Iowa Site Inventory Form
for the

Davenport Water Company
Pumping Station No. 1/
Iowa American Water Company
East River Station

1719 East River Drive
Davenport, Iowa

Prepared for the
Iowa American Water Company
Davenport, Iowa

Prepared by
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August 2000

Site Inventory Form

State Historical Society of Iowa
(December 1, 1999)

State Inventory No. 82-02544 ☒ New ☐ Supplemental
☐ Part of a district with known boundaries (enter inventory no.)
Relationship: ☐ Contributing ☐ Noncontributing
☐ Contributes to a potential district with yet unknown boundaries
National Register Status:(any that apply) ☐ Listed ☐ De-listed ☐ NHL ☐ DOE
6-Digit SHPO Review & Compliance Number 782003
☐ Non-Extant (enter year)

1. Name of Property

historic name Davenport Water Company Pumping Station No. 1

other names/site number Iowa American Water Company East River Station, Davenport Water Works

2. Location

street & number 1719 East River Drive
city or town Davenport ☐ vicinity, county Scott
Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. ___ Section ___ Quarter of Quarter ___
(If Urban) Subdivision _____ Block(s) _____ Lot(s) see con. sheet

3. State/Federal Agency Certification [*Skip this Section*]

4. National Park Service Certification [*Skip this Section*]

5. Classification

Category of Property (Check only one box)
☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

If Non-Eligible Property Enter number of:		*If Eligible Property, enter number of:* Contributing	Noncontributing	
___	buildings	3	7	buildings
___	sites	___	___	sites
___	structures	1	3	structures
___	objects	___	___	objects
___	Total	4	10	Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
Title N/A
Historical Architectural Data Base Number N/A

6. Function or Use

Historic Functions (Enter categories from instructions)
10C INDUSTRY/Waterworks
_____
_____

Current Functions (Enter categories from instructions)
10C INDUSTRY/Waterworks

7. Description

Architectural Classification (Enter categories from instructions)
99 Mixed
_____
_____
_____

Materials (Enter categories from instructions)
foundation 04 STONE
walls 03 BRICK
roof 08 ASPHALT
other

Narrative Description (☒ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

☒ Yes ☐ No ☒ More Research Recommended	A	Property is associated with significant events.
☒ Yes ☐ No ☐ More Research Recommended	B	Property is associated with the lives of significant persons.
☐ Yes ☒ No ☐ More Research Recommended	C	Property has distinctive architectural characteristics.
☐ Yes ☒ No ☐ More Research Recommended	D	Property yields significant information in archaeology or history.

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7. Narrative Description

Site: The Davenport Water Company Pumping Station No. 1 is located on a multi-acre riverfront site upstream of Lock and Dam 15 and the central business district and immediately downstream of the Village of East Davenport Historic District. The Prospect Park Historic District is located to the north and west around Prospect Park and along Mississippi Avenue. Both districts are listed in the National Register of Historic Places. The site is traversed from east to west by two railroad tracks including the original routes of the Chicago, Milwaukee, St. Paul and Pacific R.R. on the north and the former Davenport, Rock Island and Northwestern R.R. on the south. Both lines are now operated by the Iowa and Montana RR. The former CMSt.P&P RR follows a course that rises in elevation from west to east as it approaches the wood trestle that crosses East River Drive along the east edge of the Village of East Davenport commercial district. The former DRI line follows a grade level route near the middle of the site.

The route of a paved riverfront trail used by bikers and pedestrians also crosses the water company site. A paved driveway enters the site off Mound Street through an electrically operated pair of swing gates set between brick pillars at the entrance to the property. The driveway provides access to all of the buildings at the site as well as a paved parking pad east of the buildings. A second gated entrance is located at the west end of Filter Building No. 2. The open space on the balance of the site is generally flat with a dramatic slope from East River Drive to the south along the north edge of the buildings and sedimentation basins. Upstream to the east is a parking lot that serves the Lindsay Park Boat Club Marina as well as users of the riverfront trail. Downstream to the west the rail lines join and pass through a corridor of greenspace. A small rest-stop with a frame gazebo, seating, and a piece of public sculpture is located adjacent to the riverfront trail near the southwest corner of the site.

The physical plant that makes up the property is comprised of a series of freestanding buildings and additions, a standpipe, sedimentation basins, and subsurface structures, intakes, and piping. The components of Pumping Station No. 1 referred to today as East River Station, represent construction projects and technological improvements made at the facility since its initial establishment in 1873 through 1998.

Pump House: The oldest section of the East River Station consists of the Pump House located near the center of the building complex mid-way along East River Drive. Like most of the buildings on the site, the Pump House is constructed of red brick with stone trim. The T-shaped plan includes a broad front-gable south section facing towards the Mississippi River. It was designed in the Romanesque Revival Style with its construction completed in 1901-1902 in order to house new pumps, engines, and boilers according to newspaper accounts. The building originally had a slate roof that has been replaced with asphalt shingles at an unknown date. On the first floor three large segmental arched windows have dressed stone sills and arches. The original flat-topped sash in these openings had 2/2 configurations but were replaced in 1997 with new windows configured in five horizontal lights. On the upper level four narrow 1/1 double-hung sash have semi-circular arches. These windows are set on separate stone sills and grouped beneath a continuous stone arch and double course of brick headers that matches the semi-circular arch of the sash. An ocular window in the gable peak is outlined in a double course of brick headers and a stone band with the sash covered. The parapet of the south façade extends above the roofline and is finished in dressed stone with square stone corbels at each end. A band of stretchers projects to form a beltcourse between the upper levels and to delineate an otherwise unadorned cornice.

Along the west façade of the south section of the Pump House is a three-story circular tower with a crenellated parapet clad in sheet metal. The tower stands above the intake well that originally served to hold the water arriving from one of the intake pipes from the river before being pumped through the Pump House into the Sedimentation Basins located to the east. Six bands of dressed stone serve as beltcourses, sills, and lintels for the tower windows and entrance. Four 1/1 double-hung windows are on the second level and 9 slightly narrower 1/1 windows on the third level. A row of narrowly spaced metal modillions extends around the cornice of the parapet. Two entrance doors to the tower are located on the south and east sides. The original opening containing a door and transom has been partially bricked in and a smaller door with a single square light installed in its place. The only other window on the west side of the tower on the first floor has been bricked in around a vent pipe. In the interior, the tower stairs have been removed on the first floor but remain on the upper levels.

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The east and west sides of the 1901-02 south section of the Pump House have been altered through the construction of small 1-story additions (at the southeast corner prior to 1931 and north of the tower at an unknown date). The addition on the west side houses the water laboratory and the addition on the east side contains office space. The original segmental arched window and door openings on both sides have been replaced with flush metal doors, 5-light (horizontal) sash, or infill brick. All of the new brickwork matches the color of the original brick except for that of the small 1-story addition at the southeast corner of the Pump House. The east and west facades have low-profile scroll-cut brackets evenly placed along the eaves. The original eyebrow window openings that pierce the roof surface have been covered with sheet metal. On the inside this section of the Pump House has been updated with a portion converted to offices and a computerized control room. The original 2½-story interior space had plaster walls with wood wainscoting around the room's perimeter (non-extant). Approximately 4' below the ceiling the wainscoting appears and continues as a finish for the ceiling and interior of the gable ends. The wainscoting has a dark finish but the wood species is unknown. These upper sections of wainscoting remain unaltered except for connections made for the suspended ceiling and several openings for mechanical equipment.

The older north section of the Pump House paralleling East River Drive was constructed in phases with the original building in place when the water works opened in 1874. This 2-story brick building had a hipped roof and was depicted in line drawings of the building featured in advertisments for the company in the 1870s and early 1880s. Hipped wall dormers on the east, west, and south facades were added at a later date. This portion of the Pump House was divided into the boiler room on the east half and the engine room pumping station on the west half. A brick chimney extending to a height of 135' was located in the boiler room. After the new Pump House addition was constructed in 1901-02, a second chimney was built that had a height of 156'. It was located north of the boiler room. The chimney above the boiler room was lowered in 1956 and eventually removed at an unknown date. The chimney north of the boiler room was razed in 1962.

The hipped roof design of this portion of the north section of the Pump House was modified and given the appearance that it has today sometime between ca. 1910 and 1931. An examination of historic photos in comparison with the existing building shows that the hipped roof was removed and the height of the walls was raised approximately 7' above the peak of the south Pump House addition. The reworked building now has a rectangular footprint with a stone beltcourse where the old building's lower walls joined the new upper walls. The upper sections contained multipane metal windows (64 lights per opening) set within recessed brick panels that had brick corbeling across the top of each section. A heavy copper molding extended around the parapet. This portion of the building remained unaltered until ca. 1987 when the upper level windows were replaced with glass block.

Modifications to the north façade of the Pump House facing East River Drive and the original Chicago, Milwaukee, St. Paul and Pacific Railroad tracks have been extensive. All of the original multi-light windows have been bricked in and the current wall has no windows. The original entrance located at the west end of the north side had a projecting vestibule with stone and tile detailing, around the multi-light glass door, transom, and sidelights. This entrance was removed and a window enclosed with brick in 1954 and 1948 respectively. A pair of non-functioning flush metal doors with multi-light transoms and sidelights have been installed midway along the wall east of a low hipped roof stuccoed appendage. It is possible that the hipped roof section was actually the original hipped wall dormer of the Pump House prior to raising of the height of the building. The presence of wood brackets matching those that appear on historic photographs suggest this possibility. The brick corbeling and copper cornice molding match those present on the other facades of Pump House.

Like the exterior building elements of the Pump House, the interior has been heavily modified as well in order to maintain its utility under modern operations. The building has an interior height of two stories with staircase located along the north wall connecting to a narrow hallway with arched openings and decorative metal balustrades that extends along the west half of the Pump House. The original mosaic tile floor in this balcony section remains intact. The change from steam to electric powered operations came during the decade after World War II. The original steam operated pump engines have been removed from this space and replaced by electric operated motors. The east half of the original Pump House was remodeled in 1990 and now contains restrooms, a break room, and a chemical feed area. The original brick walls were power washed and left natural.

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Filter Building No. 1 and Filter Building No. 2: Filter Building No. 1 and Filter Building No. 2 are located west of the Pump House. These buildings were built in three phases beginning with the east six bays of Filter Building No. 2 sometime between 1910 and 1932. Then in 1956, an addition was made when three new bays were added to the west end of Building No. 2. Filter Building No. 1 was the last section erected in 1965 to replace the original Filter House which was located between the Pump House and Filter Building No. 2 sometime prior to 1892. Together the two buildings contain 20 granular activated carbon filters for the last stage of water purification after it passes through the Sedimentation Basins or Superpulsator and before it goes to the consumer. Each filter has the capacity to process 1.5 million gallons of water per day giving the water works a total capacity of 30,000,000 per day.

The design of these adjoining buildings matches that of the modified Pump House. Approximately 1½-stories in height Building No 2 has nine bays facing the south and north with each bay containing a recessed section with decorative brick corbeling along the upper edge matching that found on the Pump House. Each bay originally contained a metal window with 36 separate lights. These windows were replaced in 1997 by new sash that contain six lights with the center lower section operable as an awning window. The far east bays adjoining Filter Building No. 1 also contains a pair of metal doors. This opening and the one to west have seen a portion of their original dimensions infilled with brick. A cast stone molding marks the cornice line with small circular openings along the parapet to carry rainwater away. The building interior has a concrete floor with brick walls.

Filter Building No. 1 has eight bays facing the north and south. Its footprint closely matches that of the original Filter House with its south wall set approximately 15' to the south of Filter Building No. 2 in order to line up with the south face of the original Pump House. As was noted above it was built in 1965 but its design matches that of Building No. 2.

Wash Water Tank: Concurrent with the expansion of Filter Building No. 2 in 1956 came the construction of a new Wash Water Tank or standpipe located immediately south of the west end of Filter Building No. 1. The 65' steel tank is cylindrical in shape and has a capacity of 250,000 gallons. This standpipe is designed to provide water for washing and flushing the filters, a procedure that occurs from 12 to 48 hours.

Clear Well: To the east of the Wash Water Tank is the present 600,000-gallon Clear Well or clear water basin. Located entirely beneath the soil surface except for a few protruding poured concrete edges, this rectangular concrete tank holds filtered water before it is delivered from the site to consumers. Engineers with the American Water Works Construction Company of New York designed the Clear Well in ca. 1941.

Chemical Storage Building: Immediately east of the Pump House is the Chemical Storage Building constructed in 1998. The engineering firm of Montgomery Watson of Saddle Brook, New Jersey, designed this building. This is the third building constructed during the decade of the 1990s that has taken its design inspiration from the Romanesque Revival Pump House dating from a century earlier with a precast stone coping. The Chemical Storage Building is constructed of red brick that matches the color of the original Pump House brick. It has a height of 20' at the parapet level with a flat roof. A projecting section with a false front-gable roofline simulates the semi-circular arched windows and ocular opening in the turn-of-the-century Pump House addition. Two large loading doors and a concrete loading dock are located in the projecting section. Each door is equipped with a monorail and a support frame. Five flush metal passage doors provide access into the south façade. The building has no windows but instead uses dark gray, glazed square brick in window sized patterns to suggest the presence of windows. Design of the building complies with flood control requirements with all entrances 3' above the ground elevation. Louvered vent panels are contained in several locations along the south wall.

On the north side only about 8' of wall is visible due to the dramatic change in elevation between the height of East River Drive and the site of the East River Station. The wall has three widely spaced false semi-circular arched windows with gray brick window patterns and a small gable with a false ocular window beneath the peak. The west end of the building adjoins the Pump House and the east end has one louvered vent opening, one passage door, and one rolling service door. Three expansion joints are spaced along the wall.

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The interior of the Chemical Storage Building houses storage for chemicals used in the purification process including chlorine, caustic soda, and fluoride, and potassium permanganate. The building also contains an electrical room and a chlorine feed machine room.

To the east of the Chemical Storage Building and slightly up hill are the Settled Water Pump House, Floculation Buildings No. 1 and No. 2, and Sedimentation Basins No. 1 and No. 2.

Settled Water Pump House: The Settled Water Pump House completed in 1942-43 measures approximately 23' x 33' and is located at the southwest corner of the basin complex. It has a steel structural system with a poured concrete foundation and floor and brick walls. The building is located on top of the Settled Water Forebay which is a semi-circular cement tank that holds water after it exits the sedimentation basins before being processed through the filtration system. The Settled water Pump House originally had multi-light metal windows matching those of the main Pump House and Filtration Building No. 1 and No. 2. A pair of doors each with 9-lights in the upper half opened onto a concrete landing on the south side of the building. The multi-light windows and doors have been replaced with new units matching those in the main Pump House. The balance of the Settled Water Pump House remains unadorned except for the bands of brick corbeling and cast stone parapet coping.

Floculation Building No. 1 and No. 2: East of the Settled Water Pump House is Floculation Building No. 2. It has an irregular shape and measures approximately 35' x 190'. It has a steel frame, steel roof deck, sidewalls of corrugated, insulated aluminum panels, and asphalt built-up roof. Floculation Building No. 1 was constructed at the same time and has a similar structural system and finish. It measures approximately 80' x 80' and is located at the far east end of the sedimentary basins. Both buildings were erected in 1965-67

Sedimentation Basin No. 1 and No. 2: Sedimentation Basin No. 1 (east end) and Sedimentation Basin No. 2 (west end) were originally constructed in ca. 1904 in an effort to improve the quality of the water during turbid water conditions. Originally called "subsidence basins," they were rebuilt in 1924 and again in 1965-67 based on designs by the American Water Works Service Company then located in Philadelphia. The work included new reinforced concrete walls and a system of timber baffle walls, flap gates, and catwalks. Two sludge pumps in each basin remove the sludge. Basin No. 2 was partially redone in 1998. A combination of chain link fencing and balustrade sections with horizontal piping ring the basins, floculation buildings, and settled water forebay.

Raw Water Pump Station: South and east of the sedimentation basins are two buildings constructed during the 1990s. The Raw Water Pump Station constructed in 1998 is located south of the railroad tracks east of the three 36" water intake pipes. Two pipes open directly through the sea wall and the third extends 409' into the river. River water passes through the intake pipes and below grade Intake Chamber before entering the Raw Water Pump Station where debris is screened. Then pumps distribute water to either Sedimentation Basin No. 1 or No. 2 (40% of the water) or to the Superpulsator Building (60% of the water). The engineering firm of Havens and Emerson, a division of Montgomery Watson of Saddle Brook, New Jersey, designed the Raw Water Pump Station. Like the other building improvement made during the decade of the 1990s, the Raw Water Pump Station features a design reminiscent of the Romanesque Revival Style of the turn-of-the-century Pump House addition. The red brick building has precast stone trim used along the parapet, as window sills and arches, and as bands around the cornice and coping edge. Two broad gabled sections project slightly from the building on the north and south facades with groups of semi-circular arched window patterns and pseudo ocular window openings beneath the gables. Like the patterned windows found elsewhere in the new buildings, these are constructed of dark gray glazed brick with cast stone arches and sills. The only true windows are awning windows located on the second level on both the north and south sides of the building, the upper east and west sides, and in the stair tower at the southeast corner of the structure. The Raw Water Pump Station is unique on the water company site because of the public access incorporated into its design. Located immediately adjacent to the paved riverfront bicycle trail, the 3-story stair tower provides year round access to a roof-top observation deck.

Superpulsator Building: Northeast of the Raw Water Pump Station and immediately east of the sedimentation basins is the Superpulsator Building that was completed in 1991. This building measures 97' x 55' with a height of 38'. The largest of the new buildings on the site, it houses two Superpulsator™ clarifier-floculators manufactured by Infilco Degremont, Inc. The system is designed to provide high-speed clarification process to more efficiently remove particulate from the water. Sludge concentrators remove the sludge before it is drained

away. The 2½-story building has a pair of twin gables on the north and south sides with an ocular window pattern and four arched window patterns set beneath each gable. Three large recessed doors open onto the south façade. The east and west walls have square window patterns composed of dark gray glazed brick set in the walls with bands of cast stone forming beltcourses between the levels as well as a cornice and coping detail. Simplified brick corbeling is found above each "window". The Superpulsator Building is detached from the Floculation Building No. 1 and Sedimentation Basin No. 1 located immediately to the west.

The only other buildings on the site are several small sheds and a metal clad garage building (construction date unknown) located immediately east of the Raw Water Pumping Station and used for storage. The garage is considered a temporary building.

8. Statement of Significance

The Davenport Water Company Pumping Station No. 1 is significant under National Register Criterion A for its historical association with the development of the largest privately owned water works in Iowa and a series of early innovative technological engineering improvements associated with its operation beginning in the late 19th century and continuing through the late 20th century. The successful operation and periodic expansion of the Davenport Water Company has, by necessity, required changes to the physical plant of Pumping Station No. 1. As a result, the issue of building integrity is difficult to evaluate. The pre-1892 Pump House and its ca.1902 addition form the nucleus of this complex. Other portions of the water works that are at least 50 years include Filter Building No. 2 (ca. 1910 to 1932), the Clear Well (ca. 1941), and the Settled Water Pump Station (ca.1942-43). All other buildings post date 1950 including the Wash Water Tank (1956), Filter Building No. 1 (1965), Flocculation Buildings No. 1 and No. 2 (1965-67), Sedimentation Basins No. 1 and 2 (1965-67), the Raw Water Pumping Station (1991), the Superpulsator Building (1991) and the Chemical Storage Building (1998). More research would need to be completed in order to evaluate whether these buildings are eligible under the category of exceptional significance for buildings less than 50 years old.

Historical Background: The idea for developing a local water works in Davenport was first proposed in 1856 when the city was only twenty years old. Discussions continued for the next 16 years with municipal efforts blocked when Davenport's status as a charter city precluded borrowing or bonding for such an effort. In 1872 under the leadership of Michael Donahue, an ex-mayor and the operator of a local foundry, the city agreed to grant a franchise for the establishment of a private water works to serve the city. An ordinance granting Donahue the first franchise was approved on December 4, 1872. The Davenport Water Company was organized and formally incorporated on January 13, 1873 with Michael Donahue as president and his brother Peter Donahue of San Francisco, California actively involved.

At the time that Michael Donahue got involved in the water works idea he headed the LeClaire Iron Works in Davenport. Donahue's experience in iron work began as an apprentice molder for the Union Iron Works in Patterson, New Jersey in 1838 and later as a molder of water mains and parts for hydraulic machinery at the Croton Water Works in Cold Springs, New York. By the 1840s he was involved with his brothers James and Peter in an early California foundry and boilermaker business they christened the Union Foundry. Michael Donahue's obituary credits him with making the first iron on the Pacific coast used in the manufacture and repair of ships. (Donahue obituary, *Davenport Democrat,* October 3, 1884). While he residing in San Francisco, Michael was involved with his brothers in founding the city's first gas works. This venture along with the iron works was highly successful and gave Donahue the basis for a substantial personal fortune that was later invested in the Davenport work works enterprise.

Donahue moved to Davenport in 1856 after purchasing the LeClaire Iron Works from its owners, Antoine LeClaire and George L. Davenport. Within a short time the foundry grew to become the most extensive machine shop and foundry in Iowa with 40 hands and annual sales of $150,000. The foundry manufactured many of the goods necessary for a pioneer economy bent on building cities and harvesting the agricultural plenty of the region. Products included steam engines, threshing machines, mill machinery, elevator works, and various agricultural implements.

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By 1867 Donahue was respected and appreciated by the local citizenry for his business prowess and civic leadership. He was elected mayor that year and served a second term the following year. During this same time period Donahue became actively involved in assisting the Davenport and St. Paul R.R. make a rail connection into Davenport. By the early 1870s this line entered Davenport from the north and followed an alignment that ran adjacent to Donahue's future water works site.

With Donahue's foundry experience and political skills, he was well suited to head the new Davenport Water Company. A number of the first pumps and steam engines were manufactured at his foundry and machine works allowing the company to come online within a year of incorporation. More than 15 miles of pipe was laid by January 1874 when operations began. The first water distributed by the water works was pumped directly from the Mississippi River without being filtered or purified chemically. As a result, it was subject to the natural conditions of river water and not found suitable for human consumption by the entire community. Always the savvy businessman, Donahue ran advertisements promoting the use of the water and expounding on the value of the water works for providing water for fire fighting. The city directory for 1878 tauted the water works noting that "probably no city in the west is as well provided with water facilities as we are, having one of the most admirably conducted systems of water supply to be found anywhere."

In an effort to improve the quality of product delivered, the company added the 5 million-gallon Reservoir and Pumping Station No. 2 in the 1400 block of Ripley Street in 1883 for a cost of $107,000. Pumping Station No. 1 continued to serve the business district and users below the hill while Station No. 2 served the residences on the bluffs. Installation of water mains continued to grow as well with 26 miles in place by 1884. The city also numbered 247 public fire hydrants each with the capacity to throw water 150'. The number of water company patrons continued to flag somewhat with approximately 700 customers on record. The total investment in physical plant and mains by 1884 exceeded $1 million. Donahue invested significant personal capital – as much as $500,000 – in the early operation but despite his best efforts, the business never saw a return on investment during his lifetime. Donahue died in 1884 leaving the business to others to make profitable.

Soon after the Donahue's death the leaders of the Davenport Water Company investigated questions surrounding the water works and potential solutions for making the utility a profitable enterprise. It was concluded that the lack of patronage was due to objectionable water quality especially during the rainy seasons when river water became turbid. The solution was the installation a system of mechanical filters. James Donahue, Michael's son, made a series of visits to water works throughout the United States using filtration systems. Though none of the systems then in place were operating in a successful manner, the Davenport Water Company made the decision to invest in such a system and make it work. In 1890 a filter building was constructed and ten filters were installed, each with a capacity of 570,000 gallons per day. In writing about the water works in 1892, James Donahue stated that "without fear of contradiction it can be said that the city of Davenport has the largest and most expensive 'mechanical filter plant' on the face of the globe. There may be larger settling basins, but nowhere a larger pressure filter." (J.P. Donahue, p. 7) Though his description may have suffered from the hyperbole that 19th century writers sometimes employed in tauting the attributes of their communities, the filter system proved successful in attracting new business for the water works. By 1892, the Davenport Water Company could brag that 37 miles of water mains had been laid with 400 public and private hydrants in place.

The improvements in filtration and purification begun before 1900 continued into the 20th century. Settling basins were added, a system for washing the filters and aerating the sand beds was installed, and through out the system smaller mains were replaced with larger pipes to deliver adequate supply. In 1910 the water company began using calcium hypochlorite as a sterilizing agent. Its use required greater testing and control methods. A laboratory equipped to make routine chemical and bacteriological analyses the same year. In 1915 liquid chlorine replaced the calcium hypochlorite and in 1952 flouridation of the water was initiated.

Davenport water customers paid $6 per year for water service in 1914 with an additional $5 charged if the customer maintained a residential stable with no more than two horses. The presence of modern plumbing fixtures such as a bathtub added an extra $3.50 while a water closet added $4.50. By 1924 the Davenport Water Company had 120 miles of mains and 1,184 hydrants in use. The company pumped nearly 2 billion gallons of water in 1923.

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Because the Davenport Water Company operated under a franchise granted by the city council, it was not surprising that periodic discussions would surface about the wisdom of the municipality buying the assets of the company and operating the water works as a public utility. As regular as clockwork, critics would organize against the franchise renewal and company spokesmen would articulate the merit in keeping the water company private. Mayoral candidates looking for re-election issues would espouse positions based on their worth or political expediency.

The most dramatic change in the water works site came about as a result of a riverfront improvement project completed during the early 1930s in conjunction with the construction of Lock and Dam 15. The portion of the project impacting the water works site involved the construction of a permanent seawall along a fixed line and height determined by the U.S. Army Corps of Engineers. Two 10' x 11' sewers were constructed behind the seawall in the vicinity of the water works requiring the construction of new intakes. The previous configuration of the river edge at the foot of Mound Street was changed dramatically after the wall was constructed. The eddy east of Pumping Station No. 1 known as "Stubb's Eddy" was eliminated with the addition of approximately 10' of fill and the river edge was straightened. The new land that was created became the property of the Davenport Levee Improvement Commission, the city agency responsible for administering riverfront parcels on behalf of the City. Construction drawings and photos of the seawall, new water intakes, and sewer show the work being completed during 1932. Since completion of Lock and Dam 15 later that year, water levels have remained relatively stable in the upper pool and improved the intake for the water works. By 1935 the Davenport Water Company's system had grown to include 133 miles of mains and 1,318 fire hydrants. There were a total of 13,186 residential and business customers in the city with per capita consumption of water averaging 74 gallons per day.

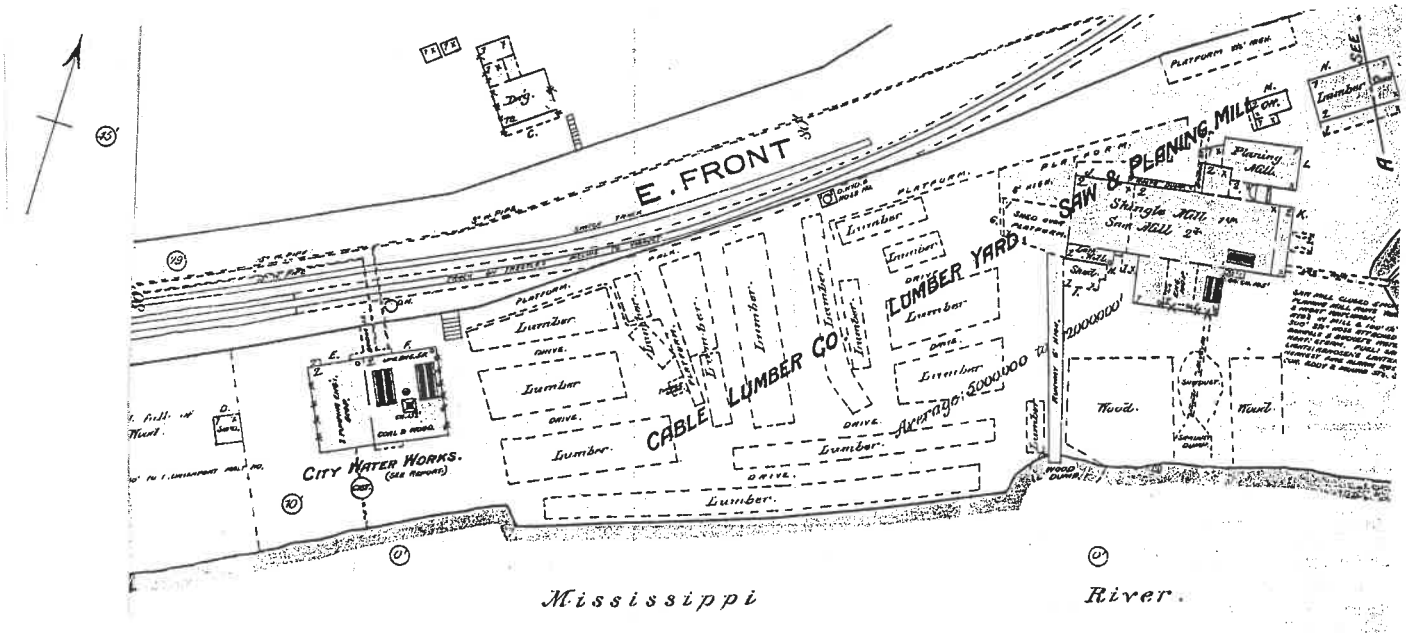
Ownership of the Davenport Water Company passed to the American Water Works & Electric Company during the 1930s. In 1947 after more than a decade of negotiation and review, the SEC approved the sale of the water works properties formerly owned by the American Water Works & Electric Company to the American Water Works Company, Inc. In 1985 the Davenport Water Company was reorganized and merged with the Clinton Water Works. The new company was renamed "Iowa American Water Company." Iowa American's parent company – the American Water Works Company, Inc. remains the largest private water company in the United States serving more than 10 million people in over 900 communities in 23 states.

Through the years the Davenport Water Company has had a number of community leaders involved in its development and operation beginning with Michael Donahue (1873-1884). The first superintendent of the company was Addison Sanders. Thomas N. Hooper served as chief engineer at the onset and soon replaced Sanders as superintendent continuing in that capacity from the 1870s through 1908. Donahue was succeeded as president by Nicholas Kuhnen in 1884 and Francis H. Griggs, a local businessman and banker assumed the presidency prior to 1900. When Griggs died in ca. 1916, Hooper briefly became president but was succeeded by Thomas Griggs, son of Francis, by 1919. Through most of this period, James Donahue served as secretary and treasurer for the company.

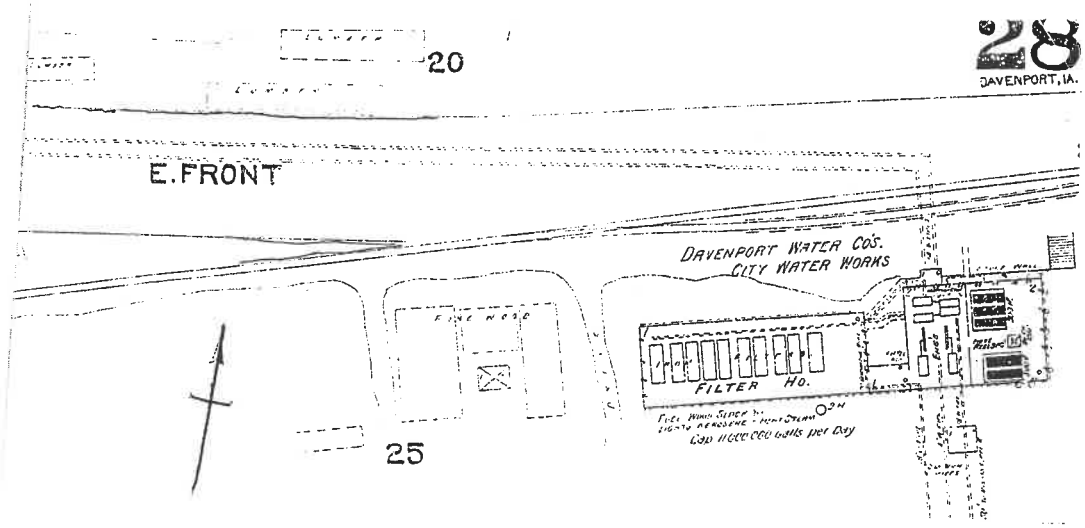
The record of company officers and superintendents becomes more difficult to trace in later years. Charles Henderson succeeded Hooper as superintendent/manager from ca. 1909 through the late 1930s. Later superintendents and managers included J. Nells (ca. 1939), Earl J. Pierce (1940s and 1950s), James Heyworth (1960s), Donald Wulf (1970s), Russell Bartlett (1970s), and Thomas Conner (1980s). In 1986 K. Brock Earnhardt was named vice-president and manager of the reorganized Iowa American Water Company, a position which he continues to occupy in 2000.

In 2000 the Iowa American Water Company's East River Station provides water service not only to Davenport but also to the adjoining cities of Bettendorf, Panorama Park, Riverdale and surrounding portions of Scott County. The company has nearly 46,000 metered customers with 550 miles of pipeline and 5,053 fire hydrants. The East River Station has a daily production capacity of 30 million gallons with an average daily pumpage in the range of 17 million gallons. K. Brock Earnhardt has been vice-president and manager in charge of the Water Company since its formation in 1985.

Davenport Water Company Pumping Station No. 1	Scott
Name of Property	County
1719 East River Drive	Davenport
Address	City



ABOVE: 1886 Sanborn Map; BELOW: 1892 Sanborn-Perris Map



Davenport Water Company Pumping Station No. 1	Scott
Name of Property	County
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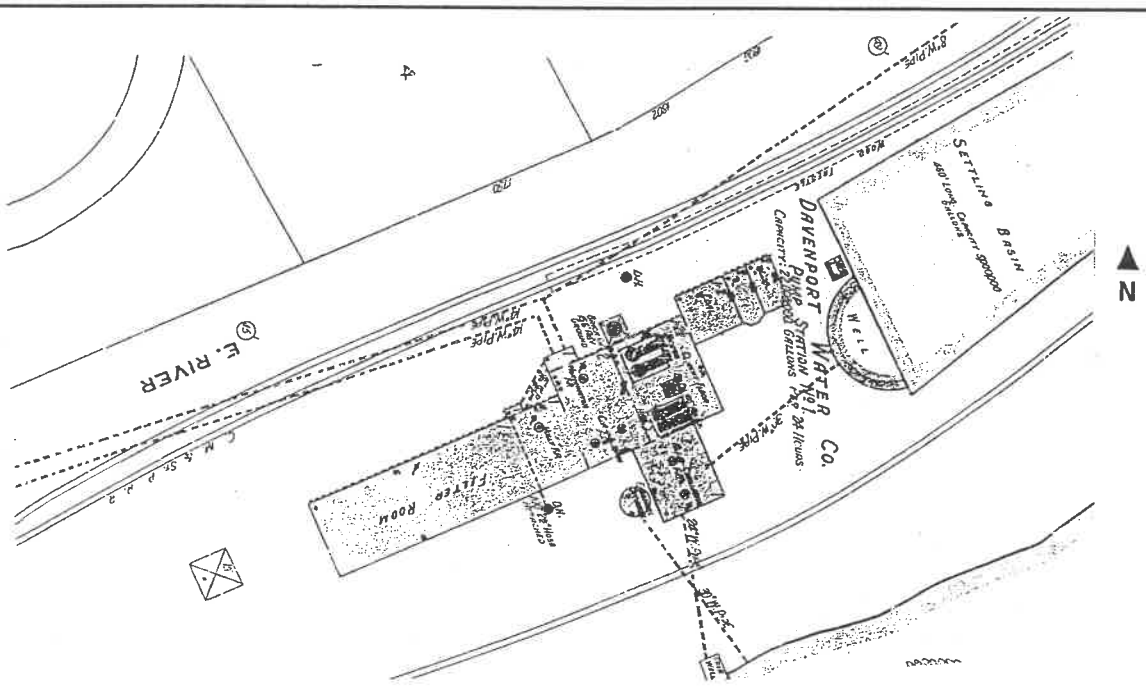
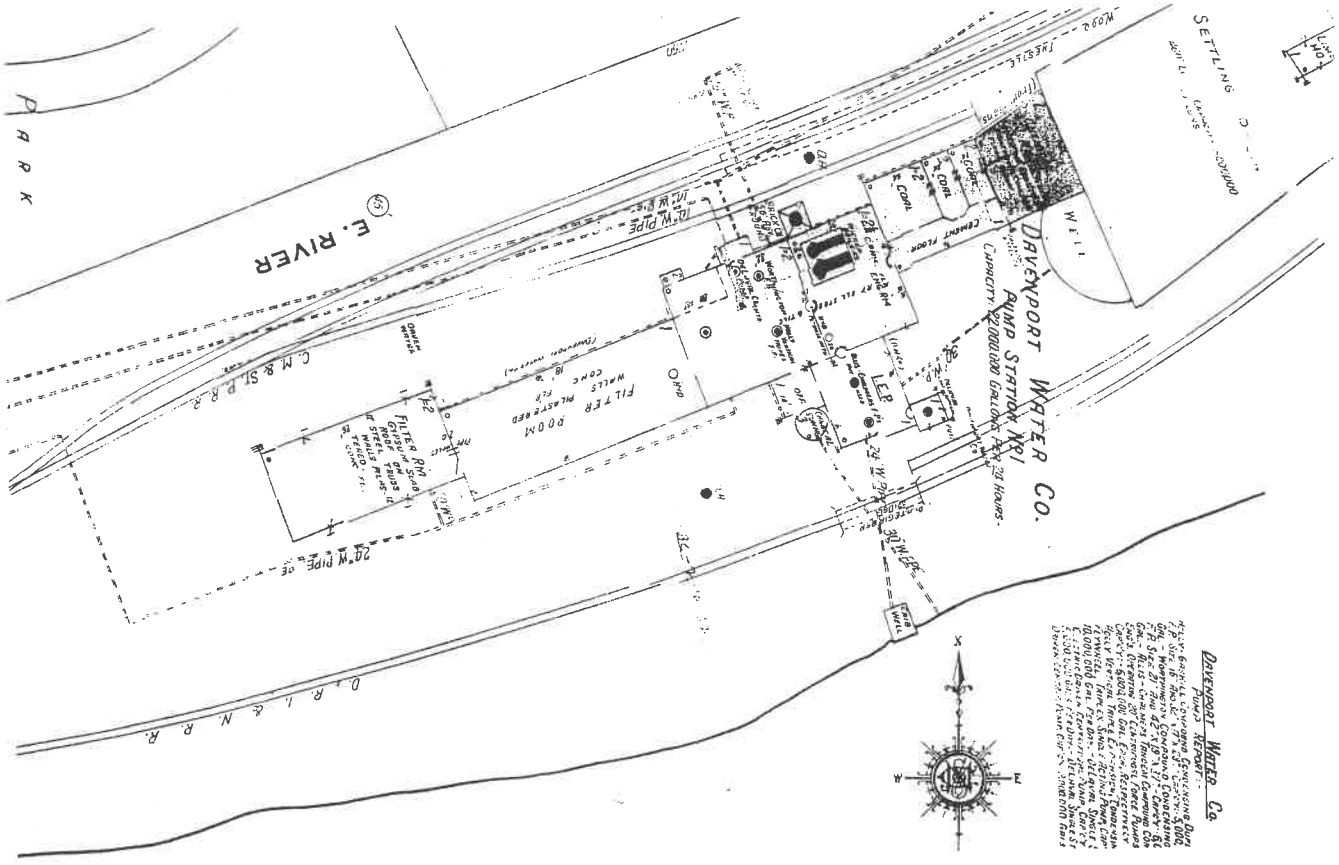
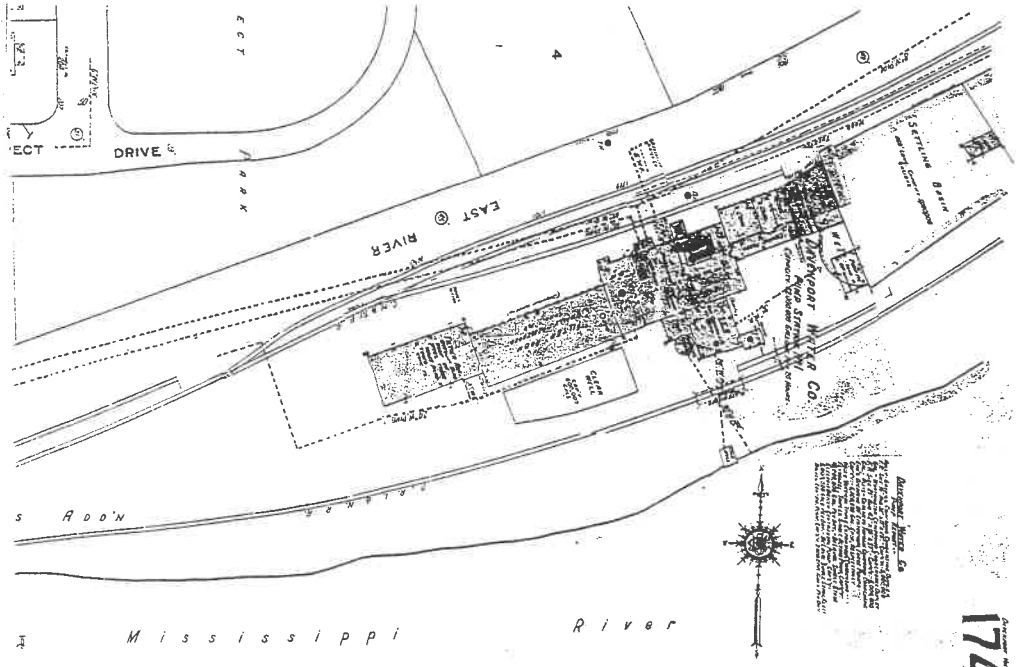
Address	City



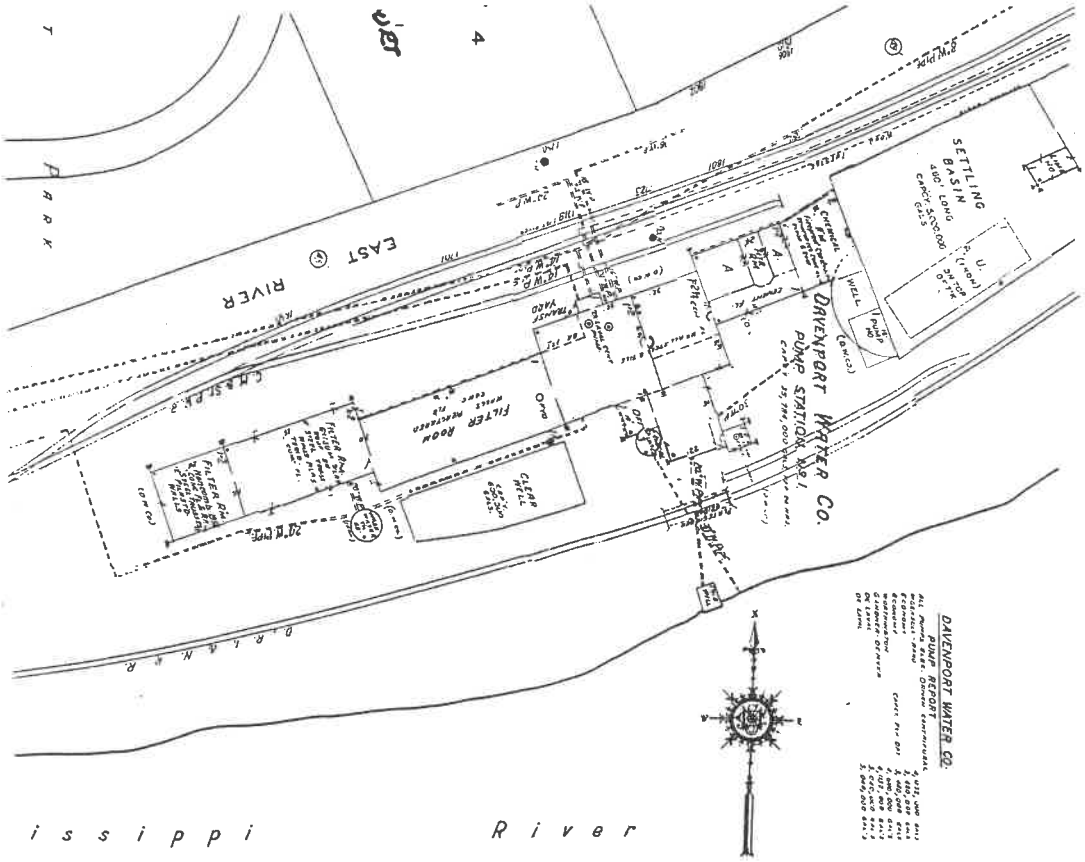
ABOVE: 1910 Sanborn Map; BELOW: 1932 Sanborn Map



Davenport Water Company Pumping Station No. 1	Scott
Name of Property	County
1719 East River Drive	Davenport
Address	City



ABOVE: 1944 Sanborn Map; BELOW: 1978 Sanborn Map

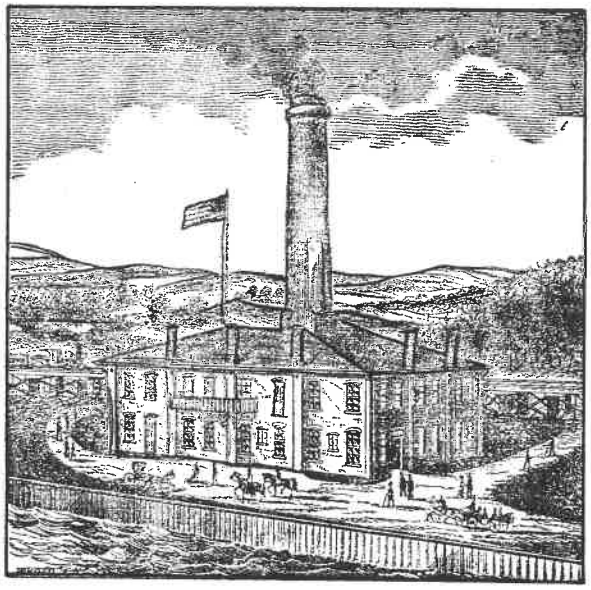


Davenport Water Company Pumping Station No. 1	Scott
Name of Property	County
1719 East River Drive	Davenport
Address	City

DAVENPORT

Water Company

M. DONAHUE, President.



WORKS: EAST FRONT STREET, SOUTH SIDE, WEST OF SPRING.

Office: No. 207 Brady Street.

WATER FURNISHED TO

HOTELS, MANUFACTURING ESTABLISHMENTS

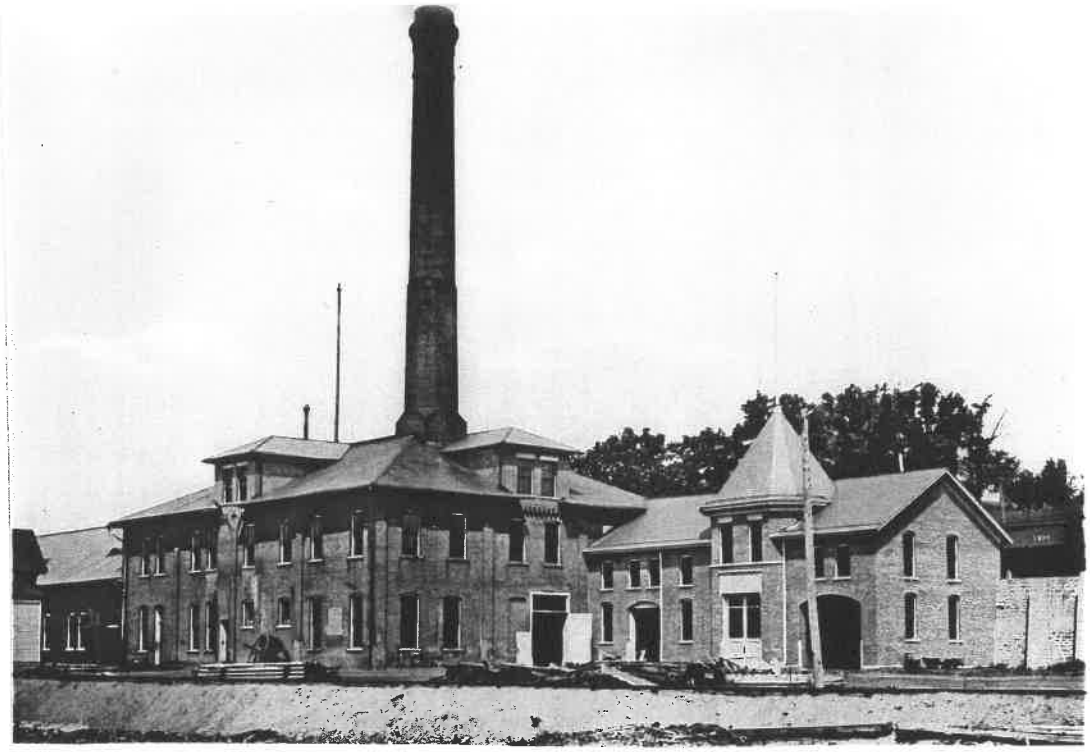
AND PRIVATE PARTIES,

At Reasonable Rates.

ALL INFORMATION FURNISHED ON APPLICATION AT OFFICE.

The building depicted here forms the north section of the present day Pump House
(from an advertisement for Davenport Water Company, 1878 Davenport City Directory)

Davenport Water Company Pumping Station No. 1	Scott
Name of Property	County
1719 East River Drive	Davenport
Address	City



ABOVE: Pump House, looking northwest from Mississippi River, ca. 1895
BELOW: Pump House with newly constructed addition, looking north from Mississippi River, ca. 1902

Davenport Water Company Pumping Station No. 1	Scott
Name of Property	County
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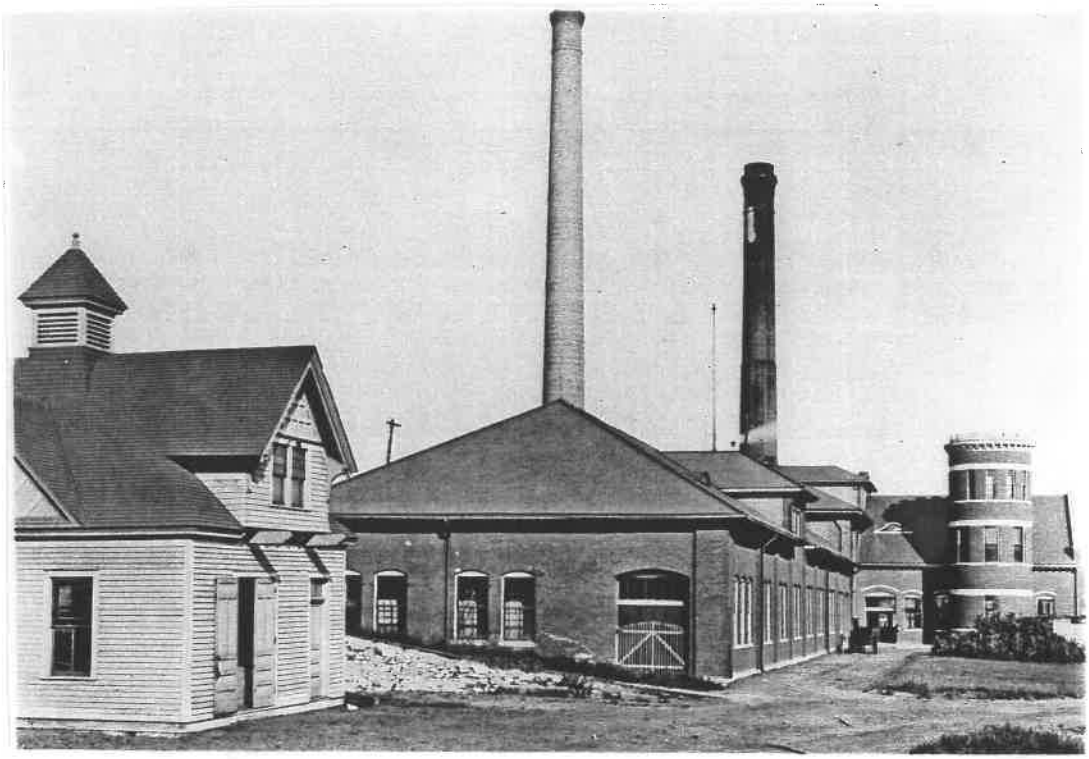
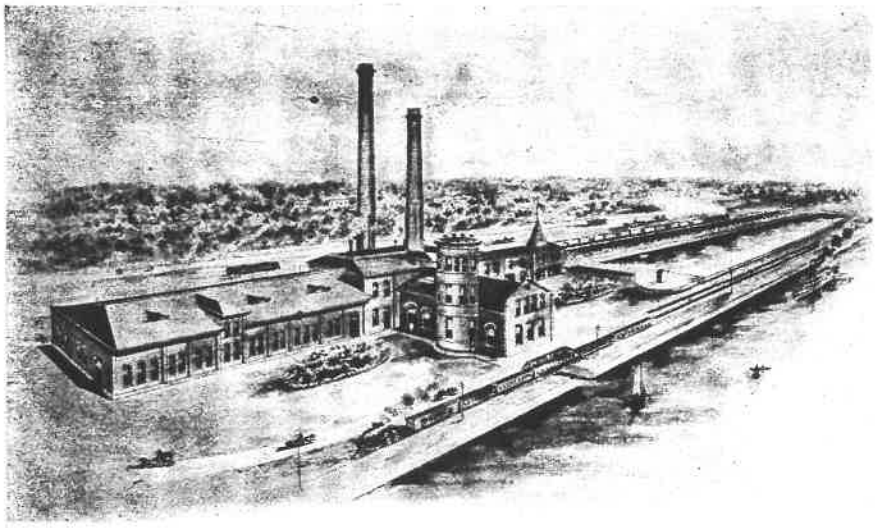


ABOVE: Filter House and Pump House with addition, ca. 1905; BELOW: Bird's Eye View of Davenport Water Company site (from *Davenport, the Eastern Gateway of Iowa*, 1908)



DAVENPORT WATER COMPANY

Davenport Water Company Pumping Station No. 1 — Scott
Name of Property — County
1719 East River Drive — Davenport
Address — City

Summary of Contributing and Non-Contributing Buildings

Contributing Buildings:
Pump House (with additions), 1872, 1901-02 & pre-1931
Filter Building No. 2, between 1910 and 1932; west addition, 1956
Settled Water Pump House, 1942-43

Contributing Structures:
Clear Well, 1941

Non-Contributing Buildings:
Filter Building No. 1, 1965
Chemical Storage Building, 1998
Floculation Building No. 1, 1965-67
Floculation Building No. 2, 1965-67
Raw Water Pump Station, 1998
Superpulsator Building, 1991
Storage garage, undated

Non-Contributing Structures:
Wash Water Tank, 1956
Sedimentation Basin No. 1, 1965-67
Sedimentation Basin No. 2, 1965-67

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"New Units to Boost Water Output." *Davenport Times-Democrat*, Davenport, Iowa, 1956 (no day or month, from Davenport Public Library vertical file).

"$1 Million Water Plant Expansion is Set." *Davenport Times-Democrat*, Davenport, Iowa, September 25, 1964.

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"Plat of Pumping Station No. 1, Davenport Water Co., Davenport, Iowa." June 1921(in Davenport Water Company Collection).

Davenport Water Company Pumping Station No. 1	Scott
Name of Property	County
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"Plat of the Davenport water Company's Pumping Station No. 1, Davenport, Iowa." drawn by Thomas Murray, ca. 1905 (in Davenport Water Company Collection).

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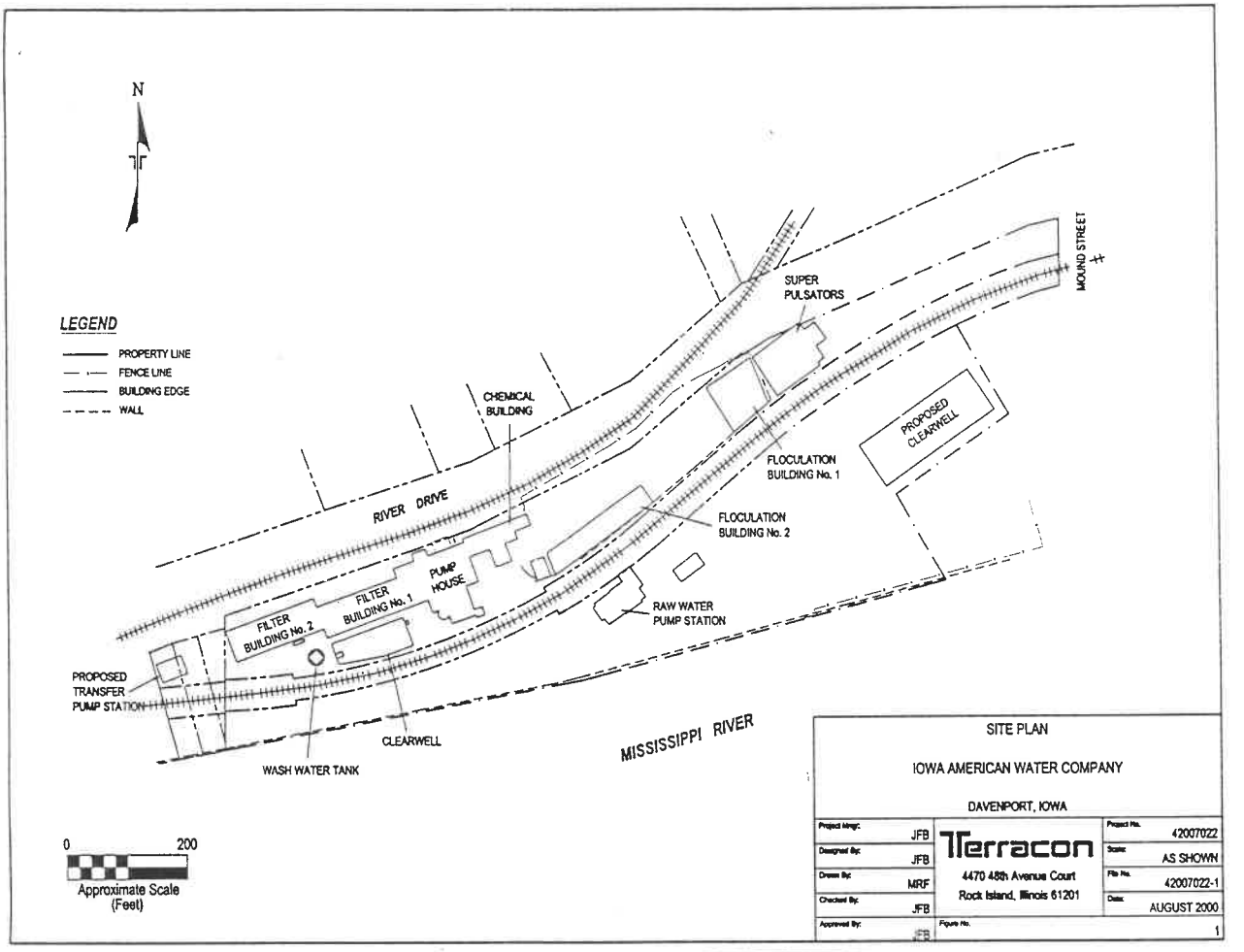
Davenport Water Company Pumping Station No. 1	Scott
Name of Property	County
1719 East River Drive	Davenport
Address	City

Site Plan:



Davenport Water Company Pumping Station No. 1	Scott
Name of Property	County
1719 East River Drive	Davenport
Address	City

Additional Information:

Legal Description: Being a part of the Southwest Quarter of Section 30, Township 78, Range 4 East of the Fifth Principal Meridian, located in the city of Davenport, Scott County, Iowa, and consisting of two parcels, more particularly described as follows:

Parcel 1:

Commencing at the point on the West Line of said Section 30 that intersects with the riverside face of the seawall running along the Mississippi River, said point being also the Point of Beginning;

Thence North 79°15'26" East, 598.00 feet along the riverside face of the seawall to a point;

Thence North 75°02'08" East, 622.74 feet along the riverside face of the seawall to a point on a line which runs parallel to the Westerly Right-Of-Way line of the extension of Spring Street and is 100 feet easterly of said Right-Of-Way line measured at normal distances;

Thence North 30°46'11" West, 159.72 feet along said line which is 100' easterly of said Right-Of-Way line to a point which is 153.68 feet Northerly of, as measured at right angles to the riverside face of said seawall;

Thence North 55°38'28" East, 228.45 feet to a point which is 229.54 feet Northerly of, as measured at right angles to the riverside face of said seawall;

Thence North 30°46'11" West, 166.85 feet to a point on the Southerly Right-Of-Way of the railroad property currently owned by I & M Rail Link;

Thence Southwesterly along said Right-Of-Way, 375.92 feet on a curve concave Southeasterly, having a radius of 1,408.00 feet and a chord bearing South 57°52'18" West, 374.80 feet, to a point;

Thence South 50°14'15" West, 236.31 feet along said Right-Of-Way to a point;

Thence Southwesterly along said Right-Of-Way, 197.52 feet on a curve concave Northwesterly, having a radius of 1,171.00 feet and a chord bearing South 55°13'43" West, 197.28 feet, to a point;

Davenport Water Company Pumping Station No. 1	Scott
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Thence North 29°56'22" West, 7.50 feet along said Right-Of-Way to a point;

Thence Southwesterly along said Right-Of-Way, 455.21 feet on a curve concave Northwesterly, having a radius of 1,163.50 feet and a chord bearing South 71°16'08" West, 452.31 feet, to a point;

Thence South 07°31'22" East, 7.50 feet along said Right-Of-Way to a point;

Thence Southwesterly along said Right-Of-Way, 118.45 feet on a curve concave Northwesterly, having a radius of 1,171.00 feet and a chord bearing South 85°22'30" West, 118.40 feet, to a point on the West Line of said Section 30;

Thence South 00°22'47" West, 63.09 feet along said West Line to the Point of Beginning, containing 4.95 acres more or less and subject to easements of record.

Parcel 2:

Commencing at the point on the West Line of said Section 30 that intersects riverside face of the seawall running along the Mississippi River.

Thence North 00°22'47" East, 113.13 feet along said West Line to a point on the Northerly Right-Of-Way of the main line of railroad property currently owned by I & M Rail Link, being also the Point of Beginning;

Thence continuing North 00°22'47" East, 103.42 feet along said West Line to a point on the Southerly Right-Of-Way of a spur line of railroad property currently owned by I & M Rail Link;

Thence North 70°59'47" East, 428.05 feet along said Southerly Right-Of-Way of the spur line to a point;

Thence North 63°50'17" East, 291.26 feet along said Southerly Right-Of-Way of the spur line to a point;

Davenport Water Company Pumping Station No. 1	Scott
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Thence North 50°04'00" East, 242.75 feet along said Southerly Right-Of-Way of the spur line and the Southerly Right-Of-Way of River Drive to a point on the Westerly Right-Of-Way of Spring Street extended;

Thence South 30°46'11" East, 3.77 feet along said Westerly Right-Of-Way of Spring Street extended to a point;

Thence North 59°13'49" East, 50.00 feet along the Southerly Right-Of-Way of River Drive to a point on the Easterly Right-Of-Way of Spring Street extended;

Thence North 67°28'27" East, 467.75 feet along the Southerly Right-Of-Way of River Drive to a point;

Thence North 77°07'29" East, 51.20 feet along said Southerly Right-Of-Way to a point on the Westerly Right-Of-Way of Mound Street;

Thence South 00°23'52" East, 57.43 feet along said Westerly Right-Of-Way to a point on the Northerly Right-Of-Way of the main line of the railroad currently owned by I & M Rail Link;

Thence South 75°28'18" West, 53.59 feet along said Northerly Right-Of-Way to a point;

Thence Southwesterly along said Right-Of-Way, 539.94 feet on a curve concave Southeasterly, having a radius of 1,458.00 feet and a chord bearing South 60°48'45" West, 535.88 feet, to a point;

Thence South 50°14'15" West, 236.15 feet along said Right-Of-Way to a point;

Thence Southwesterly along said Right-Of-Way, 189.08 feet on a curve concave Northwesterly, having a radius of 1,121.00 feet and a chord bearing South 55°13'43" West, 188.86 feet, to a point;

Thence South 29°56'22" East, 7.50 feet along said Right-Of-Way to a point;

Davenport Water Company Pumping Station No. 1	Scott
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Thence Southwesterly along said Right-Of-Way, 441.52 feet on a curve concave Northwesterly, having a radius of 1,128.50 feet and a chord bearing South 71°16'08" West, 438.71 feet, to a point;

Thence North 07°31'22" West, 7.50 feet along said Right-Of-Way to a point;

Thence Southwesterly along said Right-Of-Way, 111.55 feet on a curve concave Northwesterly, having a radius of 1,121.00 feet and a chord bearing South 85°19'41" West, 111.51 feet, to the Point of Beginning, containing 3.68 acres more or less and subject to easements of record.

From: A full copy of the 65 page "Abstract of Title" for the Iowa American Water Company East River Station property can be obtained from the corporate offices of the company located at 230 East Second Street, Davenport, Iowa 52801.

County Scott | Address 1719 East River Drive | Site Number 82-02544
City Davenport | District Number

Criteria Considerations

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B Removed from its original location.
- ☐ C A birthplace or grave.
- ☐ D A cemetery
- ☐ E A reconstructed building, object, or structure.
- ☐ F A commemorative property.
- ☐ G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

12 ENGINEERING

Significant Dates

Construction date

1872 ☒ check if circa or estimated date

Other dates

see Cont. & Non-Cont. Bldg. & Structure Summary

Significant Person

(Complete if National Register Criterion B is marked above)

Michael Donahue

Architect/Builder

Architect

various

Builder

various

Narrative Statement of Significance (☒ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography ☒ See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References *(OPTIONAL)*

	Zone	Easting	Northing		Zone	Easting	Northing
1				2			
3				4			

☐ See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Marlys A. Svendsen

organization Svendsen Tyler, Inc. date August 2000

street & number N3834 Deep Lake Road telephone 715/469-3300

city or town Sarona state WI zip code 54870

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

1. ***Map:*** showing the property's location in a town/city or township.
2. ***Site plan:*** showing position of buildings and structures on the site in relation to public road(s).
3. ***Photographs:*** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	9657	Frame/slot #	1-25	Date Taken	8/11/00
Roll/slide sheet #	9658	Frame/slot #	1-25	Date Taken	8/11/00
Roll/slide sheet #		Frame/slot #		Date Taken	

☒ See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
☒ Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

1. ***Farmstead & District:*** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
2. ***Barn:***
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur 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: _____

Evaluated by (name/title): _____ *Date:* _____