

United States Department of the Interior
National Park Service



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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name The Royal Neighbors of America National Home Historic District

other names/site number Grandview Terrace

2. Location

street & number 4760 Rockingham Road not for publication N/A
city or town Davenport vicinity N/A
state Iowa code IA county Scott code 163 zip code 52802

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Steve King
Signature of certifying official

8 APRIL 2015
Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

In my opinion, the property X meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

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6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Institutional housing

Current Functions (Enter categories from instructions)

Cat: VACANT Sub: Not in Use

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7. Description
=====

Architectural Classification (Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS:
Colonial Revival

Materials (Enter categories from instructions)

foundation BRICK
roof STONE: slate
walls BRICK

other STONE

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

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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 a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

SOCIAL HISTORY

ARCHITECTURE

Period of Significance 1931-1964

Significant Dates 1931

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder Clausen, Kruse and Klein

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Davenport Public Library Special Collections

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10. Geographical Data

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Acreage of Property 28.42

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	15	696152.67	4597535.15	3	15	696534.43	4597491.06
2	15	696360.45	4597555.59	4	15	696655.31	4597399.98
	<input checked="" type="checkbox"/>	See continuation sheet.					

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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11. Form Prepared By
=====

name/title Elizabeth Rosin, Principal; Lauren Rieke, Historic Preservation Specialist
e-mail address lauren@rosinpreservation.com

organization Rosin Preservation date July 2014

street & number 215 W. 18th Street telephone 816-472-4950

city or town Kansas City state MO zip code 64108
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Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name Carver Blackwell Holdings LLC

street & number 201 N Harrison Street Ste 402 telephone 563-324-9898

city or town Davenport state IA zip code 52801
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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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Royal Neighbors of America
National Home Historic District
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SUMMARY

The Royal Neighbors of America National Home Historic District (District) is a former retirement center constructed in 1931 for elderly members of the Royal Neighbors of America (RNA), a women's fraternal benefit society. Located at 4760 Rockingham Road in Scott County, Davenport, Iowa, the District sits on a high bluff overlooking the Mississippi River. Open fields and wooded areas characterize most of the 28.42 acre property. The surrounding area is primarily rural, dotted with residential subdivisions. Eight resources, six contributing and two non-contributing, comprise the District. In addition to the primary building (RNA Home), dispersed throughout the District are one contributing building and two non-contributing outbuildings. Two contributing objects and one contributing structure also dot the property. The grounds surrounding the built resources form a contributing site.

A curving drive leads up the hill to the two-and-one-half story retirement center at the east side of the lot. Three distinct wings of the primary building (RNA Home) create an L-shaped plan. The red brick building has painted wood and limestone accents and stands on a brick foundation. A side-gable slate roof, pierced by dormers, caps each wing. Colonial Revival elements include the rectangular form and symmetry of each wing, the side-gable roof, two-story recessed columned portico, broken pediment over the entrances, and carved limestone ornament. Double-loaded corridors, flanked by resident rooms and bathrooms, organize most of the interior space. They have original plaster walls, and wood base molding and window frames. Some bathrooms have original tile floors and fixtures. Public spaces, including a living room, dining room, library, chapel and kitchen, occupy most of the first floor and parts of the upper floors. First floor public spaces have more ornate finishes, such as carved wood base and crown molding, decorative wall trim, carved fireplace mantels, and built-in cabinets. Historic tile floors and walls and wood cabinets in the kitchen are extant. The building has experienced few alterations and appears much as it did when first constructed.

ELABORATION

Setting

The Royal Neighbors of America National Home Historic District (District) is a 28.42 acre property on the west side of Davenport approximately four miles from the city center (Figure 1). The Mississippi River runs roughly 1.5 miles to the southeast. State Highway 61 runs just north of the property, and Interstate 280 runs approximately one mile to the south. The surrounding area is predominantly rural. A small farmstead occupies the land immediately west of the nominated property. Small residential subdivisions lie to

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the north, west, and south of the property. A light industrial area extends from the east side of Rockingham Road to the Mississippi River, southeast of the property.

The site (*Resource F*) includes a wide plateau that extends from the center of the lot to the western edge. The steep hillside slopes down on the north, east, and south sides of the property (Figure 2). The flat land immediately around the building and extending west is primarily an open grass lawn, with wooded areas on the perimeter of the property.

The RNA Home (*Resource A*) stands at the edge of the bluff, facing southeast overlooking the Mississippi River and floodplain (Figures 1 and 2). A main driveway entrance on the west side of Rockingham Road (State Highway 22) accesses the property. The curving paved drive, a contributing structure (*Resource E*), leads up the hill to the RNA Home. It terminates in a circular drive at the northeast side of the building.

A sidewalk leads from the southwest side of the circular drive to the building. On the northwest side of the circular drive, a separate paved drive continues around the north side of the building into a large rectangular paved area that extends north from the building. A row of trees to the west of the lot separates it from a smaller rectangular paved area and two outbuildings (*Resources G and H*). A large rectangular surface parking lot lies west of the building (Photo 9). A small lawn separates the parking lot from the building. Three narrow irregularly shaped medians run roughly north-south through the parking lot. Circular metal light posts dot each median. A smaller circular median lies at the southeast corner of the parking lot, in front of the main building entrance. The paving directly abuts the building at the main entrance. Just northwest of the main entrance a wide path leads from the parking lot to the building.

A slate patio extends across the south side of the southeast elevation of the RNA Home. A metal picket railing, anchored by regularly spaced square brick posts with stone caps, encircles the patio. Southeast of this patio, a lawn extends along the building and parking lot before descending sharply into the wooded hillside. Mature deciduous trees abut the north and west sides of the building.

Primary Building (*Resource A*)

Exterior

The RNA Home was constructed in a single building episode in 1931. The L-shaped plan has three wings (Figure 3). The primary Wing A faces southeast, running roughly parallel with the Mississippi River. Wing

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B extends northwest from the south side of the northwest elevation of Wing A. Wing C connects to the northwest side of Wing B and runs parallel to Wing A.

The two-and-one-half story building stands on a red brick foundation with a stone water table. The primary cladding is red brick with stone and painted wood accents. Each wing has a side gable roof clad with purple and green slate and pierced by dormers. A simple cornice with a wide frieze adorns each wing just below the roofline. Colonial Revival elements include the overall rectangular massing, symmetry and side-gable roof of each wing, two-story recessed columned portico, pedimented entrances, the simple cornice, and carved stone ornament. Although the most decorative façade faces southeast toward the Mississippi River, the main entrance is on the southwest elevation. Modern aluminum windows fill openings throughout the building. Painted plywood and particle board panels cover the first floor and basement openings on all elevations.

Although never finished, original plans for the building envisioned a large complex with several additional wings that would have completed the overall symmetry of the primary facade and the entire building (Figure 19).

Wing A

Containing the primary elevation, this is the largest and most prominent wing. It includes numerous Colonial Revival details. Four two-story blocks comprise the southeast elevation (Photos 1, 2). Block 1 at the south end is slightly recessed from the main façade and is clad in aluminum siding. Two-story paired aluminum pilasters with simple square capitals frame the single bay. Three sliding aluminum windows fill each bay on the first and second floors.

Block 2 has seven bays with bilateral symmetry (Photo 1). Bays 2-6 are recessed from the main façade. Two-story square columns with simple square capitals separate each of the center bays. Pilasters frame the end bays. A single pedestrian entrance pierces both Bay 1 and Bay 7. The entrances have carved stone frames with broken swan's neck pediments. Historic wood panel doors with glazing and replacement metal storm doors access the building. A historic four-light transom surmounts each door. Above each entrance is a carved stone ornament featuring the Royal Neighbors of America emblem surrounded by a festoon. Bays 2-6 comprise a two-story recessed porch with painted brick walls. First floor openings have flat stone lintels with exaggerated keystones. Aluminum windows fill Bays 2, 3, 5, and 6 on the first and second floors. Historic paired wood panel doors with glazing in the upper half fill Bay 4 on the first floor. A plywood panel replaces the glazing. An original four-light wood transom

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surmounts the door. Historic metal sconces flank each side of the entrance. A former entrance fills Bay 4 on the second floor. A tripartite aluminum window replaces the historic paired French doors. An iron Juliet balcony with scrolled brackets fronts the opening. Three gable dormer windows rise from the southeast slope of the roof. The dormers have aluminum siding and one-over-one double-hung windows. Two red brick chimneys rise from the roof ridge near the ends of the block.

Block 3 is slightly recessed from the façade of Block 2 and has eight bays (Photo 2). A projecting brick soldier course separates the first and second floors. A single segmental-arched opening pierces each bay on the first floor. Each has a brick soldier course lintel with stone keystone and stone sill. A single rectangular opening with a flat brick lintel and stone sill pierces each bay on the second floor. One-over-one double-hung aluminum windows fill each opening on the first and second floors. Metal air-conditioning vents pierce the wall beneath the openings on each floor and are painted to match the surrounding brick. Four segmental-arched copper dormers with one-over-one double-hung windows rise from the south roof slope. A red brick chimney rises from the center ridge at the northeast end of the block.

Block 4 is recessed further from the main façade (Photo 2). Brick quoins frame the single bay. A stone stringcourse runs above the second floor opening. Decorative brickwork of projecting diamonds adorns the wall above the stringcourse. Stone orbs ornament the roofline at each corner of the block. The first floor has the same segmental arched opening with brick lintel and stone sill as the third block. The second floor has a rectangular opening. One-over-one double-hung aluminum windows fill each opening. It has the same brick lintel and stone sill as the third block. Air-conditioning vents pierce the wall beneath each opening.

The northeast elevation of this wing has a single center bay and a parapet that follows the gabled roofline (Photo 3). Brick quoins, terminating in stone orbs, articulate the corners of the facade. Stone coping extends along the roofline. Ornate metal posts support a historic sloped copper canopy at the center of the first story. A projecting aluminum-frame vestibule, constructed in 1980, fills the space beneath the historic canopy. A glazed door with sidelights fills the opening. Plywood panels cover the glazing. An oriel window projects from the center of the second floor. A non-historic aluminum sliding window fills the opening. A carved stone medallion featuring the Royal Neighbors of America emblem surrounded by a festoon ornaments the wall in the center of the gable.

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Four blocks organize the northwest elevation of this wing. Blocks 3 and 4 have the same ornament and fenestration pattern as on the southeast elevation (Photo 4).

Wing B projects from the center of Block 2. Three bays pierce the wall on the north side of Wing B. Bay 1 has an entrance, covered with a plywood panel, at the ground level. A single one-over-one double-hung aluminum window pierces the wall between the first and second floors. A sliding aluminum window pierces this bay at the top of the second floor. Bay 2 has a segmental arched opening on the first floor. Bay 3 has a rectangular opening. On the second floor, Bays 2 and 3 each have a single rectangular opening. Single one-over-one double-hung aluminum windows fill each opening. Each opening has a brick lintel and stone sill. A single gable dormer with a one-over-one double-hung aluminum window rises from the northwest slope of the roof above Bay 2. Two bays pierce Block 2 on the south side of Wing B. Bay 1 has a segmental arched opening on the first floor and a single one-over-one double-hung aluminum window on the second floor. Bay 2 has an entrance, filled with a metal door, at the ground level. A single opening pierces the wall between the first and second floors. A sliding aluminum window pierces this bay at the top of the second floor. A single gable dormer with a one-over-one double-hung aluminum window rises from the northwest slope of the roof above Bay 1.

The northwest elevation of Block 1 mirrors the southeast elevation of the block.

The southwest elevation of Block 1 has three bays (Photo 6). Single square pilasters divide each bay while paired pilasters articulate the corners of the block. In Bays 1 and 3, three sliding aluminum windows fill the first floor openings. A glazed aluminum door flanked on the south side with a sidelight fills Bay 2 of the first floor. A flat roof porch supported by round columns covers the entrance. Letters that spell "Grandview Terrace" adorn the face of the porch. Sets of three sliding aluminum windows fill each bay on the second floor. Plywood covers the windows in Bay 2. A rectangular opening filled with vinyl siding pierces the center of the gable in this block. Vinyl siding clads the spandrels and the gable end. A louvered vent pierces the center of the gable in the brick façade of Block 2.

Wing B

Wing B connects to the south end of the northwest elevation of Wing A and the center of the southeast elevation of Wing C. Painted plywood and particle board panels cover the first floor and basement openings.

The southwest elevation has seven bays (Photo 6). Short, rectangular openings fill each bay in the basement. Rectangular windows with

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exaggerated keystones pierce the blind arches in each of Bays 1-6. Rowlock brick frames each round arched opening. Paired aluminum sliding windows with a transom are intact beneath a separate wood panel. A single one-over-one double-hung aluminum window fills each bay on the second floor. These windows have brick sills and stone lintels. Air conditioning vents pierce the wall beneath each opening. A four-story brick circulation tower, flush with the facade, occupies Bay 7. It was added at a later, unknown date. A single entrance, filled with a metal door, pierces the ground level of the tower. Three segmental arched copper dormers rise from the southwest slope of the roof. A single one-over-one double-hung window fills each dormer.

The northeast elevation nearly mirrors the southwest elevation (Photo 3). In place of the circulation tower, Bay 1 is slightly recessed from the facade. The half-story above the second floor was renovated into a full third-story at this bay. A single rectangular opening defines the bay on each floor. A wood panel covers the first floor opening. It has a brick lintel with a stone keystone and stone sill. One-over-one double-hung aluminum windows fill the second and third floor openings. They have brick lintels and stone sills.

Wing C

Wing B connects to the center of the southeast elevation of Wing C. Painted plywood and particle board panels cover the first floor and basement openings.

The southwest elevation rises into the triangular pediment of the gable roof (Photo 6). On the main facade, a single, central bay rises from the first floor to the peak of the gable. A rectangular window pierces the blind arched opening on the first floor. The aluminum window is intact beneath a wood panel. A one-over-one double-hung aluminum window with a brick lintel and stone sill pierces the second floor. A rowlock brick band with four stone keystones frames a circular panel at the center of the gable. Brick infills the former opening. Above this opening is a louvered vent. A rectangular brick block with stone coping projects from the basement level.

Two bays pierce the southeast elevation on the south side of Wing B. Bay 1 has an entrance at the ground level. A single one-over-one double-hung aluminum window pierces the wall between the first and second floors. A sliding aluminum window pierces the window at the top of the second floor. A one-over-one double-hung aluminum window fills Bay 2 on each floor. A single segmental arched copper dormer, with a one-over-one double-hung aluminum window, rises from the southeast slope of the roof. Two bays, with a single rectangular opening in each, pierce the first and second floors on the north side

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of Wing B. The one-over-one double-hung aluminum windows have brick lintels with a stone keystone and stone sills. A single segmental arched copper dormer, with a one-over-one double-hung aluminum window, rises from the south slope of the roof on the north side of Wing B.

The northeast elevation of Wing C nearly mirrors the southwest elevation (Photo 3). A rectangular one-over-one double-hung aluminum window set within non-historic wood infill fills the circular opening in the gable. This elevation does not have a louvered vent.

The northwest elevation has six bays on the basement and first floors, and eight bays on the second floor (Photo 5). A tall brick chimney rises from the basement to above the roofline at the center of this elevation. The terrain slopes down to the northwest to expose more of the basement level. Stairs on the south side of the elevation descend to the basement. A flat-roofed entrance vestibule projects from the ground level of Bay 1. Rectangular openings pierce Bays 2, 3, 5 and 6 at the basement level. An entrance, accessed via the steps, fills Bay 4. A single one-over-one double-hung aluminum window pierces the wall between the first and second floors in Bay 1. In Bays 2-6 paired sliding aluminum windows with a transom fill each bay. They have brick lintels with a stone keystone and stone sills. On second floor, a sliding aluminum window pierces the top of the wall in Bay 1. One-over-one double-hung aluminum windows fill the openings in each bay. They have brick lintels and stone sills. Air conditioning vents pierce the brick wall beneath some openings. Two segmental arched copper dormers, with one-over-one double-hung aluminum windows, rise from the northwest slope of the roof.

A one-story brick block, constructed at an unknown date, projects from the southwest side of the north elevation at the basement level. A single entrance with a metal door and a rectangular opening with a stone sill pierce the northwest elevation.

Interior

Resident rooms line the double-loaded corridors that define the majority of the interior spaces. Historic finishes are extant throughout much of the building, including plaster walls and ceilings, wood doors in wood frames, wood window frames, crown and base molding, and some kitchen and bathroom finishes. Historic terrazzo floors with integrated base are intact beneath non-historic carpet in most spaces. Historic tile flooring is extant in the kitchen, bathrooms, and some staircases. Historic paint finishes have been altered.

Wing A

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As on the exterior, the interior of Wing A features 4 distinct blocks. Three half-turn staircases and an elevator provide vertical circulation through this wing. One, constructed in 1974 for fire safety compliance, accesses each floor in Block 4. It has a concrete and steel frame with a wood picket railing. Carpet covers the treads and risers. Two other stairs are located at the north and west corners of Block 2 (Photo 16). These original stairs rise from the basement to the third floor. They have wood frames with wood picket railings. Carpet covers the treads and risers. A corridor at the center of Block 2 of each floor contains the elevator and access to Wing B. On the first floor, this corridor is wider, with arched openings and decorative trim. An elevator tower with a single shaft, added at an unknown date, is located at the west corner of the corridor. A door at ground level of the tower accesses the exterior.

The primary, southwest entrance opens into a large vestibule that fills Block 1. This space, constructed as a sunroom, was converted into the entrance around 2000. It has a dropped ceiling grid, carpet and original base molding.

Beyond the vestibule, a large, communal living room encompasses nearly all of Block 2 (Photo 11). There are two original brick fireplaces with carved wood mantles at each end of the room. Arched built-in wood cabinets with glazed doors fill the space southeast of the fireplaces. To the northwest are arched entrances to the room. Chair rail, picture rail, and wide crown molding trim encircle the room. French doors on the southeast wall lead to the patio. An opening at the west corner of the living room accesses a former library with original built-in wood cabinets, paneling and crown molding (Photo 13). An opening at the north corner accesses a small room with decorative wall trim and the same base molding, chair rail, and crown molding (Photo 12).

Wide corridors flank the living room. These spaces have matching crown and base molding. Doors at the southeast end of each corridor accesses the exterior patio, while historic staircases occupy the northwest end. These spaces have original plaster walls and ceilings with carpet over the floors.

From the living room, a double-loaded corridor extends southwest-northeast in Block 3 (Photo 17). The most ornate corridor in the building, it has decorative wall trim, wainscoting, and crown molding. Small resident rooms line each side (Photo 22). Pairs of rooms share a half-bathroom. Many have original tile floors; some have original fixtures. A shower room on the northwest side of the corridor has original tile floor and replacement stalls.

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A double-loaded corridor extending the length of Blocks 2 and 3 defines the interior configuration of the second and third floors. Blocks 1, 3 and 4 have slightly shorter floor heights than Block 2. Four original stairs address this change on each floor. On the second floor a U-shaped ramp added at an unknown date descends into Block 3.

Like the first floor, resident rooms with shared half-baths line the corridor in Blocks 2 and 3. Some rooms have private baths (Photo 25). Communal shower rooms are on the northwest side of the corridors. Rooms on the third floor have sloped ceilings and dormer windows (Photo 24).

Four original wood French doors access a communal space at the center of Block 2 on the second floor (Photo 20). A three-light aluminum window replaces the French doors that originally accessed the Juliette balcony in this room. Historic paired French doors access a sunroom that fills Block 1 (Photo 19).

Wing B

A historic dining room fills the entire first floor of Wing B (Photo 14). Wide beams span northeast-southwest across the ceiling. Historic decorative trim includes base molding, chair rail, and crown molding. Carpet covers the floor. A single opening with four single-panel wood doors at the southeast end accesses Wing A. At the northwest end, two separate swinging wood doors with portal windows access Wing C.

A wide, double-loaded corridor, lined with resident rooms, organizes the second and third floors (Photo 18). Openings on each end access Wings A and C. Pairs of rooms share half baths. Third floor rooms have sloped ceilings and dormer windows.

Wing C

Two U-shaped staircases provide vertical circulation through this wing. Located at the north and south corners, they rise from the basement to the third floor. They have metal treads and risers with metal picket rails. A door at the ground level of the north stair accesses the exterior.

A kitchen occupies several rooms that comprise the entire first floor (Photo 15). The space retains historic wood cabinets and ceramic tile partitions. Historic tile covers the floor. Doors at the center of the southeast wall access Wing B.

The second floor of Wing C served as the hospital wing. It is organized by a double-loaded corridor lined with rooms (Photo 23). An opening on the southeast side of the corridor accesses a small

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corridor to Wing B. A communal bathroom and shower room are located northwest of the corridor. They have historic hexagonal tile floors and square tile partitions and walls. Some walls on this floor were removed to create larger patient rooms.

The entire third floor is the former chapel, an open room that was dedicated in 1970 (Photo 21). A door on the southeast wall accesses the corridor in Wing B. The room has sloped ceilings and dormer windows. Carpet with vinyl base molding covers the floor.

Basement

The basement contains finished community areas, laundry and maintenance rooms, and unfinished storage space. A community room dedicated in 1992 fills the southwest side of Wing A, beneath the living room. The majority of the finishes throughout this floor are non-historic, with some extant historic paneled wood doors and trim.

Auxiliary Resources (B-G)

Contributing (1931-1963)

Resource B

A one-and-one half story pumphouse stands on the west side of the main drive leading to the RNA Home (Photo 8). Designed and constructed concurrently with the RNA Home, it has the same brick cladding and slate roof, and rises from a concrete foundation. A single pedestrian entrance, covered by a metal canopy with scroll brackets, accesses the west elevation. Single segmental arched copper dormers rise from the north and south slopes of the roof. A brick chimney stands at the center of the west elevation.

Resource C

Two markers flank the main entrance to the drive (Photo 7). They have curved brick knee walls with stone caps. The end of each wall terminates in a tall brick pier ornamented with stone capitals and urns. These markers were first constructed in 1931. In 1963 they were reconstructed, utilizing the same design and original stone elements. The two markers are counted as one contributing object.

Resource D

A shallow circular fountain dedicated in 1957 (Photo 9), stands at the center of the circular drive on the east side of the building. On the northeast side of the fountain, a vertical stone slab rises from a curved brick planter. A dedication carved into the stone slab reads: "This memorial is dedicated to the deceased members as a symbol of grateful remembrance. The heritage of their loyalty and devotion shall ever be an inspiration to our society. *The Royal Neighbors of*

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America."

Resource E

A curving paved drive leads from the main road to the southeast elevation of the building, terminating in a circular path around Resource D. Constructed concurrently with the building, it has been continually repaved as part of regular maintenance, though it retains its original route.

Resource F

Informally landscaped open lawns and wooded areas comprise the site. Although no known sources of a designed landscape were found, the site has nonetheless become a contributing feature in the overall setting of the district. Directly north of the primary building is a large open yard, dotted with mature deciduous trees of various species. A separate, irregularly shaped open lawn, also dotted with trees, extends west of the main parking lot. Dense wooded areas of mature deciduous and coniferous trees and shrubs line the south, east, and north perimeters of the property.

Non-Contributing (dates unknown)

Resources G-H

Two outbuildings abut each side of the paved area northwest of the primary building (Photo 10). These resources were constructed outside the period of significance and are non-contributing to the nomination. A one-story garage on the west has a side gable roof and vinyl siding (Resource G). Two vehicular entrances on the east elevation access the building. Vertical metal panels clad the one-story garage on the east (Resource H). The garage has a side-gable roof. A single pedestrian entrance and a wide vehicular entrance access the west elevation.

Integrity

The Royal Neighbors of America National Home Historic District appears much as it did when constructed in 1931 and retains excellent integrity.

Location: The district is still in its original location atop a high bluff overlooking the Mississippi River.

Setting: As at the time of construction, the district is comprised of open fields and wooded acres. The surrounding area remains largely rural, with some light industrial and residential construction to the north and south of the district. Contributing resources, the brick markers, memorial fountain, pumphouse, and the curved drive also

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retain integrity and enhance the overall setting of the RNA Home.

Design: The design of the RNA Home, exemplary of the Colonial Revival style, is virtually unchanged since the period of significance. The overall massing and form; prominent recessed full-height porch with square columns; cornice with a wide frieze band; rectangular and arched windows; and carved stone ornamentation on the exterior express the defining elements of the style. The historic interior configuration, reflecting the building's purpose as a retirement center, is largely intact. Community spaces, including the living room, dining room, library and kitchen, fill much of the first floor. Double-loaded corridors lined with resident rooms and bathrooms organize the remainder of the building. Few alterations have been made to the site. The entrance gates were reconstructed using new brick and the historic limestone elements in 1963. A garage north of the main building was demolished sometime after 1995 (Figure 18). The maintenance buildings (Resources G and H) and the parking lot were also added sometime after this date. None of these changes impact the overall integrity of the District and were necessary for the continued functionality of the RNA Home.

Materials: Historic materials are extant throughout the district. These include brick, stone, decorative wood trim, carved wood mantles, built-in shelves, and original terrazzo floors with integrated base beneath non-historic carpet in public spaces; and historic wood doors, wood window and door frames and wood base molding in resident rooms. Historic tile floors are intact in many bathrooms. Alterations have been minimal and include replacement of windows, construction of a wheelchair ramp and staircase at the northeast side of Wing A, and addition of an elevator on the northwest side of Wing A for code compliance. Some bathroom fixtures have been updated, and some walls between resident rooms were demolished to create larger spaces.

Workmanship: The workmanship evident in the execution of the original design for the contributing resources remains intact. The original masonry walls and carved limestone accents define the primary building and establish the quality for the entire district. The exterior details such as the masonry cladding, slate roof, carved stone ornament and copper dormers illustrate the aesthetic principles of the Colonial Revival style, as befitting an institutional building. On the interior, the workmanship is manifest in the carved wood mantles, built-in shelves, carved moldings and overall plan and structure of the resource.

Feeling: The district clearly expresses the historic sense of the property present during the period of significance. The physical features of the district, including the overall site and setting of

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the property, resources such as the memorial fountain, and the form and plan of the main building convey the original function of the RNA Home as a retirement center for elderly members of RNA, a leading fraternal benefit society in America.

Association: The RNA Home retains a direct link with the architectural trends popular during the period of construction. The clear expression of Colonial Revival architecture showcases the distinction and solidarity of the Royal Neighbors of America. Additionally the RNA Home expresses an association with the distinct institutional property type that defines the character of the district. The overall form of the building with large public spaces and double-loaded corridors lined with resident rooms conveys the relationship of the district to its historic activity as a retirement facility.

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SUMMARY

The Royal Neighbors of America National Home Historic District (District) is eligible for inclusion in the National Register of Historic Places for local significance under Criterion A for SOCIAL HISTORY and under Criterion C for ARCHITECTURE. Constructed in 1931 by the Royal Neighbors of America (RNA), the RNA Home (Resource A) is significant as a unique example of a retirement home constructed specifically for members of a women's fraternal benefit society.¹ RNA formed in 1888 as an auxiliary to the Modern Woodmen of America. In 1895 the group began offering life insurance to its members. They quickly became one of the leading fraternal benefit societies in the country, a position they maintained throughout much of the twentieth century. They erected the RNA Home at the height of this prominence as a place for elderly members to live out their senior years among the care and comfort of the society. Designed by the prominent local architecture firm of Clausen, Kruse and Klein, the primary building is significant for its expression of the Colonial Revival style. The rectangular form and side-gable roof of each wing, the prominent full-height porch with slender square columns on the main facade, the strict bilateral symmetry of the main block, the simple cornice, and the elaborate entrances showcase the basic tenets of the style. The exterior expresses the solidarity and permanence of the RNA, while the interior configuration displays the elements common to institutional buildings of this period, such as double-loaded corridors lined with residential rooms; more decorative public spaces such as the dining and living rooms; and separate wings that assured adequate natural light and ventilation throughout the building. An archaeological investigation was not a part of this nomination. Additional research may identify archaeological sites that could contribute to the overall historical significance of the property. The period of significance is 1931-1964, beginning with construction of the facility and ending with the fifty-year closing date for buildings that have no specific end for their historic significance.

ELABORATION

Fraternal Benefit Societies in the United States

Numerous fraternal organizations for men and women formed in the United States in the early- to mid-nineteenth century.² The societies most often formed along religious, racial, or ethnic lines. Women's groups, in particular, grew in popularity as they strove to establish

¹ Please note that "RNA" refers to the fraternal benefit society, and "RNA Home" references the nominated building.

² Both women's and men's organizations were known as fraternal societies, rather than differentiating between fraternal and sororal.

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a more respected place in society. Democratic government, established rituals, multiple lodges or camps, and mutual aid, with the latter based on a system of reciprocity, were the defining principles of these fraternal societies.³ Mutual aid, most often in the form of illness or funeral benefits, was a key component of the societies, as it offered protection to the primarily working-class members who could obtain no such security otherwise.

As fraternal societies developed, mutual aid often took the form of life insurance, a trend started in the 1868 by Father John Upchurch and the Ancient Order of United Workmen. The initial program was based on a system whereby members paid a set amount into a designated fund for the family of a deceased member.⁴ Other fraternal organizations soon implemented similar programs and became fraternal benefit societies. Many commercial insurance companies would not readily issue insurance policies to women at this time, however, because society viewed women as dependent on men to provide for them. Thus, such monetary protection did not seem necessary for families of deceased women.⁵ The women of RNA, a fraternal society formed in 1888, intimately understood this issue. In an attempt to address the gap in coverage, as early as 1894 RNA proposed providing life insurance for its members. In 1895, the group officially incorporated as a fraternal benefit society based in Rock Island, Illinois, so they could include this element as a primary benefit for their members.⁶

In 1900 there were 145 fraternal benefit societies in the country with a total of 373,095 members.⁷ RNA stood apart as one of the fastest-growing of these organizations. By 1919 the number of societies nationally had risen to 200 with a membership of 9,000,000.⁸ An assessment from the period noted that the number of women's fraternities "may equal that of men and is growing."⁹ Many societies were open for both men and women, including the Association Canado Americaine, The National Slovak Society of U.S.A, and the Ancient Order of Gleaners. Other organizations, such as the Ladies' Catholic Benevolent Association and the Catholic Ladies of America were managed

³ David Beito, "Mutual Aid (United States)" pp. 246-248, in *Encyclopedia of Social Welfare History in North America*, ed. by John M. Herrick and Paul H. Stewart, (Thousand Oaks, California: Sage Publications, Inc., 2005), 246-247.

⁴ Walter Basye, *The History and Operation of Fraternal Insurance*, (Rochester, New York: The Fraternal Monitor, 1919), 39-41.

⁵ Jason Kaufman, *For the Common Good? American Civic Life and the Golden Age of Fraternity*, (New York City: Oxford University Press, 2002), 50.

⁶ Selia Evans, *Royal Neighbors of America...100 Years of Helping Hands*, (Rock Island, Illinois: Royal Neighbors of America, 1995), 9.

⁷ Evans, 14.

⁸ Bayse, 15.

⁹ Ibid, 208.

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entirely by women. As membership in fraternal benefit societies grew during the late-nineteenth and early-twentieth centuries, so too did the privileges that the societies offered to their members. In addition to life insurance, many provided some sort of aid to the elderly, including access to hospitals, social halls, and homes for the aged.

Homes for the aged, or retirement centers, were a notable amenity for individuals in fraternal benefit societies. At the turn of the century, elderly individuals had few options for care or residency. Most often they had to rely on publically-funded poorhouses, which typically offered substandard accommodations and improper care, or on increasingly less-dependable familial care.¹⁰ The retirement centers managed by fraternal organizations were a valuable benefit of many societies. These were not nursing homes by today's standards. Although they offered some medical care, they were primarily places for elderly members to reside after they could no longer live alone.

A 1929 analysis of seventy-one fraternal organizations in the United States revealed only seventeen fraternal organizations provided homes for elderly members.¹¹ The three leading organizations and their auxiliaries, the Knights of Pythias, the International Order of Odd Fellows, and the Masons, operated 98 of the reported 112 homes. The numbers include two homes run by the female auxiliaries of these groups, and seven homes with combined ownership. The other fourteen societies each managed a single national home. None of these groups was solely a women's fraternal organization.¹² Many had been in operation for a number of years. Thirty-two of the homes opened between 1895 and 1910; another forty-one opened between 1870 and 1895.¹³ RNA joined this movement in 1931 when they established the Royal Neighbors National Home.

Although the figure increased slightly over the next ten years, the number of homes for the elderly operated by fraternal organizations remained small. In 1939, the United States Bureau of Labor Statistics reported that fraternal organizations operated a total of 129 homes around the country. The three leading organizations and their female auxiliaries still owned the majority of these homes. Only one women's organization, the P.E.O. Sisterhood, operated multiple (three) homes. Only fourteen societies (male and female) operated a single national

¹⁰ Carole Haber, *Beyond Sixty-Five: The Dilemma of Old Age in America's Past*, (Cambridge: Cambridge University Press, 1983), 28-30.

¹¹ United States Department of Labor Bureau of Labor Statistics, *Care of Aged Persons in the United States, Bulletin 489*, (Washington D.C.: United States Government Printing Office, 1929), 159.

¹² *Ibid.*, 160.

¹³ *Ibid.*, 162.

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home.¹⁴

Beginning in the 1930s, the popularity of fraternal benefit societies began to wane due to improved offerings by private insurance companies; the rise of alternative, less formal social activities, like listening to the radio and visiting movie theaters; and financial hardships put upon members by the Great Depression, among other reasons.¹⁵ Many organizations tried to combat this decline by deemphasizing the ritualistic work and mutual aid and focusing instead on philanthropic service. Despite attempts to adjust their mission, the number of fraternal benefit societies and the facilities they offered, such as homes for the aged and orphanages, declined. The decline continued through the twentieth century as improvements in social services eliminated the need for the mutual aid offered by fraternal organizations.

The District is significant not only for its association with the RNA, but also as a home for the aged constructed by fraternal benefit societies. Nationally, RNA was one of the few women's fraternal organizations to operate a home, and they erected it during a period when the popularity of the entire fraternal movement was declining. Despite these circumstances, RNA was able to operate the RNA Home for nearly seventy-five years.

Colonial Revival Style Architecture

During the nineteenth century, American architects began exploring historic architectural concepts. Following America's centennial celebrations in 1876, architects drew inspiration from the Federal and Georgian architecture of America's Colonial Era. The historical revival movement reached a crescendo during the 1893 Chicago World's Columbian Exposition, which introduced classical architecture to the general public.¹⁶ The exposition grounds and buildings showcased a variety of historic forms, such as Charles B. Atwood's Neoclassical design for the Palace of Fine Arts and the Beaux Arts style Administration Building by Richard Morris Hunt. The buildings exposed thousands of visitors to the principles and precedents of Greek, Roman and other historic architectural styles, leading to a resurgence of classical ideals and designs that were adapted for both residential and commercial architecture across the country.¹⁷

¹⁴ United States Department of Labor Bureau of Labor Statistics, *Homes for aged in the United States, Bulletin 677*, (Washington D.C.: United States Government Printing Office, 1941), 12. It is unknown what percentage of these were owned by women's organizations.

¹⁵ Beito, 248.

¹⁶ Virginia McAlester, *A Field Guide to American Houses*, (New York: Knopf, 2013), 406-407.

¹⁷ Marcus Whiffen, *American Architecture since 1870: A Guide to the Styles*, (Cambridge:

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After American soldiers returned from World War I, historic European traits also entered the architectural vocabulary, joining classical Greek and Roman, Gothic, Federal and Georgian precedents in a stylistic grouping referred to as the Late 19th and Early 20th Century Revival styles.¹⁸ These remained popular in the United States until the 1950s.

In the United States, Colonial Revival, also known as Georgian Revival, was the most popular iteration of the historical revival movement in the early 1900s. Around forty percent of houses were constructed in the Colonial Revival style from 1910-1930.¹⁹ Most early designs were loosely based on historic precedent. However, in the early 1900s architects shifted their focus to more historically accurate designs based on Georgian architecture. It was the only Revival style to maintain its popularity following World War II. As the style progressed in the 1940s and 1950s, simplified versions became popular for residential construction. Designs typically featured a two-story house with a side-gable or hip roof, classical door surrounds and shutters and dormers.

Buildings are predominantly rectangular in plan with a symmetrical primary façade. Ornament is concentrated to the entrances, cornices and windows. Prominent columned porticoes, fanlights and sidelights, and pediments are key defining features of the style. The style was popular for public buildings such as government offices, post offices and churches. In residential architecture, the various elements of the style could be combined and applied in different ways to buildings. As such, numerous subtypes emerged, such as the Dutch Colonial Revival, characterized by the gambrel roof and the second-story overhand, based on Post Medieval English architecture.

Although an institutional building, the RNA Home displays many characteristics of the Colonial Revival style typically seen in residential architecture. Various exterior materials are common, though masonry, executed in red brick, is common in high-style examples. Broken pediments over entrances, rarely seen on historic forms, are common to the style. Cornices might be ornamented with dentils or modillions, or have a simple, wide frieze band. Single, rectangular windows with double-hung sashes are most common. Applied ornament might include broken pediments, roof balustrades, dentil

The MIT Press, 1996), 168.

¹⁸ Leland M. Roth, *A Concise History of American Architecture*. (New York: Harper and Row Publishers, 1979), 174.

¹⁹ McAlester, 414.

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molding and modillions.²⁰

The RNA Home illustrates the defining features of the Colonial Revival style. Each wing is a two-and-one-half story rectangular mass capped by a side gable roof. The southeast elevation of Block 2 in Wing A displays strict bilateral symmetry. Although never built, additional wings designed for construction at a later date mirrored the existing wings and would have completed the overall symmetry of the building (Figure 19). Brick chimneys rise from the ridge at each end of the block. The full-height recessed porch has square columns with simple capitals, typical of residential examples constructed after 1925. Similarly, a modest cornice with a wide frieze spans the length of each building elevation. The main entrances have carved stone frames with broken pediments, a key distinguishing element of the Colonial Revival style. Each opening has prominent stone keystones and simple stone sills.

The façade of Wing A also references Mount Vernon, the eighteenth century home of George Washington that epitomizes the Georgian style. The simple, yet stately, rear façade of Mount Vernon has a formal, symmetrical arrangement that features a hipped roof with chimneys and dormers. In 1777 Washington added a full-height full-width portico with square columns. This design vocabulary would return to influence architecture at the turn of the twentieth century. After architect Edgerton Rogers erected a building replicating the rear façade of Mount Vernon for the 1893 World's Columbian Exposition, high-style and vernacular imitations proliferated across America.²¹ At the RNA Home, Block 2 of Wing A draws directly from this precedent. The symmetrical rectangular form, full-height porch, square columns, gable dormers, double chimneys and fenestration patterns all reference the prominence and dignity associated with Mount Vernon.

In their design for the RNA Home the firm of Clausen, Kruse and Klein accurately and thoroughly expressed the principles of Colonial Revival architecture. As applied to an institutional building, the stylistic elements that referenced Mount Vernon communicated stability and dignity. By incorporating features commonly found in residential architecture, they created a more intimate, domestic feel for the large-scale building. The Colonial Revival design was not only popular at the time of construction, but also reinforced the status and permanence of the RNA, a leading fraternal benefit society during this time.

²⁰ McAlester, 412-414.

²¹ Elizabeth Rosin and Rachel Nugent, National Register of Historic Places Nomination Form, "Hunter Gary House," (Kansas City, 2007), 8-12 - 8-13.

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The Royal Neighbors of America and the Royal Neighbors National Home

In 1888 eight women formed an auxiliary to the Modern Woodman of America (MWA) Hazel Camp Number 171 in Council Bluffs, Iowa. In 1890 the group formally established themselves as an independent fraternal society, The Royal Neighbors of America, with articles of incorporation, a constitution, and designated rituals. They founded the organization upon the tenets of faith, modesty, courage, unselfishness, and endurance. Although a separate organization, they remained associated with the MWA. Membership was limited to relatives of MWA members until 1903.

By 1894 RNA boasted forty-five local camps across the region with 1,567 members.²² The following year, members vowed to advance the purpose of the group by initiating a benefit department that would provide life insurance to their members. After this point, individuals could join either as social members or as beneficiary members, if they paid into the life insurance department. Both men and women could join the society, although only women were eligible for leadership positions.

RNA continued to grow. In 1908 they had 5,000 local camps across thirty-four states.²³ They were the largest women's fraternal benefit society in the country, and the fourth largest of any fraternal benefit societies. By 1910 they boasted 207,486 benefit members and 72,468 social members.²⁴ Always a progressive group, RNA became a strong presence in the suffrage movement of the 1910s. In 1916 they were at the forefront of fraternal groups when they amended their by-laws to create a juvenile department that issued insurance benefits specifically to children.²⁵ By 1918 membership in RNA had grown by nearly 170,000 over the preceding decade.²⁶ RNA ranked fourth in total membership and third in insurance of all U.S. fraternal benefit societies and number one in both categories for women-led fraternal benefit societies.²⁷

The organization continued this pattern of rapid growth through the 1920s. They established a Fraternal Fund to aid members during disasters and a Promotion Fund to enhance membership. They even launched a Health Service Department that issued health screenings as

²² Kramer and Company, Publishers and Engravers, *Historic Rock Island County: History of the Settlement of Rock Island from the Earliest Known Period to the Present Time*, (Rock Island County, IL: Kramer and Company, 1908), 211.

²³ Kramer and Company, 211-212.

²⁴ Evans, 28.

²⁵ Evans, 24.

²⁶ *Combined Statistics And Consolidated Chart of Fraternal Societies*, (Rochester, NY: The Fraternal Monitor, 1919), 146.

²⁷ *Ibid*, 199, 193.

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a means of preventative care.²⁸ A long-time dream of RNA was realized in 1928 when they dedicated their new Supreme Office building in the City of Rock Island, Illinois, just across the Mississippi River from Davenport, Iowa. They remained one of the largest fraternal societies in the country with the highest net gain in membership over the preceding three years.²⁹

In 1929 RNA reported a "progressive year" with improvements in insurance policies and an increase in both membership and insurance.³⁰ On May 20, 1929, RNA passed a resolution at their annual Supreme Camp meeting to establish a place "where the comforts of a home could be provided for helpless mothers and other deserving members of our Society alone in the world and in need of such a service..."³¹ This idea had been a longstanding desire of many members.

Work moved quickly. By August of the following year, the Davenport architects Clausen, Kruse and Klein had completed plans for the building (Figures 8 - 11). Although RNA had selected a site by January 1930³² and announced its purchase in the *Royal Neighbor Magazine*, it was not until October 27, 1930, that RNA officially purchased the property from Joseph J. Brus and his wife for \$1.00 "and other valuable consideration in hand."³³ The roughly forty-acre property, located on a high bluff overlooking the Mississippi River, just west of Davenport, Iowa, had passed through several owners in the previous year. RNA selected the "beautiful and attractive" location to ensure a "peaceful and healthful home" for residents.³⁴ Easily accessible to the surrounding region, the site was adjacent to a paved highway and offered motor coach service to the tri-cities area (Davenport, Iowa and Moline and Rock Island, Illinois).

The construction contract was awarded on August 11, 1930, and work began two weeks later. The RNA home opened the following year on June 19, 1931. The project had cost \$318,989, including the grounds and drive.³⁵ The *Royal Neighbor Magazine* described the home for members. The brick building had white trim and a green and purple slate roof. Wood molding on the interior was painted ivory enamel or stained

²⁸ Evans, 32-34.

²⁹ Evans, 36.

³⁰ *The Royal Neighbor*, (January 1930), 4.

³¹ *The Royal Neighbor*, (June 1929), 7.

³² *The Royal Neighbor*, (January 1930), 5.

³³ Warranty deed, Joseph A. Brus to Royal Neighbors of America, October 27, 1930. Scott County Iowa Land Deed Record, Book Number 78, page 433-434. It is unknown whether there was a connection between Mrs. Brus and RNA prior to the sale of the land.

³⁴ *The Royal Neighbor*, (January 1930), 5.

³⁵ Author interview with Rita Toalson, spokeswoman for RNA, February 4, 2014.

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mahogany.³⁶ It housed sixty residents, but the RNA anticipated growth and asked the architects to draw plans for additional wings that could be constructed when needed (Figure 19).³⁷

The formal dedication took place on July 18, 1931 (Figure 12). Over five-hundred members from across the country came to tour the house. The program included formal remarks. The following day the building was opened to the public. Camps from around the nation contributed to the RNA Home through a variety of donations, including quilts, monetary contributions, and linens. A "Radio Fund" raised money to buy a radio for the home.³⁸

Admission to the home had several contingencies. Women needed a recommendation from their local Camp. They had to be sixty-five years or older, in good health, and have been a Benefit member for at least ten years or a Social member for twenty-five years. Once admitted, they underwent a six-month probation period, after which they could remain if they were satisfied with the accommodations and if the management found them eligible for residency.³⁹ Regulations also required residents to relinquish all property upon admittance, with the understanding that the RNA Home would provide them care for the remainder of their lives.⁴⁰

RNA remained strong during the Great Depression, while other fraternal benefit societies suffered significant financial losses. In 1930 RNA "ranked first among all Fraternal Societies in net gain from new business every year since 1924."⁴¹ They wrote \$69,500,000 in insurance between 1928-1932, while supporting the interests of their members.⁴² In addition to establishing the home, the 1929 Supreme Camp also issued Reserve Benefit Plan Certificates to assist members who were unemployed.⁴³ At the 1933 Supreme Camp meeting members established the Royal Neighbor Home Endowment Fund to ensure the future operation of the home.⁴⁴ Despite a nationwide decline in fraternal organizations, by the mid-1930s, RNA had the highest level of membership in its history.

By the 1950s, RNA was the largest women's fraternal life insurance society in the country.⁴⁵ The organization expanded benefits to

³⁶ *The Royal Neighbor*, (August 1931), 16.
³⁷ *The Royal Neighbor*, (May 1931), 32. These wings were never constructed.
³⁸ *The Royal Neighbor*, (April 1931), 4.
³⁹ *The Royal Neighbor*, (May 1931), 32.
⁴⁰ *The Royal Neighbor*, (Fall 2004), 8.
⁴¹ As quoted in Evans, 41.
⁴² Evans, 41.
⁴³ Evans, 40.
⁴⁴ Evans, 40.
⁴⁵ Evans, 52.

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accommodate the changing demographics of families, offering two additional adult certificates and three additional juvenile certificates along with greater provisions with each certificate. The RNA Home likewise reflected this prosperity and adaptation to modern lifestyles. It acquired its first television set in 1951. An open house held in 1957 dedicated a new memorial fountain and pool to the deceased members of the society (Figure 13).⁴⁶

RNA continued to thrive throughout the 1960s and 1970s, attaining their highest insurance sales and fraternal benefits to date. Constantly striving to remain at the forefront of the insurance industry, the organization was one of the first to recognize that women live longer than men and to reflect this fact in their insurance premiums.⁴⁷ They gained national recognition for their enduring stability and continued their dedication to charitable activities.⁴⁸ A 1971 study showed that RNA boasted the "widest margin of assets over liabilities and the largest surplus funds ratio" when compared with the twenty-five largest insurance companies in the United States.⁴⁹ By 1973 they had paid \$394,368,306 in benefits since their organization was founded in 1895.⁵⁰

All members of the RNA community, including those living in the RNA Home, shared these successes. In 1963 a permit authorized C.H. Langman and Son to construct a closet and two new bathrooms with updated fixtures on the second floor.⁵¹ In July of that year, W.J. Harolf and Sons Construction Company erected the brick markers at the main entrance to the property.⁵² Although the plans closely followed the markers designed in 1931 by the original architects, Charles Richardson & Associates architecture firm created the existing designs.⁵³ A large room on the third floor of Wing C was dedicated as a chapel in 1970 (Figure 15). Services for various denominations were held on a weekly basis. Camps from across the country made donations to redecorate the living room in 1971 (Figure 16). Also in 1971 numerous repairs were made to the home, including adding aluminum siding and "other work necessary to put exterior in good condition."⁵⁴ New air conditioning units and a new steam heating system were

⁴⁶ Evans, 57.

⁴⁷ Evans, 60.

⁴⁸ Evans, 66.

⁴⁹ Evans, 66-68.

⁵⁰ *The Royal Neighbor*, (April 1974), 19.

⁵¹ City of Davenport, Iowa Building Permit #79080, February 21, 1963. On file at the Richardson-Sloane Special Collections Center, Scott County Public Library, Davenport, Iowa.

⁵² Building Permit #80277, July 18, 1963.

⁵³ Historic Plans, Charles Richardson and Associates, June 24, 1963.

⁵⁴ Building Permit #5275, August 16, 1971.

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installed.⁵⁵ To accommodate fire safety codes, Erecson Construction erected an additional staircase at the east end of Wing A in 1974.⁵⁶

The number of residents at the RNA Home remained constant at around forty-five to fifty-five throughout the years of operation.⁵⁷ In 1981, a total of 270 women had lived in the home since it opened fifty years earlier. In keeping with the progressive attitude of the RNA, in the 1990s the group made several amendments to admittance and occupancy regulations, though the total number of residents remained steady. They renamed the building Grandview Terrace in 1993. In 1996, admittance policies changed, allowing residents to stay on a rental system, as opposed to the previous policy which required turning over all assets upon admission. New regulations also allowed both single men and married couples. The first male resident arrived in 1997.⁵⁸

As part of RNA's strategic planning initiative, the organization closed the RNA Home in 2004, relocating the thirty-four remaining residents.⁵⁹ Today RNA remains a leading women's fraternal benefit society. The current owners of the former RNA Home plan to rehabilitate the building into multi-family apartments and construct new single-family residences and duplexes to the north and west of the building. New construction will not be sited in front of the plane created by the northwest façade of Wing C.

Clausen, Kruse and Klein - Architects

Different iterations of the architectural firm of Clausen, Kruse and Klein were prominent in Davenport and the surrounding region during the late-nineteenth and early-twentieth centuries. Fredrick Clausen established the firm in 1871. He had several partnerships before partnering with his son Rudolph in 1904 as Clausen and Clausen.⁶⁰ Rudolph, born in 1878, had earned a B.S. in architecture from the Massachusetts Institute of Technology in 1900.⁶¹ When the elder Clausen retired in 1914, Rudolph partnered with Walter O. Kruse, forming Clausen and Kruse. Kruse was born in 1889 and graduated from Cornell University in 1912 with a B.A. in architecture.⁶² Carroll Klein joined the firm in 1925, at which time it was named Clausen, Kruse and Klein. Born in 1894, Klein graduated from the University of Illinois with a degree in architecture in 1916 and practiced

⁵⁵ Ibid.

⁵⁶ Building Permit #111829, August 19, 1974.

⁵⁷ Rita Toalson, email correspondence, February 24, 2014.

⁵⁸ Rita Toalson, email correspondence, February 24, 2014.

⁵⁹ *The Royal Neighbor*, (Fall 2004), 8.

⁶⁰ Wesley I. Shank, *Iowa's Historic Architects: A Biographical Dictionary*, (Iowa City, Iowa: University of Iowa Press, 1998), 40-41.

⁶¹ Shank, 42.

⁶² Shank, 102.

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independently for several years before partnering with Clausen and Kruse. Klein headed the firm's interior arts department, while Kruse focused on design and layout. Clausen retired in 1933, and the firm continued as Kruse and Klein. Klein retired from the architecture profession in 1938, taking the interior design department with him. Kruse continued to practice, forming a partnership with William Parish.⁶³ Kruse retired in 1953 and Parish continued to practice.

Throughout the years of operation, Clausen, Kruse and Klein designed a plethora of new buildings and remodels throughout the region. These included residential buildings, such as the Dr. Dossa D. Evins residence (1925) in Davenport and the L.C. Knox residence (1927) in Moline, Illinois. They also designed numerous commercial buildings, such as the Campbell Baking Co. Bakery (1926) in Davenport and the Telegraph Herald and Times Journal Building (1929) in Dubuque, Iowa. While the firm designed in a variety of styles, most had classical precedence. Among these works, the RNA Home appears to be one of their more notable new construction commissions. The legacy of the firm as the oldest architectural firm in Iowa continues in Davenport to this day through the successor firm of SGGM Architects.

Conclusion

The Royal Neighbors of America National Home Historic District is eligible for inclusion in the National Register under Criterion A for SOCIAL HISTORY and under Criterion C for ARCHITECTURE. The Royal Neighbors of America erected the RNA Home in 1931 as a residence for elderly members. Organized as a fraternal benefit society in 1895, RNA quickly arose as a leading organization among both men's and women's fraternal benefit societies in the United States. RNA constructed their home during an internal period of great progress, as other fraternal organizations across the country began to decline. They maintained the building as a retirement center for nearly seventy-five years. The two-and-one-half story brick building is also an excellent example of Colonial Revival architecture, expressing key elements of the style on both the exterior and interior.

⁶³ Shank, 98.

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Verbal Boundary Description

Grand Retreat Estates Lot 1 and a .482 acre triangular piece of land adjacent to the southeast corner of Lot 1.

Boundary Justification

The boundary includes all of the associated resources. Lot 1 is the parcel of land currently associated with the nominated resource. The additional piece of land adjacent to the southeast corner of Lot 1 contains two contributing resources that were historically associated with the property: the entrance gates, Resource C, and the southeast end of the driveway, Resource E.

Additional UTM References:

Zone	Easting	Northing
5: 15	696596.91	4597336.22
6: 15	696528.41	4597218.31
7: 15	696458.86	4597163.98
8: 15	696462.30	4597229.63
9: 15	696170.69	4597312.01
10: 15	696160.22	4597437.94
11: 15	696149.55	4597451.28
12: 15	696156.61	4597464.82

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Photo Log

Photographs taken by Lauren Rieke, Rosin Preservation, Kansas City, Missouri on February 3, 2014.

Photographs printed on Moab Lasal Photo Matte 235gsm paper with MIS Ultratone Ebony ink.

- 1 of 25: Southeast elevation of Wing A. View north. CD Image RNA-1.
- 2 of 25: Southeast elevation of Wing A. View west. CD Image RNA-2.
- 3 of 25: Northwest elevation of Wing A and northeast elevation of Wings B and C. View southwest. CD Image RNA-3.
- 4 of 25: Northwest elevation of Wing A. View southeast. CD Image RNA-4.
- 5 of 25: Northwest elevation of Wing C. View southeast. CD Image RNA-5.
- 6 of 25: Southwest elevation of Wings A, B and C. View northeast. CD Image RNA-6.
- 7 of 25: Resource C, Entrance gates. View northwest. CD Image RNA-7.
- 8 of 25: Resource B, Pumphouse. View southwest. CD Image RNA-8.
- 9 of 25: Resource D, Memorial fountain. View north. CD Image RNA-9.
- 10 of 25: Parking lot west of building; note metal outbuildings (Resources F & G) on right edge. View west. CD Image RNA-10.
- 11 of 25: Living room on first floor, Wing A. View south. CD Image RNA-11.
- 12 of 25: Public room on first floor, Wing A. View east. CD Image RNA-12.
- 13 of 25: Library on first floor, Wing A. View south. CD Image RNA-13.
- 14 of 25: Dining room on first floor, Wing B. View north. CD Image RNA-14.
- 15 of 25: Kitchen on first floor, Wing C. View west. CD Image RNA-15.
- 16 of 25: Historic staircase, typ. Second floor, Wing A. View northwest. CD Image RNA-16.
- 17 of 25: Double-loaded corridor on first floor, Wing A. View southwest. CD Image RNA-17.
- 18 of 25: Double-loaded corridor on second floor, Wing B. View southeast. CD Image RNA-18.
- 19 of 25: Sunroom on second floor, Wing A. View west. CD Image RNA-19.
- 20 of 25: Community room on second floor, Wing A. View east. CD Image RNA-20.
- 21 of 25: Chapel on third floor, Wing C. View east. CD Image RNA-21.
- 22 of 25: Resident room on second floor, typ. Wing A. View west. CD Image RNA-22.
- 23 of 25: Resident room on second floor, typ. Wing C. View north. CD Image RNA-23.
- 24 of 25: Resident room on third floor, Wing A. View north. CD Image RNA-24.
- 25 of 25: Private bath on second floor. View south. CD Image RNA-25.

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Figure 1: Royal Neighbors of America National Home
4760 Rockingham Road, Davenport, Iowa
Plat Map showing location of nominated property.
Source: ArcGIS 2013.



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Figure 2: Royal Neighbors of America National Home
4760 Rockingham Road, Davenport, Iowa
Site Map showing boundary with buildings outlined.
Source: Scott County, Iowa GIS Map Service, online database
at <http://maps.scottcountyiowa.com>, (accessed February 10,
2014).



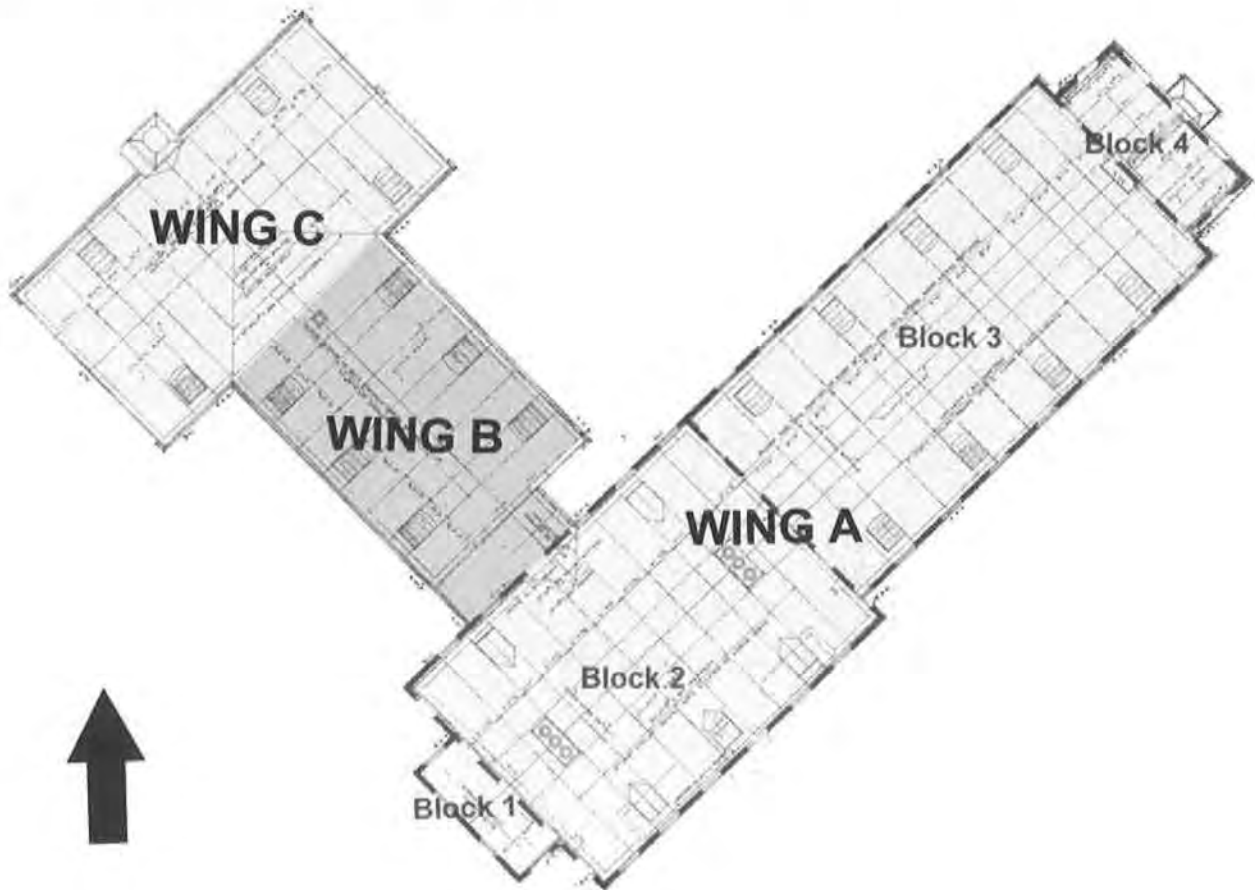
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Figure 3: Plan of showing differentiation of Wings A, B, and C; and Blocks 1, 2, 3 and 4 in Wing A.



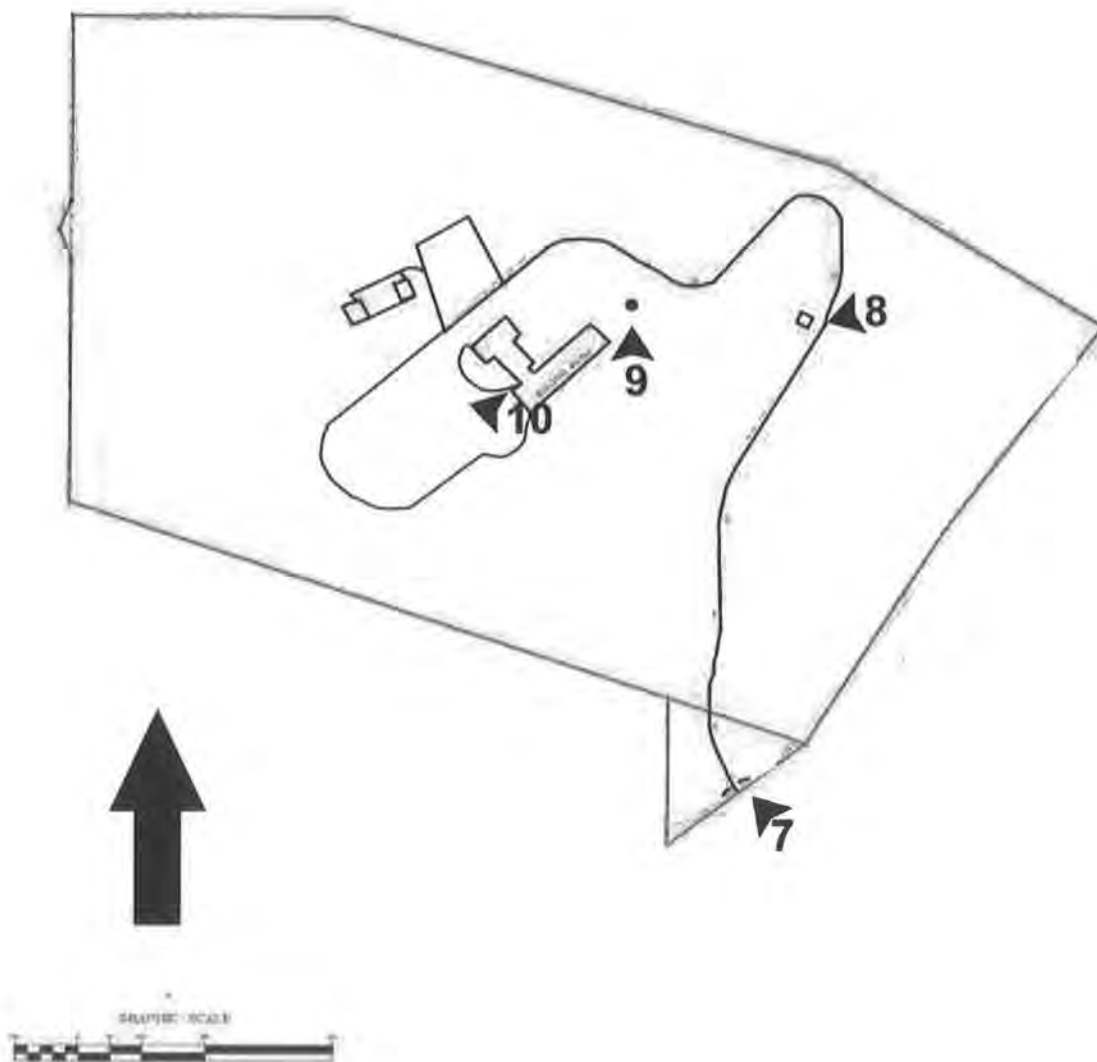
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Figure 4: Photo Map, Site.
Sketch plan, existing layout.



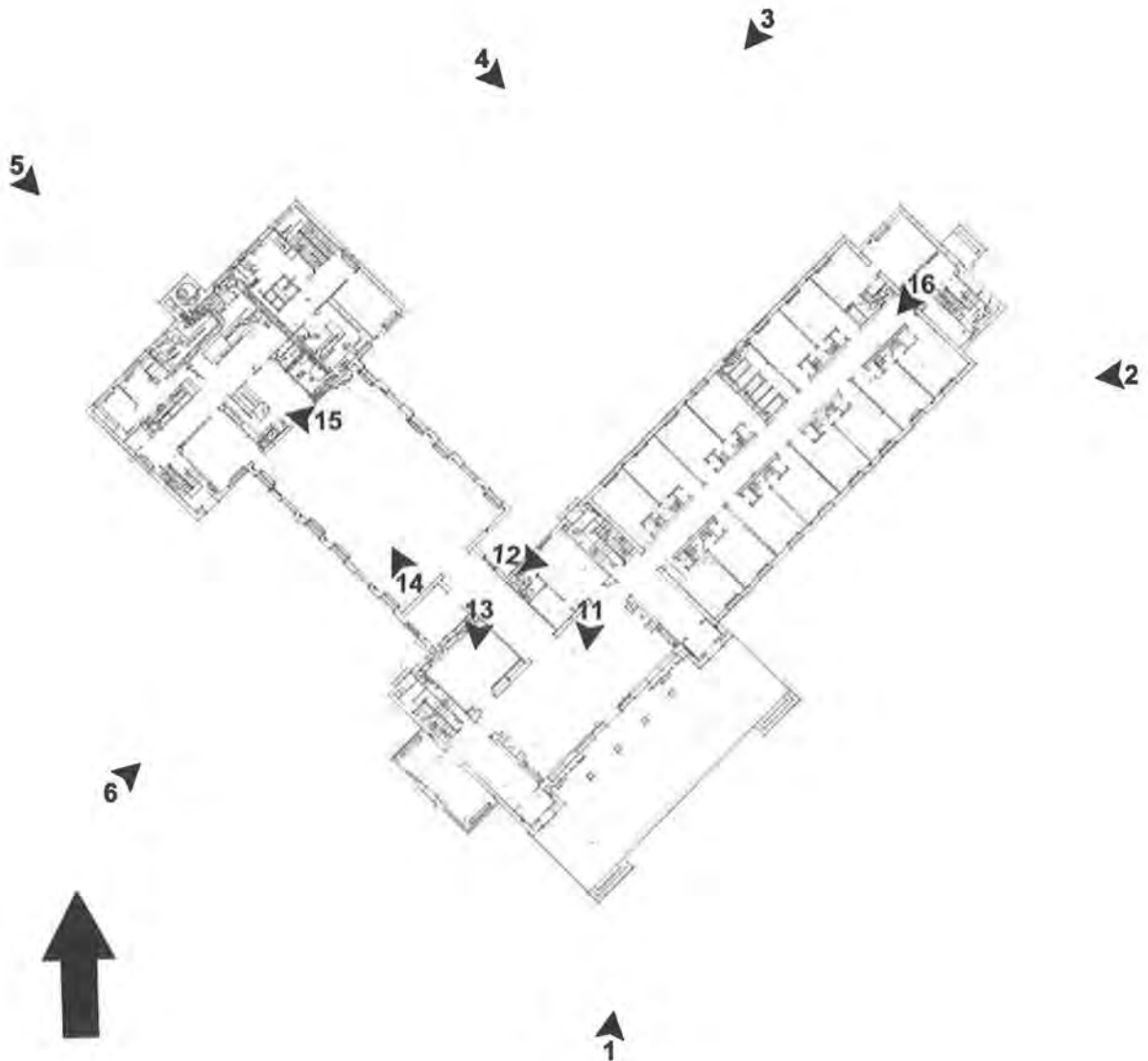
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Figure 5: Photo Map, Exterior, 1st Floor.
Sketch floorplan, existing conditions, not to scale.
Adapted from historic plans, February 2014.



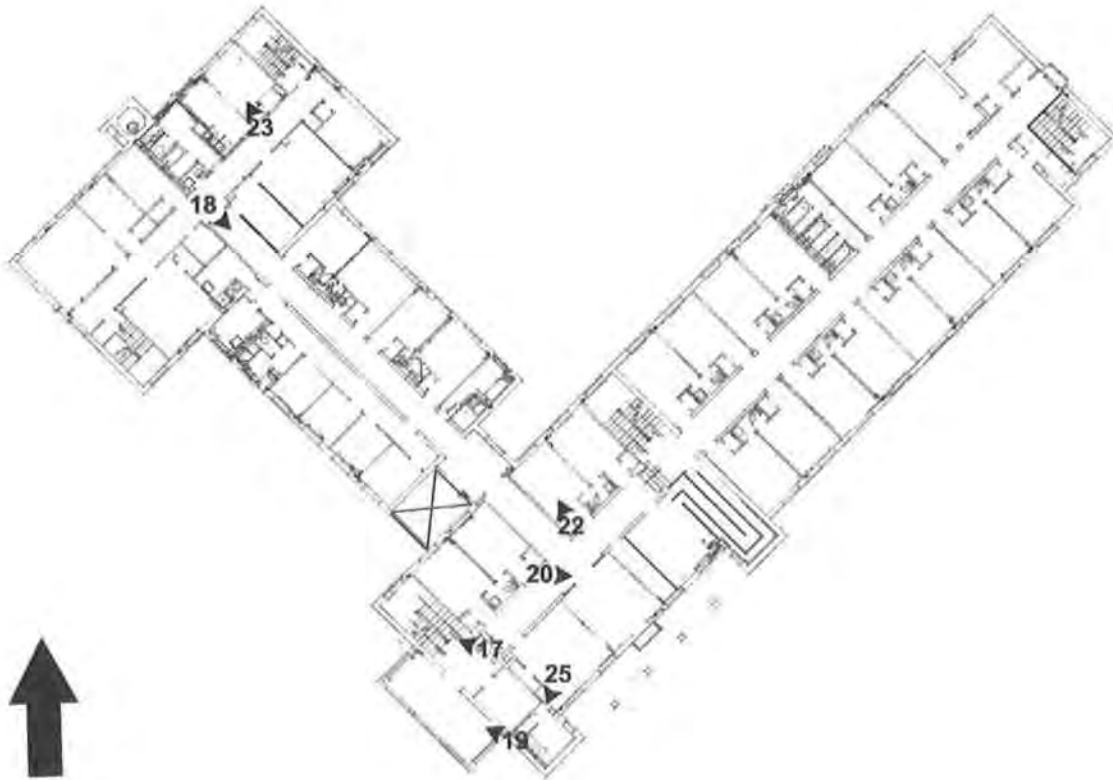
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Figure 6: Photo Map, 2nd Floor.
Sketch floorplan, existing conditions, not to scale.
Adapted from historic plans, February 2014.



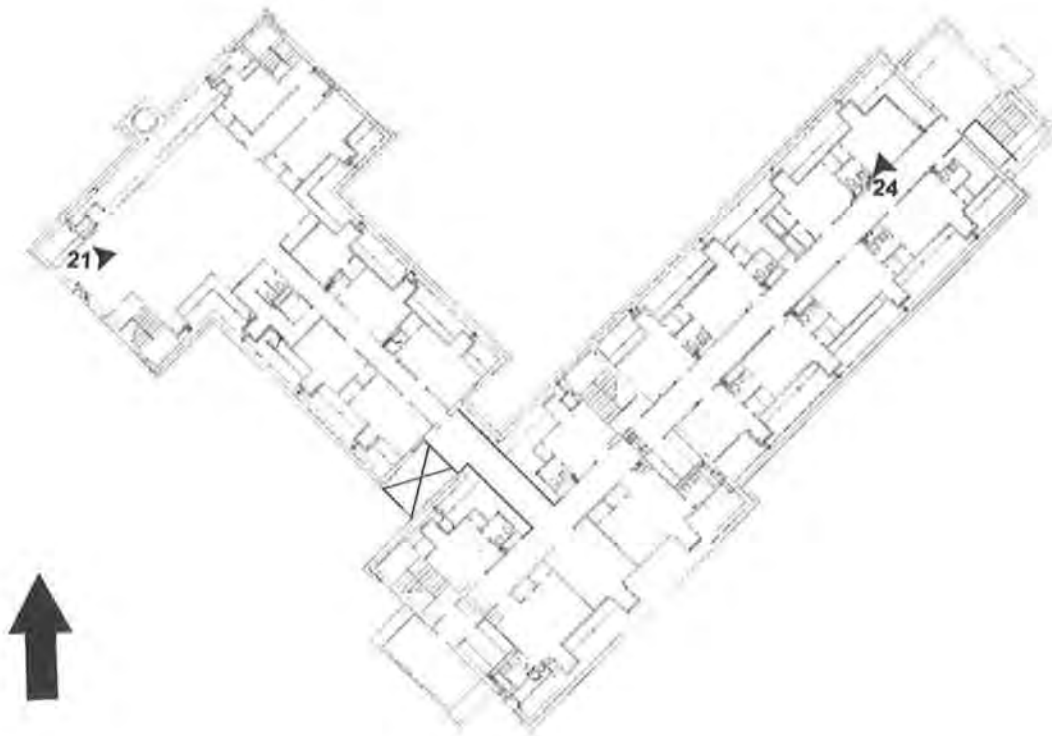
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Figure 7: Photo Map, 3rd Floor.
Sketch floorplan, existing conditions, not to scale.
Adapted from historic plans, February 2014.



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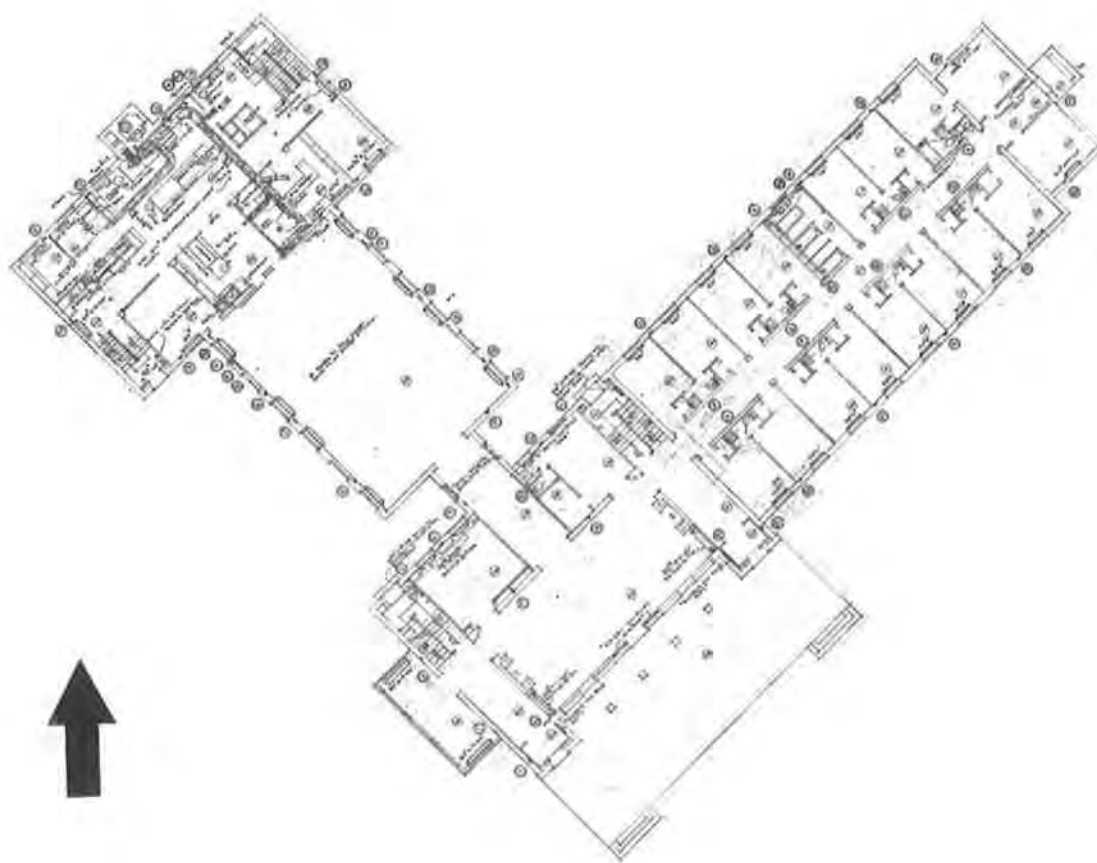
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Figure 8: Historic Plans, 1st Floor, 1930. Not to scale.
*Source: On file at Financial District Properties, Davenport,
Iowa*



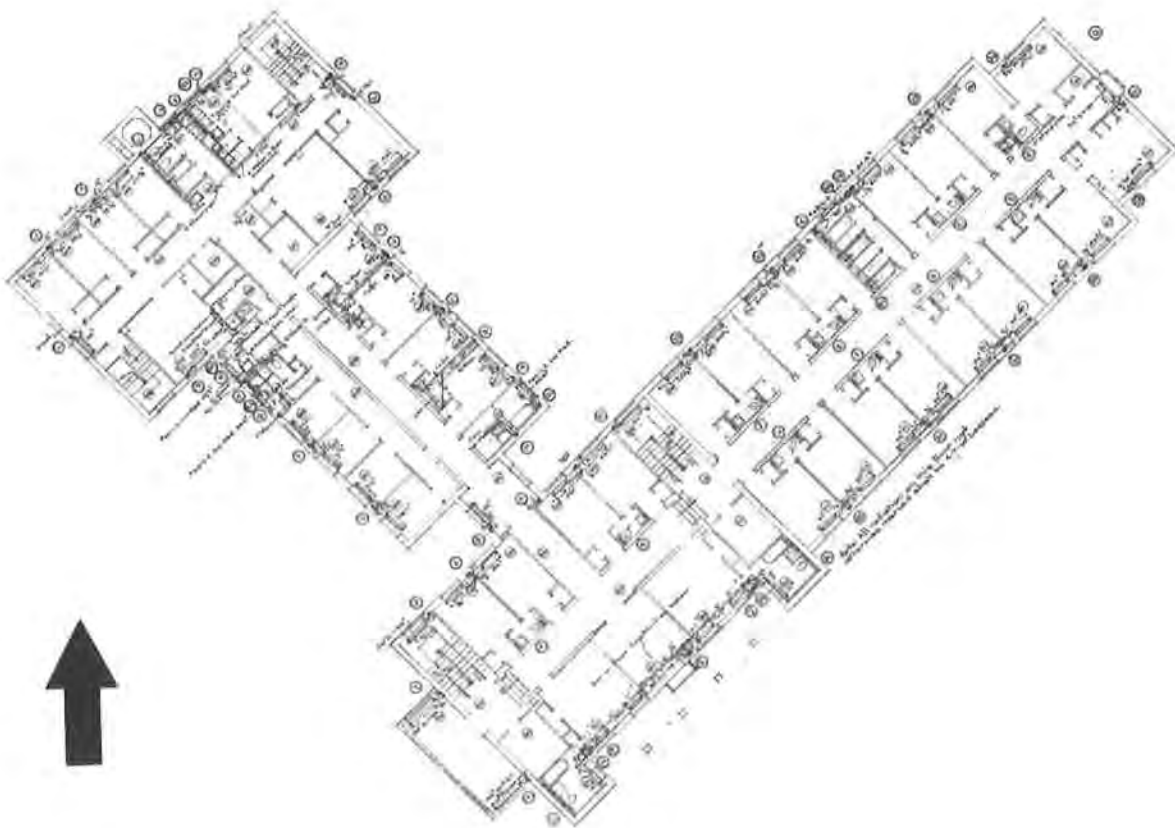
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Figure 9: Historic Plans, 2nd Floor, 1930. Not to scale.
Source: On file at *Financial District Properties, Davenport, Iowa*



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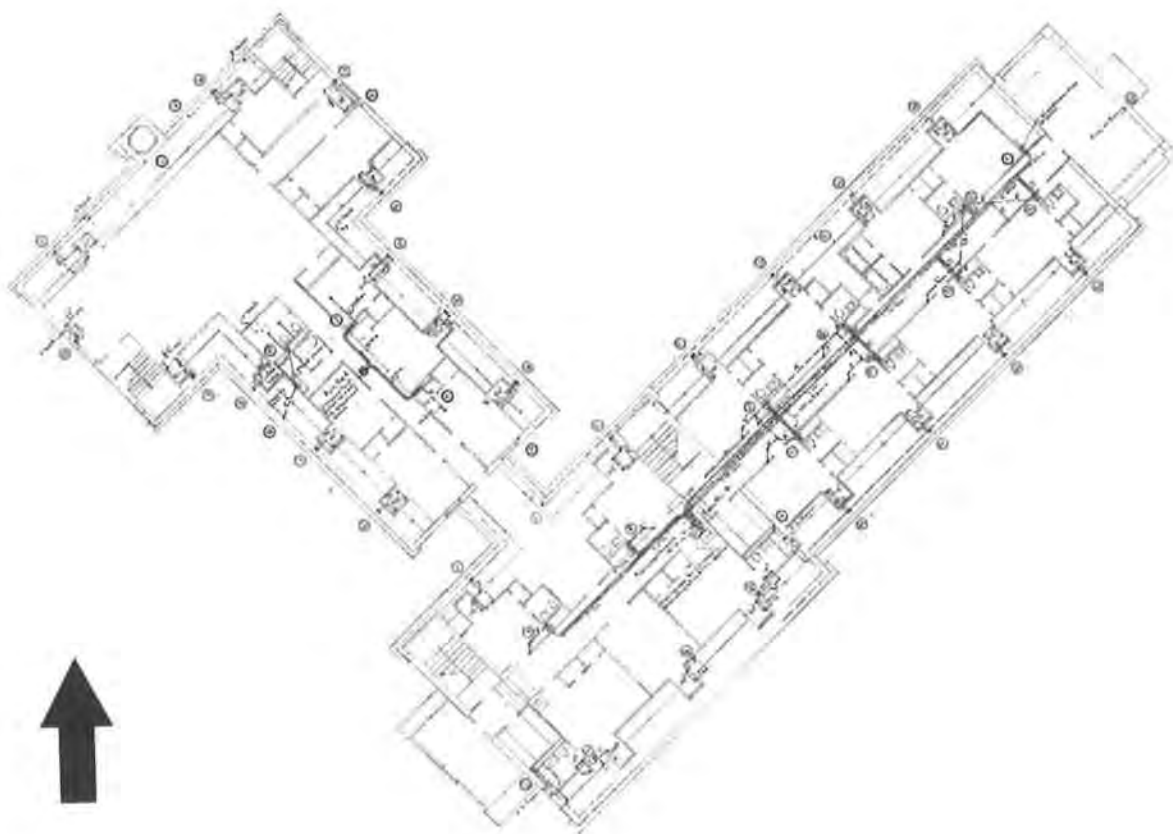
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Figure 10: Historic Plans, 3rd Floor, 1930. Not to scale.
*Source: On file at Financial District Properties, Davenport,
Iowa*



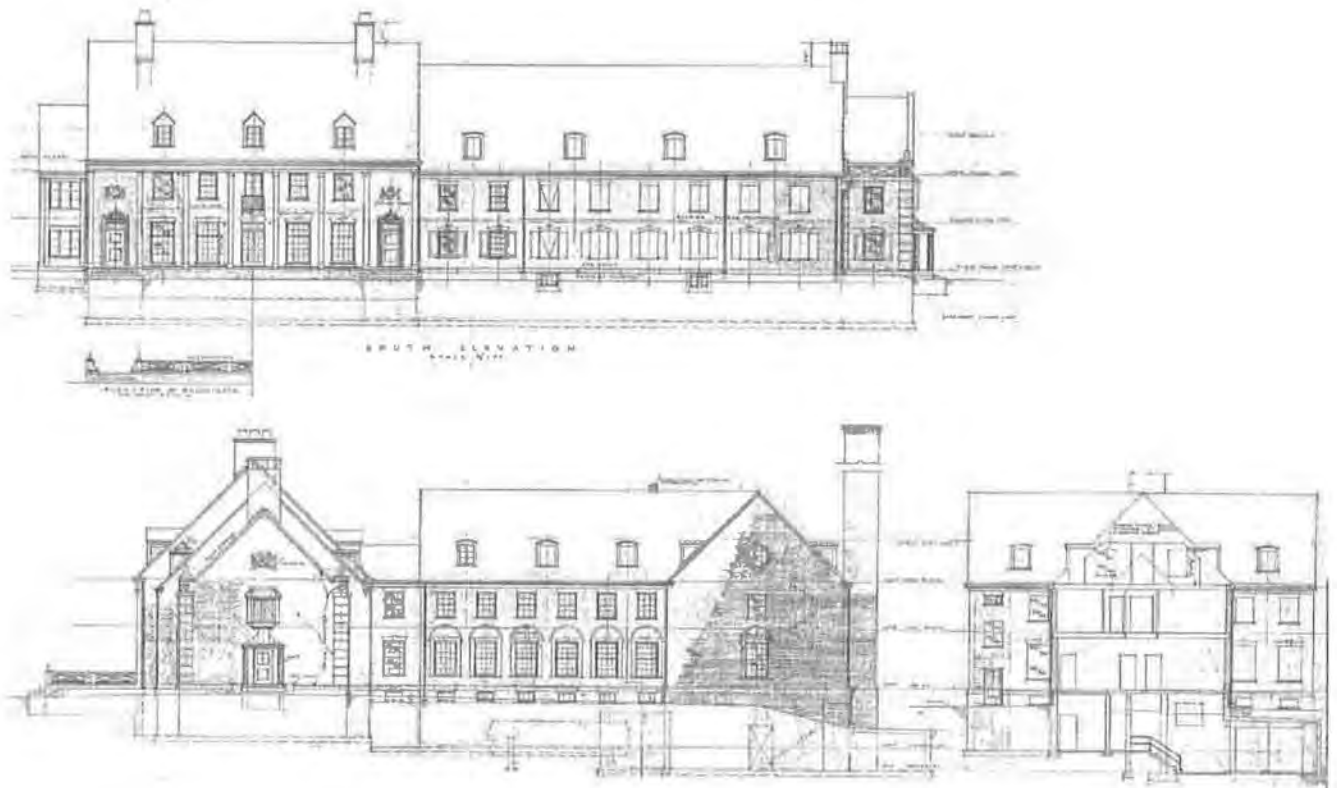
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Figure 11: Historic Plans, Elevations, 1930. Not to scale.
Source: On file at Financial District Properties, Davenport, Iowa



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Figure 12: Royal Neighbors National Home, at dedication ceremony, 1931. Photographer unknown.
Source: Selia Evans, *Royal Neighbors of America...100 Years of Helping Hands*. Rock Island, Illinois: Royal Neighbors of America, 1995.



Figure 13: Memorial fountain at east corner of Royal Neighbors National Home, 1957. Photographer unknown.
Source: Selia Evans, *Royal Neighbors of America...100 Years of Helping Hands*. Rock Island, Illinois: Royal Neighbors of America, 1995.



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Figure 14: Royal Neighbors National Home, aerial view, c. 1962.
Photographer unknown. *The garage shown behind the building
is no longer extant.*
Source: *The Royal Neighbor*, July 1962.



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Figure 15: Chapel dedication, 1970. Photographer unknown.
Source: Selia Evans, *Royal Neighbors of America...100 Years of Helping Hands*. Rock Island, Illinois: Royal Neighbors of America, 1995.



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Figure 16: Main living room, 1971. Photographer unknown.
Source: Selia Evans, *Royal Neighbors of America...100 Years of Helping Hands*. Rock Island, Illinois: Royal Neighbors of America, 1995.



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Figure 17: Royal Neighbors National Home, south corner, c. 1974.
Photographer unknown.
Source: *The Royal Neighbor*, April 1974.



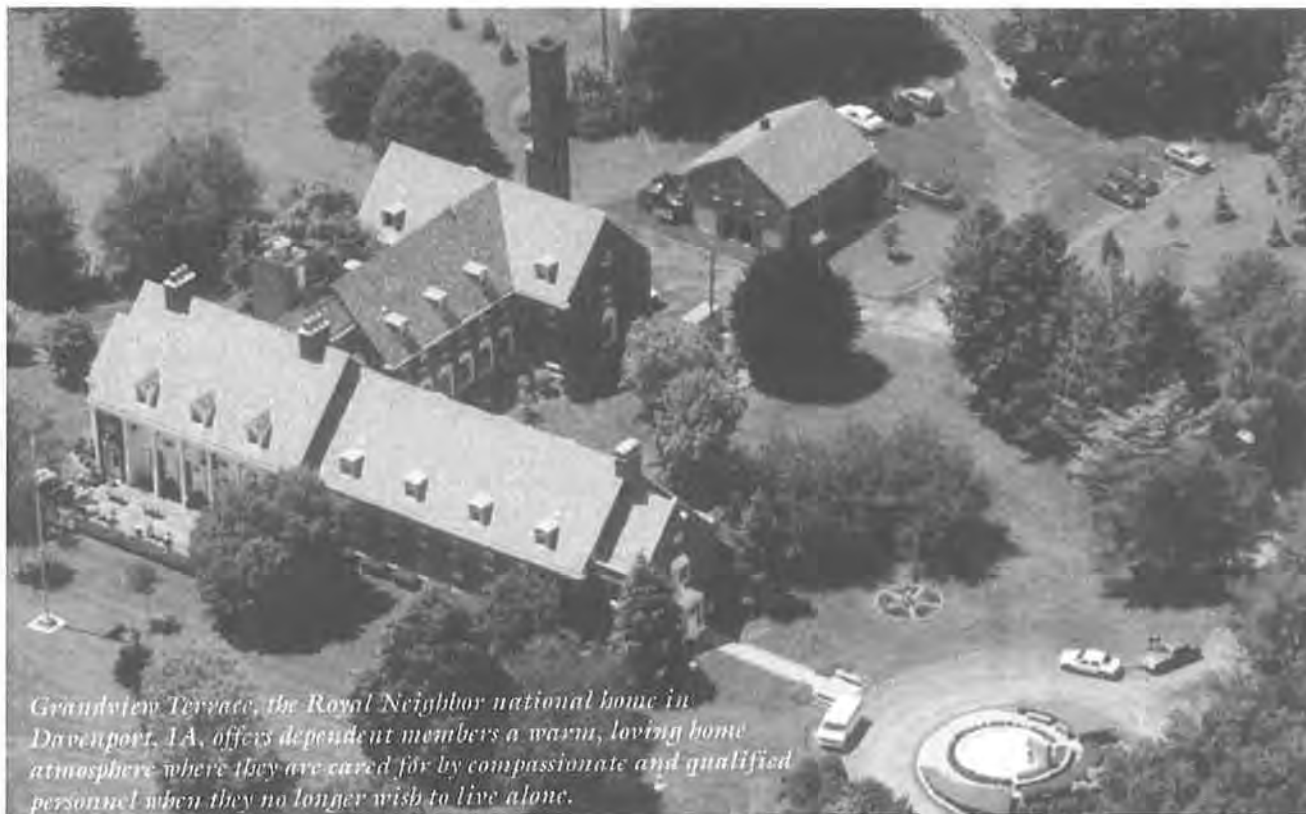
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Figure 18: Royal Neighbors of America National Home, aerial view, c. 1995. Photographer unknown. *The garage shown behind the building is no longer extant.*
Source: Selia Evans, *Royal Neighbors of America...100 Years of Helping Hands*. Rock Island, Illinois: Royal Neighbors of America, 1995.



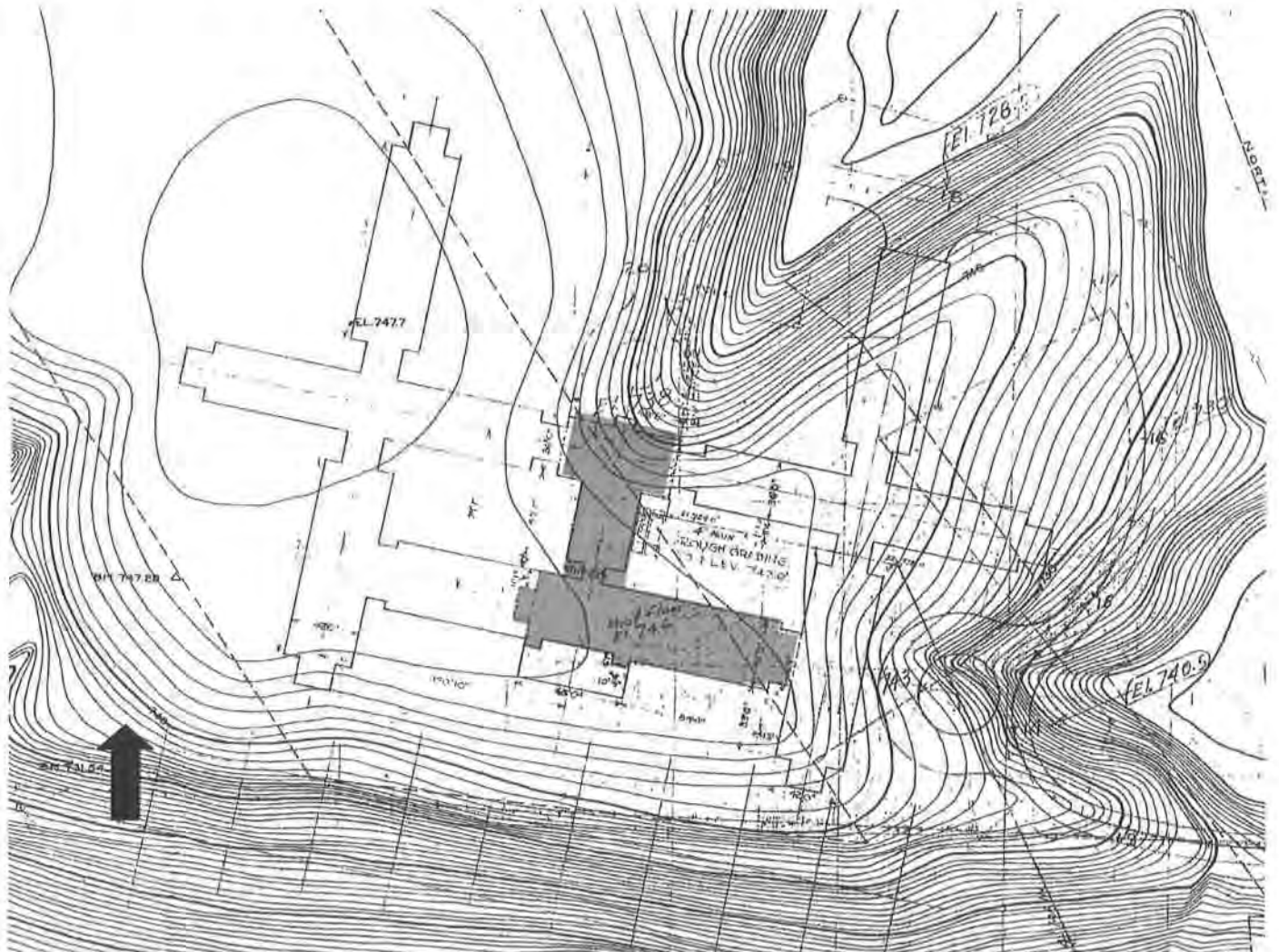
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Figure 19: Historic Plans, proposed future expansion, 1930. Not to scale.
Source: On file at Financial District Properties, Davenport, Iowa















GRANDVIEW TERRACE



















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EMERGENCY











UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Royal Neighbors of America National Home Historic District

MULTIPLE NAME:

STATE & COUNTY: IOWA, Scott

DATE RECEIVED: 4/17/15 DATE OF PENDING LIST: 5/08/15
DATE OF 16TH DAY: 5/26/15 DATE OF 45TH DAY: 6/02/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000294

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6/2/15 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A&C
REVIEWER Patrick Andrews DISCIPLINE Historian
TELEPHONE _____ DATE 6/2/2015

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

IOWA DEPARTMENT OF CULTURAL AFFAIRS

MARY COWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR



IOWA
ARTS
COUNCIL

PRODUCE
IOWA

STATE HISTORICAL
SOCIETY OF IOWA

STATE HISTORICAL
MUSEUM OF IOWA

STATE HISTORICAL
LIBRARY & ARCHIVES

STATE
HISTORIC
SITES

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION

April 9, 2015

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmarks
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005

Dear Mr. Loether:

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

- The Royal Neighbors of America National Home Historic District, Davenport, Scott County, Iowa

Thank you for your consideration.

Sincerely,

Elizabeth Foster Hill
National Register