

Uptown Girl: The Andresen Flats and the West End

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The Andresen Flats

The Andresen Flats and its neighborhood are tied to the lives of Davenport, Iowa's earliest German settlers, people who chose Davenport as a place of political refuge and who gave and demanded much of their new community. At times, their heritage and beliefs would place them on a collision course with fellow citizens with different but equally deeply felt beliefs. The conflicts played out against the backdrop of national events occurring less than a hundred years after the city's founding and just a few years after the Andresen was built. The changes that followed and the shift in how Davenporters lived in their city forever altered the course of the neighborhood, the building, and the citizens who peopled both.

Built by German immigrant H. H. Andresen in 1900, the Flats dominates its corner at Western Avenue and West 3rd Street in downtown Davenport. The city is located at one of the points where the Mississippi River's flow is diverted from its north/south orientation to run west. What is the "west" bank of the river along most of its course is directionally "north" in Davenport. Its numbered streets, running downtown parallel to the river's edge, are sequential, placing West 3rd Street three blocks from the water.

Since its construction 115 years ago, the Andresen has seen much change to the surrounding area. While fragments of the 19th century neighborhood remain to the east and west on West 3rd and Western, across the street to the south is a multi-story concrete mid-century commercial building. With entry on its south façade, it sits with its unadorned backside facing the Andresen. (Figures 1, 2)

Settlement

Davenport was established in 1836 on land ceded to the United States Government by Native American tribes after the Blackhawk War. Its home county of Scott was established in

1837; in 1839, Davenport fought hard for—and won-- the right to be its county seat.¹ Iowa entered the Union as the 19th state in 1846.

The first white settlement was military outpost Fort Armstrong on Rock Island, a 946-acre plot of land located on the Mississippi between Illinois and Iowa.² Englishman George Davenport, a trader, and Antoine LeClaire, a *metis* or Creole³ who had served as an interpreter during peace treaty negotiations, were friends and two of the city's founders.⁴ LeClaire and his wife Marguerite were given bequests from Native American relatives when tribes were forced to give up a 50-mile wide strip of land along the Mississippi the length of what became Iowa's eastern border.⁵ LeClaire was given other grants in exchange for government service; he purchased other nearby parcels.⁶

The end of the war spurred platting of new communities on both banks of the Mississippi. In 1836, eight men, including Davenport and LeClaire, met and laid out the "Original Town" plat for the proposed city of Davenport on land LeClaire sold to the group; LeClaire named the town in honor of his friend. The plat consisted of a six-by-six block section plus six half blocks to the west beginning at river's edge and running north. Davenport's "Original Town" was laid out in a grid pattern and included three public squares and a public levee.⁷ Each of the full blocks designated for development was divided into eight parcels, four facing south and four facing north and bisected by alleys, a feature of the city's development pattern for many years to

¹ Marlys Svendsen and Martha Bowers, *Davenport Where Mississippi Runs West*, (Davenport: City of Davenport, 1980)1-3.

² "Rock Island Arsenal," Wikipedia, http://en.wikipedia.org/wiki/Rock_Island_Arsenal

³ Lucy Eldersveld Murphy, *Great Lakes Creoles: A French-Indian Community on the Northern Borderlands, Prairie du Chien, 1750-1860*, (New York: Cambridge University Press, 2014), 251. https://books.google.com/books?id=nUZcBAAAQBAJ&pg=PA251&lpg=PA251&dq=Marguerite+Lepage+LeClaire&source=bl&ots=W2JWk3-UqV&sig=YmlWuWUAh2gYdC6TdIRpBk3y_Y&hl=en&sa=X&ei=XE_qVJLkDcKGyAS3hIGADg&ved=0CDUQ6AEwBA#v=onepage&q=Marguerite%20Lepage%20LeClaire&f=false

⁴ "Antoine LeClaire," <http://www.illinoisancestors.org/rockisland/pioneersfolder/antoineleclaire.htm>

⁵ Murphy, *Great Lakes Creoles*, 251.

⁶ Charles Snyder, "Antoine LeClaire, the First Proprietor of Davenport," *Annals of Iowa*, Volume 23, Number 2, November, 1941, 95 and 102.

⁷ Svendsen and Bowers, *Davenport Where the Mississippi Runs West*,1-2.

come. The parcel upon which the Andresen Flats would be built 64 years later was located on one of these blocks; immediately to the south was one of the public squares, later Washington Square Park, which would play an important role in the neighborhood's development.

Initial sales of the lots in the spring of 1836 were disappointing due to some irregularities in the original platting process. The national financial panic of the following year further discouraged investment.⁸ A determined LeClaire, who owned non-contested adjacent land due east, established a few of its blocks as "LeClaire's Addition" in 1839; a building boom ensued. LeClaire had established the ferry service nearby between Davenport and the Illinois riverbanks, linking the two sides. The combination of transportation, shops, factories, hotels and warehouses created the central business district of downtown Davenport, with the original plat to the west still awaiting development.⁹ (Figure 3)

By 1850, three growing communities—Davenport to the north and Rock Island and Moline, Illinois, to the south, were clustered in close proximity along the Mississippi, making the area an attractive destination for those on the way west. Its appeal was enhanced when rail lines from Chicago arrived in Rock Island in 1854 and business interests won a hard fought battle to construct the first railroad bridge spanning the entire Mississippi between Rock Island and Davenport. With the bridge completed in 1856, Davenport had the greatest advantage as the terminus for westbound settlers. In 1856, 50,000 people used Davenport hotels,¹⁰ several of which were built right on the railroad lines running diagonally across the gridded streets of the eastern central business district.¹¹ Residential buildings and sites donated by LeClaire for churches arose on its northern edge and the hills beyond.¹²

⁸ Ibid, 1-2.

⁹ Mahoney, Timothy. *River Towns in the Great West: The Structure of Provincial Urbanization in the American Midwest*, (Cambridge: Cambridge University Press, 1990), 106-107, 266; and Svendsen and Bower, *Davenport Where the Mississippi Runs West*, 1-3.

¹⁰ Svendsen and Bowers, *Davenport Where Mississippi Runs West*, 1-3, 1-4.

¹¹ Mahoney, *River Towns*, 253.

¹² "Protestant Churches Have Eminent Part in City's History," *Davenport Democrat and Leader*, Centennial Edition, 1936.

The “Tri-Cities” began to establish itself as an industrial center. Timber was floated down from the great forests to the north to milling operations in the cities. Other factories produced flour, processed pork, forged hardware and built wagons, products that served the growing local population and settlers in the hinterland. Wholesale grocery, crockery and clothing establishments opened their doors to serve the region; local businesses met the needs of the growing communities. Of the three towns, Davenport emerged as the most populous. Industrial areas developed east and west of its downtown area and along the city’s entire riverfront.

From a settlement of a few hundred in 1836, Davenport grew to a population of 1,848 in 1850, 11,267 in 1860, and 20,038 in 1870.¹³ Its census doubled every few years in the 1850s.¹⁴ In the 1870 census, prior to growth in the center of the state where the capitol Des Moines is located, it was the largest city in Iowa.¹⁵ (Figure 4)

The Citizens

The city’s earliest settlers hailed from the eastern United States-- from New York, Pennsylvania, Ohio-- and from the British Isles.¹⁶ Out of this group emerged a “Yankee” elite,¹⁷ a handful of powerful families that controlled the financial interests and set the tone of the town for its first fifteen years,¹⁸ with the influence of some of the families continuing long after.

It would take another decade for the city’s Germanic community to appear. Germany did not exist as a nation until various areas were united as the German Empire under Otto von Bismarck in 1871.¹⁹ Davenport’s newcomers were from the Schleswig-Holstein area, a northern

¹³ “Population of Davenport,” <http://www.davenportlibrary.com/genealogy-and-history/local-history-info/history-faq/population-of-davenport/>

¹⁴ Svendsen and Bowers, *Davenport Where the Mississippi Runs West*, 1-3.

¹⁵ “Population History For Iowa’s 25 Largest Cities: 1850-2010,” accessed from http://www.urbandale.org/document_library/community_development/Historic_Populations_for_Largest_Iowa_Cities.pdf

¹⁶ Svendsen and Bowers, *Davenport Where the Mississippi Runs West*, 1-3.

¹⁷ The author will use this term to describe the overall feel of this group. While some were British Isle immigrants as well as French/Native American Antoine LeClaire, Protestants as well as Catholics, it was comprised of, overall, English speaking settlers and immigrants.

¹⁸ Mahoney, *River Towns*. 266-270.

¹⁹ “Germany,” Encyclopaedia Britannica, accessed online at <http://www.britannica.com/EBchecked/topic/231186/Germany>

province near Hamburg whose ownership had passed back and forth between German and Danish governance, creating a conflict that was part of the revolutionary spirit sweeping Europe. While immigration from German-speaking Europe would continue throughout much of the 19th century, this group would set the pace and tone for Davenport's Germanic community, wherever its point of origin, in the decades that followed. The arriving Schleswig-Holsteiners, many of whom called themselves "The 48ers" in recognition of their revolutionary struggle, tended to be cultured, educated and politically engaged, a group on the losing end of a fight for democracy who left seeking political asylum and freedom in America. Encouraged by an early group of 250 arriving in Davenport in 1848, a second wave in the 1850s boosted the percentage of Germans living in the city to 20% or 3,000 people by 1858.²⁰ H. H. Andresen, a '48er, was part of this later group. Many came without wealth but, through hard work and intellect, found it in their new homeland and home town, quickly diversifying their commercial interests into industries like banking, brewing, baking and manufacturing and printing.

This early liberal cadre had strongly held beliefs. Free thinkers, many were fiercely opposed to organized religion. Perhaps significantly, the German community built a theater, the city's first,²¹ three years before the first German language church, a small mission started by German Methodists in Muscatine, Iowa, was erected at the edge of the original plat.²² In contrast, the Yankee settlers had begun holding religious meetings and erecting church buildings before Davenport was even established. The second frame structure built on land that would become part of the city was a Methodist meeting house constructed in 1835.²³

²⁰ Marlys Svendsen, *Davenport Historical Survey Report A Thematic History of Davenport, Iowa, 1836-1940*, (City of Davenport, November 1980), 7

²¹ "German Life In Davenport, German Societies in Davenport," accessed at <http://webbasics.iowajmc.com/cmday/life/societies.html>

²² "Davenport," *Jubilaumbuch der St. Louis Deutschen Konferenz*, (Cincinnati: Jemmings and Graham, 1903), ,193-194, translated by Korey Darnall (n.d.)

²³ "Protestant Churches," *Davenport Democrat and Leader*. Centennial Edition, 1936.

The Germans were also radical abolitionists; in this belief they found common cause with many of their neighbors. When John Brown was executed in 1859, crepe mourning bands adorned some German storefronts and hats of German residents.²⁴

Where they disagreed was around the topic of temperance to which they were adamantly opposed. Scott County's temperance movement dated to 1839; a local "Sons of Temperance" chapter formed in 1846. Germans of Davenport set aside this dispute for the duration of the Civil War and concentrated on supporting abolition and the Union cause.²⁵ The Germans also diverged from their progressive brethren on the topic of female suffrage, since temperance and female suffrage movements were often closely aligned.²⁶ The issue of temperance would erupt again later in the century.

During the late 1840s and 1850s, the area surrounding Washington Square Park-- 2nd, 3rd, Gaines Streets, Western Avenue-- and streets directly north and just west of the central business district began to develop as a mixed residential and business "German-Iowan"²⁷ ethnic neighborhood. As some of these residents grew wealthier, they established a neighborhood on the bluffs directly above Washington Square. Eventually, the entire area of the "Original Town" platted area and new areas developing to the west and north became dominated by settlers from Schleswig-Holstein, Austria, Hungary, other Germanic provinces, as well as a small group of German-speaking Jews. The area came to be known as "The Hamburg" in recognition of that city's importance to Schleswig-Holstein and the European port of departure for many. (Figure 5)

"1859," *Owen's Davenport City Directory*. 1878, (Davenport: F.E. Owen, 1878), 25.

²⁵ Svendsen, *Davenport Historical Survey*, 110.

²⁶ Kathryn Kish Sklar, "Temperance and Suffrage Together," Accessed at <http://www.Roba.pbs.org/stantonanthony/resources/index.html?body=temperance.html>

²⁷ Bill Roba, *German-Iowan Studies*, (New York: Peter Lang Publishing, 2004), xi. Dr. Roba has written extensively on the German community in Iowa for more than 30 years. He coined the term "German-Iowan" to capture a community he believes had great influence in the state's history.

H. H. Andresen

H. H. Andresen (Figure 6) arrived in America in 1851. Son of a teacher, trained as an educator himself, he spent time in Milwaukee and Chicago before settling in Davenport in 1855. With his brother Louis he opened a grocery store in the heart of the growing German neighborhood on the site where Andresen Flats would stand fifty years later. Andresen soon gave up the grocery business and his brother moved it elsewhere. After the Civil War Andresen opened a sash and blind [shutter] factory on the site, living near his shop.²⁸ The mixed use nature of the neighborhood around Washington Square is illustrated on the 1892 Sanborn fire map which shows mostly one and two story residences, shops, combination shop/residences and a few two and three-story tenements all sited on or near their property lines. Alleys, as originally platted, serviced the buildings at the rear. The rather humble nature of the block means that very few detailed 19th century photographs of the area have been found in any curated photographic collections. (Figures 7, 8, 9)

A small group of extant buildings along 3rd Street west of the Andresen along with city directories, historical survey sheets and the 1880 census give a sense of its 19th century residents. On this block, size didn't always determine function. What appear to be single family homes might be used for both residential and commercial purposes. The largest extant building (620 W. 3rd, c 1887) housed a relatively small number of people and one of the smallest buildings was a residence and a barbershop (628 W. 3rd, c 1854). On West 3rd diagonally across from the northeast corner of Washington Square, the Ranzow family ran a large paint and wallpaper shop and lived in a detached house behind.²⁹ (Figures 10, 11, 12, 13)

²⁸ "H. H. Andresen Funeral Thursday, *Davenport Democrat and Leader*, July 3, 1906.

²⁹ Martha Bowers and Marlys Svendsen, "Charles F. Ranzow Paint Company," "620 W. 3rd St.," "J.C.F.Siemer House," "Johan Stahmer Building," "Theodore Tiedmann Building," *Architectural/Historical Survey Sheet Davenport, Iowa*, 1981; and United States Census Bureau, "Inhabitants in Second Ward Davenport," June 7-8, 1880, 19-20. Accessed from original census sheets at ancestry.com; and *Owen's Davenport City Directory 1878*, various pages.

Early City Government and Infrastructure

Davenport was incorporated by a special charter in 1839 prior to statehood, operating with five trustees and a mayor.³⁰ At first, the city held annual elections; two year terms were implemented in the last quarter of the 19th century. Most early city leaders came from the Yankee elite. The mayor and council were elected by partisan vote, a practice that would continue until 1997.³¹ In 1851, the still evolving state government granted the city a second charter; by 1859, new special charters were prohibited. In 2015, Davenport is one of only five charter cities in Iowa, a designation that carries with it the right to some decisions without state approval— the right to alter governmental structure, to build bridges and to regulate taverns, among others. The bridge building flexibility might have helped the city in its efforts in securing the first Mississippi railroad bridge³²; the right to regulate taverns would lead to conflict later in the 19th century.

Infrastructure 1850-1899

Early Davenport streets were dirt and poorly maintained. Plank roads, popular elsewhere in Iowa, never found favor in the city. An 1856 attempt to lay a form of macadamized road with crushed limestone failed; creosoted blocks was another option that were tested and abandoned. In 1889, businessmen paved four downtown blocks with brick. The next year, the city implemented a brick paving program; by 1898, 16 blocks of the downtown were completed and more were planned in the future. Meanwhile, road sprinkling costs continued to be part of the city's operating budget.³³

³⁰ Svendsen, *Davenport Historical Survey*, 72.

³¹ Ed Tibbetts, "Davenport Municipal Primary Election May Be Something Of A Watershed," *Quad City Times*, October 9, 2001. Accessed at http://qctimes.com/news/opinion/editorial/columnists/ed-tibbetts/davenport-municipal-primary-election-may-be-something-of-a-watershed/article_d1c92bc4-0f1e-5b9e-b5ee-7208d71ba5e9.html

³² "Davenport Is A Special Charter City," <http://www.davenportlibrary.com/genealogy-and-history/local-history-info/history-faq/special-charter/>

³³ Svendsen, *Davenport Historical Survey*, 24; and Thomas P. Christiansen, "An Industrial History of Scott County, Iowa," *Annals of Iowa*, July 1940, Vol XXII, Number 5, (Des Moines: Iowa State Department of History and Archives), July 1940, 307.

Stage coaches and steam boats connected early Davenport to other communities. Public transit began in the 1850s when German immigrant John Schick shipped an omnibus up the Mississippi from St. Louis to Davenport. The horse-drawn line ran from downtown to the village of East Davenport, 1-1/4 miles away, four times a day. Prior to the opening of the bridge, it carried passengers via river ferry to the train depot in Rock Island where passengers could catch one of three trains a day. In the winter, it crossed on river ice. The venture ultimately failed.³⁴

The first franchise for a horse powered street railway was granted in 1865; the first track was not laid until 1869 on 3rd Street running east to the city's boundary. In 1870, the western portion was completed and cars ran past Andresen's house and business and the Washington Square neighborhood; the line made eight trips a day. (Figure 14) Another line opening the same year ran up steep Brady Street and led to the fairgrounds twenty blocks north. Given the muddy street conditions, the route could be treacherous. Across Washington Square Park, another line on West 2nd Street ran to *Schuetzenpark*, a German picnicking/shooting society park in northwest Davenport that featured a lodge and other amenities. By 1885, most of the central city and some outlying areas were served by horse rail cars. Unfortunately, the tracks were not kept in good running order, leading to frequent complaints about the system.³⁵ In 1888, Davenport became the first city west of the Mississippi to have an electrified trolley when a Brady Street Line investor, inspired by what he had seen of the new electric trolleys in Richmond, Virginia, recommended the new technology. A Sprague electrical system added to the hilly track helped eliminate the challenges on its slope. Electrification of all the lines followed and the various private operators were combined as the Tri-City Railway Company that served

³⁴ "Schick Express' Early Transportation System of Pioneer Davenport," *Davenport Democrat*, July 20 1924, Accessed at <http://www.celticcousins.net/scott/1924homeedition.htm>

³⁵ Svendsen, *Davenport Historical Survey*, 22.

Davenport, Moline and Rock Island. By 1898 the system boasted 42 miles of track, rolling stock of 110 cars and 200 employees.³⁶

Telephones arrived in 1878; by 1879, the city had an exchange that served 36 private and business subscribers connected by lines strung building to building. In 1881, a Chicago company consolidated all systems west of the Mississippi that used Bell telephones; the sale included Davenport. It installed telephone poles and an exchange reaching 41 cities in Iowa and Illinois. Rock Island, Moline and Milan, Illinois could be called at no additional charge, increasing the regional connections among the cities.³⁷

For almost 40 years, Davenport relied on wells and the river for water. By 1874, the private Davenport Water Company had installed 200 hydrants along three miles of 14-inch pipe; ten years later, the system had 26 miles of mains, 247 hydrants and served 70 customers. In 1878, the city began a program of public sewers.³⁸

Gas light was expensive and service poor when it began in 1855; cheaper rates were being offered by 1888. The original Turner Hall boasted the city's first electric light. On February 1, 1886, the first electric streetlights in Davenport were installed. (Figure 15) Businesses were slow to accept the new technology, citing poor service and danger of fires.³⁹

Early fire protection was limited to a requirement that each residence have two water buckets available for emergencies. In 1856, the first volunteer "Independent Fire Engine and Hose Company No. 1" was organized; one of its early chiefs was Christian Mueller who owned a large downtown lumber company.⁴⁰ The first professional department was not formed until 1882.⁴¹

³⁶ Svendsen, *Davenport Historical Survey*, 22-23; and Christiansen, "Industrial History," 301-304.

³⁷ Christiansen, 306.

³⁸ Ibid, 304, 307

³⁹ Ibid, 298-300.

⁴⁰ Frank L. Mueller, "History of the Mueller Family," c 1936. Frank Mueller was Christian's son. Manuscript facsimile in possession of author.

⁴¹ "History of Station," Accessed at

<http://www.cityofdavenportiowa.com/egov/apps/document/center.egov?view=item&id=354>

The German Experience 1850-1900

The German population of Davenport continue to grow. By 1890, 25% of Scott County's population was German immigrants; the combination of the original settlers and their children and grandchildren meant the city's German footprint was even larger. Early acceptance by the existing Yankee population was not always easy. Recognized as "Danish" by some, "Dutchmen" by others, the newcomers were seen by some as alien and alarming because they did not speak English and, an educated group, printed newspapers in their own language, 13 in all in the river towns up and down the Mississippi.⁴²

The Yankee population saw many of the wealthier, educated class as non-believers. Their refusal to give up their "Continental Sunday" traditions of celebrating the day with their families in beer halls and parks, listening to music, dancing and enjoying parades, put them at odds with the rest of Davenport's citizens. In one instance, a German Sunday picnic that was accompanied by beer and music near abandoned Ft. Armstrong drew criticism; the picnickers were accused of disturbing nearby graves. Food choices were slammed by a newspaper editor who compared their eating of "sauerkraut" (sic) to "John Chinaman" dining "on stewed rats."⁴³ Despite the criticisms of the German lifestyle, the most unsavory elements of the community were not found in the German neighborhoods or around Schuetzen Park. Davenport's centers of vice, the notorious "Bucktown" section with dives and brothels developed on the east side of the central business district near the waterfront and rail lines and north along East 6th Street and near the edge of town at the fairgrounds,⁴⁴ firmly planted in the "Yankee" side of town.

The original Schleswig-Holstein settlers had kept alive the image of the German patriots of the 1848-49 revolution; in 1872 they established the *Kampfgenossen* ("comrade-in-arms"), a society of veterans who had fought in the struggle. H. H. Andresen served as treasurer. In 1852,

⁴² Roba, 5.

⁴³ Ibid, 5-6; and *Davenport Democrat*, November 3, 1859, quoted in Roba, 6.

⁴⁴ Sharon E. Wood, *The Freedom Of The Streets: Work, Citizenship, And Sexuality In a Gilded Age City*, (Chapel Hill: University of North Carolina Press, 2005), 12-13.

veteran Christian Mueller founded the Davenport Turner Society, or *Turnvenien*, which evolved into the center of German life with a focus on physical and mental strength, offering lectures, music, exercise, theater and social events. The first hall was built in 1875 and was located on West 3rd Street one block east of Washington Square on the site of the old German theater. Other smaller Turner halls dotted the city and county. The immigrants founded the German Free School in part to remove children from religious education which was part of the American educational process.⁴⁵ The school eventually moved to Western Avenue, across the street from Washington Square. In 1885, members of the German community founded a cremation society, still an avant-garde approach to dealing with the deceased; it eventually built the thirteenth crematorium in America and the first in Iowa. H.H. Andresen was among its subscribers.⁴⁶

In 1876, Davenport Germans erected a statue called “Lady of Germania” at the center of Washington Square Park.⁴⁷ In 1883, joining national celebrations honoring the first German settler in America in 1683, they launched an event that became known as “German Forefathers Day” and that continued until 1905. In 1888, the opening of a grand new Central Turner Hall on the site of the former hall was celebrated with a three day festival. (Figure 16, 17) Writing in 1900, German newspaper reporter Joseph Eiboek described Davenport as “the most German city, not only in the State, but in all the Middle West, the center of all German activities in the State.”⁴⁸

By the mid-1880s, German names begin to appear among those elected to high office. The early list included immigrant and ‘48er Ernst Claussen who had participated as a teenaged freedom fighter and served more terms than any other mayor; American-born son of German

⁴⁵ “German Life in Davenport The Davenport Turners,” *The Most German City*, accessed at <http://webbasics.iowajmc.com/cmmay/life/turners.html>

⁴⁶ “Cremation Society,” *Davenport Daily Gazette*, May 7, 1885; and Ralph J. Christian, “Davenport Crematorium,” *National Register of Historic Places Inventory-Nomination Form*, August 1982.

⁴⁷ Bruce Walters, “Art in Plain Sight: Lady of Germania,” GAHC website accessed at <http://www.gahc.org/LadyGermania.htm>

⁴⁸ “History and Mission,” Accessed from <http://www.gahc.org/history.htm>.

immigrants Henry Vollmer, the youngest mayor ever elected at age 27; and C. A. Ficke, who immigrated at age twelve and was purported to be the richest man and the most influential German-American lawyer in eastern Iowa.⁴⁹ (Figure 18)

The position of a now powerful Davenport German elite class in the 1880s meant that the city fiercely resisted state efforts to implement restrictive temperance laws, closely identified with the state's powerful Republican Party. After the Civil War, many Davenport German-Iowans abandoned the Republican Party to become Democrats.⁵⁰

In 1880 and 1882, an amendment to the Iowa constitution outlawing all alcohol gained approval of the state legislature; it passed in a statewide referendum with 55% of the vote. Counties voting against it were most frequently those with larger German populations like Scott. Later that year, a test case lawsuit brought by a Davenport brewer against the Turner Hall tavern operator proceeded from local court to the State Supreme Court, with the state court finding the amendment to be invalid. The next legislature responded in 1884 by passing a law saying the manufacture, sale or transportation of liquor was illegal. Davenport, along with many other Iowa cities, chose to ignore the law. Mayor Claussen told the governor he would consider declaring a "Free and Independent State of Scott," seeing the law as a violation of personal liberty. The city council passed an ordinance allowing a variety of spirits under new names like "Kentucky Blue Grass" and "Hop Nectar."⁵¹

By 1894, the Iowa Republican Party was losing votes due to its temperance stance; the legislature enacted the Mulct Act which allowed alcohol as a local choice when saloon owners paid an operating fee.⁵² As the coming decades would prove, Davenport temperance advocates

⁴⁹ Roba, 26; and William H. Roba, "Twins In My Cradle: Arthur Davison Ficke, Iowa Poet," accessed at <https://www.lib.uiowa.edu/scua/bai/roba2.htm>

⁵⁰ Svendsen, *Davenport Historical Survey*, 110.

⁵¹ "The Free and Independent State of Scott," accessed at <http://blogs.davenportlibrary.com/sc/2009/09/28/the-free-and-independent-state-of-scott/>; and "The Rocky Road to Nirvana," accessed at <http://www.gahc.org/McDaniel%20Lecture.htm>.

⁵² "The Rocky Road To Nirvana."

did not fade quietly into the night. The neighborhood around the Andresen would provide the backdrop for some of the future drama surrounding the issue.

The Andresen Flats

H. H Andresen was one of the immigrants who had prospered in the years following the Civil War. In 1869, a group of businessmen formed the German Savings Bank. Newspaper publisher Henry Lischer was named president and H. H. Andresen its cashier.⁵³ A 19th century bank cashier equates to today's bank manager executive.⁵⁴ Leaving his home on West 3rd Street, Andresen could have taken a five block stroll to the bank at 2nd and Main Streets. About 1878, in addition to his role as bank cashier, Andresen was named president of the Davenport Glucose Works. By 1880, he had left Washington Square and moved a few blocks north to a large house on West 6th Street, a hillside neighborhood just above the Square where many of the German elite lived.⁵⁵ (Figure 19, 20, 21)

Most buildings around the park were one and two story structures. The large Central Turner Hall a block away dominating the southwest corner of Scott and 3rd matched the scale of commercial buildings further east. No extant records disclose why Andresen chose to erect building that was somewhat out of scale to others surrounding the park. What the architectural history of the city reveals is that, for a period of about ten years, a new type of urban residence was being added as an option to the single family homes that made up of most of the city's housing stock. Prior to this period, modestly-sized tenement buildings, like the Hiller Flats just north of Washington Square on Gaines Street, were built to house working class families.(Figure 22) With the coming of a new century, multi-story buildings targeting the growing middle and business class began to appear in the downtown area and in

⁵³ Christiansen, 283-284.

⁵⁴ Robert M. Hauser, "Occupational Status In the 19th and 20th Centuries," October, 1981, Access online at <http://www.ssc.wisc.edu/cde/cdewp/81-36.pdf>

⁵⁵ *Owen's Davenport City Directory*, 100; *Morrissey and Bunn's Davenport City Directory*, (Davenport: Morrissey and Bunn, September 1, 1880), 36.

neighborhoods around Brady Street, both areas with easy access to public transportation and the offices, shops, restaurants and entertainment options in the compact downtown business district. (Figures 23) Only about ten of these buildings were erected during this period and many are identified with one local firm.⁵⁶ (Figures 24, 25)

Andresen didn't have to look far for a professional to design his new apartment building. F. G. "Fritz" Clausen owned the city's premiere architectural firm which he had established after arriving in Davenport from Germany in 1869. Clausen did not have an architecture degree but had trained as an apprentice in his homeland. There had been a handful of professional architects working in Davenport prior to his arrival in America, but none would match his enduring legacy to Davenport. Working alone and then with partners, he was responsible for many of the city's finest commercial and residential buildings. Son-in-law to publisher Lischer and a director of the Savings Bank, he lived a few doors east of Andresen on 6th Street. Clausen was a leader among Iowa architects. His son Rudy would follow him into the profession, graduating from MIT in 1904.⁵⁷ (Figure 26)

No blueprints for the Flats are extant. But the building Clausen's firm designed still retains much of its 1900 appearance. It is a three-story plus attic 18,288-square foot double building of dark gold brick with a rusticated limestone foundation. (Figure 27)

The building's façade fronts south onto W. 3rd Street and its east elevation onto Western Street. It is three blocks north of the Mississippi riverfront and two blocks north of LeClaire Park, an area that would be transformed a few years after the Andresen Flats was built. Except for a narrow strip of land at the rear, the building completely covers the footprint of its parcel with no

⁵⁶ Martha H. Bowers, "Historic and Architectural Resources of Davenport, Iowa," *National Register of Historic Places Nomination Form*, 18. Accessed at <http://pdfhost.focus.nps.gov/docs/NRHP/Text/64000149.pdf>

⁵⁷ Ibid; and Wesley Shanks, *Iowa's Historic Architects: A Biographical Dictionary*, (Iowa City: University of Iowa Press, 1999), 40-41; and Clausen/Lischer Family Tree, In possession of author.

room for service buildings or stables behind. A late 19th century brick house on Western parallel to the alley takes up a section of the parcel as originally platted.⁵⁸ (Figure 28)

The almost square brick and limestone building, capped with a metal cornice and parapet wall, designed with twelve apartments, four per floor, is actually two side-by-side buildings with a common center wall, almost identical internal layouts, and two matching entryways on the south façade placed at the center of each of the twin building sections. The doorways are placed midway between pairs of polygonal bays. The entryways are adorned with limestone headers and cornices with carved limestone pilasters on each side of the doorway rising from the top of the stair sidewalls to the bottom of the cornice. The name “Andresen” is carved into the headers below limestone dentil molding. A second limestone cornice sits atop the first. Above the doors, round limestone arches with wreath, torch and ribbon carving surmounted by a Romanesque arched brick lentil are topped with yet another dimensional decorative arched limestone lentil and keystone above. On July 3, 1900, *The Davenport Daily Republican* reported that one and a half stories of the walls were up in the new building, that the second floor would be completed within the week, and declared the two front entrances to be “monuments of masonic art.”⁵⁹ (Figure 29)

The east elevation is less decorative and has no doors. It features the same foundation as the south façade, but simpler limestone belt courses and one two-story oriel bay. The bay features windows on all three sides, banded wooden panels beneath the windows on the 2nd floor and wood panels with decorative trim on the third floor. (Figure 30)

The north elevation, faced with red common brick, is utilitarian with a pair of covered and painted three-story wood decks with railings. (Figure 31)

⁵⁸ AKAY Consulting, “State Historical Society of Iowa Site Inventory Sheet, Julius Schreiber Residence,” November 2004.

⁵⁹ “Work on Andresen Flats,” *Davenport Daily Republican*, July 3, 1900.

The west elevation features a reverse bay from basement to roof. This was wise planning. About 1910, the Charles Witt building was also built on its lot line and butts up against the Andresen Flats. The Flats were also designed with three internal light wells to provide more daylight into the internal units.

Fenestration consists mainly of large double hung single light sashes on the building's exterior and light well walls. Small rectilinear openings with limestone lentils and sills are located in the attic on the south and east elevations. The attic windows featured several variations of single and double hung sashes with decorative muntins.

Original illumination at the Andresen Flats was via gas only with ceilings and walls plumbed for gas chandeliers and wall sconces. Electricity was introduced later, likely prior to 1920, with wires run through wire mold attached to plaster surfaces.⁶⁰ Late into the decade, houses close to downtown were still being built with both electric and gas service as electricity was not full time even at that date.⁶¹ The Andresen was heated via a basement steam boiler/radiator system that still functions today.

The two identical entrances on the south facade open onto identical foyers with original encaustic tile floors, quarter sawn oak wainscoting, ceiling plasterwork and steps that lead to a quarter sawn oak door with glass center panel and side lights. This door opens onto a central hall; entrance doors to the units are located on the hall's east and west walls. On the first floors, additional doors on the north wall provide basement access and storage. Staircases with return flights on the halls' north walls lead to the second and third floor landings and doorways for the upstairs units. (Figures 32, 33)

The 1200-square-foot units opening across from each other on small landings were generally designed as mirror images of each other with a few variations in bathroom locations.

⁶⁰ Davenport permits are non-extant prior to 1920. There is no permit to run electrical service in the later permits.

⁶¹ For example, the author owns a large, well-appointed Foursquare home on W. 8th Street built in 1906 that had dual service installed at the time of construction.

As designed, the units consist of a long hallway off the entrance door, with rooms across the hall and at its north and south ends. From the unit's front door, to the right or left, is a doorway leading to a parlor. A second parlor is accessed from a set of pocket doors or from a separate single door in the hallway. Further down the hall are a bathroom and a bedroom. A door at the end of the hall leads to a dining room, a second bedroom, and a kitchen and pantry. The back door of the unit opens from the kitchen onto the covered porch and rear exit. (Figures 34, 35, 36, 37)

The basement and attic footprints match that of the building. Both are accessed through exterior doors on the back elevation; there is an additional basement door in the first floor halls. The high ceilinged basement with finished walls houses mechanicals, lockable storage spaces for each apartment and a caretaker unit. A large room with big zinc tubs provides laundry facilities. Double and single hung windows bring light into basement areas. The unbroken expanse of the two attics is illuminated by decorative double and single hung sashes, perhaps a good space to hang clothes out to dry in in the wintertime.

When the Andresen was new, all its woodwork was varnished quarter sawn oak of simple design, reflected the emerging Craftsman period. Floors were varnished fir. Front parlors feature a fireplace with dust pressed tiles and decorative metal insert and an oak mantel and mirrored over mantel. (Figure 38) Bathrooms housed claw-foot tubs and bracketed marble sinks and backsplashes. No elements of the original kitchens are extant in 2015. Overall, the amenities afforded residents of the Andresen are similar to those found in other Davenport apartment buildings of the period where size of the individual units was often determined as much by building footprint as by any other factor.

Andresen Occupants-The First Decade

Davenport greeted the new century as the third largest city in Iowa.⁶² Growth continued throughout the decade. By 1905, Iowa's population had dropped by 2% while Davenport's had grown by 12.8%, or more than 4500 people.⁶³ A 1905 newspaper article addressed the shortage of "first class housing" in the city and suggested that annexation might be in order, claiming that Davenport had "more people per square mile than any large city of Iowa."⁶⁴ Residents of the new building on Washington Square Park came from many walks of life and reflected the social and business interests in the city. There was Anna, the respectable widow of Dr. Casper Vitzthum,⁶⁵ the first of several of widows that would opt for the easy convenience of life at the Andresen. Occupations represented include a lawyer, owners of clothing stores, owners and managers of insurance companies, and the vice president of a local hardware store. Their jobs were significantly more middle or upper class than those of the Germanic blue collar residents around the park. British surnames like Casey, Neal and Chase, though outweighed by Germanic names Reuter, Rascher, Silberstein and Meier, represented a new kind resident along the 600 block of West 3rd.⁶⁶

Turnover was significant; by 1906, only two original occupants were still in residence-- Minnie and Charles Meier and Martin and Flora Silberstein. Minnie, Flora and Martin were children of immigrant German parents; Charles' father was German and his mother Belgian.⁶⁷ Belgian immigrants had settled in large numbers in Moline, Illinois. Minnie, Flora and Charles were native born Americans; Martin emigrated with his family from Breslau, Germany, at age

⁶² "Changes in Census," *Davenport Daily Leader*, November 11, 1900.

⁶³ Executive Council, "Census of Iowa for the Year 1905," (Des Moines: Bernard Murphy, 1905), xvii, xxiv. accessed online at <http://www.iagenweb.org/census/1905/index.html#pgxxiii>.

⁶⁴ "Much Building For Next Year," *Davenport Democrat and Leader*, December 31, 1905

⁶⁵ *The Rock Island Argus*, February 27, 1894, accessed at <http://idnc.library.illinois.edu/cgi-bin/illinois?a=d&d=RIA18940227.1.6#>

⁶⁶ *20th Century Edition of the Times' Free City Directory of Davenport, Iowa*, (Davenport: The Times Company, May 1, 1900), 728,746, 756, 696.

⁶⁷ United States Census Bureau, "Davenport, Fourth Ward-1910 Population," 22B; and "Davenport, Third Ward-1910 Population," 6A, 6B. Original census sheets accessed at ancestry.com.

11. Minnie Haak Meier came from the wealthiest family; her father was cigar manufacturer Ferdinand Haak. Her husband Charles' father owned an insurance agency in which Charles was a partner. Flora Lesser Silberstein's father was a physician; Martin was in business with his father Herman and his three brothers at the Silberstein Brothers clothing store. (Figure 39)

The Meiers, married for eight years, had no children and had previously lived near Minnie's parents in the upscale German neighborhood north of Washington Square. The Silbersteins were newlyweds in 1901. Prior to their marriage, both lived with their families just a few blocks from the Andresen and were members of Davenport's small Jewish community; Martin served as treasurer of his synagogue, participated in B'nai Brith activities and acted as a pall bearer at Jewish funerals.⁶⁸ Flora's father was the first Jewish doctor to practice in Iowa.⁶⁹ There is little evidence that Jews in Davenport faced overt prejudice from the community at large; Jews and gentiles within the German community sometimes married.⁷⁰

Life Along the Square 1900-1910

For the Meiers and the Silbersteins, social activity was just a few steps away from the Andresen. Charles, Martin and Flora all participated in many Turner events as performers or as members of committees.⁷¹ In 1902, Davenport's Turner Jubilee, celebrating Germans in Iowa for 50 years, was attended by 10,000 people. In 1907, elderly surviving members of the *Kampfgenossen* gathered in Washington Square Park to dedicate a monument to those who fought. (Figure 40) As members of the original generation of immigrants died, Turner Hall members were becoming less interested in lectures and more interested in the social activities centered on its membership.⁷²

⁶⁸ "The Kaufman Funeral," *Davenport Republican*, March 12, 1901.

⁶⁹ Oscar Fleishaker, "The Illinois-Iowa Jewish Community On the Banks of the Mississippi River," June, 1957. Accessed at http://archive.org/stream/illinois-iowajewi00fle/illinois-iowajewi00fle_djvu.txt

⁷⁰ In 1898, the daughter of architect F. G. Clausen was married to Sydney Moritz, son of another Davenport mercantile Jewish family.

⁷¹ "The Turner Fair," *Davenport Daily Leader*, November 18, 1900; and

⁷² "German Life in Davenport The Davenport Turners," The Most German City, accessed at <http://webbasics.iowajmc.com/cmmay/life/turners.html>

From notices in the social pages of the local newspapers, the two women appeared to lead very different lives. Minnie, both during and after her time at the Andresen, spent a lot of time hosting parties for friends and family or touring Europe with her parents.⁷³ Flora Silberstein was an accomplished musician, trained at the Dubuque Musical Academy and Chicago Musical College and prior to her marriage was listed as a music teacher; she taught music at the German Free School. Throughout her life, she taught music and was a performer of note in many different music events around the city.⁷⁴

Both men could have walked a few blocks to their places of employment, Charles to his insurance agency at 202 Harrison and Martin to Silberstein Brothers on 216 W. 2nd. The same was true for most of the tenants. Shopping and entertainment venues were nearby. The largest retailers were located a few blocks east in the business district along 2nd and 3rd Streets. Small shops and service providers were just doors away. At various periods along this single block, one could take music lessons, get a shave, buy groceries at one establishment and a box of candy at another and have a beer at the corner saloon or the Turner Hall bar.

The tenants could avail themselves of a railway system that, by 1898, a local newspaper was praising as “excellent”⁷⁵; the building’s residents had only to hop onto the West 3rd Street line outside their front door or walk across the park to the line on West 2nd. Resident William Hartmann, a “traveler” or salesman living at Apartment #3, could reach out of town clients on one of 50 daily passenger trains. With no room on the Andresen lot for carriages or horses, if

⁷³ “The Annual Spring Exodus,” *Davenport Republican*, April 11, 1901; and “Give Monday Tea Outing Club For Mrs. Kelly and Mrs. Gruenewald,” *Davenport Democrat and Leader*, May 29, 1923.

⁷⁴ Harry E. Downer, *A History of Davenport and Scott County Iowa, Illustrated, Vol 1* (Chicago: The S. J. Clarke Publishing Company, 1910), 833-834; and *Stone’s City Directory*, 1896-1897. (Davenport: H. N Stone & Co., November 1896), 286; and “Will Furnish Music for the Odd Fellows Play,” *Davenport Democrat and Leader*, December 13, 1923.

⁷⁵Svendsen, *Davenport Historical Survey*, 22

train service did not oblige, two nearby liveryies out of the fourteen in the city directory might supply travel needs.⁷⁶

By 1901, another kind of transportation was beginning to compete with carriages and street cars. The *Davenport Republican* reported that businessman John Buck had had just taken delivery on the first electric automobile in the city. He paid \$1,100 for the machine; the newspaper said it could climb hills as well as steam automobiles and claimed it was the fourth auto in the city.⁷⁷

While Davenport's telephone exchange had expanded by 1900, it was not as important as it would be later on in the century. The telephone guide in the city's 1901 city directory lists a little under a thousand residential, business and institutional subscribers; only a few advertisers include a telephone number. No Andresen tenant is among residential subscribers, though several have business phones. Three public pay phones are located at scattered sites.⁷⁸ If telephones were limited, postal service was not. Thirty-one staffers sorted and delivered mail three to five times daily and picked up mail from 100 mail boxes twice a day.⁷⁹

According to the city's annual report for 1900, Davenport boasted 20 miles of brick streets which it had laid at a rate of about 2 miles a year since the program began in 1889, paid for by the city and assessments to property owners and railways. The city had 33 miles of sewers and 426 electric street lamps. A thirty-one man fire department aided by 18 horses and assorted trucks and hose carriages put out 128 fires. The biggest cause of death was pneumonia (40) and consumption (45). While the mortality rate was low at 13.42 deaths per 1,000 residents, the

⁷⁶ *Stone's Davenport, Iowa City Directory, 1901*, "The Times' 20th Century Classified Business Directory," (H. N. Stone and Company, March 1901), 429-476.

⁷⁷ "An Electric Automobile," *Davenport Republican*, April 11, 1901.

⁷⁸ *Stone's Davenport, Iowa City Directory 1901*, 4-23; and *Iowa Telephone Company Exchange Directory Davenport, Iowa*, 1901

⁷⁹ *20th Century Edition of the Times' Free City Directory of Davenport, Iowa*, 36-37.

city physician repeated his earlier request for an ordinance against spitting on street cars and in public places.⁸⁰

Business was booming in Davenport. There were 4,410 laborers working in 416 different businesses; 221 of those were classified as “hand trades” and they employed the most people. The city had become a center for the wholesale grocery business, with 40 lines represented by 150 different firms. Its factories turned out carriages, bricks, foundry items, and tobacco products. By the late 1890s, Davenport produced two thirds of all washing machines made in the U. S.⁸¹ That local expertise might be one reason why the Silberstein brothers decided to invest in a new washing machine factory, the Champion Machine Company in 1903. Martin was named its first secretary and general manager.⁸²

Citizens were excited by the prospect of the city’s first free public library. Just prior to 1900, well-connected Davenport author Alice French (Octave Thanet) convinced Andrew Carnegie to donate a fund of \$50,000; Carnegie agreed if the city kicked in operating funds; a 1900 referendum approved the plan. An appointed Board of Trustees, including nationally known jurist John Forrest Dillon who grew up in the city, decided the initial amount was inadequate. Dillon reached out to Carnegie again, and he upped the ante to \$75,000. When the new Beaux Arts style library opened in 1904, it was the largest Carnegie Library west of the Mississippi.⁸³ (Figure 41)

On July 2, 1906, H. H. Andresen died at age 79. Cited in his obituary as “a man of honor and unimpeachable integrity,” he left all but \$500 of his estate, which included the Andresen

⁸⁰ *Annual Reports of the City Offices of the City of Davenport Iowa*, (Davenport: The Democrat Company, March, 1901) 40, 50, 70, 73-74, 89

⁸¹ Christiansen, 278-279,288, 294.

⁸² “Champion Machine Co. To Start In Two Weeks,” *Davenport Republican*, March 31, 1903.

⁸³ Svendsen, *Davenport Historical Survey*,117; and “History,” Davenport Public Library website, accessed at <http://www.davenportlibrary.com/about-the-library/history/>

Flats, to his adult children; a \$500 bequest was set aside for Schuetzen Park. Ownership of the Flats would eventually pass to his granddaughter Lois who would own it until the 1960s.⁸⁴

The century had begun on a positive note for Davenport's German community. But temperance forces, having suffered setbacks in the 1890s, were heartened by prohibition efforts that continued at the state level. In Davenport, they formed the Davenport Civic Federation, a secret society bent on strict enforcement of the Mulct Act.⁸⁵ In 1906 and 1907, bills were introduced to limit or prohibit the sale of alcohol. Individuals could bring suit against saloons for not upholding the terms of the Act. In 1907, a citizen filed against every saloon in Scott County. This action generated some street violence in which the well-known editor of a German language newspaper ended a heated discussion by breaking his cane over the arm of the man bringing the suit. The situation boiled over when Andresen resident and temperance attorney Fred W. Neal filed charges on behalf of the injured party. A crowd chased Neal down the street and into a nearby building; when he emerged with pistol drawn, he was arrested. After posting bond, he was escorted to his home at the Andresen with crowd in tow. That night, he was hung in effigy in Washington Square Park. Neal decided to leave the city for Des Moines; a 20-piece brass band gathered to see him off at the railroad station, playing Chopin's funeral march. He never returned to Davenport.⁸⁶

The issue generated an anti-prohibition and anti-Sunday closing parade of 5,000 participants, marching from Turner Hall, then south and east through the central business district then turning north and west and arriving back at the corner of Western and West 3rd, right in front of the Andresen. The newspaper estimated that the orderly nighttime crowd swelled to 10,000 by the end of the parade. Among the speakers were a German heritage mayor and

⁸⁴ "Estate Is Left To Children," *The Davenport Democrat and Leader*, July 17, 1906; and "H.H. Andresen Funeral"; and Andresen Flats abstract.

⁸⁵ Svendsen, *Davenport Historical Survey*, 112

⁸⁶ "Reform Wave of W. W. Lurger and Capt. Neal Most Stirring Epochs In Annals of Davenport," *Davenport Democrat*, July 20, 1924, retrieved from <http://www.celticcousins.net/scott/1924homeedition.htm>.

ex-mayor and the subject was the meaning of liberty and its relationship to Sunday closings. Negotiations with the local prohibitionists failed; by 1908, the Federation had won 86 suits and Davenport's saloons were forced to accept a new 2PM Sunday closing, making the city the only one in Iowa still legally selling beer legally on that day. A section further restricted saloons from a specific area around schools; rather than closing the Turner Hall bar around the corner, the German Free School on Western Avenue closed its doors, ending a piece of the city's German tradition⁸⁷.

The Moon Law, passed in 1909, limited the number of saloons to one per 1,000 residents. Davenport claimed immunity based on its charter city status. While the city was successful in its initial appeal,⁸⁸ prohibition forces continued to gain traction throughout the state and the country.

1910-1920

By 1910, Davenport's population had reached 56,727 people, still the third largest city in Iowa, and now the most populous in the eastern half of the state, a position it would maintain until the 1960 census. In the coming decade, it would grow by 13,000 people, the largest 10-year increase in any decade before and since.⁸⁹ City planning and a new appreciation of its waterfront would be hallmarks of the decade. German citizens would play big roles in these movements. A world at war and a growing national prohibition movement would forever change the lives of the city's German population. (Figures 42, 43)

At the Andresen, all but one of the original residents had moved on. Minnie and Charles Meier built a new Foursquare on W. 8th Street where Minnie continued to entertain her friends. The Silbersteins were still at #8, now with two-year-old son Herbert who would become a talented musician like his mother.

⁸⁷ Svendsen, *Davenport Historical Survey*, 112.

⁸⁸ "Davenport Is A Special Charter City," <http://www.davenportlibrary.com/genealogy-and-history/local-history-info/history-faq/special-charter/>

⁸⁹ "Population History For Iowa's 25 Largest Cities, 1850-2010."

The 1910 census, the first in which the Andresen is included, allows for a greater level of detail than is found in city directories. Tenants with German parentage are still present in great numbers. While only five residents in three units were German immigrants, most reflected a German heritage with 42 German born parents among the 49 residents.⁹⁰

There are still a few managers and owners with the traditional working husband, wife at home and two kids at school. Only the Silbersteins have a live in servant, Dora Bredfeldt, age 19 and born in Iowa. The Adolph Mueller family lives in the basement caretaker apartment and ranges in age from two to 47 and include a husband and wife, nine children and a daughter-in-law. Widow Clausen is living at #9 with a grown son and daughter who both work. Oliver and Ella Bloss at #1, one of the larger units, are dual wage earners and live with a mother-in-law and two lodgers. There are machinists, a conductor, a seamstress working from home, and several stenographers. The building is beginning to assume the same blue collar feel that had been part of the neighborhood for many decades. By 1911, nine of thirteen Andresen tenants are residential telephone subscribers.⁹¹ Eleven public phones are available for use throughout the city; none are near Washington Square Park.

In 1910, Davenport elected Alfred Mueller as its mayor, a lawyer and son of Turner founder Christian Mueller, who would hold the office for three terms from 1910 to 1916 and return for a fourth term in the early 1920s. Mueller is credited with introducing city planning to Davenport. During his administration, the city implemented intersection street signs, began work on a city building code and completed a sewer report that studied both current and future needs. He also championed formation of Iowa's first Levee Commission,⁹² appointed in 1911 to deal with the riverfront, which Antoine LeClaire had designated as public land in his original plats.

⁹⁰ United States Census Bureau, "Davenport Ward 3-1910-Population," April 18, 1910, 6A, 6B. Facsimile of original pages accessed at ancestry.com.

⁹¹ *Telephone Directory Davenport, Iowa and Scott County Rock Island and Milan, Illinois Moline and East Moline, Illinois*, April 1911.

⁹² Chuck Oestreich, "Levee Legacy," *Quad City Times*, January 10, 2001, http://qctimes.com/lifestyles/levee-legacy/article_c455b6bf-e813-5f1e-a85d-d25da773ad18.html

Heavily industrialized during the 19th century, the area was to be transformed under the egis of the commission, who began to redesign it for many uses including beautification and recreation⁹³ while still maintaining the railroad tracks running along its north edge. Levee commissioners included architect Rudolph Clausen, now in partnership with his father. The group immediately got underway with plans to develop LeClaire Park, which began just one block south of Washington Square and stretched east for several streets. Work on a new levee began immediately. In 1916 a memorial fountain to John Forrest Dillon was erected at the park's east end and, in 1917, a brick railroad freight house at its northwest corner.⁹⁴ (Figure 44)

The decade brought changes to the central business district. The 1907 six-story Davenport Hotel was joined by the even larger Putnam Building in 1910. Designed by the firm of Chicago architect Daniel Burnham in the Chicago School style in limestone and masonry, it was the city's grandest building to date. In 1915, the terra cotta and brick Blackhawk Hotel, at first seven stories and five years later expanded to eleven, along with the gleaming white tile and limestone Kahl Building with its 2500-seat Capitol Theatre, finished in 1920, altered the city's skyline. Over on Washington Square Park, a more human scale prevailed.⁹⁵ (Figure 45, 46)

City streets were changing as well. Davenport had begun an asphalt paving program in 1904; by 1911, half its roads were paved. Conditions on county roads were still deplorable. In 1911, Iowa legislated its first highway use tax.⁹⁶ New neighborhoods were opening up outside original ones in the central core to meet expanded housing needs. McClellan Heights, a large development at the eastern edge of the city and built on the hills above the river featured winding, tree lined streets. It quickly became a popular neighborhood for some of the city's most

⁹³ Svendsen, *Davenport Historical Survey*, 76-77.

⁹⁴ City of Davenport Planning Department, "State Historical Society of Iowa Site Inventory Sheet, Dillon Fountain," January 2005; and AKAY Consulting, "State Historical Society of Iowa Site Inventory Sheet, Chicago, Milwaukee, St. Paul & Pacific Freight House," November 2004.

⁹⁵ Martha Bowers and Marlys Svendsen, "Putnam Building/Parker Building," *Architectural/Historical Survey, Davenport, Iowa*, 1981.

⁹⁶ Svendsen, *Davenport Historical Survey*, 24; and William H. Thompson, *Transportation In Iowa: An Historical Summary*, accessed at <http://www.iowadot.gov/history/pdfs/TransInIowa/Chapter4.pdf#page=3>.

prominent families, including children of some of the old German immigrant elite who had grown up in the neighborhood north of Washington Square. More modest neighborhoods to the west, built mostly on a grid pattern, serviced families working in industries that dotted that side of the city. With relatively inexpensive land costs, Davenport continued its pattern of low density single family housing. In 1911, the Silbersteins left the Andresen to move fifteen blocks northeast, away from downtown, to wide Kirkwood Boulevard.⁹⁷

During the decade, prohibition forces continued to build support across the country and in Iowa. Despite Davenport's ability to sidestep the original Moon Act, another law passed in 1913 closed the loophole; further action in 1915 tightened the noose. A constitutional amendment supporting prohibition was put to state vote in 1917, but was defeated with strong opposition from the eastern counties. With passage of the Volstead Act by the U. S. Congress, and rapid ratification by the states, prohibition became the law of the land, striking a blow at Davenport's German family traditions and what had been a closely held personal freedom. Bars, saloons and Davenport's breweries closed their doors. Schuetzen Park, dependent on liquor sales to maintain its operations, would soon follow.⁹⁸

The issue with an even more direct impact on Davenport's German culture was the outbreak of World War I. When fighting began in 1914, the United States maintained neutrality. By 1915, Davenport residents with German heritage stood at an estimated 51%. Some within of Davenport's German-American elite believed that the U. S. government was tacitly supporting the Allies at a time when the official policy was non-intervention. Former mayor Henry Vollmer raised funds for the German Red Cross and helped organize a pressure group that convinced a local manufacturing firm to cancel a British war-related order. After America entered the war in the spring of 1917, Vollmer's brother Fred along with other Turner members and businessmen,

⁹⁷ *R. L. Polk & Co.'s 1911 Davenport City and Scott County Directory*, (Davenport: R. L. Polk & Co., 1911), 744.

⁹⁸ "Schuetzen Park," accessed at http://www.davenportlibrary.com/files/9713/2586/6626/Schuetzen_Park.pdf

most of whom were the cream of Davenport German society, organized a July speech to be made at Central Turner Hall by Daniel H. Wallace, a nationally known American with socialist leanings who opposed intervention. Wallace obliged the packed house and Secret Service agents by insulting the American military. He and six Davenport Turners were arrested for treason. In an October trial, Wallace was found guilty, confined to Leavenworth where he died the following year. Charges were at first dropped against the “Davenport Six.” Recharged the following year after war fever heated up, all but one pled guilty.⁹⁹ They were fined or jailed.

Governor Harding, elected as a “wet” Republican in 1916, enacted a “Babal Proclamation” in May 1918, prohibiting the use of any language other than English. Iowa became the only state to enact such legislation, targeting German speaking citizens. The governor appointed county Councils of Defense to strong arm participation in Liberty Loan bond drives; mob violence and threats of “necktie parties” were used to coerce compliance.¹⁰⁰ Davenport high school students burned German language books; in Washington Square Park, the 1907 monument to the *Kampfgenossen* was splashed with yellow paint and disappeared, perhaps rolled into the river; The Lady of Germania statue vanished.¹⁰¹ The reference to the area as “The Hamburg” was changed to “The Hindenberg Line.”¹⁰²

The financial institution that H. H. Andresen had helmed, The German Savings Bank, now the largest bank in the state of Iowa, bowed to pressure with the board of directors voting to change its name to the American Commercial Savings Bank.¹⁰³ German language newspapers, founded on principles of personal liberty and a free press, ceased publication.

⁹⁹ Roba, 76, 78-81; and “Wallace, Daniel H., 1884-1918.” Accessed at <http://editorsnotes.org/projects/emma/topics/316/>

¹⁰⁰ Nancy Derr, “Harding, William Lloyd” *The Biographical Dictionary of Iowa*. University of Iowa Press, 2009. Web. 29 March 2015. Accessed at <http://uiopress.lib.uiowa.edu/bdi/DetailsPage.aspx?id=154>

¹⁰¹ Bruce Walters, “Art in Plain Sight: Lady of Germania,” accessed at <http://www.gahc.org/LadyGermania.htm>

¹⁰² Svendsen, *Davenport Historical Survey*, 110.

¹⁰³ Lucinda Lee Stephenson, “Scapegoats, Slackers And Spies: The Portrayal Of Germany, Germans And German-Americans By Three Eastern Iowa Newspapers During World War I,” 1985, 87. Accessed at <http://lib.dr.iastate.edu/rtd/298/>

Any immigrant group over time can lose its cultural context as its children grow up in a new nation, speaking another language and adopting new habits. With the double blows of prohibition and the impact of World War I, Davenport's German community lost a cohesiveness and an identity from which it would never recover. Prohibition did not stop the city from drinking but, it changed the nature of how citizens imbibed, turning it from an element of public parades and family picnics in the park to illicit activity behind closed doors. German literature and music were victims of the times.

Historian Marlys Svendsen, who did a multi-year historical survey of the community in the 1980s, found the lack of German records and heritage puzzling when she first began her work. More recent scholarship has opened the doors on this elusive past.

The Andresen-1920 and Beyond

War activity at the industrially-based Rock Island Arsenal helped spur Davenport's 1920 population growth to 56,727 people.¹⁰⁴ The city was expanding; the 1920 Andresen residents reflected the changing status of downtown housing. New tenants included an increasing number of middle level and skilled blue collar occupations. Joining them were several traveling salesmen, a carpenter working outside the home and a seamstress working from the apartment. Widow Grzywacz had three lodgers. Several occupants worked at the Arsenal. The neighborhood was still an easy place to do grocery shopping, get a haircut or shoes repaired.¹⁰⁵

Among the Andresen tenants, only the Floyds remained from 1910. Of the 47 people living in the building, only five within three families were born in Germany. Even more indicative of immigration trends, just a little over half of the residents reported any foreign parentage. Almost half the Andresen residents were native born children of native born parents.

¹⁰⁴ Svendsen and Bowers, Davenport, *Where Mississippi Runs West*, 1-5.

¹⁰⁵ United States Census Bureau, "Davenport Iowa-Ward 3-1910-Population," 1920, 5B, 10A, 10B. Facsimile of original census sheets accessed online at ancestry.com.

Despite conservative state actions against Germans during WW I and the national “red scare” that followed, Davenport continued to show its independent streak by electing a well-liked physician of German heritage, a Republican-turned-Socialist, as mayor in 1920. Disgusted after a fellow socialist alderman was caught trying to bug his office, he refused to run again. Former progressive Republican Alfred Mueller was elected in 1922.¹⁰⁶

During the dry 1920s, Davenport maintained its “wet” reputation.¹⁰⁷ Davenport did not escape the Depression, but H. H. Andresen’s renamed German Savings Bank survived the crisis. Only of two banks in the city to reopen after the bank holiday, it is owned today by Wells Fargo.

In the decades that followed, the fate of the Andresen and the city’s downtown, like many across the country, faced disinvestment and disinterest as Davenport continued to expand away from the old central business district.

In the build up to World War II and increased production capacity at the Arsenal, the large old homes of the German elite in the neighborhood to the north were subdivided. In 1937, the Andresen Flats apartment units were split in two, creating twenty-four one bedroom apartments. The pantry became a tiny bathroom in the rear apartments and a bedroom was converted to a kitchen in the front units. Washington Square Park suffered a more undignified fate. In the 1960s, the western half of the Park was sold to the local YMCA who built its facility facing 2nd Street. In the next decade, the city council voted to sell the rest of the park to the Y over the protests of historic preservationists and descendants of Antoine LeClaire who questioned the legality of the 1960s and 1970s sales. The newspaper, calling the area, “a haven for bums and drunks,” supported selling the remaining land to the organization.¹⁰⁸

¹⁰⁶ William H. Cumberland, “The Davenport Socialists of 1920,” *The Annals of Iowa*. Vol. 47, Number 5, Summer, 1984. (Iowa City: Iowa State Historical Department, 1984.)

¹⁰⁷ Svendsen, *Davenport Historical Survey*, 113.

¹⁰⁸ “Let the Y Have It,” *Quad City Times*, March 2, 1977.

Damaged by fire in the 1960s, Turner Hall fell to the wrecking ball in 1975, replaced with a senior citizen high rise.¹⁰⁹ In the 1980s, with the state in a severe farm depression and many doors shuttered in the downtown, a group calling itself “Demolition Davenport/Rejuvenate Davenport” was successful in acquiring properties on 2nd and 3rd Streets east of the Andresen. In a few years, they demolished many 19th century buildings between Ripley Street and Western Avenue, creating parking lots or green space. The Andresen’s West 3rd Street block was intact until the 1990s demolition of two buildings. As late as 1986, haircuts were still available on Saturdays at 628 W. 3rd.¹¹⁰ The Andresen continued as an apartment building; like many downtown buildings, it was in poor condition. (Figures 47, 48)

Beginning about 2000, a move to purchase much of the city’s remaining historic downtown architecture for conversion to apartments began. The units, many using state and federal historic tax credits, filled up as soon as they were refurbished with most renting at market rate. 2014 city estimates projected 1,300 downtown refurbished units housing 2,600 residents, the fastest growing residential area in the city. In 2014, conversion of the Andresen Apartments as 25 market rate apartments using the modified higher density layout established in the 1930s began.

In 2006, a group gathered on a narrow sliver of land adjacent to the west edge of old Washington Square Park to dedicate a Davenport gateway featuring a new statue of the “Lady of Germania,” her arms outstretched in welcome to visitors approaching from the east. In 2008, granite boulder carved to replicate the lost monument honoring the brave *Kampfgenossen*, joined her.¹¹¹ (Figure 49)

¹⁰⁹ “Two Turner Halls Remain In Scott County,” *Quad City Times*, January 18, 2013. Accessed at http://qctimes.com/two-turner-halls-remain-in-scott-county/article_854745fa-613a-11e2-8629-001a4bcf887a.html

¹¹⁰ “Buildings Tell Of Our History,” *Quad City Times*, December 21, 1986.

¹¹¹Walters, “Art In Plain Sight”; and “Story Behind Monument’s Dedication,” *Dispatch/Argus QC Online*, March 30, 2008, accessed at http://www.qconline.com/news/local/story-behind-monument-s-rededication/article_18b40bc7-a750-516a-9832-4d7d487abf27.html

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Note: In electronic version, Illustrations are included in two separate pdfs, Part 1 and Part 2, with pages numbered 36-84 matching those in the hard copy

Figure 1: Looking northwest, the Andresen Flats, still a bit out of scale with its companions along West 3rd Street.

Source: Author photo, 2014.



Figure 2: Looking south from Andresen Flats. Back side of YMCA built on site of Washington Square Park in the 1960s

Source: Author photo, 2014.



Figure 4: Davenport, the largest city in Iowa. "The Hamburg" is west of Harrison at 17, Washington Square Park at 15-P and the Yankee section to the east. The large area of undeveloped land in the Sixth Ward is the homestead of Antoine and Marguerite LeClaire

Source: 1870 Montague & Cort's City Directory Davenport, Iowa

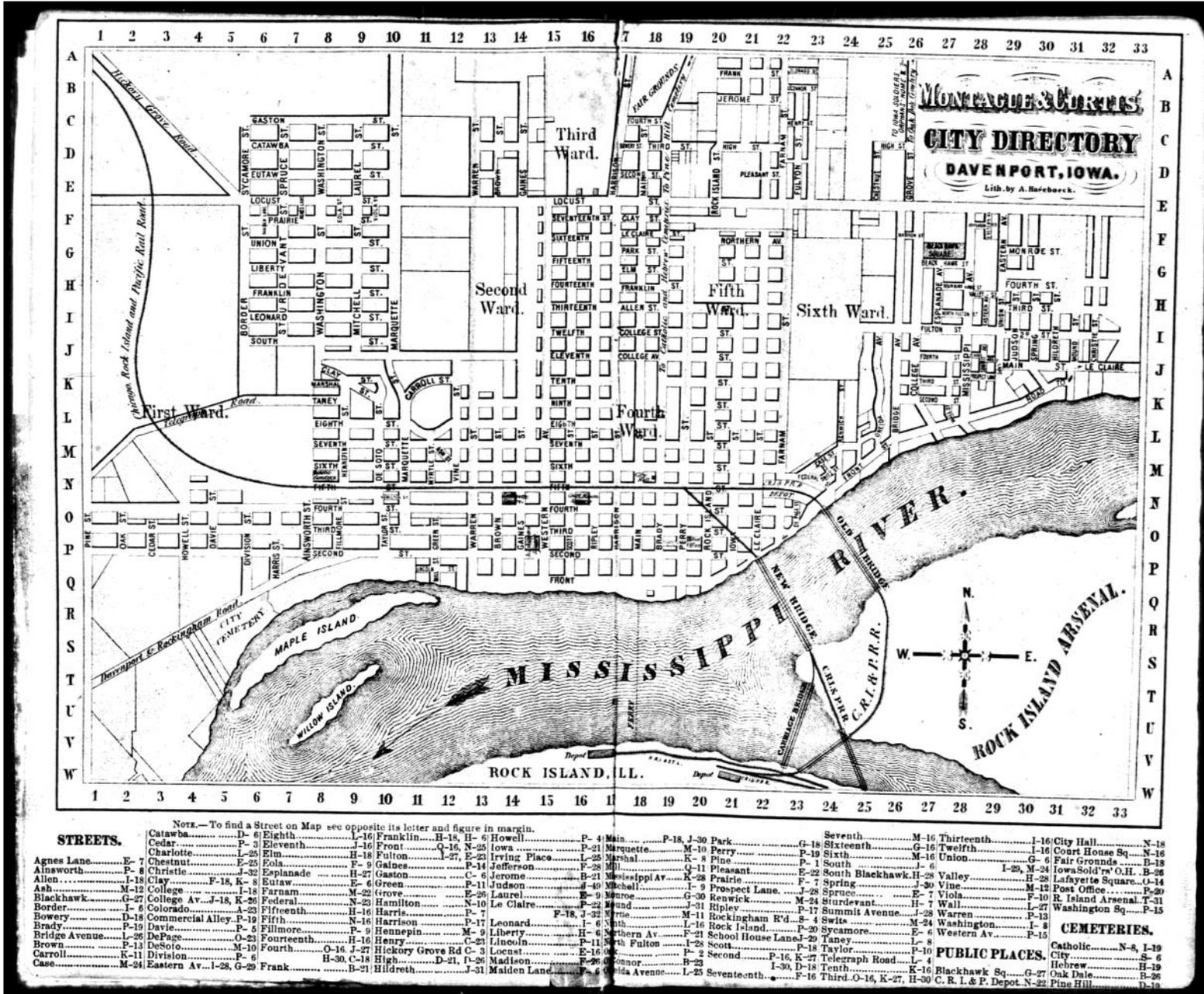


Figure 5: Davenport Birdseye 1875. Looking north. Inset is Washington Square. Yellow line on Harrison separates eastern "Yankee" Davenport from "The Hamburg."

Source: Author Files

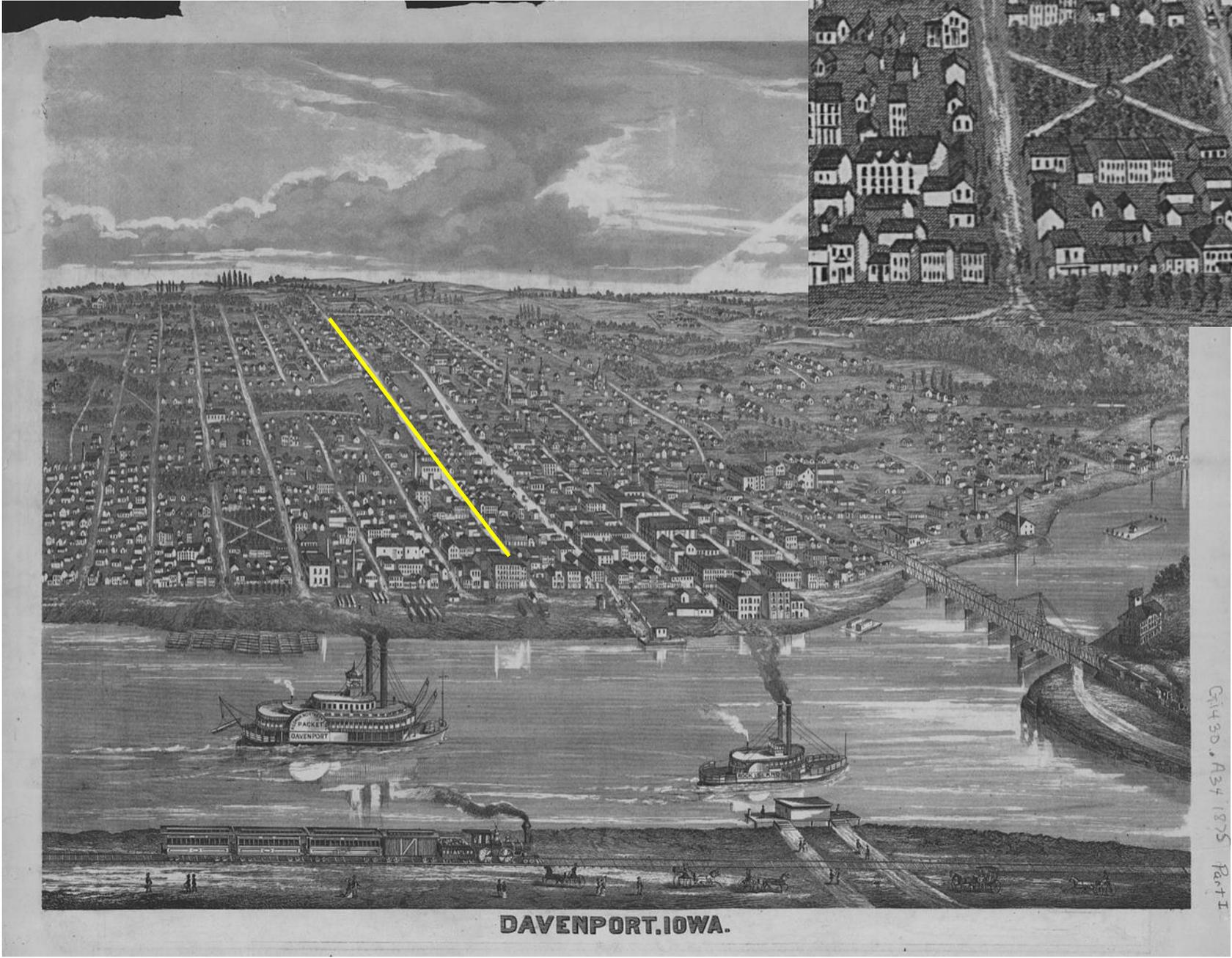


Figure 6: H. H. Andresen from an 1885 poster featuring veterans of the 1849 Revolution.
Source: Putnam Museum and Science Center, Davenport, Iowa.

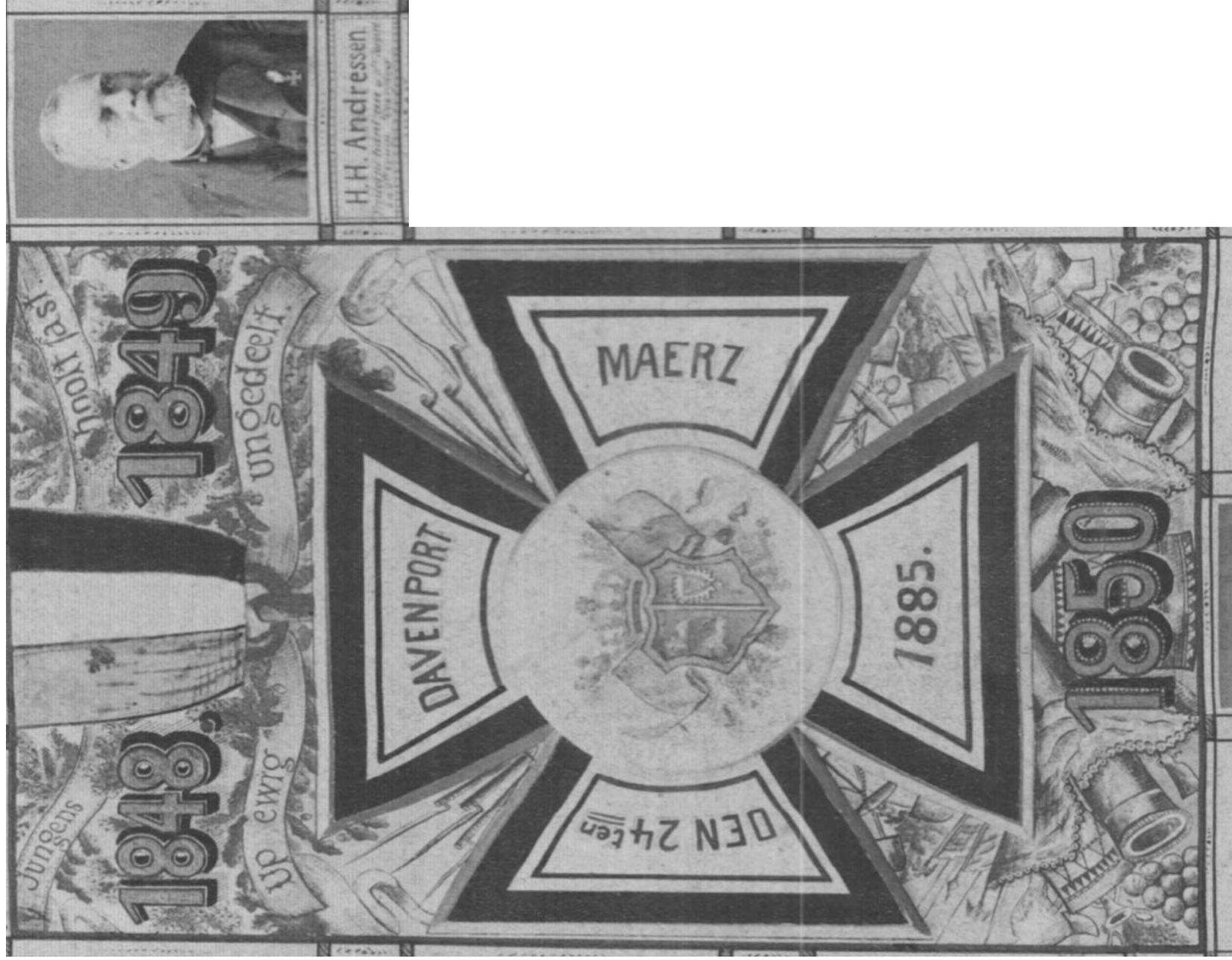


Figure 7: Composited 1892 Sanborn Map of area around Washington Square. Note lumberyard on riverfront and Turner Hall at 3rd and Western. Andresen parcel is outlined in red.

Source: Author's files

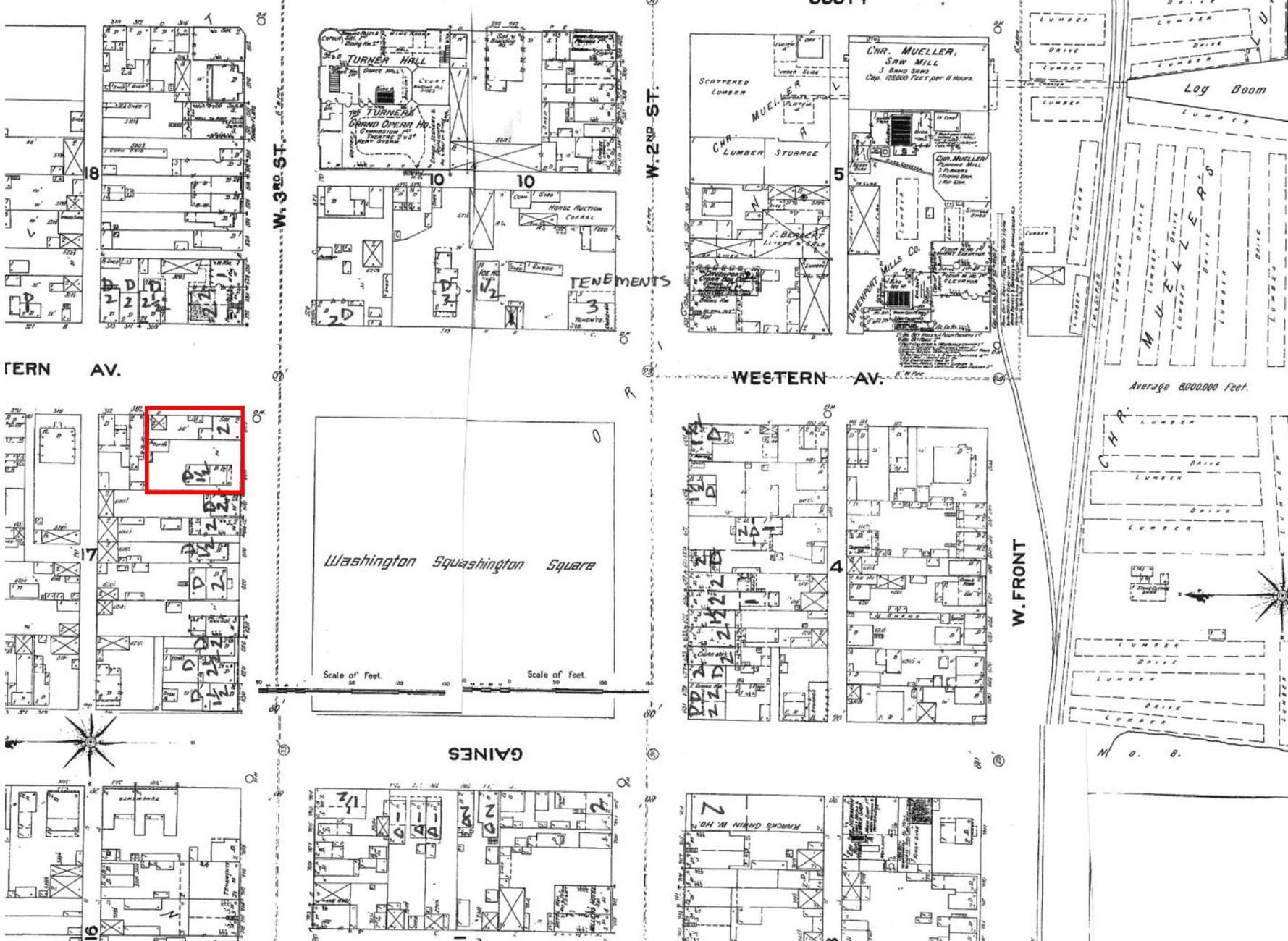


Figure 8: Composited 1892 Sanborn Map of area around Washington Square. Note lumberyard on riverfront and Turner Hall at 3rd and Western. Andresen parcel is outlined in red. Author has remarked to make more clear number of floors. Buildings that are dwellings are marked with "D"

Source: Author Files

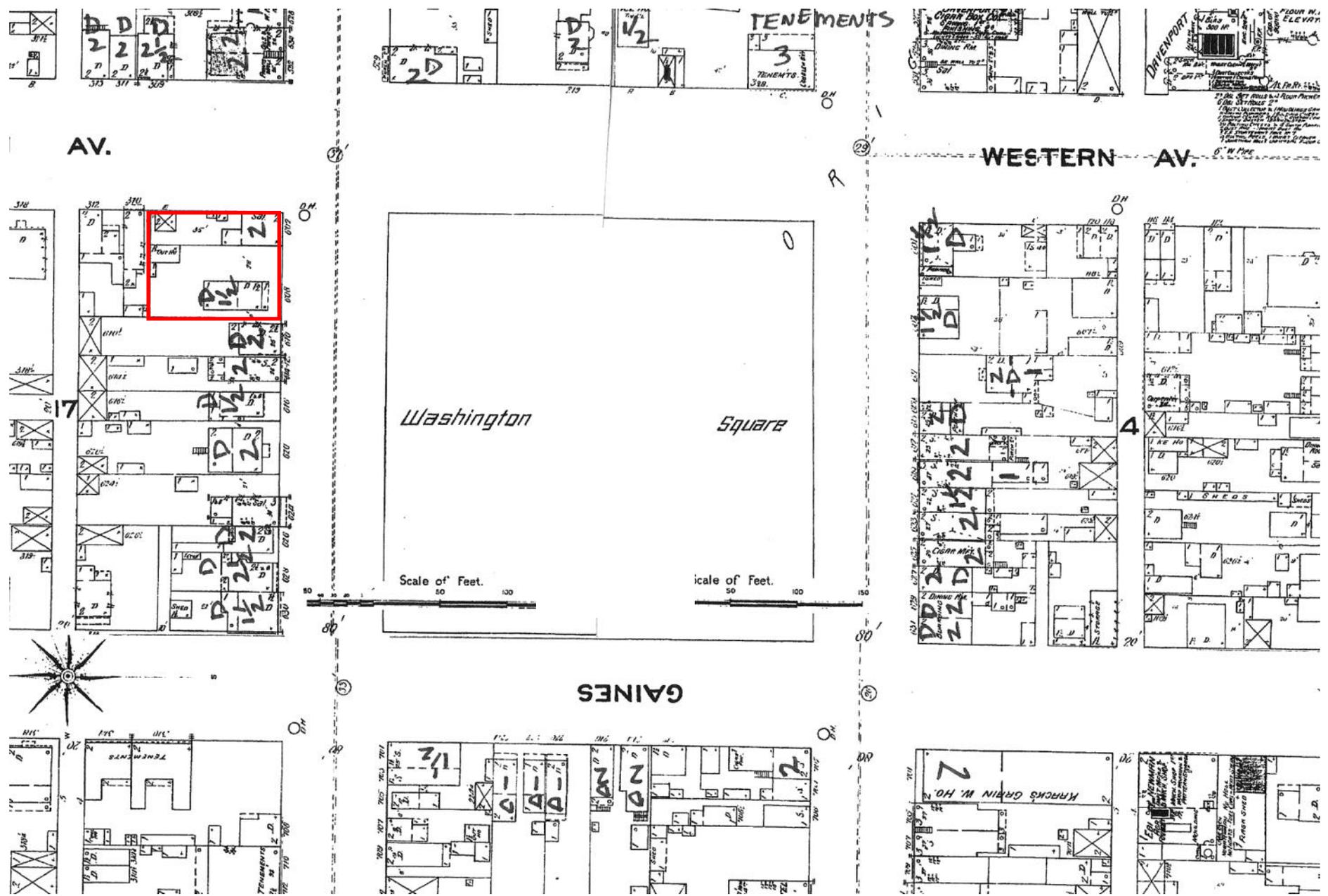


Figure 9: C 1895, Looking southwest, Turner Hall at center and tree-filled Washington Square Park to far right. Most buildings are low rise. Alley serviced bottom right with service buildings for street-front buildings.

Source: Putnam Museum and Science Center, Davenport, Iowa.



Figure 10: Looking northwest at 19th century buildings just west of Andresen Flats and with Andresen included.

Source: Author Photo, 2015.



Figure 11: Looking northwest, the Johann Stamer Building c 1854. A three story house by virtue of its basement access. A residence with uses as a mustard factory, carpentry shop, and barber shop

Source: Author photo, 2015.



Figure 12: Looking north at corner of W. 3rd and Western. Charles Ranzow & Son Store, 528-532 W. 3rd, c 1875. Example of 19th Century scale of neighborhood

Source: Author photo, 2014



Figure 13: Looking east, Ranzow House, 309 Western, c 1890, behind store and across from east elevation of Andresen. Rare example of extant neighborhood pair of family-related commercial and residential units.

Source: Author photo, 2014

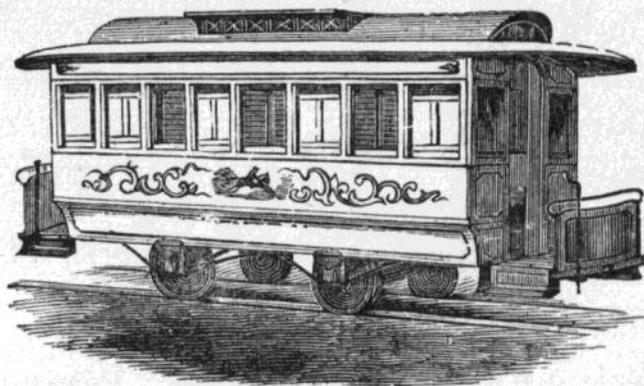


Figure 14: 1878 ad for Third St. Horse Car Line, which ran in front of the Andresen parcel.
Source: Owen's 1878 Davenport City Directory

Davenport City

RAILWAY.

H. SCHNITGER, Lessee and Manager.



Third St. Horse Car Line.

SUMMER TIME-TABLE.

FIRST CAR leaves each end at 6:00 o'clock A. M.

LAST CAR leaves each end at 9:15 P. M.

LAST CAR leaves Center Switch each way at 9:37½ P. M.

The cars are run by Arsenal time.

Extra Cars furnished on short notice at all times.

WINTER TIME-TABLE.

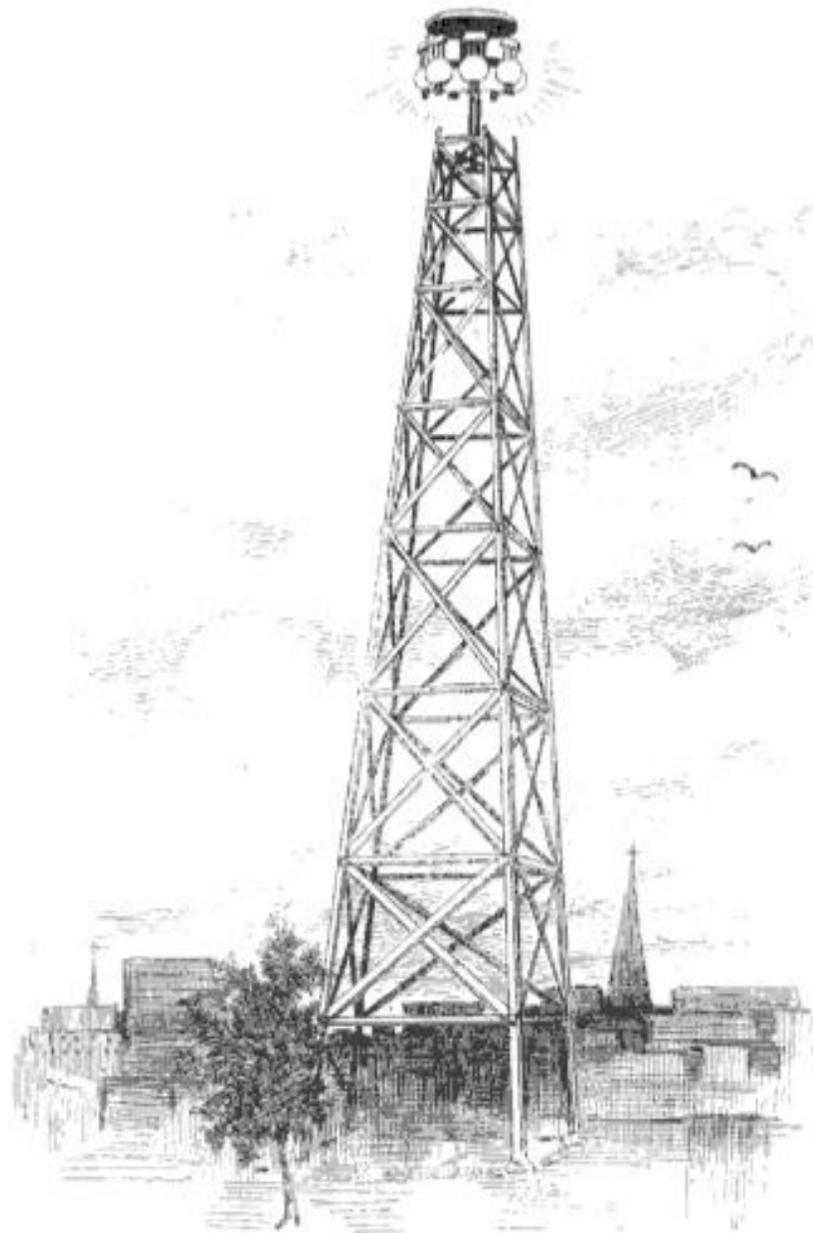
FIRST CAR leaves each end at 6:15 o'clock A. M.

LAST CAR leaves each end at 9:00 o'clock P. M.

LAST CAR leaves Center Switch each way at 9:22½ o'clock P. M.

Figure 15: One of Davenport's early electric light towers.

Source: A. C. Fulton, *A Life's Journey*, page 497.



A DAVENPORT ELECTRIC-LIGHT TOWER.

Figure 16: Looking southwest, Central Turner Hall c 1890. Purported to be one of the largest Turner Halls in U.S. Now-electrified Bridge trolley 73 passes at left

Source: Putnam Museum and Science Center, Davenport, Iowa



Figure 17: Looking north, 1888 Birdseye of expanding Davenport. Factories and lumber piles dot the riverside. Washington Square Park near riverfront near center of map. The New Turner Hall and higher density central business district to right.

Source: Author's Collection



Figure 18: Left to right, Prominent 19th Century German/American Davenport mayors Ernst Claussen, former teenage 48er and coiner of the “Free and Independent State of Scott” retort; Henry Vollmer, youngest mayor elected at age 27 and later opposed to America’s entry into World War I; C. A. Ficke, wealthiest man in eastern Iowa .

Source: Putnam Museum and Science Center, Davenport, Iowa; "Henry Vollmer (1903)" by Benjamin F. Gue - History of Iowa, Volume 4 By Benjamin F. Gue (1903). Licensed under Public Domain via Wikimedia Commons - [http://commons.wikimedia.org/wiki/File:Henry_Vollmer_\(1903\).jpg#/media/File:Henry_Vollmer_\(1903\).jpg](http://commons.wikimedia.org/wiki/File:Henry_Vollmer_(1903).jpg#/media/File:Henry_Vollmer_(1903).jpg); C. A. Ficke, <http://www.i-kirk.info/genealogy/p01063.jpg>



Figure 19: 1878 Ad for German Savings Bank. Henry Lischer is President and H. H. Andresen, Cashier. Note prominence of German names on Board. Daniel Gould ran a furniture store and factory and was a Rhode Island Quaker whose anti-abolitionist views would have been in line those of with his co-directors

Source: Owen's 1878 Davenport City Directory

GERMAN

SAVINGS BANK

Northwestern Corner Main and Second Streets,
DAVENPORT, - - - IOWA.

Paid up Capital,
\$100,000.00

SURPLUS,
\$30,000

Six per cent Interest
Paid on Deposits.



MONEY LOANED

— O N —

REAL ESTATE

— A N D —

*Personal
Security.*

OFFICE OPEN FROM 9 A. M to 4 P. M. SATURDAY to 8 P. M.

OFFICERS.

H. LISCHER, President. L. WAHLE, Vice-President.
H. H. ANDRESEN, Cashier.

DIRECTORS.

OTTO ALBRECHT,	NICHOLAS KUHNEN.	DANIEL GOULD,
JOHN M. LYTER,	JENS LORENZEN,	HERMAN BLOCK,
H. H. ANDRESEN,	H. LISCHER,	L. WAHLE.

Figure 20: Looking north, H. H. Andresen House at 726 W. 6th Street. Andresen moved here about 1879, adding onto an existing older house. Gambrel dormer and tower similar to 1889 Turner Hall. Extant in 2015.

Source: "Picturesque and Descriptive 1889." Richardson-Sloane Collection, Davenport Public Library



RESIDENCE OF H. H. ANDRESEN.

Figure 21: Homes of the German elite on the hills just above Washington Square. Left, The Henry Lischer House c 1870; Top right, the Charles Beiderbecke Sr. House c 1880; bottom right, the Hirschl House c 1860 with later additions. All of these homes were divided into apartments in the 20th century. By 2015, all had been returned to single family residences.

Source: Lischer: Picturesque Quad Cities, 1902; Beiderbecke and Hirschl, Picturesque and Discriptive, 1889.

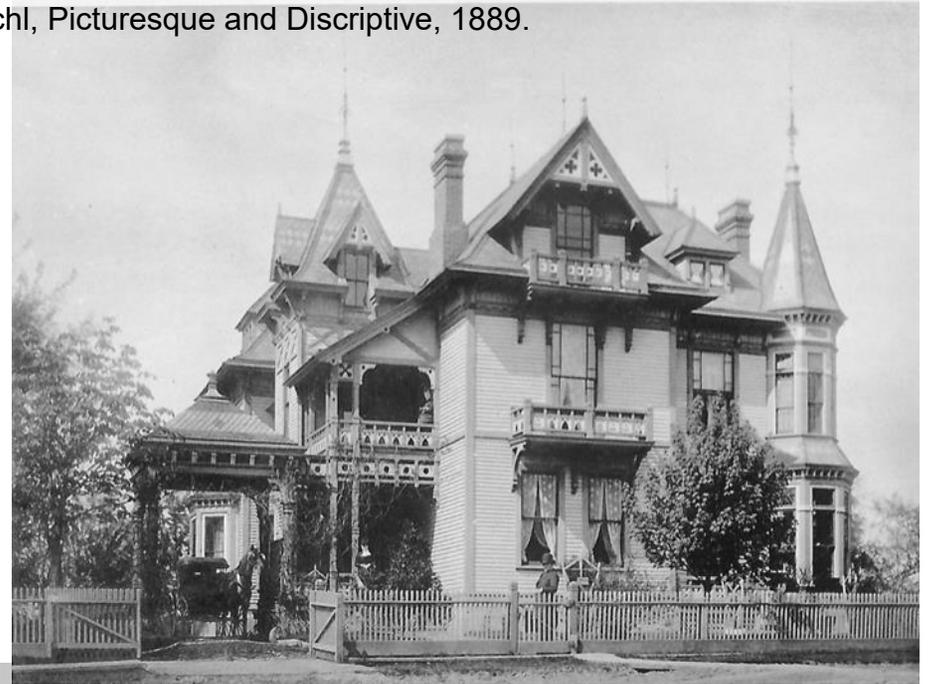


Figure 22: Looking west, the Hiller Apartments at 304 Gaines Street just north of Washington Square, north section built about 1853 and larger south section about 1867. Best extant example of mid-19th century multi-family housing remaining in the city and typical of relatively small scale construction.

Source: Author photo, 2015.



Figure 23: Davenport street scenes prior to 1910. Top, looking west on 2nd toward Washington Square Park in Distance. Building on right will be demolished for Chicago School Putnam Building by 1910. Below: Davenport's central business district c 1901, looking north on Brady at 2nd. Note commercial nature and scale in contrast to photograph showing area around Turner Hall (Figure 16)

Source: Top, Putnam Museum and Science Center, Davenport, Iowa. Bottom: Wikicommons, Public Domain



Figure 24: Looking west, the Argyle Flats at 732 Brady Street. Another example of an urban type apartment building designed by the Clausen firm and built 1900.

Source: Wikimedia



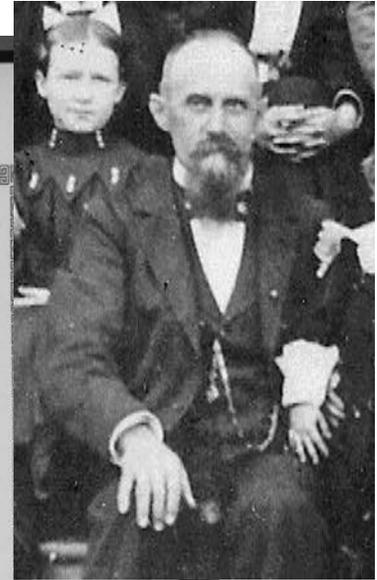
Figure 25: Looking north, the Fejervary Apartment building at 124 W. 13th Street. A deep building on a narrow lot, built 1900 by Clausen's architectural firm.

Source: Author photo, 2014.



Figure 26: Advertisement for German Savings Bank, 1894. Andresen is President and his son Richard is an officer in the co-owned trust company. Architect F. G. Clausen (last name misspelled) is on the Trust Company board as well. Inset, F. G. Clausen, c 1892.

Source: Ad, David Ramsey Map Collection; Clausen photo, author's collection



H. H. ANDRESEN, President. CHAS. N. VOSS, Cashier.
H. LISCHER, Vice-President. J. F. BREDOW, Assistant Cashier.

CASH CAPITAL \$500,000.

German Savings Bank,
DAVENPORT, IOWA.

DIRECTORS.

OTTO ALBRECHT. JENS LORENZEN. F. H. GRIGGS.
H. H. ANDRESEN. CHAS. N. VOSS. H. TECHENTIN.
DANIEL GOULD. H. LISCHER. L. WAHLE.

Comparative Statements showing Condition at the Close of every Fifth Business Year since Organization.

DATE.	CAPITAL STOCK.	UNDIVIDED PROFITS.	DEPOSITS.	LOANS.	CASH & EXCHANGE.	REAL ESTATE.
April 1st, 1869.	\$10,000.00	\$10,000.00
April 1st, 1874.	20,940.00	14,700.01	282,000.70	201,701.05	31,891.70	231.50
April 1st, 1879.	100,000.00	47,986.55	685,847.74	717,250.50	108,044.00	8,230.08
April 1st, 1884.	220,000.00	60,020.93	2,265,296.23	2,412,650.97	150,678.81	11,987.38
April 1st, 1889.	400,000.00	122,785.34	3,066,848.01	3,313,389.48	241,229.22	35,013.45
April 1st, 1894.	500,000.00	250,766.90	3,974,800.00	4,200,687.02	422,205.24	36,004.73

German Trust Company of Davenport, Iowa.

AUTHORIZED CAPITAL, \$100,000.

F. H. GRIGGS, President. CHAS. N. VOSS, Vice-President.
R. ANDRESEN, Secretary. J. F. BREDOW, Treasurer.

DIRECTORS.

F. H. GRIGGS. H. H. ANDRESEN. JENS LORENZEN. L. WAHLE.
H. TECHENTIN. CHAS. N. VOSS. H. O. SEIFFERT. CHRIS. TOERRING.
F. G. CLAUSSEN. T. A. MURPHY. J. D. BROCKMANN.

This Company Buys and Sells Mortgages, Bonds and other Securities.

ACTS AS ADMINISTRATOR, EXECUTOR, GUARDIAN AND TRUSTEE UNDER WILLS; AS CONSERVATOR, RECEIVER, ASSIGNEE AND TRUSTEE UNDER MORTGAGES AND TRUST DEEDS. UNDERTAKES THE INVESTMENT OF MONEY, THE COLLECTION OF INCOMES AND RENTS AND ACCEPTS TRUSTS OF EVERY DESCRIPTION FROM CORPORATIONS AND INDIVIDUALS.

A Large Line of Choice First Mortgage Loans on Improved Farms in Iowa always on hand and for Sale.

Figure 27: Looking north, south façade of Andresen showing double entry

Source: Author photo, 2014.



Figure 28: Looking southwest, proximity of Julius Schreiber house at back of Andresen

Source: Author photo, 2014.



Figure 29: Looking north, Detail of entryway with Andresen and construction date carved into limestone

Source: Author Photo, 2014.



Figure 30: Looking west, the simpler east elevation with bay

Source: Author photo, 2014.



Figure 31: Looking south from alley, north elevation with covered porches and tight configuration of Andresen and house behind.

Source: Author photo, 2014.



Figure 32: Andresen entry elements including quarter sawn oak wainscoting, encaustic tile floor and decorative plaster ceiling

Source: Author photos, 2014.

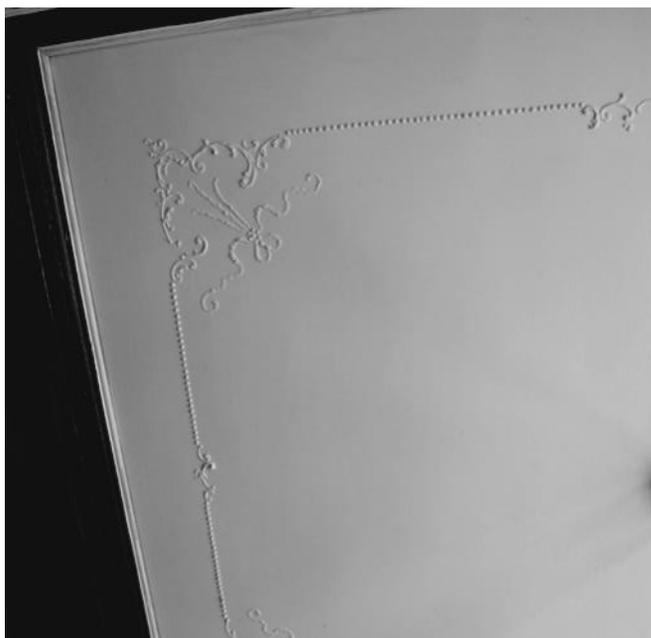


Figure 33: Looking north and southwest, common staircases leading to units. Window at landing opens to lightwell. Wainscoting and staircase elements were likely varnished and not painted when building was new.

Source: Author photos, 2014.



Figure 34: Looking North, narrow hall inside units. Doorway at rear led to dining room, bedroom and kitchen.

Source: Author photo, 2014.



Figure 35: Looking northwest, Front parlor and fireplace with pocket door leading to second parlor which was turned into a bedroom when units were subdivided in 1937.

Source: Author photo, 2014.



Figure 36: Looking southeast, original location of dining room with remains of original built in cabinet. Electric chandelier is early but later addition. Door sealed to separate front from back units in 1937.

Source: Author photo, 2014.



Figure 37: Looking south, contemporary kitchen in original location. Note electrical service in wire mold over cabinet.

Source: Author photo, 2014.



Figure 38: Looking east, varnished quarter sawn oak fireplace with original dust pressed tiles and decorative insert.

Source: Author photo, 2014.



Figure 39: The Silbersteins. Left, advertisement for the store., 1902. Right, at their time of immigration, 1875.

Source: Left, *Davenport Daily Leader*, June 1902. Right, Putnam Museum and Science Center, Davenport, Iowa.

SPECIAL SALE!
of all
SUMMER GOODS
THIS WEEK,
Call early and take advantage of it.



MARTIN. MAX. EMIL. LOUIS.

SILBERSTEIN BROS.
One Price Clothiers,
216 West Second Street.



Figure 40: Washington Square Park 1907 dedication of monument to Davenport's Scott County's *Kampfgenossen* by its surviving and elderly members. Lady of Germania in background.

Source: "Scott County's Schleswig-Holstein Freedom Fighters"



Figure 41: Davenport's Carnegie Library; architect's drawing.

Source: Library of Congress

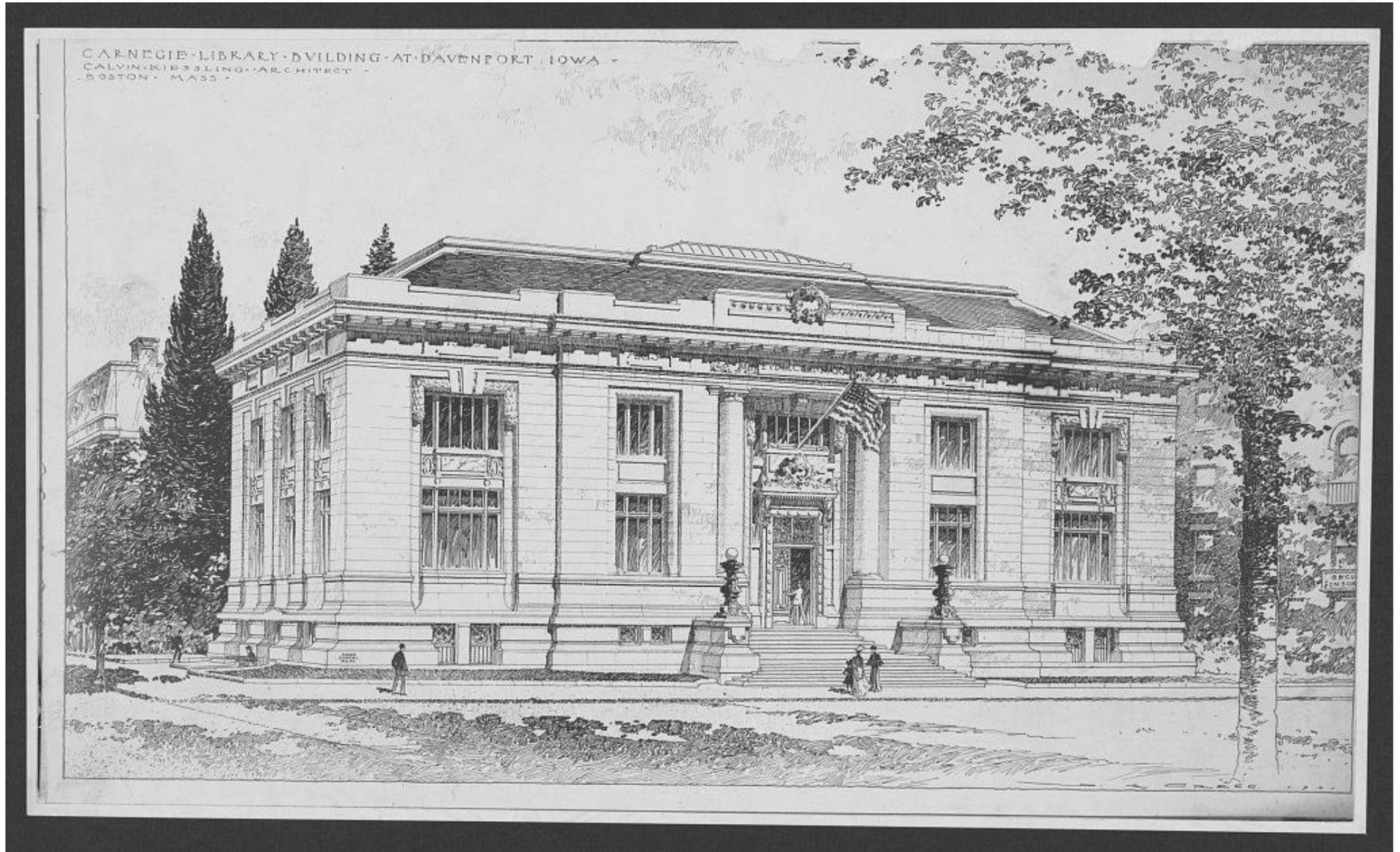


Figure 42: Looking west down 3rd Street, 1910, Turner Hall is towered building with cone shaped roof. Andresen is building to the right below arrow. Washington Square Park is tree covered lot behind Turner Hall.

Source: Putnam Museum and Science Center, Davenport, Iowa.



Figure 43 : Looking northeast at Brady and 2nd Streets, c 1915. Streetcars and automobiles share space along the street.

Source: Putnam Museum and Science Center, Davenport, Iowa.



Figure 44: Looking SW, LeClaire Park c 1916 with newly installed Dillon Memorial Fountain.

Source: Richardson-Sloane Collection, Davenport Public Library



Figure 45: The Putnam Building c 1910 designed by firm of Daniel Burnham. Companion Parker Building was built a few years later.

Source: <http://www.loopnet.com/listing/18908629/104-W-2nd-Street-Davenport-IA/>



Figure 46: Kahl Building and Capitol Theater, built 1920 with inset detail

Source: Richardson-Sloane Collection, Davenport Public Library; detail, Wikimedia



Figure 47: Looking northeast, empty lots past Ranzow Building once filled with commercial buildings. 1920 Kahl Building in distance.

Source: Author photo, 2014.



Figure 48: Looking east along West 3rd Street toward old Central Business District. Cleared lots, police warning and senior housing where Central Turner Hall once stood. "They paved paradise and put up a parking lot."¹

Source: Author photo, 2014.



¹Joni Mitchell, "Big Yellow Taxi," 1970.

Figure 49: Looking north, New Lady of Germania welcomes those entering Davenport; new *Kampfgenossen* monument and West Third Street behind her. Washington Square Park to right now site of YMCA.

Source: Author photo, 2015.



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