

State Inventory Number: _____ New Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: _____
Other Names: _____
Street Address: _____
City: _____ Vicinity County: _____ State: _____ ZIP: _____

LEGAL DESCRIPTION

<p>Rural</p> <p>Township Name: _____</p> <p>Township No.: _____</p> <p>Range No.: _____</p> <p>Section: _____</p> <p>Quarter: _____ of _____</p>	<p>Urban</p> <p>Subdivision: _____</p> <p>Block(s): _____</p> <p>Lot(s): _____</p>
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Classification

A. PROPERTY CATEGORY:

- Building(s)
 District
 Site
 Structure
 Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
_____ Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
_____ Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES Listed De-listed NHL NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- Property contributes to a National Register or local certified historic district.
 Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
 Property does not contribute to the historic district in which it is located.

Historic District Name: _____ Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: _____

City: _____ County: _____

Site Number: _____ District Number: _____

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

B. CURRENT FUNCTIONS

Description

A. ARCHITECTURAL CLASSIFICATION

B. MATERIALS

Foundation (visible exterior): _____

Walls (visible exterior): _____

Roof: _____

Other: _____

C. NARRATIVE DESCRIPTION See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

Yes No More research recommended

Criterion B: Property is associated with the lives of significant persons.

Yes No More research recommended

Criterion C: Property has distinctive architectural characteristics.

Yes No More research recommended

Criterion D: Property yields significant information in archaeology/history.

Yes No More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

A. Owned by a religious institution or used for religious purposes.

E. A reconstructed building, object, or structure.

B. Removed from its original location.

F. A commemorative property.

C. A birthplace or grave.

G. Property less than 50 years of age or achieved significance within the past 50 years.

D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

D. PERIOD(S) OF SIGNIFICANCE

E. SIGNIFICANT DATES

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

Construction Date: _____

Other Dates (including renovations): _____

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: _____

Builder/Contractor: _____

I. NARRATIVE STATEMENT OF SIGNIFICANCE See continuation sheets which must be completed.

Address: _____

City: _____ County: _____

Site Number: _____ District Number: _____

Bibliography

See continuation sheets for the list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____

Form Preparation

Name and Title: _____ Date: _____

Organization/Firm: _____

Street Address: _____

City: _____ State: _____ ZIP: _____

Email: _____ Telephone: _____

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNES

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- Yes No More research recommended
 This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

**STATE HISTORIC
PRESERVATION
OFFICE OF IOWA**

IOWA DEPARTMENT OF CULTURAL AFFAIRS

**STATE HISTORIC PRESERVATION OFFICE
IOWA SITE INVENTORY**

600 East Locust Street | Des Moines, IA 50319
(515) 281-8742 | Fax: (515) 282-0502
www.iowahistory.org/historicpreservation
July 2014

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: _____

Site Number: _____

Address: _____

Related District Number: _____

City: _____ County: _____

Name of Property: Rebecca Nesbit Cottage

Site Number: 82-02491

Address: 517 North Ripley St.

Related District Number: 82-00027

City: Davenport

County: Scott

C. NARRATIVE DESCRIPTION

The Rebecca Nesbit Cottage, located at 517 N. Ripley Street in Davenport, Iowa, is a two bay, very simple and small vernacular residence located in the National Register and Local Hamburg Historic District (The Hamburg).

It was one of two early neighborhood houses (the second is non-extant) located on Block 32, Lot 8, at the corner of West 6th and Ripley Streets bounded by 6th Street on the north and Ripley on the west, and an alley to the south.

The Hamburg Historic District is located above downtown Davenport. It begins along West 5th Street and continues north to West 9-1/2 Street, and east to west, from Ripley to Vine Streets. This heavily residential area had some early construction and later became home to many of the city's German immigrants; however, people of other descent also built homes in this area. The neighborhood includes some of the city's thirty seven and a half originally platted blocks as well as later additions. Davenport's founders laid out the city with alleys bisecting each block and that still exist today.

From the Mississippi River's edge, downtown Davenport's topography slopes up gently to the north until it reaches West 5th Street where it steeply rises to bluffs along the north side of 6th and 7th Streets. Today, only Ripley Street and Gaines Streets both bisect the Hamburg from West 5th to West 9-1/2, becoming the main thoroughfares for the District. When the cottage was built, Ripley ended at 6th Street at the bluff's edge. **(Photos 13, 14, 15)**

517 Ripley is sited on the east side Ripley, its façade facing the street. Originally one of two houses on Lot 8, its long south elevation is tightly bounded by the alley's edge. The house sits below street and sidewalk levels. The footprint of its small parcel is 50' x 72'.

The building is in a severely deteriorated condition and was being placed on the city's formal demolition list as it was being transferred to its new owners. It has undergone considerable alterations since its construction. It is the intention of the owners to remediate the issues impacting its condition and restore its historic appearance by removing materials like later exterior cladding that obscure original materials, reinstall elements, like new wood six over six windows that more closely match originals, with a goal of rehabilitating it and returning it to useful purpose. To that end, work has begun to stabilize the building. The description details the building as found as well as hidden elements that tell its story. The photographs will reflect the building prior to the start of rehabilitation as well as it looked during stabilization.

Exterior

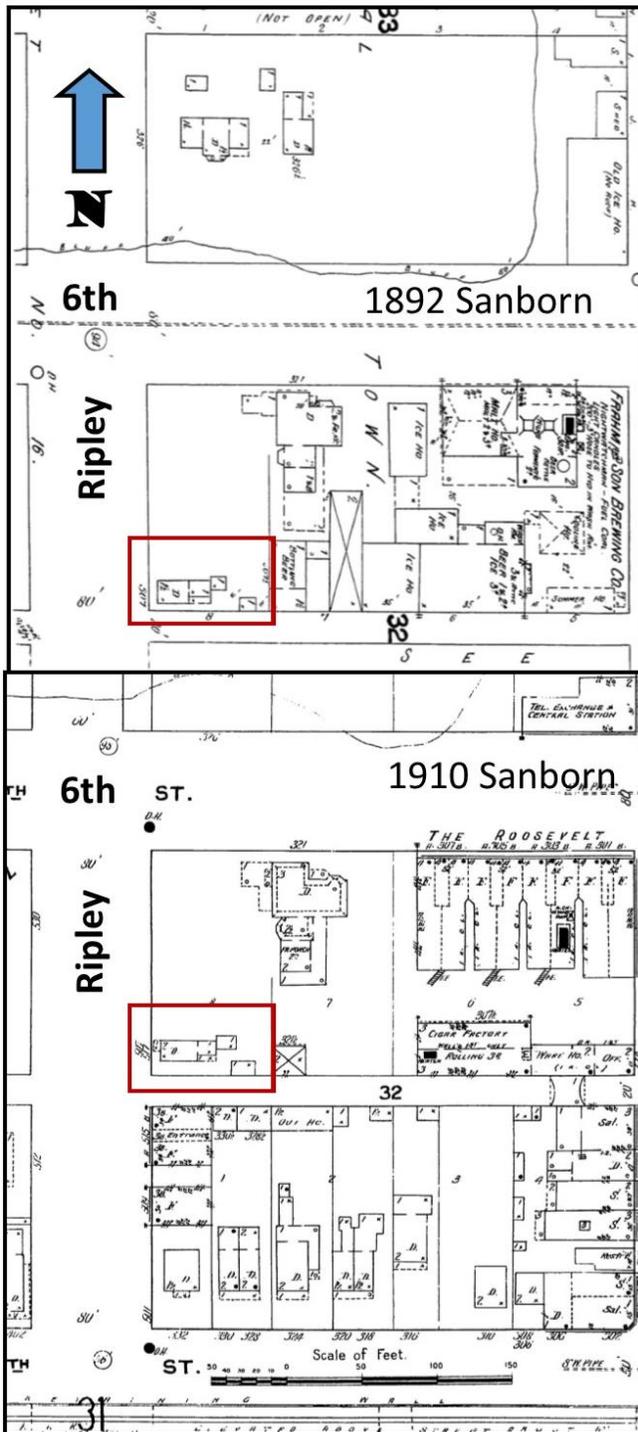
The 988-square-foot building is constructed of two sections; the larger (16' x 25') is a two-story (noted as a story and a half in early Sanborns) structure and the smaller rear section (16' x 14') is one story. A narrow covered alcove porch (4' x 9') is located along the rear section on the south elevation. As late as 1910, there was a smaller one-story rear section at the northeast

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corner of the building. Permits, which date only as far back as the 1920s in Davenport, do not indicate a removal date for this section.

The building has developed a decided tilt to the north which is very evident from the street.



(Photos 1-9; 44-49)

Fenestration includes windows on the first and second floors of the west, south and east elevations and a single window on the north elevation and a front door on the north side of the west elevation and a second door off the south side porch.

(Photos 8, 10, 11, 47)

The house is topped with an asphalt roof covering three older asphalt roofs and at least one layer of wood shingles.

The front section rests on a limestone rubble foundation. A basement with battered brick walls sits beneath this part of the building. (Photos 25, 26). The rear section sits over a crawlspace ranging in height from 18 to 22"; the foundation is later concrete block.

The house was covered with "backer board" –i.e., cement board/asbestos shingle in 1965 in on top of "insulated brick siding" installed in 1947. Portions of the first floor are also covered with vertical barn siding. Most of these changes are documented in the city permit record. Underneath these later coverings is found original 5" weatherboard siding.

The only other building on the site is a small, modern, prefabricated shed located in the back yard. (Photos 1, 2, 5)

Figure 1. 1892 and 1910 Sanborn Fire Maps showing 517 outlined in red.

Name of Property: Rebecca Nesbit Cottage

Site Number: 82-02491

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Alterations

Date	Owner	Contractor	Description	Comment
10/10/25	Max Shapiro	Kehon Bros	Repairs \$125	
5/6/47	Wm Wittrock	Harold Vogel Refg & Supply	Reside residence with 16 sqs insulated brick type siding. Trim all openings and corners. \$640	
7/16/56	Wm Wittrock	B Jacobs	Reroof house with 9 squares split roll asphalt roofing over 1 wood and 1 asphalt roof. \$120.	
5/6/65	Wittrock	Metro Constr.	Cover sides of house with 14 sqs backer board siding over old wood siding and trim wd and door openings. Also caulk. \$1,280	
1/25/78	Norma Koenig	Gabrilson Heating	Install gas fired, forced air heat	Says "Rehab Project"
1/24/78	Norma Koenig	Inner City Rehab	Repair floors, joists, doors, and trim. \$300	

The permit history along with historic images that include a 1910 photo showing part of the west and south elevation and 1892 and 1910 Sanborn maps (Figs 1 and 2) , point to some of the home's architectural details as well as exterior alterations:

- What were likely six over six windows seen in the 1910 photo were changed to single light double hung pinned sashes. There is no evident within the window framing there any rope and pulley system ever existed.
- The photo shows a weatherboard exterior with almost no exterior window framing, but with wooden shutters.
- A simple chimney is visible about midway down the front section. The roof appears to be wood shingle.
- A small hipped roof porch with simple posts and curved brackets is located on the west elevation in the same location it is in in 2016.
- The south side porch once extended to the east elevation. Part of that porch has been enclosed to enlarge the kitchen.

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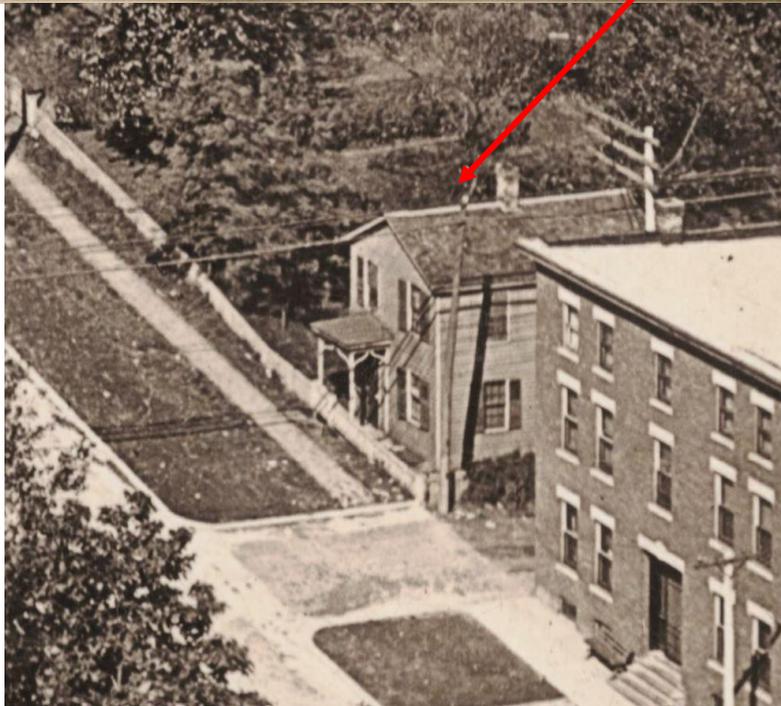
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Figure 2. Ripley Street in 1910, 517 in inset showing window, porch, and siding detail.



Interior

First Floor

The first floor interior is a one large room with a stair wall on the north. The front door opens onto a short added wall constructed of 20th century studs and drywall, built likely to install ductwork from the furnace in the basement which was installed in 1978. On the stair wall, one door leads to the basement and another to an enclosed staircase leading to the second floor. East of the stair wall is a three quarter bath. The kitchen is sited along the east wall. A door on the south wall opens onto the narrow south side porch.

(Photos 17-24)

All of the wall and ceiling plaster and lathe on the first floor had been removed at some point and insulation bats were installed in the open wall cavities with polyurethane stapled on the stud faces. That the building originally had lathe and plaster is evidenced by the plaster mark on the studs. The ceiling drywall had been finished with a rough coat finish. **(Photos 41)** With the drywall removed, it became apparent that the building was built without any exterior sheathing. **(Photo 39, 42, 43)** The clapboard was nailed directly to the corner posts and studs

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that make up the building's skeleton. Had the weatherboarding not been protected by later exterior coverings, addition of insulation and polyurethane right against the exterior cladding would have created even more serious issues with moisture than the building already faces.

Opening up the walls revealed that the building was constructed with 4" x 6" corner posts running the full height of the building and mortised horizontal 4" x 4" beams supported by two vertical one story 4" x 4" beams running between the first and second floor sills to create a modified post and beam building. There is no cross bracing. Dimensional studs on 16" centers filled the spaces between the corner posts and beams to allow application of weatherboarding on the exterior and lathe on the interior. Ceiling height on both floors is only 7-1/2 feet.

(Photos 39, 40)

An examination of the sills from inside the building at the basement level reveal much moisture and pest damage to most of the building's first floor sills. The north sill is completely disintegrated by both moisture and termites. The south and west sills are also dangerously deteriorated. The east sill is sound. **(Photo 40)**

At an earlier time, the first floor flooring was removed and the joists sistered to raise what had likely become an angled floor due to sill deterioration. The joists were then covered by plywood and carpeting was installed on top. **(Photos 21, 27, 38)** Apparently, there was no attempt at this time to deal with the real issue which was the sills. In the one story area over the crawl space, blown in insulation had filled the cavity, but the crew failed to provide any ventilation into the space. The floor joists were rotted and the later plywood covering was severely damaged as a result.

The enclosed narrow staircase leading to the second floor has had some treads replaced with plywood. At the top of the stairs is a small landing. Doors to two rooms open onto the landing. The room to the east has a small closet. Plaster was removed from the exterior walls on the second floor and replaced with drywall so that insulation bats could be installed. However, original ceiling plaster and the original fir flooring is still intact. **(Photos 28-37)**

I. NARRATIVE STATEMENT OF SIGNIFICANCE

The Nesbit Cottage is a contributing building in the Hamburg Historic District. It is significant under Criterion C, Architecture, as a rare example of a primitive extant vernacular house from Davenport's early settlement period.

While the Hamburg Historic District is primarily for its German immigrant residents, a few earlier homes that preceded the German immigration were scattered along the bluffs as early birdseye map views show. (Fig. 3) Early names connected with many buildings were not German at all, but point to a wider ethnic background. The Lambrite-Iles-Petersen House (1857), the Gould House (1859), and the Iowa College site (1848) as well as the Nesbit Cottage, are all examples of buildings with early owners fitting this description.

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The “Gold Coast” moniker that identified the neighborhood prior to the National Register survey spoke to its reputation as a location for large houses built by wealthy people; the district was, in fact, home to people of diverse economic backgrounds and stations in life.

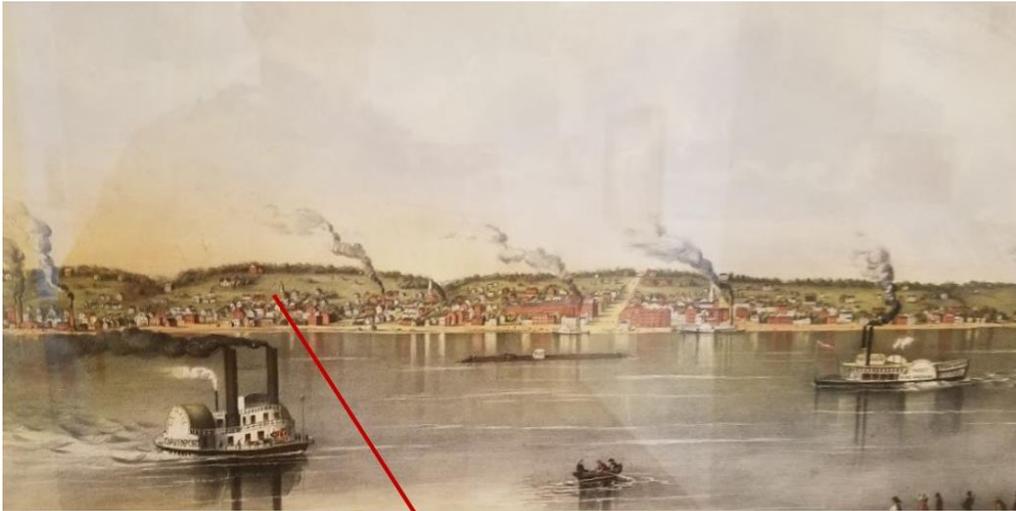
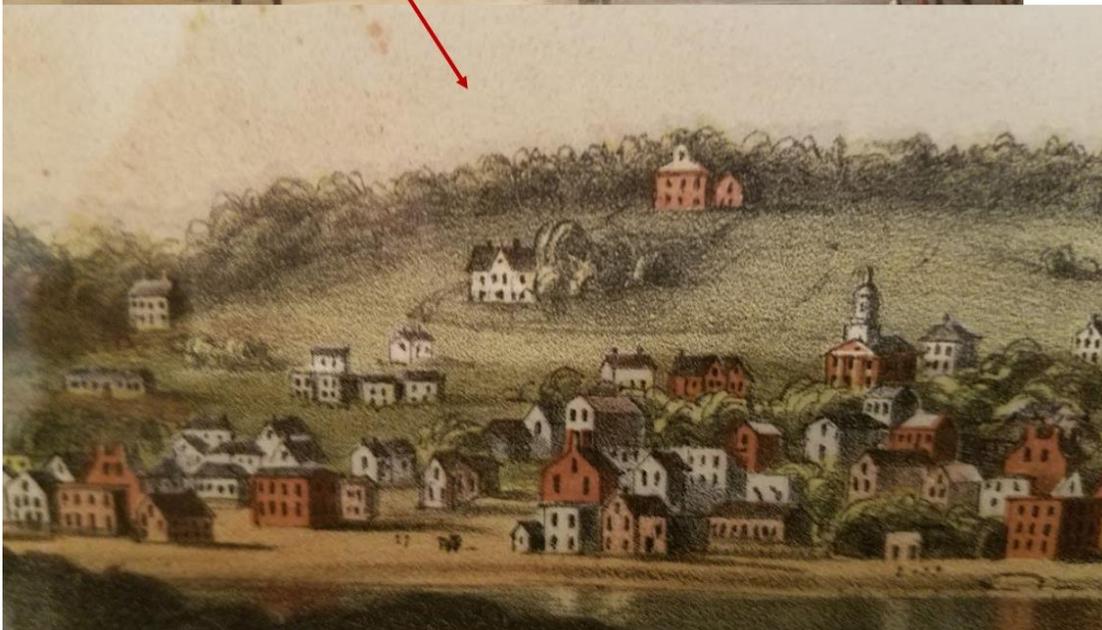


Figure 3. 1855 etching of Davenport riverfront by Henry Lewis. Below, inset shows the area that is today's Hamburg; then very sparsely occupied. The gap at the center of the inset is Ripley Street running diagonally to the right. The large cupolaed building is the courthouse at 5th and Ripley. The 517 parcel is far right.



The 1910 photograph of Ripley Street is not a view of a vanished streetscape. Except for houses west of Ripley fronting 5th Street that was demolished fifteen years ago, a photo taken from the top of the non-extant second courthouse, every other building in the photograph still stands today. The humble Nesbit Cottage stands near the 1880-1892 home of the prosperous Frahm family to the east, the beginning of a row of Mueller houses to the west, and the early 20th century mansions above the 6th Street bluff belonging to some of Davenport's titans of industry and commerce: The August E. and Julia Steffen house, “Overview,” 1901; the Henry and

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Johanna Struck house, "The Castle," 1909; and the Louis P. and Clara Best house, "Grandview," 1909. All three of these residences were built on land cleared of earlier homes. Commercial architecture is also present in the 1900 brick apartment buildings on Ripley and the 1905 Roosevelt Apartments. Only the Nesbit Cottage remains from the ca 1860 era. **(Photos 13-15)**

Vernacular Cottages: Context and Description

As is the case for many frontier towns, Davenport grew quickly after her founding in 1836. From an 1840 population of 600, the city steadily grew to about two thousand until the coming of the railroad in 1856 when the first bridge across the Mississippi River was completed. The city jumped from a population of 1,848 to 11,267 in ten years. By 1870, the city was briefly the largest in Iowa, with over 20,000 residents. She continued to grow throughout the 19th century and the decades that followed, developing a rich variety of housing stock in her urban core neighborhoods.

Davenport undertook an expansive National Register survey and nomination during the 1980s, resulting more than 1600 buildings listed individually or as contributing structures. The Hamburg Historic District was recently re-surveyed; the draft nomination has been approved by the SNRC and pending National Park Service for approval.

Small vernacular cottages like the Nesbit building include both side gable and gable front buildings. While a few are stone or brick (brick manufacturing in Davenport dates from 1836) many were constructed of wood clapboard. These cottages range in size from one story to one and a half to petite two-story buildings. The lumber industry was a key driver of the town's early economy. Logs floated down the Mississippi River from the great forests to the north, made the easy-to-use material readily available to a growing city.

These smaller vernacular buildings, once more commonplace in the Hamburg, were included in the National Register surveys. While construction dates for some were noted, many were left undated. The Hamburg Historic District ("Hamburg"), that lost 92 contributing buildings between 1983 and 2016, is primarily a residential district. The homes include many built by German immigrants; the district retains a handful of these early small buildings.

With the city's rapid 19th century growth, many small first period buildings were lost as the town grew and the earliest built areas near the river were redeveloped. Only one residence and one church are identified as remaining from the 1830s. With much of the growth of the Hamburg taking place after 1870, large houses of some of the city's most successful business people replaced earlier smaller homes as evidenced by early Sanborn maps. In the most recent Hamburg survey only forty seven district buildings are identified as dating prior to 1870. Davenport continued to flourish during most of the 20th century. It was hit hard by the farm crisis of the 1970s and 1980s; it lost more than 8,000 residents between 1980 and 1990. Its urban core neighborhoods, generally identified as being the area of the old central city south of Locust, where the Hamburg Historic District is located were particularly hard hit. According to

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figures in Davenport's 2025 Comprehensive Plan, this part of the city lost 25% of its buildings between 1970 and 2000.

While Hamburg buildings of all sizes were lost between the 1980s and 2016 surveys--the number dropped from 350 to less than 240 contributing structures-- smaller structures may have suffered more by comparison. In recent history, when the neighborhood's large buildings



Figure 4. Hamburg cottages in poor and derelict condition. Top, Gaines Street between 5th and Ripley. The cottage to the left is occupied. Those to the right are not. The building to the right is 522 Gaines Street and the 1861 Petersen house.

Below, left, 924 W. 5th. The 1857 Ruhl House. Vacant and boarded. Deteriorated wall conditions in some areas.

Below, right, 814 W. 8th Street. The 1867 Sternberg House. Boarded and on city's 2015 demolition list. Neighbors were able to get it removed from demolition.

are threatened by demolition or deterioration, public outcry has sometimes led to the city or citizen engagement that looks for solutions for saving these buildings.

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It can still be difficult to gather the same attention for the cottages, of more humble scale, with few outstanding architectural attributes. They are more easily and cheaply altered, which exacerbates issues relating to their integrity, and thus, their importance from an historic perspective.



Figure 5. The Dietrich Tegrunde House, 1863. Increasingly rare ante-bellum example of workman's house in the district. Wood clapboard concealed by asphalt brick underneath aluminum siding. Functional rental at the time of demolition. Demolished 2015 to create green space.

Today, most of the Hamburg's surviving cottages are abandoned and in poor condition. Two buildings on 8th Street placed on the city's 2015 active demo list were removed only after residents intervened. Three other small buildings along Gaines between 5th and 6th are both vacant and severely deteriorated. In 2015, the 1863 Tegrunde cottage at 928 6th Street was demolished despite being occupied and meeting city codes because the not for profit next door wanted green space. **(Figs. 4 & 5)**

Complicating the issue is the fact that smaller homes were often occupied by people who left little written history. Listing of specific addresses in Davenport directories did not begin until 1890, further complicating the process of identifying building occupants. While ownership of Lot 8 is relatively simple to follow during much of the 19th and 20th centuries, the occupants of the Nesbit Cottage are not so easily traced.

The narrative of any historic district is incomplete if it no longer includes examples of buildings that represent the full spectrum of all the people who spent their lives there. The Hamburg is such a district. Small vernacular buildings like the Nesbit Cottage become even more significant in the District due to their increasing rarity. Without office workers and factory hands who fueled their businesses or tradesmen who shod their horses or delivered ice, the prosperous families of the Hamburg could not have existed. The lives of both must continue to be represented through the buildings they left behind. A number of these smaller buildings have been lost since the District was surveyed in the 1980s.

History of the Site

Lot 8, Blk 32 was owned entirely as one undivided parcel from the beginning of the City of Davenport until sometime between 1944 and 1947 when the property was subdivided.

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Rebecca Hunter, later Nesbit, a native of Pennsylvania and apparently a woman of means, loaned \$1,000 in the form of a mortgage on Lot 8 in 1857 to Richard Hood who is listed in the 1861 Davenport city directory as a carpenter living at the southeast corner of 6th and Ripley and as the owner of the parcel. It is strongly indicated that Richard Hood constructed the first house on the property between the time he bought the property in 1853 and 1862, mostly likely in early 1857 when Hood borrowed the \$1,000 and before the panic of 1857, which happened later in the fall.

Rebecca married William Nesbit, a photographer, in 1861. When the mortgage to the property was not paid, she foreclosed and got title to the property in October, 1862 through a sheriff's deed in the amount of \$1,000. She and her husband then moved in; the first entry for Nesbit is in 1863, described as living on the southeast corner of 6th and Ripley.

At some point, a second house was built on the property, and was occupied by the Wheeler family who were living at a different address on Ripley but were not owners of the property. House numbers were shifting over this time and, as previously noted, were not listed in city directories until 1890.

It is possible that sometime between 1857 and 1861, Richard Hood built one or two dwellings on the property or that the Nesbits built a second property after they took ownership in 1862. By the 1870s, William was listed without an occupation; the 1870 census list real estate holdings valued at \$15,000.

What is evident is that both dwellings were of a very early construction type and probably both were built before 1870. As evidenced in the 1910 photograph, the Nesbit Cottage featured six over six windows and exterior shutters and extremely early construction techniques. Six over six windows would have been cheaper to produce and tend to date to an earlier, rather than later, time period. **(Fig.2)**

This evidence puts the date of the Nesbit Cottage to between 1857 and 1865 and likely 1857. William Nesbit died in 1885. **(Fig. 1)** The Nesbit family continued to own the land until the sale to Julia T. Frahm in 1891. The Frahms had built a fine home to the east on Lot 7, just west of their large brewery. The house at the front of Lot 8, noted in the 1885 Iowa Census as 527 W. 6th Street, was demolished and provided the Frahms a spacious front yard.

The two houses on the parcel are visible in the 1875 birdseye map of the city. **(Fig. 6)** The Nesbit Cottage is hidden behind the courthouse steeple in the 1886 map, but the house at the front of the property is clearly visible as is the grade of the street ending at the steep bluff at 6th and Ripley.

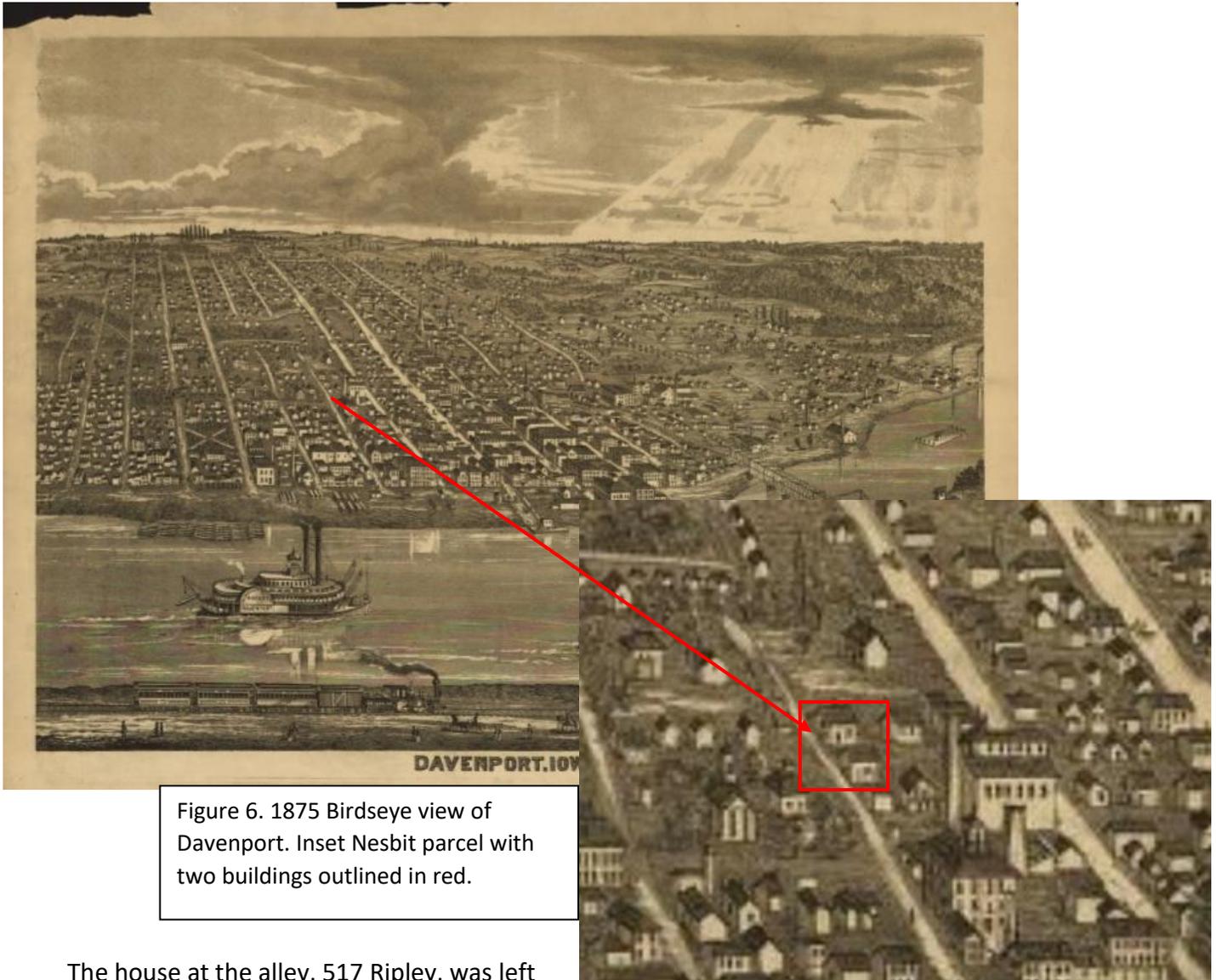


Figure 6. 1875 Birdseye view of Davenport. Inset Nesbit parcel with two buildings outlined in red.

The house at the alley, 517 Ripley, was left intact. In subsequent sales, all of lots 7 & 8, Block 32 were sold together until 1947. The Clough family purchased the property the 50' x 72' sub parcel upon which the Nesbit Cottage sits was excluded. Permits issued between 1947 and 1965 list William Wittrock as the property owner.

Summary

While later alterations obscured original elements of this early vernacular building, the current ongoing rehabilitation efforts are revealing its original exterior. Saving this building and restoring its historic appearance highlight the contrast between a rare, early cottage and some of the Hamburg's grandest and most iconic houses. These actions preserve the context of the Hamburg as an early diverse city neighborhood and assist in modern interpretation of its growth between 1860 and 1910.

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Bibliography

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Davenport 2025 Comprehensive Plan, published in 2005.

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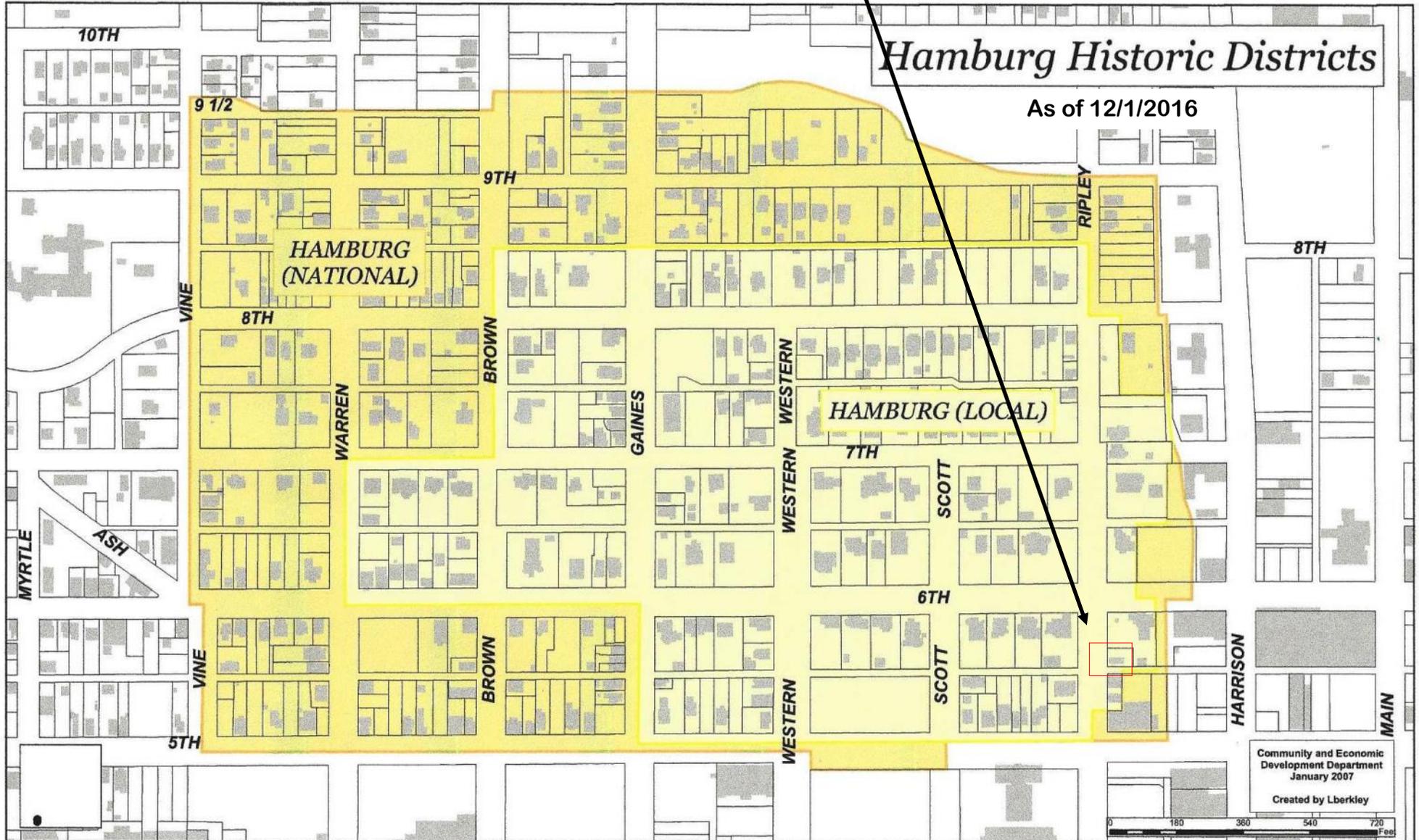
"Population of Davenport." [Http://www.davenportlibrary.com/genealogy-and-history/local-history-info/history-faq/population-of-davenport/](http://www.davenportlibrary.com/genealogy-and-history/local-history-info/history-faq/population-of-davenport/).

Property Abstract, Lot 7 & Lot 8, Block 32. In possession of owner, Terry Genz.

Sanborn Fire Maps, 1892 and 1910.

Wundram, Bill. "Fabled Old 'Gold Coast' Is Now 'Apartment Row.'" Davenport Morning Democrat. July 20, 1958.

Rebecca Nesbit Cottage
517 North Ripley St., Davenport IA 52803
Part: 1
Map



Rebecca Nesbit Cottage
517 North Ripley St., Davenport IA 52803
Part: 1
Site Plan

Cottage

Temporary Building



North Ripley

Alley



Part 1 Photo #: 1

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 6/1/2015



Part 1 Photo #: 2

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 5/25/2016

View: Looking N, front half of S elevation. Building across alley does not permit head on shot of entire elevation.



Part 1 Photo #: 3

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 6/1/2015

View: Looking NW, rear of south and east elevation.



Part 1 Photo #: 4

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 5/25/2016

View: Looking NW, rear section with porch and window boarded.



Part 1 Photo #: 5

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 5/25/2016

View: Looking W, E elevation.



Part 1 Photo #: 6

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 5/25/2016

View: Looking SW, corner of E and back section of N elevation. Hill to north and foliage does not permit head on view.



Part 1 Photo #: 7
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking E, front of N elevation.



Part 1 Photo #: 8
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/26/2016
View: Looking SE, collapsing porch roof. Note moss and stain at north sill.



Part 1 Photo #: 9
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking SE, roof.



Part 1 Photo #: 10
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking N, first floor window. As was the case in the 1910 photo, there is limited exterior framing. Six over six windows replaced with single light double hung sashes.



Part 1 Photo #: 11

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 5/25/2016

View: Looking N, second floor replaced window and minimal trim. Aluminum storms over wood sashes.

Part 1 Photo #: 12

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St.,
Davenport, IA 52803

Date: 7/26/2016

View: Looking E, slope at
north side of property after
some foliage is removed.
The topography and condi-
tions created a damp envi-
ronment against the N sill.





Part 1 Photo #: 13

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 12/1/2016

View: Looking N, Ripley Street. Cottage visible beyond c 1900 apartment building. Steffen and Struck houses at top of hill.



Part 1 Photo #: 14

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 12/1/2016

View: Looking NE, Ripley. Cottage with Struck House on left, Frahm house and Apartments beyond Cottage.



Part 1 Photo #: 15

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 12/1/2016

View: Looking NW from SW corner of cottage. Ripley Street. Christian Mueller House on left, Steffen House, center.



Part 1 Photo #: 16

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: August, 2016

View: Looking SE, Cottage with c1900 apartment building across alley and NR 1927 American Commercial and Savenings Bank Building in the distance.



Part 1 Photo #: 17

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 5/1/2015

View: Looking NE, staircase to basement. Half wall on right was modern stud and drywall construction for duct run.



Part 1 Photo #: 18

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 5/1/2015

View: Looking E, 1st floor at half wall back to kitchen area.



Part 1 Photo #: 19

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 5/25/2016

View: Looking NE, first floor stair wall, stair to 2nd floor and 3/4 bathroom.



Part 1 Photo #: 20

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 5/25/2016

View: Looking SW, first floor before removal of drywall. Window frames on interior were also replacements.



Part 1 Photo #: 21

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 5/25/2016

View: Looking E, 1st floor. With plywood floor removed, sistered joists become visible.



Part 1 Photo #: 22

Name: Rebecca Nesbit
Cottage

Address: 517 Ripley St.,
Davenport, IA 52803

Date: 5/25/2016

View: Looking E, at door
of bathroom to kitchen
area. Floor still in kitchen
but very unstable.



Part 1 Photo #: 23
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking NE, 1st floor bathroom which contains only window on north elevation on this floor.



Part 1 Photo #: 24
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking S, porch with added wall still intact.



Part 1 Photo #: 25
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking E, stair to basement. Collapsing wall due to moisture pushing in foundation and general wall failure.

Part 1 Photo #: 26
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking SW, battered brick walls in basement. In good shape except for area at right where bricks had been displaced to install sewer and along parts of the collapsing N wall.





Part 1 Photo #: 27
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking N, from basement; sistered floor joists and plywood sheet flooring.



Part 1 Photo #: 28
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking W, stairs leading to 2nd floor.



Part 1 Photo #: 29
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking S, Bedroom 1. Original wood flooring. Ceiling has been textured.



Part 1 Photo #: 30
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking N, Bedroom 1. Closet on right and 2nd floor landing on left.



Part 1 Photo #: 31
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St.,
Davenport, IA 52803
Date: 5/25/2016
View: Looking W, Bed-
room 1. Plaster and lath
replaced with drywall.
Note crudeness of stud in
wall.



Part 1 Photo #: 32
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2015
View: Looking E, 2nd floor landing at stairs.



Part 1 Photo #: 33
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking NW, Bedroom 2.



Part 1 Photo #: 34
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking SW, bedroom 2.

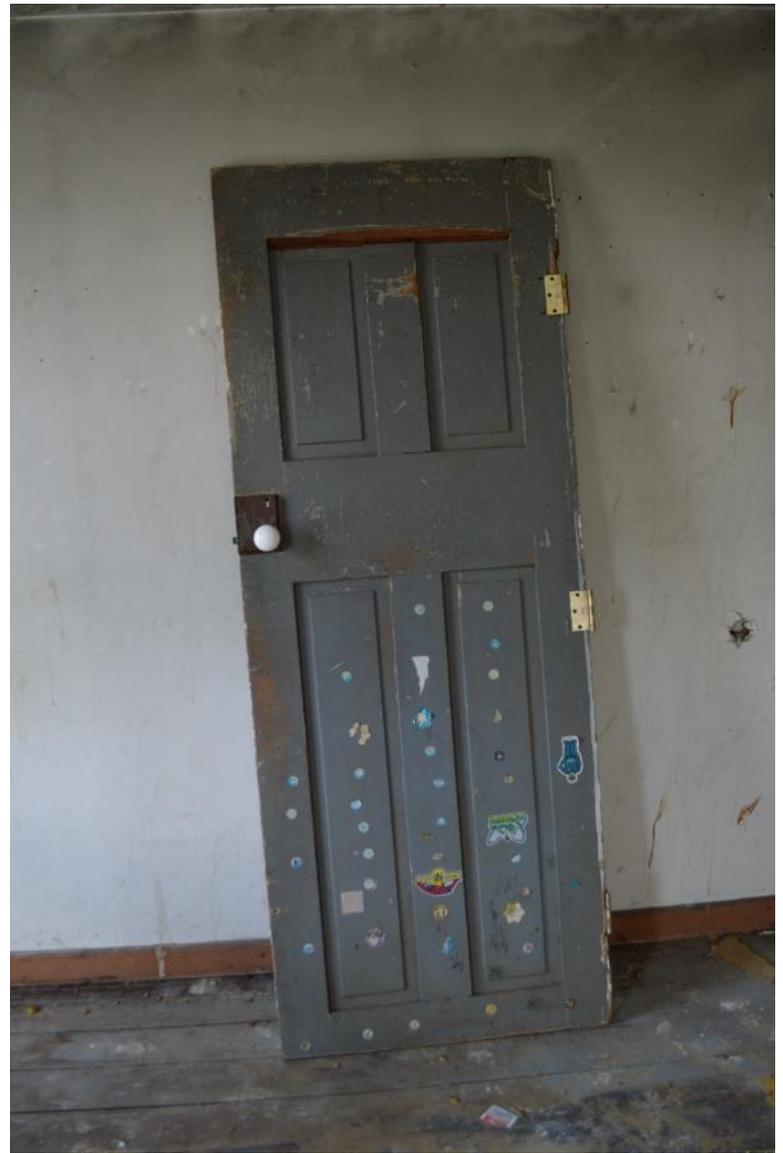
Part 1 Photo #: 35

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 5/25/2016

View: Looking N, 2nd bedroom. Detail of what is likely an original door, standing upside down. Note surface lock.



Part 1 Photo #: 36

Name: Rebecca Nesbit Cottage

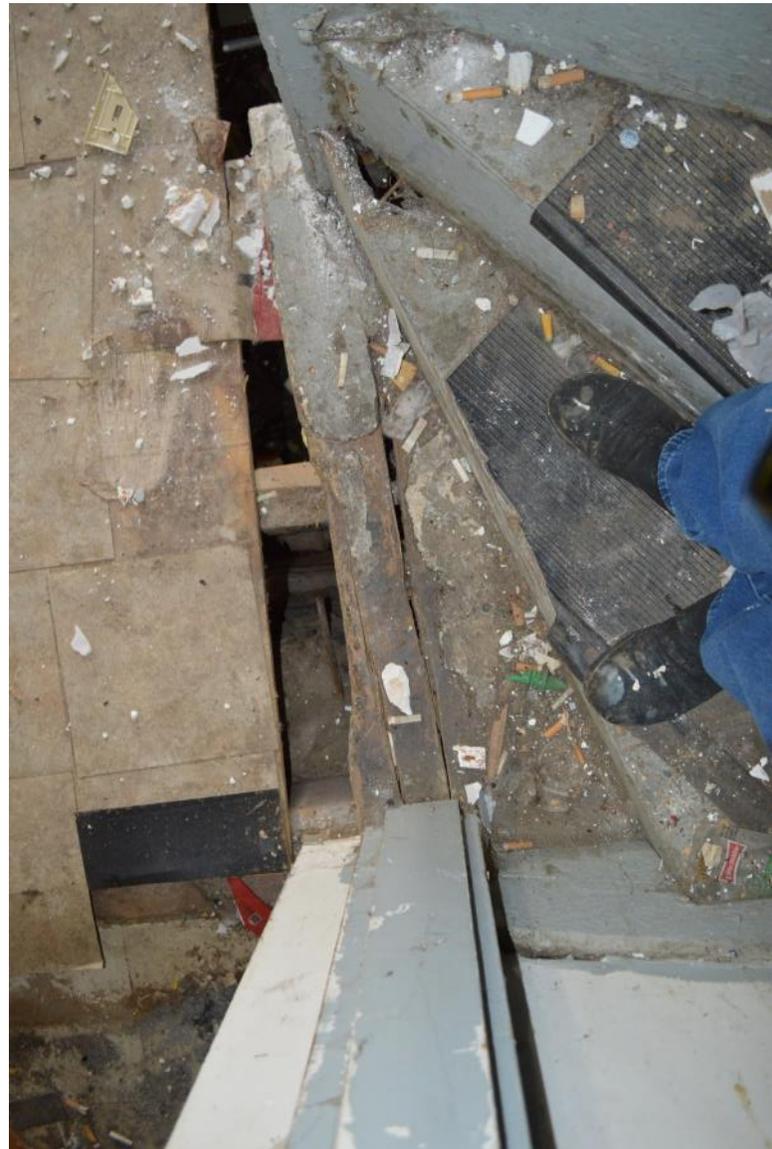
Address: 517 Ripley St.,
Davenport, IA 52803

Date: 5/25/2016

View: Looking SW, Bedroom
2, original flooring.



Part 1 Photo #: 37
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking W, bedroom 2 window. Note re-
placed window trim.



Part 1 Photo #: 38
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: From staircase, looking down to condition of
flooring on first floor.

Part 1 Photo #: 39
Name: Rebecca Nesbit
Cottage
Address: 517 Ripley St.,
Davenport, IA 52803
Date: 5/25/2016
View: Looking NW. Stairwall
plaster had been replaced
with drywall hung on string-
ers nailed to original studs.



Part 1 Photo #: 40
Name: Rebecca Nesbit Cottage
Address: 517 Ripley St., Davenport, IA 52803
Date: 5/25/2016
View: Looking N, 1st floor, north wall; condition of one of
the 4 x 4 timbers with termite infestation. Damaged
reached to almost 6 feet. Note weatherboard nailed di-
rectly to timber and lack of sheathing.





Part 1 Photo #: 41

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 5/25/2016

View: Looking NW, first floor near NW corner of building. Textured drywall replacing original plaster.



Part 1 Photo #: 42

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 5/30/2016

View: Looking SE, south wall. Insulation placed in wall pockets directly against exterior weatherboarding. Stringers added to studs to act as spacers for drywall.



Part 1 Photo #: 43

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 5/30/2016

View: Looking NE, first floor north wall. Drywall and insulation removed, showing weatherboarding attached to studs. At this point, these studs are sitting on foundation as north sill has disintegrated.

Part 1 Photo #: 44

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 9/8/2016

View: Looking E, rebuilding of west sill in process, racking of building required temporary external bracing.





Part 1 Photo #: 45

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 9/8/2016

View: Looking SE, slope cut back next to house to reduce run off. New north sill in place.



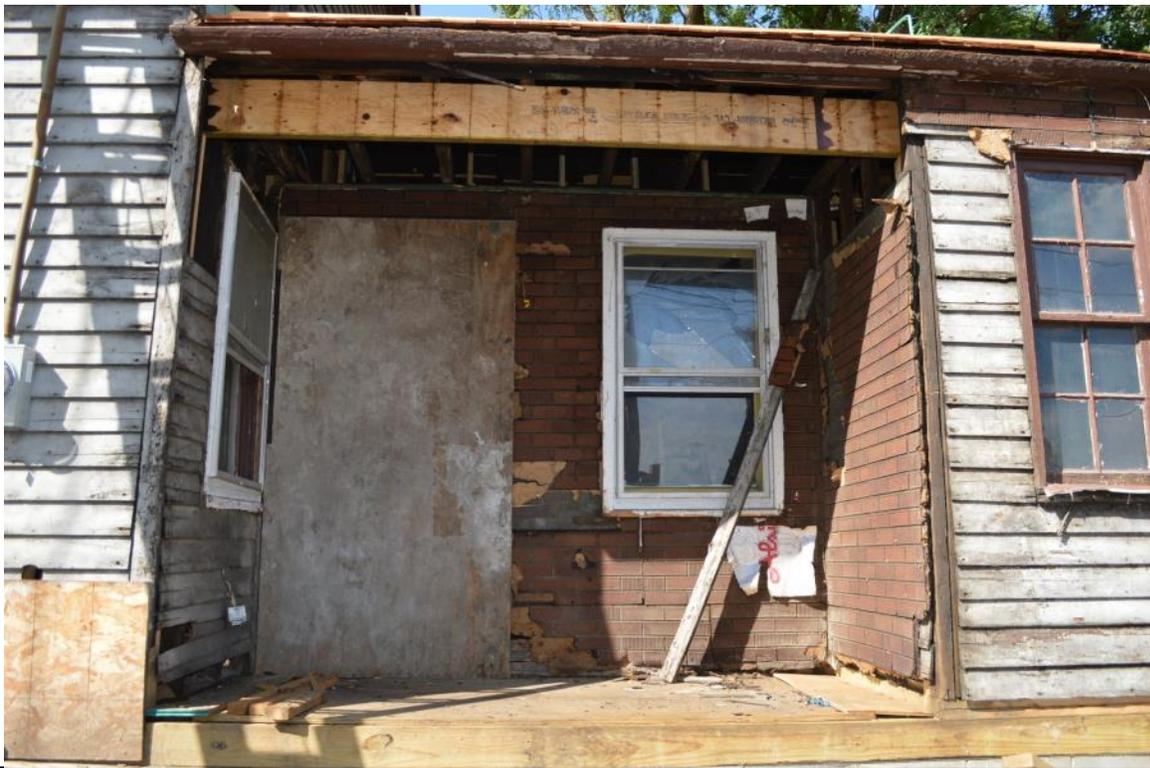
Part 1 Photo #: 46

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 9/8/2016

View: Looking NW, south elevation. Front section. South sill replaced, later cladding removed.



Part 1 Photo #: 47

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 9/8/2016

View: Looking N, southside porch reopened.



Part 1 Photo #: 48

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 9/8/2016

View: Looking SW, removal of later cladding revealed sealed window and door on east elevation.



Part 1 Photo #: 49

Name: Rebecca Nesbit Cottage

Address: 517 Ripley St., Davenport, IA 52803

Date: 10/11/2016

View: Looking E, sills repaired and house straight. Later exterior cladding removed