

The Gold Coast &  
Hamburg Historic District  
Davenport, IA

# 2009 Tour of Homes

## “Home Sweet Home”

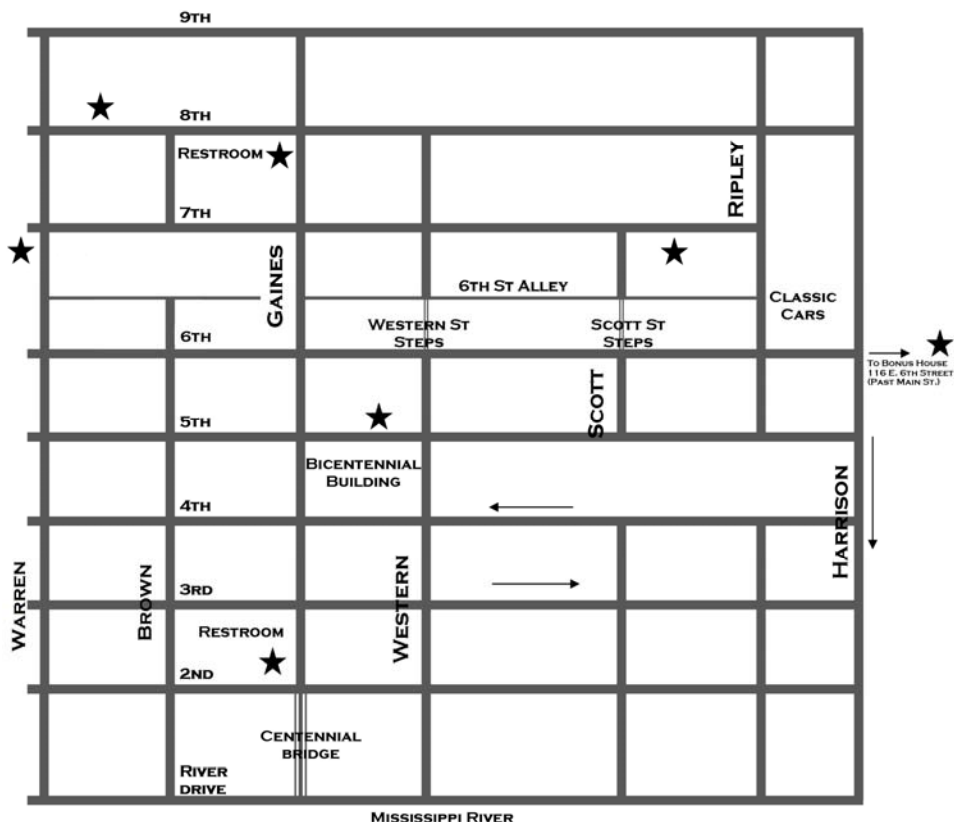


Saturday, September 19, 2009

11:00am ~ 4:00pm

Sunday, September 20, 2009

1:00pm ~ 4:00pm



## Tips on Touring

Parking is available at the German American Heritage Center and along the streets of the neighborhood. Driving north, the most direct access to the tour area is via Gaines or Ripley. Driving south, via Gaines or Harrison.

## Restrooms

- ❖ The German American Heritage Center 712 W. 2nd Street
- ❖ The Jipp Home & Grocery 730/732 Gaines Street

## A Walk through the Gold Coast

We welcome visitors to our neighborhood every season of the year. Free Walking Tour Brochures featuring over 80 homes are available at all stops on today's tour.

## **Committee**

Duane Timm, Chairman  
Jeff Gomez

Sara Bartholomew  
Marion Meginnis

## **Acknowledgements**

The committee wishes to thank the following for their assistance with the 2009 Gold Coast Home Tour:

- ❖ German American Heritage Center
- ❖ Tour Volunteers and Docents

## **And very special thanks to:**

- ❖ Our advertisers, who purchased space in this brochure. Show your appreciation – become their customer.
- ❖ Our Tour Homeowners, for so graciously opening their homes today.
- ❖ The Davenport Public Library, Richardson-Sloane Special Collections Center.

## **Homes on Tour Today**

The five neighborhood homes you are touring today span 60 years that included some of the most dynamic decades in Davenport's history. During those years, Davenport grew from a village of 10,000 to a city of more than 55,000. Three of the homes' builders were German immigrants; the other two were second generation sons of such men and women.

Also on tour are two buildings on the periphery of the neighborhood. One was built for a man whose work with a railroad company brought him west as the first rails were being laid through the state. The other served as temporary housing for many new Davenport immigrants.

Imagine the impact when a city doubles its population in 10 years, as was the case in Davenport between 1860 and 1870! New buildings, new neighborhoods, new industry, large and small, must emerge to meeting the needs of the growing community. Today's homes are not among the grandest in the Gold Coast. But their hard-working owners ran grocery stores, bakeries, and tailoring and leather tanning shops that provided the goods and services of everyday people, are more typical of the industry that really fueled Davenport's great commercial machine a century and a half ago. It was this diversity, rather than concentration on one large manufacturing entity, that allowed the city to weather changing economic conditions.

In addition, the two National Register properties on tour also have their roots in the city's mid-19th Century development. The Kimball Stevenson Home was occupied by Abel Kimball, who came west with the railroads and Dr. J. E. Stevenson who operated one of Davenport's earliest drugstores. Both arrived in the 1850s as Davenport entered its commercial and industrial ascendancy. The German American Heritage Center, beginning life as Germania Haus, welcomed emigrants and settlers to the burgeoning city.

Several buildings on tour reflect how their owners, while maintaining historical integrity, are employing adaptive reuse to sustain and revitalize structures that began as single family homes or multiple usage dwellings. These reuses hearken back to the city's earliest days when it was common for workers to live near or in the places where they were employed.

## **Who lived in My House?**

Tracking ownership of buildings over 140 years old can take a bit of detective work.

That search is made more challenging because of changing street names and numbers. City directories dating back to the mid 1850's are an invaluable asset, listing a resident's occupation as well as residence. However, in the very early days, many addresses lacked street numbers. The 1873 listing for our tour home at 614 W. 5th provides a good example. In 1873, the listing for the home of John Bahls reads "res 5th ns 3 e Gaines," translating to "resides north side of 5th Street, 3rd door east of Gaines." Even after a numbering system was consistently used in directories, house numbers could change as additional structures were built on adjacent lots.

City directories delineate the changing fortunes of Gold Coast properties and their owners as well, as previously single family homes become listed as multiple apartment numbers with unrelated occupants.

For the "residential sleuth," Davenport's downtown library's Richardson-Sloane Special Collections Center is a great starting place. It includes a collection of city directories, atlases, cemetery listings, architectural and historical surveys, land records, wills, vital records, criminal and civil court cases, a century and a half of newspaper and legal microfilm, a portrait collection, as well as many other resources to aid in searching past owners. Cemetery listings provide death dates. That date pinpoints a year; a quick search of newspaper indexes can lead to an obituary and a rich source of background information on past home owners. Census tracks for Davenport often include handwritten street addresses and detailed personal information as well as names of other nearby neighborhood residents. Many state and Federal censuses are available on line on free or paid sites. The Davenport Library subscribes to a database called Ancestry Library which can be accessed from the Main or Fairmont library branches which includes much of this information. It also subscribes to Heritage Quest; a resource accessible from home for patrons with a Davenport library card. The Center also maintains a rich online historical photographic database available to the public at [www.umvphotoarchive.org](http://www.umvphotoarchive.org). For more information, you can visit the Center's website at [www.qcmemory.org](http://www.qcmemory.org).

## **Who was Thomas McClelland?**

Thomas McClelland (1831-1902) opened a sash and blind factory in Davenport in 1855. He gained a reputation as a builder with construction of Camp McClellan in 1861 and the Confederate Prison Camp on Arsenal Island in 1863. He was not trained as an architect, but he used his experience and

construction guides to contribute a large number of buildings in 19th Century Davenport.

His lasting legacy to the city was a structure now known as a “McClelland Type” home. These two-story, three-bay, front-gabled dwellings still survive in the Gold Coast and other old city neighborhoods. They are loosely based on the earlier Greek Revival style but incorporate the proportions and some of the decorative details newer Italianate style.



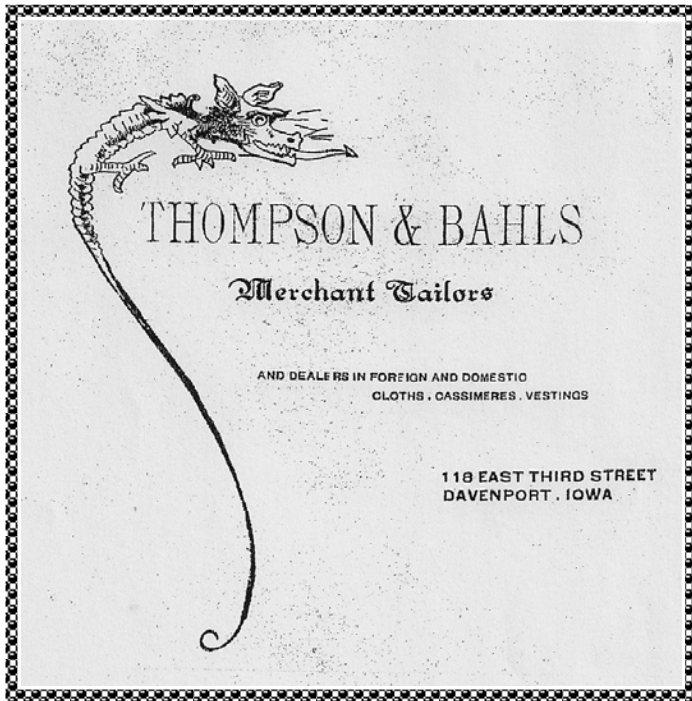
**614 West 5th Street – The John Bahls Home**  
**Vernacular Italianate/Greek Revival Style**  
**c. 1864, A McClelland-style home;**  
**Builder/Architect, John H. Whittakeer**

This is the earliest structure on today's tour and was built for the tailor of Davenport's founder, Antoine LeClaire. John Bahls was born in Pomerania, Germany. He came to the United States in 1853, settling in Davenport in 1854. Bahls was a partner in several tailoring establishments, including Thompson & Bahls and Wohler & Bahls. He died in 1893.

When John moved to the 1900 block of 3rd Street about 1886, 614 became home to Henry Struck, Jr., another German emigrant who came to America with his parents at age 2. Henry Struck worked for his father at Struck & Son Hardware located nearby at 325 West 2nd. He rose to prominence as City Collector, Scott County Treasurer, and Secretary of the Davenport Savings Bank. Henry went on to build The Castle on Ripley.

Hans Soenke was the home's next resident, and Soenke family members continued to live there through the first decades of the 20th Century. By 1920, it was listed as two apartments in the city directories. Vacant from 1925-1935, it was again put into use as apartments until restoration began in the 1990's.

Fifth Street is the only section of the Gold Coast zoned commercial. The current owners' plans call for a second floor residence and a first floor coffee shop and massage therapy/acupuncture/chiropractic clinic. Damage from a broken water pipe earlier this year required a complete rehab of the downstairs kitchen. That restoration is underway. The goal is to have the coffee shop and clinic open by Christmas 2009.





**630 Warren Street – The Henry & Franciska Dohrmann Home**  
**Italianate/“Davenport 2-1/2” Style**  
**c 1868**

This home sits on land that was first purchased by Davenport founder Antoine LeClaire in 1840. The land was sold to Henry Dohrmann, or Dohrman as the name is sometimes spelled, in 1867. Henry was an immigrant from Schleswig-Holstein and a veteran of the Civil War. Arriving from St. Louis, Mr. Dohrmann built the home you tour today about 1868. This is one of two buildings on tour today that has the unusual distinction of being continually occupied by members of the same family for more than 70 years.

He established himself as a hide and leather merchant in Davenport. He and his first wife Franciska were the parents of twelve children. After Franciska's death, Henry married Bertha, with whom he had six or seven more children.

Mr. Dohrmann was an active member of the German Zion Lutheran Church (demolished) that stood at Gaines and 8th Streets. He died in 1900. His wife Bertha lived on in the house without plumbing or electricity until 1943.

This simple brick house has an interesting floor plan and takes advantage of its hillside location to create a classic “Davenport 2-1/2,” a home with three stories visible on one side and two stories on the others. Its original kitchen was located at the ground (or basement) level on the south side of the house. Cooking and eating took place downstairs in the walk out basement. The house is of a pleasing simplicity of line inside and out. There were probably sun porches on the south side of the house, typical for many Gold Coast homes from



all periods. The third floor includes three bedrooms, each with a walk-in closet, which was a luxury when the home was built.

Today the home has been 90% restored and renovated both inside and out. The current owner enjoys Arts & Crafts design and has incorporated elements of that style such as natural stone, copper, and earth toned colors. Doing much of the work himself, he has added a custom cut slate floor with radiant heat in the entertaining kitchen as well as designed and installed stained glass dividers between that room and what will be a next door bathroom.

Through the years, various owners compiled a history book with information about this very well loved home. It is available for view during the tour.

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## Notes

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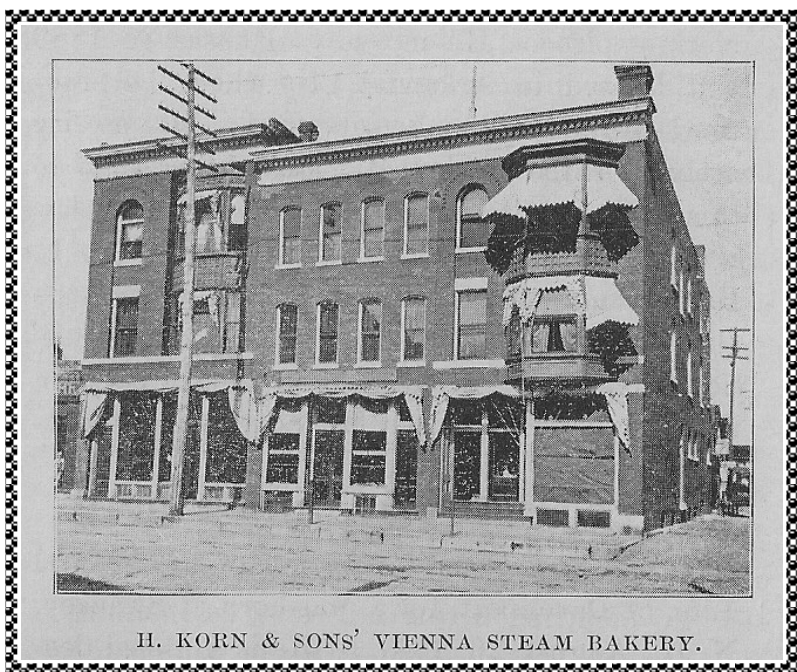
**730 West 8th Street – The William H. Korn Home**  
**Dutch Colonial/Craftsman Style**  
**c 1915**

The open front porch is an enjoyable place to spend a summer evening greeting passing neighbors. Inside, high ceilings and hardwood floors surround the dining room's built in hutch. The living room features an exposed beam ceiling, and a brick fireplace surrounded by leaded glass book cases. A walk-in pantry makes this Craftsman style home a classic. Another unique feature is the 2nd floor cantilevered room that may originally have been a porch.

The four-bedroom home was built for William H. "Billy" Korn, one of the sons of Henry Korn. Henry was an 1859 immigrant who served as a Union baker during the Civil War and opened his first bakery in Davenport in 1868, William worked as a baker during the Spanish American War, and he and his brothers continued the family business, originally located in the 300 block of Harrison Street. Various members of the Korn family ran bakeries in the city for sixty-six years through four generations.

The home's longest tenants were Dr. and Mrs. F. O. Burk, beginning in 1923. Dr. Burk was a Swedish immigrant who practiced medicine in Davenport from 1911 until his death in 1942. His widow lived in the home until 1944.

The current owners have remodeled a second floor bathroom and are preparing to remodel the kitchen to include a family breakfast nook.



H. KORN & SONS' VIENNA STEAM BAKERY.

## Notes



### 730-732 Gaines Street – The Jipp Home & Grocery

Italianate Style

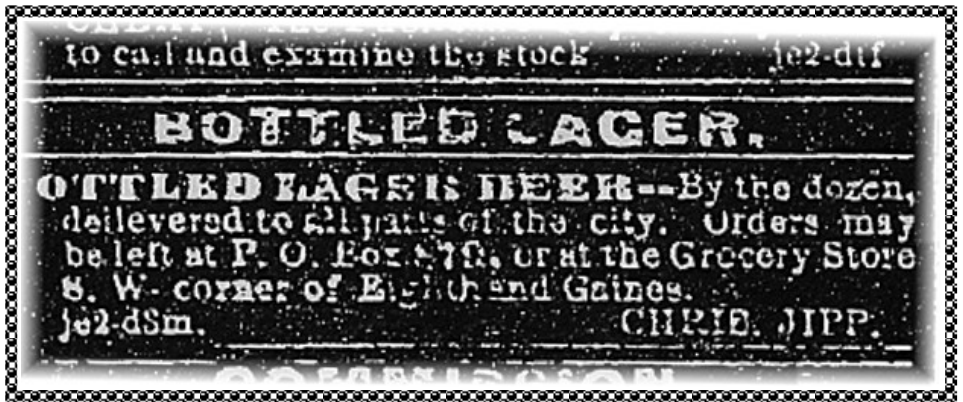
c 1868/1878

Restrooms Available For  
Today's Tour

Christian Jipp, an immigrant from Schleswig-Holstein, worked as a clerk at various retail shops along the Mississippi riverfront from 1860 to 1867. In 1868, he built this store; it was one of the first retail businesses to progress up the hill from the riverfront on the city's west side. He and his wife Fanny and their three children Ella, Rhoda and Meta, lived in the store for 10 years. In 1878, he built the attached house. A Jipp family member would be in residence for almost 80 years.

The store was sold to new owners in the first decade of the 20th Century and various grocers ran the store until 1958. After the sale, and Christian's death in 1913, his three daughters continued to own and live in the home, dividing it into two apartments. Two were teachers in the Davenport school system. By 1940, Rhoda Jipp, the last surviving member of the family, was living there as owner along with a cousin. She died in 1945, the home continued to operate as two apartments. In 1958, the grocery had become a Laundromat. By 1980, the house portion of the structure was no longer inhabited. The entire structure was abandoned in the early 1980's. Restoration began in 2004 by Gateway Redevelopment Group (GRG) after the building had become severely deteriorated and was #1 on the city's demolition list.

Today, the building houses the Hamburg Historic District Resource Center, the soon to be open Architectural Rescue Shop, and a 2nd floor apartment. The Shop will sell architectural salvage to others restoring historic structures. Proceeds fund the ongoing efforts of GRG, whose goal is to save other abandoned buildings in the area. The Resource Center is the repository for neighborhood historical archives and features wallpaper based on a 19th Century pattern created by resident Duane Timm. Restoration to the 2nd floor studio apartment was completed earlier in 2009; it includes original features as well as salvaged items. The most of the staircase and windows are original to the home. The original window trim was refinished with a crackle glaze. The vintage pine kitchen cabinets and bathroom door were salvaged from a home being taken down by St. Ambrose and were refinished prior to installation.



Newspaper advertisement, 1870



## Notes





**417 West 7th Street – The Richard & Selma Haak Home**  
**Colonial Revival Style**  
**c 1924**

Richard Haak was a contractor with Hass & Company when he built this home in 1924. Richard was the son of Ferdinand Haak, one of Davenport's leading cigar manufacturers and was an executive with that firm until it closed in the early 1920's. The last location of the firm was 527 West 4th Street, now home to Tri-City Equipment Company.

The Colonial frame house is the second structure on this site. Richard died in 1936. In 1938, the house became a duplex; Richard's widow Selma shared the home with her boarders until 1968. It was a duplex when it was purchased by its current owner in 1976. Renovations to the living room were completed in 1997 and to the kitchen in 2007. Exterior renovations include terraced flower beds to enhance its street entrance and a landscaped backyard deck and garden that create a comfortable outdoor living space.

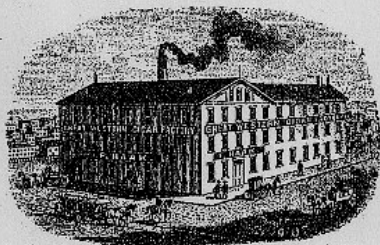
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### **116 E. 6th Street – The Kimball-Stevenson Home**

#### **Italianate Style**

**c 1871-1873**

This classic brick Victorian is named for two of its most prominent residents. The home is believed to have been built for Abel Kimball. Kimball arrived in Davenport in 1856 as master mechanic for the Mississippi & Missouri line when Iowa City was the western most point of the Iowa railroad line. The financial panic of 1857 forced the M&M into bankruptcy; it was purchased by the Chicago, Rock Island, and Pacific. Kimball worked for that company for many decades, ultimately as its General Superintendent, until retirement in about 1899 at age 77. He died in New Hampshire in 1906.

116 E. 6th was home to Kimball for only a few years. It was briefly owned by Thomas McClelland, well-known for the popular 19th Century Davenport “McClelland” style home. This ownership had led historians to believe it also may have been built by him. A classic example of this style is today’s tour home at 624 W. 6th Street.



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By 1874, Kimball was living one block east, and Dr. John E. Stevenson was living at 116 E. 6th. He was a principal in the drugstore Stevenson & Carnahan which opened its doors in 1851. Active the in the business and civic life of the city, he was an early Vice President of the First National Bank and, for a time, alderman for the 4th Ward. The drugstore Stevenson & Carnahan continued to operate until a name change to Stevenson & Streeper in 1885.

Frank O. Davis, became the home's occupant in 1892. He was President/General Manager of John S. Davis & Sons, manufacturers of threshing machines, a business located a few blocks south and east.

By 1909, the home's tenant was Charles Dixon, and the city directories begin to reflect changes in the social and business status of it residents. Charles Dixon, a barber, a far cry from the Superintendents, Bank VPs, company presidents that had occupied the home earlier. A few years later, Mary Dixon is listed as occupant, offering "furnished rooms." John McPartland and wife Bertha called 116 6th Street home from 1915-1925, again offering "furnished rooms."

There is much anecdotal evidence from multiple sources that, around the time of Prohibition, the home became a destination for those seeking "needle beer" and other more lascivious pleasures. The large mirror in the hallway was reputedly used by male visitors to inspect their escorts for the evening as they descended the staircase.

Tenants of a more sober nature (based on occupations listed in the city directory) are in residence beginning about 1940 and through the war years. From 1950-1980, the building housed 7 to 9 apartments.

The building was placed on the National Register of Historic Places in 1983. In 1985, it was purchased by lawyer Mike Liebke, who embarked on a total restoration. He was recognized for his work with a 1986 Historic Preservation Achievement Award from the Scott County Historic Preservation Society.

The two first floor slate fireplaces, painted to look like marble, are original. The woodwork, damaged after years of service, was meticulously faux grained to resembled oak during the 1980's restoration. The small sink in the hallway was original to one of the upstairs rooms. In addition to law offices, the building includes a two bedroom apartment on the second floor.

Marks on the front exterior brick façade are evidence of front porch sometime in the home's past. A hatchway in the attic ceiling might have led to a cupola or widow's walk accessed through the roof.

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## Notes

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**712 West 2nd Street – The German American Heritage Center**  
**High Victorian Commercial Architecture**  
**ca. 1862/1877**

***Regular Hours:***

Tuesday thru Sunday, 1:00 – 4:00 pm; other times, by appointment.

The German American Heritage Center began life in 1862 as the William Tell House, a “Gasthaus” or guest house, built to accommodate thousands of immigrants who arrived in the area during the great migration after the Civil War.

In 1868/69, German immigrant and Davenport manufacturer John Frederick Miller purchased the hotel and operated it first as the Germania House, and in 1873 as the Miller Hotel with an accompanying restaurant, billiard parlor and saloon. In 1906, it was renamed the Arcade Hotel and in 1917, the Henry Blessing Boarding House.

In 1924, it was renamed the Standard Hotel, the name in use for the longest period of time. The Standard closed in 1990.

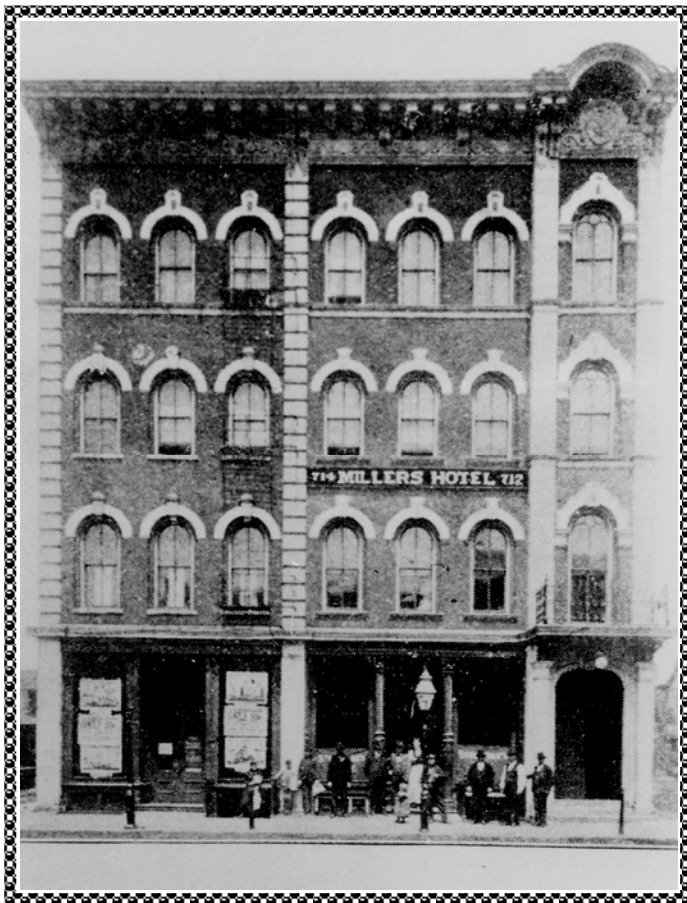
In 1983 the building was listed on the National Register of Historic Places. In 1994, the German American Heritage Center was incorporated with representatives from various local German-American, historical and genealogical organizations.

The group purchased the old hotel in 1995. From 1996-1999, the building underwent restoration including a new roof, historically accurate windows, repaired exterior walls, and restoration of the first floor interior.


The first floor exhibition space was opened to the public during the 2000 Maifest celebration. Rehab continued in 2001 with the restoration of the storefronts. 2002 saw the opening of an exhibit focusing on the Turners, an early German American cultural organization.

In 2004, work began on a new stairwell and elevator, allowing the opening of second floor exhibition space in 2005.

The German American Heritage Center looks forward with great anticipation to October 3rd & 4th, when it welcomes the public to the opening of its permanent Exhibit “*The Immigrant Experience*.” The exhibit progresses through several interactive and intergenerational experiences from immigrants’ journey by sea, train and foot, to their final destination in the Davenport area, and goes on to highlight their contributions to the region.





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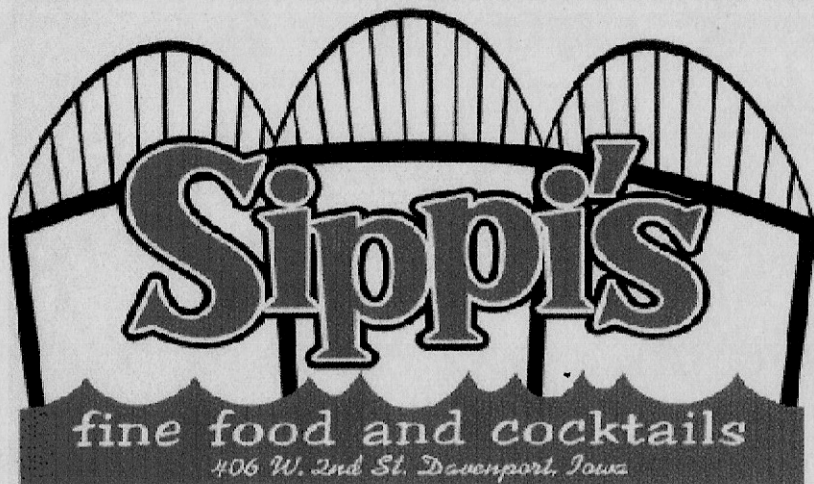
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**Children 12 & Under FREE**

**When Accompanied By An Adult**



- ☐ 614 West 5th Street, The John Bahls Home
- ☐ 630 Warren Street, The Henry & Franciska Dohrmann Home
- ☐ 730 West 8th Street, The William H. Korn Home
- ☐ 730-732 Gaines Street, The Christian Jipp Home & Grocery
- ☐ 417 West 7th Street, The Richard Haak Home
- ☐ 116 East 6th Street, The Kimball-Stevenson House
- ☐ 712 West 2nd Street, The German American Heritage Center