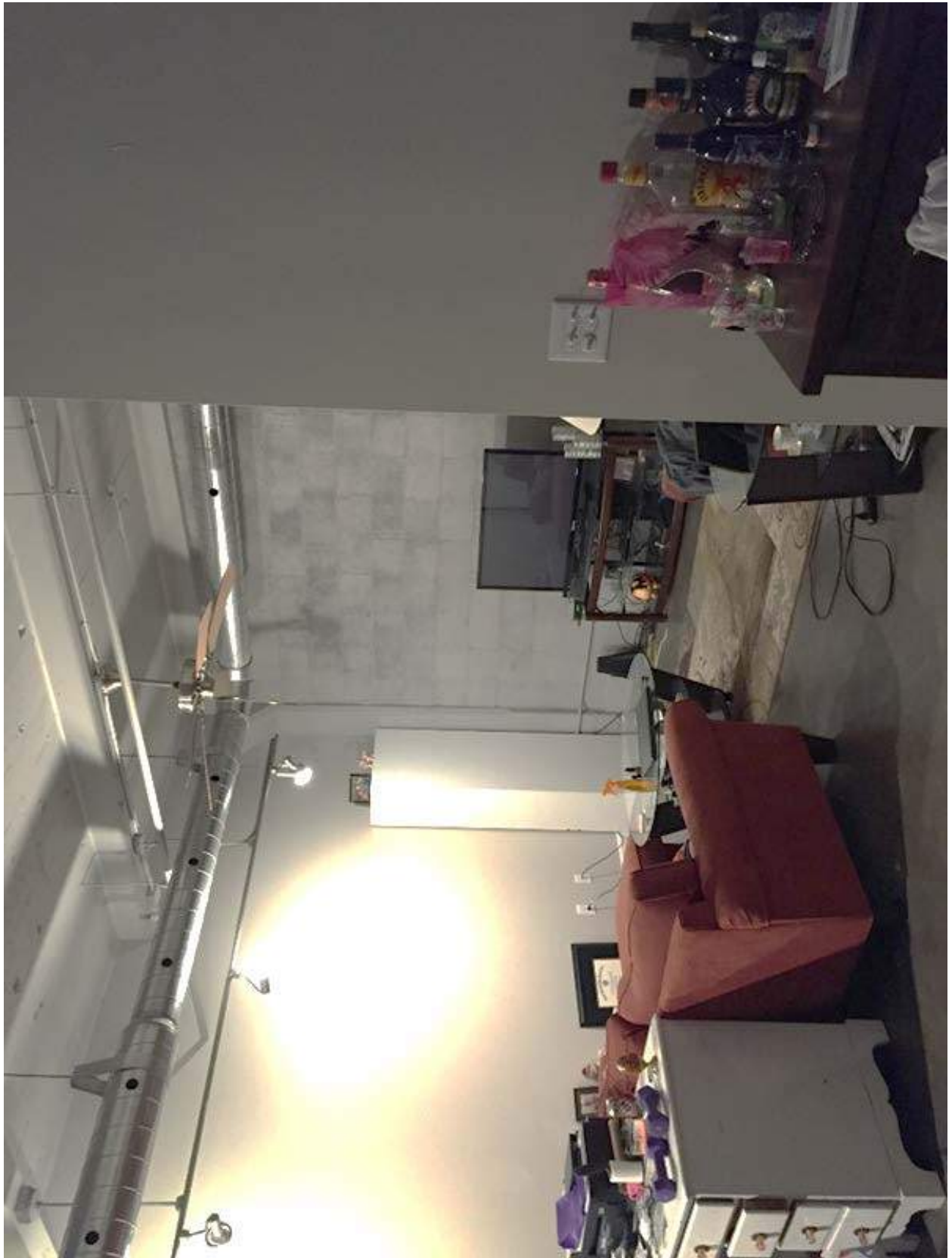


Photo 8:



Photo 9:



Photo 10:

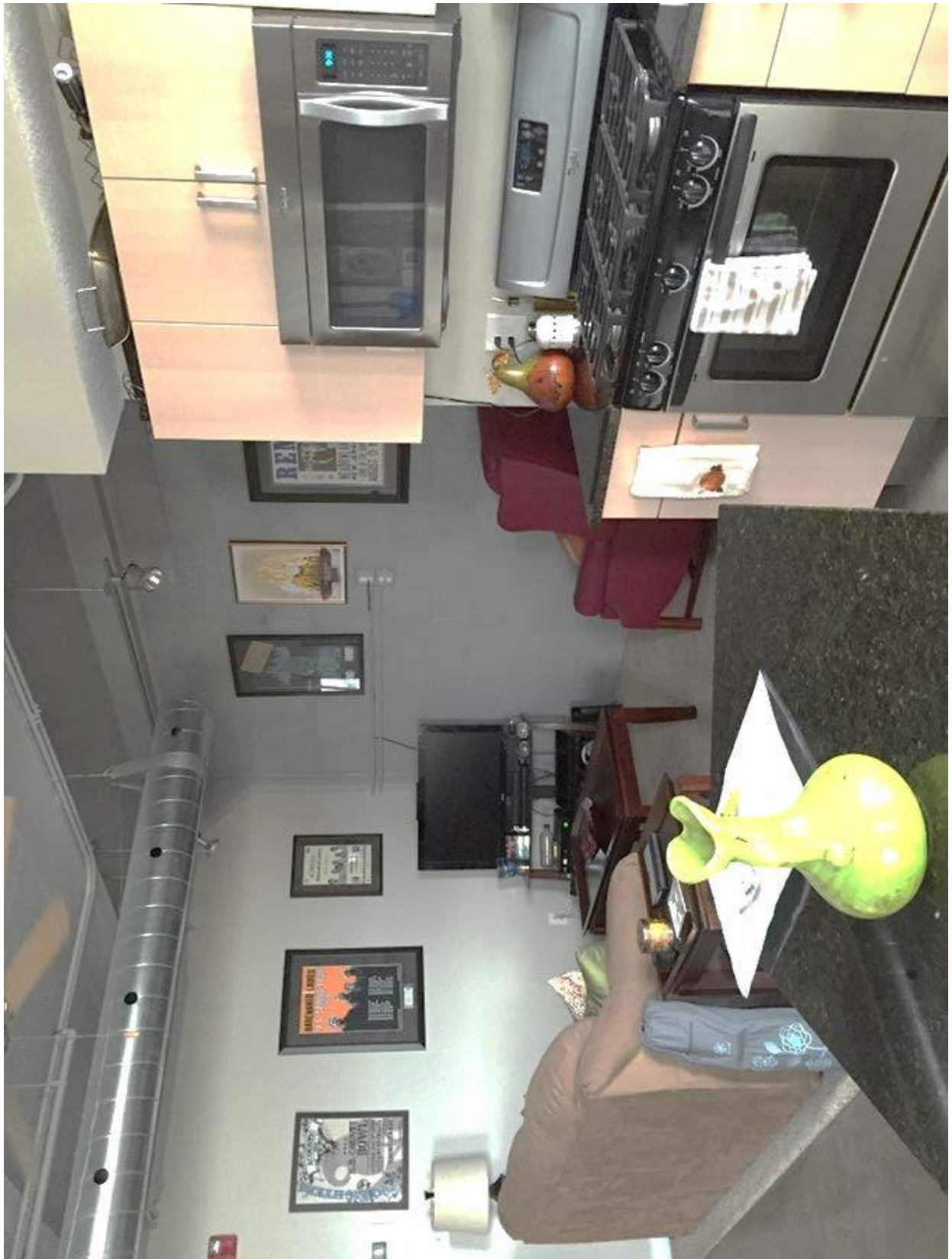


Photo 11:



Photo 12:



Photo 13:





Davenport Bag & Paper Company Building

Davenport, Scott County, Iowa

Photo 14:

Photo 15:



Photo 16:



Photo 17:



Photo 18:



Photo 19:



END OF PHOTOS



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PETERSON
PAPER CO.

Perry Ave



PETERSON PAPER CO.

PETERSON PAPER

Ave

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**PETERSON
PAPER CO.**



PETERSON PAPER CO.

PETERSON PAPER CO.

DOWN





PETERSON
PAPER CO.

SPEED
LIMIT
25

















FLOOR
2







PETERSON
PAPER CO.

SPEED
LIMIT
25

NO
LEFT
TURN
ON
RED

RENOVATION
SCHEDULED

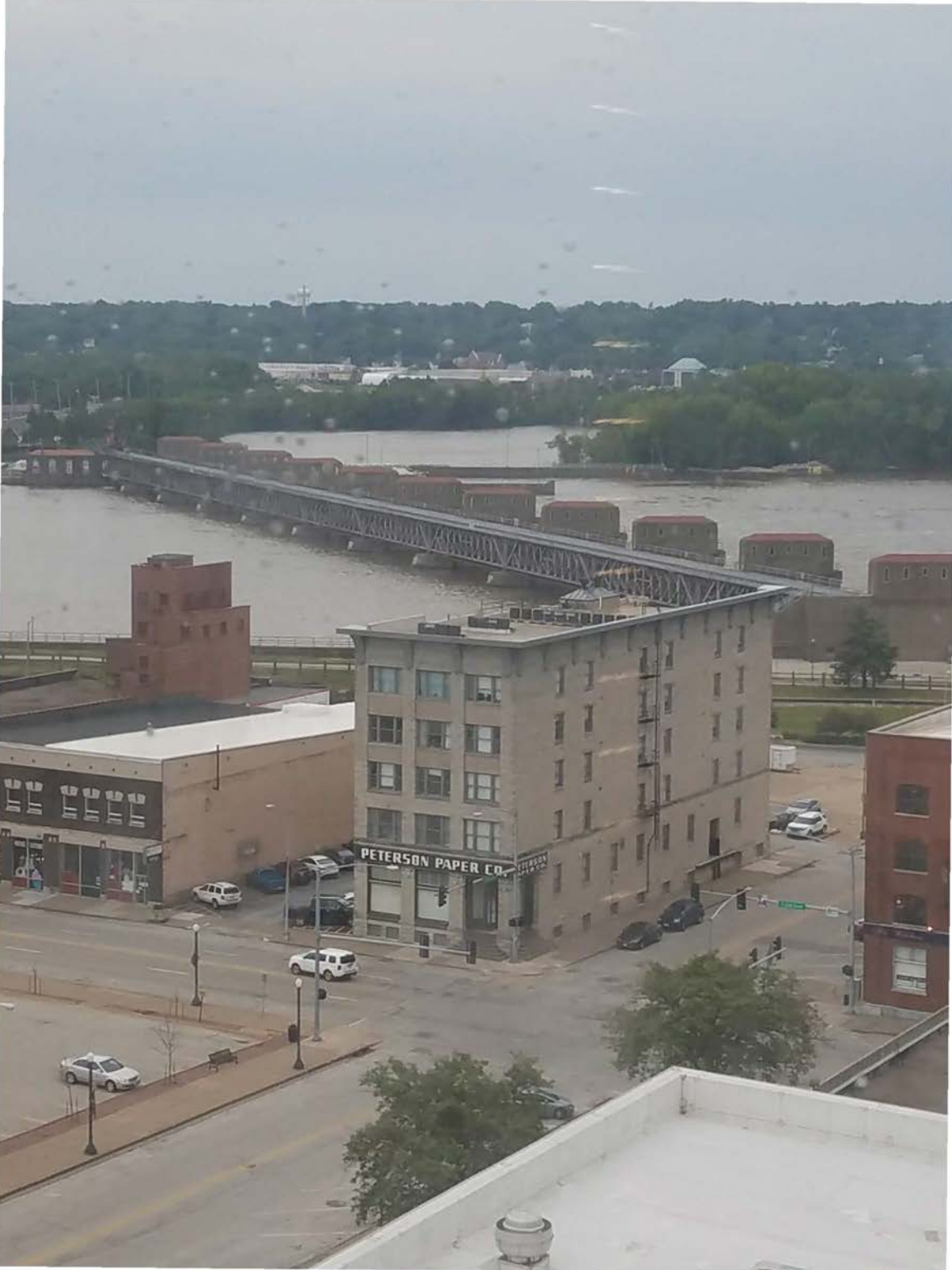


PETERSON
PAPER CO.



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SHOP



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/5/2017 Date of Pending List: 1/4/2018 Date of 16th Day: 1/19/2018 Date of 45th Day: 1/19/2018 Date of Weekly List: 1/19/2018

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 1/19/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

CHRIS KRAMER, ACTING DIRECTOR

November 30, 2017

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PRESERVATION
OFFICE OF IOWA

IOWA HISTORICAL
FOUNDATION

J. Paul Loether, Deputy Keeper and Chief
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240



Dear Mr. Loether:

The following National Register nomination(s) from Iowa are enclosed for your review and listing if acceptable.

Davenport Bag & Paper Company Building

The Davenport Bag & Paper Company Building is eligible for the National Register under Criterion C as a locally significant example of the simple, structurally-focused Chicago School style of architectural concrete and fireproof construction. The period of significance is ca. 1908, which is when the building was constructed. The design elements featured at Davenport Bag & Paper Company Building were not prevalent in the Davenport, Iowa industrial area. At the turn of the 20th century, several of the buildings in this area were of brick construction, some with rather ornate architectural details. These buildings offer a beneficial example of the types of buildings often constructed at the time. However, the Davenport Bag & Paper Company Building stands out as an example of the utilitarian design adopted by architects in Chicago following the fire of 1871.

Thank you for your consideration.

Sincerely,

Laura Sadowsky
State Historian and National Register Coordinator
State Historical Society of Iowa

Enclosures.

10000 1972

IOWA DEPARTMENT OF CULTURAL AFFAIRS

KIM REYNOLDS, GOVERNOR
ADAM GREGG, LT. GOVERNOR

CHRIS KRAMER, ACTING DIRECTOR

February 7, 2018

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FOUNDATION

Patrick Andrus, Historian
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240



Dear Patrick:

Enclosed is the requested replacement CD of tiff photos for the Davenport Bag & Paper Company (Davenport, Scott County, Iowa) nomination. We also have copies of these files, so please let me know if you still have trouble and I will format a new CD with our tiff files.

All the best,

Laura Sadowsky
State Historian and National Register Coordinator
State Historical Society of Iowa

Enclosure.