

[Type text]

NPS Form 10-900  
(Rev. 10-90)

OMB No. 1024-0018 **RECEIVED 2280**

**APR 01 2016**

United States Department of the Interior  
National Park Service

**Nat. Register of Historic Places  
National Park Service**

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Davenport Bank and Trust (Amendment and Boundary Increase)

other names/site number American Commercial and Savings Bank

=====

2. Location

=====

street & number 203 & 229 West 3<sup>rd</sup> Street not for publication N/A

city or town Davenport vicinity N/A

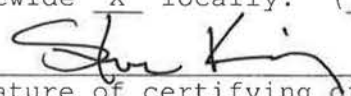
state Iowa code IA county Scott code 163 zip code 52801

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination      request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets      does not meet the National Register Criteria. I recommend that this property be considered significant      nationally      statewide X locally. (     See continuation sheet for additional comments.)



Signature of certifying official

29 MARCH 2016  
Date

State Historical Society of Iowa  
State or Federal agency and bureau

=====

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

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau  
=====

4. National Park Service Certification  
=====

I, hereby certify that this property is:

- entered in the National Register \_\_\_\_\_  
    \_\_\_ See continuation sheet.
- determined eligible for the \_\_\_\_\_  
    National Register \_\_\_\_\_  
    \_\_\_ See continuation sheet.
- determined not eligible for the \_\_\_\_\_  
    National Register \_\_\_\_\_
- removed from the National Register \_\_\_\_\_
- other (explain): Accept Additional Documentation  
    Patrick Andrews \_\_\_\_\_ 5/12/2016  
    Signature of Keeper Date of Action

=====

5. Classification  
=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>0</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>0</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register 1

Name of related multiple property listing (Enter "N/A" if property is not part of

a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>COMMERCE/ TRADE</u>	Sub: <u>Financial Institution</u>
<u>TRANSPORTATION</u>	<u>Road-Related</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>COMMERCE/ TRADE</u>	Sub: <u>Financial Institution</u>
<u>TRANSPORTATION</u>	<u>Road-Related</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY REVIVAL  
MOVEMENTS: Classical Revival  
MODERN MOVEMENT: New Formalism

Materials (Enter categories from instructions)

foundation	<u>CONCRETE</u>
roof	<u>ASPHALT</u>
walls	<u>STONE/ LIMESTONE</u>
	<u>CONCRETE</u>
other	<u>METAL: Aluminum</u>

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

=====  
8. Statement of Significance  
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

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

Areas of Significance (Enter categories from instructions)

COMMERCE  
ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1927-1971  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1927  
1971  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)  
 \_\_\_\_\_  
    N/A    

Cultural Affiliation \_\_\_\_\_

Architect/Builder Weary & Alford  
Clausen Kruse and Klein  
Walsh-Kahl Construction Company  
Richard C. Rich and Associates  
O.F. Paulson Construction Company

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

=====

9. Major Bibliographical References

=====

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

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

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

Name of repository: \_\_\_\_\_

=====

10. Geographical Data

=====

Acreage of Property 1.1

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>15</u>	<u>201581</u>	<u>4602895</u>	3	=====	=====
2	==	=====	=====	4	=====	=====

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

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

=====  
11. Form Prepared By  
=====  
name/title Rachel Nugent, Sr. Associate, and Lauren Rieke, Associate  
e-mail address lauren@rosinpreservation.com  
organization Rosin Preservation date September 2015  
street & number 215 West 18<sup>th</sup> Street #150 telephone 816-472-4950  
city or town Kansas City state MO zip code 64108  
=====

=====  
Additional Documentation  
=====  
Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative black and white photographs of the property.

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

=====  
Property Owner  
=====  
(Complete this item at the request of the SHPO or FPO.)  
name Financial District Properties WF LLC  
street & number 201 North Harrison Street #402 telephone 563-324-9898  
city or town Davenport state IA zip code 52801  
=====

=====  
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).  
=====

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   7   Page   1  

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

**SUMMARY**

The Davenport Bank and Trust (Amendment and Boundary Increase) is submitted to achieve two goals. The first goal is to establish the preferred name for this resource, which was listed in the National Register of Historic Places in 1983 as part of the Multiple Resource Area for downtown Davenport. The building is hereafter referred to as the Davenport Bank and Trust Building (DB&T Building) to reflect the relationship of the entity associated with the building for the longest period of time.<sup>1</sup> The second goal of this additional documentation is to officially establish the period of significance as beginning in 1927 with the construction of the main building and ending in 1971 with the construction of the DB&T Garage. Extending the period of significance will include the parking garage addition (DB&T Garage) as a contributing element of the property. The garage addition was present when the 1927 building was listed, but it was not included because it was less than fifty years of age. As the DB&T Garage is an addition to a previously listed building, there are no additional countable resources associated with this nomination. The DB&T Building retains integrity. A historic tax credit rehabilitation project was completed in summer 2014.

The DB&T Building occupies half of a city block in downtown Davenport, Iowa. Two blocks comprise the building, a ten-story building constructed in 1927 and a six-story parking garage on the west elevation, constructed in 1971. The 1927 Classical Revival building has limestone cladding. A square clock tower rises from the center of the building above the tenth story. Classical Revival elements include classical limestone pilasters and columns, arched windows, turned balustrades, an elaborate cornice. The 1971 Modern Movement garage addition projects from the west elevation of the 1927 block. The garage addition is exceptionally significant for its contribution to the commercial function of the Davenport Bank & Trust Company as well its architectural expression of abstract classicism as an early example of New Formalism in Davenport. It is comprised of a five-story parking garage with a sixth-story office space and a three-story hyphen that connects to the 1927 Building. Cast concrete panels and an aluminum screen clad the exterior. A circular parking ramp accesses each of the sloped parking levels on the interior.

---

<sup>1</sup> The American Commercial and Savings Bank reorganized as the Davenport Bank and Trust (DB&T) in 1932, just five years after constructing the building, and remained in business under this name until 1992, when it was purchased by Norwest Bank. Wells Fargo now occupies the building.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   7   Page   2  

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

**NARRATIVE DESCRIPTION**

DB&T Building, 203-229 West 3<sup>rd</sup> Street, is located in the heart of downtown Davenport, Iowa (*Figure 2*). Davenport, along with Bettendorf in Iowa, and Moline and Rock Island in Illinois, form the "Quad Cities" metropolitan area straddling the Mississippi River. The Mississippi River runs approximately a quarter of a mile to the south of the building. Interstate Highway 74 runs roughly three-and-one-half-miles to the east. Commercial buildings of various sizes, dates, and styles comprise the surrounding neighborhood. Commercial areas extend outward from the central business district on the east and west sides of downtown. North of downtown, the setting transitions to residential neighborhoods.

The 1.1 acre property fills the north half of the block bounded by West Third Street on the north, Main Street on the east, West 2<sup>nd</sup> Street on the south and Harrison Street on the west (*Figure 1*). A public sidewalk abuts the building on the north, east and west elevations. A paved alley abuts the south elevation. The primary elevations face east and north. The entrance to the garage faces west. The terrain slopes down slightly to the south exposing part of the basement level.

**1927 BUILDING**

Exterior

The twelve-story Classical Revival office tower has limestone cladding on the primary north and east elevations (*Photos 4, 5*). Buff brick clads most of the south elevation. The first through the fourth stories of the west elevation abut the 1971 Garage addition; the upper stories have limestone and buff brick cladding. Black marble panels clad the ground level and first story on the primary elevations. An elevator penthouse rises above the roof on the south elevation. A three-story clock tower with a curved pyramidal roof rises from the center of the flat roof. Following the organization of a classical columns, the façade of the three-part office tower has a three-story "base" beginning at the ground level, a seven-story "shaft" and a two-story "capital".

Three blocks comprise the east elevation (*Photo 4*). Blocks 1 and 3 project one bay from the façade from the second through the tenth stories; the eleventh and twelfth stories are flush across the entire elevation. A limestone balustrade fronts each



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   7   Page   3  

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====  
bay at the first and fourth stories. From the second to the third stories, square pilasters with decorative capitals rise between each bay and at each corner. An elaborate entablature with dentil molding and a carved scrolled band spans the building above the third story. An entablature with carved panels and a balustrade spans this elevation above the tenth story. The eleventh story has arched openings with carved stone in the blind arches. Carved limestone panels separate pairs of windows at the twelfth story. An ornate, carved parapet caps this elevation.

A recessed entrance accesses the building at the ground level, slightly beneath the first story. It has two pairs of historic glazed bronze doors and a decorative metal screen above. The three-story base has ten bays. At the first story, metal windows fill the deeply recessed openings. From the second to the third stories, two-story arched metal windows with decorative multi-light metal frames fill Bays 2, 4 through 7, and 9. Tall rectangular metal windows with limestone frames fill Bays 1, 3, 8 and 10 on the second story. Smaller rectangular windows fill these bays on the third story. Sixteen bays with non-historic aluminum windows organize this block from the fourth through the twelfth stories. These were installed during a 2012 historic tax credit rehabilitation project.

The ornament and organization of the north elevation mimics the east elevation (Photo 1). It has the same ornamentation at the first, second, third tenth, eleventh and twelfth. A pedimented parapet caps this elevation. Decorative statues articulate the corners and the peak. Five bays organize this elevation from the first through the ninth stories. Three bays organize the eleventh and twelfth stories. The same two-story arched metal windows fill Bays 2-4 from the second through the third stories. Rectangular metal windows fill Bays 1 and 5 on these stories. The fourth through the tenth stories have eight bays with replacement aluminum windows in each. Replacement aluminum windows fill the each bay at the eleventh and twelfth stories.

The 1971 Garage abuts the west elevation from the first through the third stories (Photo 1). Similar to the east elevation, three blocks organize the fourth through the twelfth stories. Blocks 1 and 3 project forward from the main façade. The ornamentation from the north elevation carries over into Block 1. Blocks 2 and 3 have buff brick cladding with little ornamentation. The eleventh and twelfth stories have the same fenestration as the east elevation. Sixteen bays with non-

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   7   Page   4  

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====  
historic aluminum windows organize the elevation at each story.

The south elevation has little fenestration and ornament (*Photo 5*). Four bays with non-historic aluminum windows organize this elevation from the second through the tenth stories. Limestone pilasters rise between Bays 1 and 2, and Bays 3 and 4. Six arched openings span the eleventh story, and six rectangular openings span the twelfth story. Non-historic aluminum windows fill Bays 1 and 6; limestone fills the openings in Bays 2 through 5.

A rectangular limestone penthouse with a gable roof rises above the roofline. Flat-roof sections with balustrade parapets span the east and west elevations of the penthouse. Three bays with replacement aluminum windows pierce each elevation.

Winged sculptures articulate each corner at the base of the three-story clock tower. From the first to the second stories, pilasters articulate each corner. A balustrade with decorative urns at each corner spans each elevation at the third story. Balustrades front each arched opening at the second story. Three bays with non-historic aluminum windows organize the first and second stories. Single windows with carved frames fill each elevation on the recessed third story.

Interior

The interior of the building has historic banking spaces on the first through the second floors and office space and apartments on the third through the eleventh floors. Storage areas fill the twelfth floor.

A circulation tower accesses each floor on the south elevation. It has three elevator shafts. Two elevators rise from the basement to the twelfth floor; one elevator rises from the first floor to the twelfth floor. The ground level elevator lobby is more decorative with marble floors and wall panels and an elaborate plaster ceiling (*Photo 13*). The elevator lobbies from the second through the tenth floor have various historic and non-historic finishes.

The first floor banking space has historic marble floors and wall panels, decorative plasterwork and historic wood trim. Historic oil-painted murals, created by the Davenport firm of Hartman and Sedding on designs by Alexander Rinoskopf of Chicago,

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   7   Page   5  

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====  
adorn the walls and cover the ceilings.<sup>2</sup> Some historic iron teller cages are extant. A mezzanine level spans the second floor. Office space fills floors 3-4 and 6-8. In keeping with the original design intent, the office spaces have been continually altered and contain historic and non-historic finishes. They were not part of a recent historic tax credit project. As part of a recent historic tax credit project, floors 5 and 9-11 have been converted into apartments. They have drywall partitions and ceilings and carpet and linoleum floors. Some extant historic finishes in common areas include marble tile floors and wall panels on the fourth floor.

**1971 GARAGE ADDITION**

Two blocks comprise the 1971 garage addition (*Photo 3, Figures 18-21*). The three-story hyphen (Block A) connects the six-story parking garage (Block B) to the 1927 building. Both have a concrete structure and a flat roof. Block A is nearly fully glazed on the recessed, primary (north) elevation; buff brick clads the south elevation. In Block B, stories one through five are a parking garage; office space fills the sixth story. The concrete structure is visible on the parking garage from the first through the fourth stories. Aluminum screen fills areas between structural elements. The sixth story is slightly cantilevered and has concrete cladding with a band of narrow windows. Due to the shorter floor heights of the parking garage in Block B, the floor levels do not align between the blocks.

Block A

*Exterior*

The three-story hyphen has poured concrete cladding and a flat roof. The east elevation of Block A abuts the 1927 building; the west elevation abuts Block B. A glazed walkway at the south side of the roof connects Block B to the 1927 building.

The north elevation of is recessed from the façade (*Photo 3*). A wide band of slightly projecting windows extends the height of the block. Anodized aluminum mullions divide the glazing into seven vertical windows. A wide horizontal band of anodized aluminum spans the windows between the second and third stories. The

---

<sup>2</sup> Alma Gaul, "Lobby ceiling is artistic, historic 'masterpiece,'" *Quad City Times*, January 26, 2014. Online resource, [http://qctimes.com/news/opinion/editorial/columnists/alma-gaul/lobby-ceiling-is-artistic-historic-masterpiece/article\\_f5ddfeb8-5556-53ae-a649-23b05c965b65.html](http://qctimes.com/news/opinion/editorial/columnists/alma-gaul/lobby-ceiling-is-artistic-historic-masterpiece/article_f5ddfeb8-5556-53ae-a649-23b05c965b65.html), (accessed November 25, 2014).

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   7   Page   6  

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

wide eave of the flat roof projects over the north elevation. Recessed square lights pierce the underside of the eave.

On the south elevation, Block A is flush with the façade. Beige brick clads the first through the third stories. Brick pilasters create four bays across the façade. It has no fenestration. A band of eight windows with wide aluminum mullions spans the length of the recessed connecting walkway above the third story. A glazed aluminum-frame door pierces the window in Bay 1.

*Interior*

The three-story block contains a lobby on the first floor and offices on the second and third floors. The first floor lobby is one large open room with a two-story ceiling (*Photo 7*). Historic cream-colored marble covers the floor. The same marble clads a wide platform beneath the windows on the north wall. Historic wood panels clad the east and west walls; drywall clads the south wall; marble panels clad the north wall on either side of the windows. Historic fluorescent light fixtures attach to the drywall ceiling. The flat, rectangular fixtures have wood frames and tight mesh screens.

Office space fills the second and third stories (*Photo 12*). It has carpet floors, drywall partitions and acoustic tile ceilings. Historic wood doors set in metal frames access the offices. Some doors have historic metal-frame sidelights.

Above the third story, a walkway over Block A connects Block B to the 1927 building. Carpet with rubber base molding covers the walls and drywall covers the ceiling. Aluminum windows fill the upper half of the drywall-clad walls.

Block B

*Exterior*

Block B is six stories and has a flat roof. On the north elevation, the exposed square vertical columns of the concrete structure divide the first through the fifth stories into nine bays (*Photos 1, 3*). Screens of vertical anodized aluminum bars clad the building between each column. The concrete columns from below continue as square brackets beneath the cantilevered sixth story. A band of

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   7   Page   7  

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====  
openings with individual narrow concrete frames spans the length of the sixth story. Deeply recessed historic fixed aluminum windows fill each frame. Concrete panels, aligned with each frame below, clad the wall plane and the parapet above the openings. Recessed square lights pierce the underside of the cantilevered floor plane.

The west elevation is similar to the north elevation (*Photo 2*). The terrain slopes up slightly to the north. The exposed square vertical columns of the concrete structure divide the first through the fifth stories into eight bays. Vertical anodized aluminum screens clad the building between each column. On the first floor, Bays 4, 5 and 7 are open to access the interior. A single metal pedestrian door pierces the aluminum screen in Bay 6. The cantilevered sixth story has the same concrete brackets, band of openings with individual narrow concrete frames, and deeply recessed historic fixed aluminum windows as the north elevation.

The south elevation is nearly identical to the north elevation. An original metal pedestrian door pierces the aluminum screen on the first story of Bay 9.

Most of the east elevation abuts Block A. A single bay is visible on the north side. It has the same exposed concrete structure and aluminum screen as the north elevation. An entrance on the first story has a revolving glazed aluminum door in the center flanked on each side by a single glazed aluminum door. The sixth story of Block B is visible above Block A. It has the same band of concrete framed openings with deeply recessed windows as the north elevation.

*Interior*

Befitting its utilitarian function of a parking garage, Block B has exposed concrete surfaces, with vehicular storage space along the perimeter of floors 1 through 5 (*Photos 8-10*). The garage has exposed concrete floors, ceilings, and partitions. Concrete masonry units clad the east wall of each floor.

The structure of the garage is comprised of ten concrete columns on the north and south perimeter walls and nine columns on the west perimeter wall. On the interior, concrete floorplates gradually rise in a counterclockwise direction, to carry vehicles from lower levels of parking to upper levels. At the center of the garage, twelve concrete columns frame an octagonal opening that rises from ground level to

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   7   Page   8  

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

the top level of parking (*Photo 11*). A continuous circular ramp in the opening descends in a counterclockwise motion to transport vehicles from the top level of parking to ground level. Concrete kneewalls span the space between each column and line the ramp. A stairwell with CMU walls spans the southeast corner of the opening. Concrete beams span the ceiling from the interior columns to the exterior columns, perpendicular to the perimeter walls.

A circulation core at the center of the east elevation provides pedestrian circulation from the first through the sixth floors. It has two elevator shafts with historic metal cabs and a U-shaped concrete staircase with a metal pipe rail.

On the first floor elevator lobby, an opening on the east wall with metal pocket doors connects to Block A. On the north side, a short staircase leads up to an entrance lobby that fills the northeast corner of the block (*Photo 6*). Both lobbies have historic red and beige marble panels and wood panels on the walls. Historic cream-colored marble clads the floors. Drywall with recessed fluorescent fixtures covers the ceiling.

On the second through the fifth floors of the elevator lobby, carpet with rubber base trim covers the floors. Drywall clads the walls and ceiling. On the third and fourth floors, glazed aluminum doors on the east wall access the second and third floors of Block A. A small glazed vestibule connects the garage to the elevator lobby on the first floor. From the second to the fifth floors a fully-glazed wood door leads directly from the elevator lobby to the garage.

Office space fills the sixth floor of Block B. Paired glazed wood doors with glazed sidelights lead from the west wall of the elevator lobby to the office space. The east side of the lobby connects to a corridor that spans the east wall of this floor. A staircase at the end of the corridor leads down to the fourth-floor walkway over Block A. Historic and non-historic drywall partitions divide the sixth floor into various corridors, small offices, and large open rooms. Historic wood doors set in metal frames access the offices. Some doors have historic metal-frame sidelights.

Men's and women's restrooms near the center of this level have historic variegated blue tile floors and white glazed ceramic tile walls, with replacement fixtures.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   7   Page   9  

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====  
Finishes are consistent throughout this level. Drywall covers the walls; Carpet with rubber base molding covers the floors; and a dropped ceiling grid with acoustic panels covers the ceiling.

**INTEGRITY**

The Davenport Bank and Trust Building has experienced few alterations since the period of significance and retains all aspects of integrity. A tax credit project in 2012 rehabilitated some of the existing office floors in the 1927 building into residential apartments. Changes included reconfiguration of the walls and installation of new finishes.

Location: The DB&T Building retains integrity of location. It occupies its original site in the heart of downtown Davenport. Prominently sited on one-half of a city block, the building has become an icon in the downtown skyline. Its strategic location continues to support the commercial viability of the bank, offices, and parking garage.

Setting: The DB&T Building retains integrity of setting. As when it was constructed, buildings of varying dates, sizes and styles comprise the surrounding blocks. These range from early 1900s classically-inspired commercial buildings to 1970s Modern Movement structures. Both phases of the building blend seamlessly into the surrounding context.

Design: The DB&T Building retains integrity of design. Each phase of construction illustrates the original vision of the architects. The 1927 building retains its Classical Revival elements, including the classically-inspired columns and pilasters, dentil molding, carved balustrades and iconic clock tower on the exterior. On the interior, the double-height lobby with surrounding mezzanine level is intact on the first floor, while the upper floors continue to house banking facilities and commercial office space. As conceived by the engineering firm of Richard C. Rich and Associates, the 1971 Garage retains its original, Modern Movement design. The exterior features an exposed concrete structure, aluminum screen cladding, and contrasting horizontal and vertical emphasis, while the circular parking ramp is extant on the interior. Changes to both buildings are minimal and include alterations to the office spaces, in keeping with the original

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   7   Page  10 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

design intent, and alterations to the west elevation of the 1927 building to accommodate the 1971 garage.

Materials: The DB&T Building retains integrity of materials. The 1927 building retains its original limestone exterior and historic marble floors and coffered plaster ceiling on the first floor lobby. In the 1971 parking garage, the concrete and aluminum cladding and original aluminum windows are intact on the exterior. On the interior, the marble walls and floor, wood wall paneling, and fluorescent light fixtures of the first floor lobby space are extant. Alterations are minimal and include replacement aluminum windows in the 1927 building and new finishes in the office spaces.

Workmanship: The DB&T Building retains integrity of workmanship. The Classical Revival details of the 1927 building retain the intricate and elaborate ornament created by the original builders. Likewise, the clean lines, smooth exterior and circular ramp of the 1971 Garage reflect an emphasis on the functionality of buildings, characteristic of the Modern Movement.

Feeling: The DB&T Building retains integrity of feeling. It clearly communicates the influence of financial institutions that shaped the built environment of downtown Davenport from the early 1900s through the mid-twentieth century. It continues to function as a mixed-use office building with a banking lobby, leasable office space, and parking garage, all of which evoke the time and place of their construction.

Association: The DB&T Building retains integrity of association. It represents the evolution of financial institutions in Davenport and their impact on the commercial development of the city. Still a functioning bank, office building and parking garage, the building continues to serve these varied needs of the surrounding commercial businesses and support the economy of downtown.

**FUTURE PLANS**

The owner plans to use historic tax credits to rehabilitate the 1971 Garage. Block A will be commercial space on the first floor. The second and third floors of Block A and the sixth floor of Block B will be converted into residential apartments.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   7   Page  11 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

The parking garage will continue to function as a parking garage.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  12 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

**STATEMENT OF SIGNIFICANCE**

The Davenport Bank and Trust (Amendment and Boundary Increase) extends the period of significance for the current nomination to 1971 to include the parking garage addition (DB&T Garage) constructed on the west side of the main building (DB&T Building).<sup>3</sup> Both resources were built and are owned by the same entity. The DB&T Garage is locally significant under Criterion A for COMMERCE and Criterion C for ARCHITECTURE. It also meets the eligibility requirements under Criteria Consideration G for buildings that have achieved significance within the past fifty years. The context for evaluating the significance of the DB&T Garage includes both parking garages and financial institutions in downtown Davenport and extends from 1965 to 1981.<sup>4</sup> Completed in 1971, DB&T Garage is the oldest extant parking garage in the Central Business District (CBD), defined by the city of Davenport as the twelve-block area bounded by Perry Street on the east, W. River Drive on the south, Ripley Street on the west, and 4<sup>th</sup> Street on the north, (*Figure 7*). Under Criterion A for COMMERCE, DB&T Garage is exceptionally significant as a mixed-use building (parking garage and office space) that was an important component of a concerted, though not officially organized, effort to revitalize downtown Davenport along Main and 3<sup>rd</sup> streets. The addition was designed to meet two very specific needs: it supported the primary function of the DB&T Bank by providing additional office space on the top floor, and it supported the surrounding commercial community in the central business district by providing 250 spaces of sheltered parking. The garage offered much-needed convenient short-term parking, which the city identified as a key need following a 1960 parking study. Under Criterion C for ARCHITECTURE, the addition clearly communicates the era in which it was constructed and provides an early example in Davenport of the abstract monumentality and classicism articulated in the 1950s and 1960s as New Formalism. Other financial institutions followed this example, specifically the Citizens Federal Savings and Loan (1975, *Figure 17*). DB&T hired Richard C. Rich and Associates, Inc., leaders in the field of parking garage design, to develop plans for a Modern Movement building that added a distinct element to the downtown streetscape, more than the open-deck

<sup>3</sup> American Commercial and Savings Bank was listed in the National Register of Historic Places in 1983 as part of Davenport's Multiple Resource Area.

<sup>4</sup> The period of significance for the resource ends in 1971. The date for comparative analysis is extended to 1981 to include a broader context of Modern architecture and parking garages.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  13 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====  
parking garage typical of the period. The multi-functional addition, unique to Davenport, expresses popular architectural trends of the time, specifically the monumentality evoked by the five-story concrete piers supporting a prominent cantilevered story lined with narrow windows. Vertical aluminum bars screened the parking levels, providing visual interest while allowing for proper light and ventilation of the garage. The circular ramp at the center of the garage moved cars easily and efficiently through the building. The period of significance begins in 1927 with the construction of the DB&T Building and ends in 1971 with the construction of the office building and the garage addition.

The DB&T Garage is exceptionally significant because of its multi-use function as a parking garage and office, unique within Davenport, and as a distinct high-style parking garage that exemplifies late Modern Movement architecture, within the context of what was being built in Davenport at the time and as compared to other parking garages. Constructed during a period of substantial growth for the bank, the building fulfilled a specific need for the bank and the entire downtown community. The addition provided much-needed office space for the bank to support its expanded operations. The rest of the addition provided parking for customers and employees of the bank and for individuals patronizing the surrounding commercial businesses. The need for additional parking was determined in a thorough analysis of the city's infrastructure and anticipated parking needs.

**Davenport Bank and Trust Company**

Financial institutions have long played a key role in the commercial development of Davenport. Early banking and financial institutions, established shortly after the city was founded in 1836, were often unsteady and unreliable. The establishment of the State Bank of Iowa in 1859 and the National Banking and Currency Act of 1863 stabilized the city's banking institutions and encouraged the formation of new banks.<sup>5</sup> In 1869 Henry Lischer and H.H. Andersen, leaders in the German-American community in Davenport, founded the German Saving Bank, forerunner of the Davenport Bank and Trust Company. The successful bank grew during the late 1800s. By 1890, the growth of multiple banks in the city made Davenport a financial center of the region and the state. In the early 1906, during a period of bank mergers and

<sup>5</sup> Marlys Svendsen, John Pfiffner, and Martha Bowers. *Davenport, where the Mississippi runs west: A Survey of Davenport History and Architecture*, (Davenport, Iowa: City of Davenport, c. 1982), 5-3 - 5-4.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  14 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====  
consolidations, German Savings Bank took over the Citizens National Bank in 1906. In 1910, the bank expanded again, merging with the Farmers and Mechanics Savings Bank. By 1916 it was the largest bank in Davenport and in the state of Iowa.<sup>6</sup> Although the institution was highly successful, anti-German sentiment during World War I pressured the bank's leaders to change the name to American Commercial and Saving Bank in 1918, leaving no doubt about the institution's alliances.<sup>7</sup>

During the 1920s Davenport remained the region's leading financial center. Its financial institutions continued to grow and merge so that by 1925, the city had eleven banks. By comparison, nearby Rock Island, Illinois had two banks and Bettendorf, Iowa had only one.<sup>8</sup> The American Commercial and Savings Bank absorbed the Security Savings Bank during this time. Davenport's expanding financial institutions shaped the downtown community, as they constructed new edifices to highlight their successes. Following national trends for banks during this period, new bank buildings were typically large, monumental structures with heavy masonry cladding and classical details, all of which expressed the stability and permanence of the financial institutions who erected them.

In keeping with this trend, American Commercial and Savings Bank erected a new building in 1927 (*Figure 4*).<sup>9</sup> The nationally renowned firm of Weary and Alford, who specialized in bank architecture, teamed with the locally prominent firm of Clausen, Kruse and Klein to design the building. The Walsh-Kahl Construction Company, also of Davenport, completed construction. The ten-story Classical Revival building was a monument to the success of the bank. It featured heavy limestone cladding, arched windows, pilasters and columns with classically-inspired capitols, dentil molding and carved figures adorning the roofline. The clock tower rising from the center of the building became a distinct element of the Davenport skyline. Banking offices filled the first floor while different businesses leased office space on the upper floors. At near full occupancy by 1929, the building housed a mortgage company, a construction company, and an advertising agency, among others.<sup>10</sup>

<sup>6</sup> Svendsen, et. al, 5-4.

<sup>7</sup> Svendsen, et. al, 5-4.

<sup>8</sup> Rebecca Lawin McCarley, Proposed National Register Nomination, "Davenport Financial Historic District," (Davenport, Iowa: 2012), 9.

<sup>9</sup> Svendsen, et. al, The American Commercial and Savings Bank was listed in the National Register under the Davenport Multiple Resource Area in 1983.

<sup>10</sup> Polk's Davenport (Scott County, Iowa) Directory 1929. (Milwaukee, Wisconsin: R.L. Polk &

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  15 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====  
Throughout its history, the DB&T Building remained at or near full capacity, providing office space for lawyers, physicians, real estate agents, and insurance companies.<sup>11</sup>

In its first year in the new building, American Commercial and Savings Bank had \$1.5 million, rendering it the largest bank in Iowa and one of the largest between Chicago and the west coast of the United States.<sup>12</sup> By 1929, Davenport's financial institutions had a total of \$680 million in deposits, ten times greater than the figure from 1909.<sup>13</sup> With the stock market crash of 1929 and the ensuing economic downturn of the Great Depression, Davenport's banks suffered. Before the National Bank Holiday in 1933, in which President Roosevelt halted banking activities in an attempt to stabilize the economy, only five banks remained in the city. By the end of 1933, only two banks survived: the Bechtel Trust Company and the American Commercial and Savings Bank, which had reorganized as the Davenport Bank and Trust (DB&T) in 1932.<sup>14</sup> In 1936, DB&T had again risen to become the second largest bank in Iowa and the largest bank in Davenport.<sup>15</sup>

DB&T Bank remained the city's largest bank for decades, with its only downtown competitor being First Trust and Savings Bank at the corner of Brady and 3<sup>rd</sup> streets. In the 1940s, smaller banks established facilities well outside of downtown, closer to the growing residential suburbs. City Directories show that the DB&T Bank grew from \$30 million in total resources in 1940, to \$50 million in 1945, to \$80 million in 1951, to \$100 million in 1960.<sup>16</sup> Led by President V.O. Figge, it was the largest savings bank in Iowa in 1960, serving over 75,000 people. Service departments included personal loans, automobile financing, home modernization loans, as well as general checking and savings accounts. The company advertised on the cover of the City Directory in this year. A full page advertisement in the business section highlighted that it offered free parking to its customers in a surface parking lot at the northeast corner of 3<sup>rd</sup> and Main streets.

Company., 1929).

<sup>11</sup> Polk's Davenport Directory 1940, 1951, 1960, 1965, 1970, 1980, 1990.

<sup>12</sup> McCarley, 9.

<sup>13</sup> Svendsen, et. al, 5-5.

<sup>14</sup> Bechtel Trust Company reorganized as First Trust and Savings Bank in 1935.

<sup>15</sup> Svendsen, et. al, 5-5.

<sup>16</sup> Polk's Davenport Directory 1960.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  16 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

In the 1960s, DB&T Bank led the banking industry in Davenport as it continued to grow. In 1963, the four banks in the city had a total capital of \$184,572,771 and the two savings and loans associations had total assets of \$105,718,193.<sup>17</sup> By the end of the decade DB&T experienced another period of extreme growth, more than doubling their resources from \$100 million in 1965 to over \$200 million in 1970.<sup>18</sup> In that five-year period, DB&T increased its customer base to 75,000 individuals and companies, up 50% from 50,000 in 1965. Advertisements in the 1970 City Directory list the banking services offered by DB&T, including a wide variety of loans for individuals and businesses.<sup>19</sup>

In the decades following World War II, banks tried to modernize and update their public appearance through new buildings that reflected popular architectural trends. Following the tenets of the Modern Movement architecture of the period, these new buildings featured simple geometric forms and concrete, steel, and glass construction. Rather than the permanence and stability of previous bank architecture, these buildings evoked a sense of connection and openness. The focus of banking services likewise shifted to customer service with more inviting interiors and fewer barriers between bank employees and customers. These Modern Movement bank buildings also incorporated modern technology and conveniences, such as drive-in banking facilities.<sup>20</sup> It was during its period of growth in the 1960s that DB&T decided to expand its facilities and services to align with the modern era of banking. The new structures catered directly to its customers, by offering more convenient, automobile-focused services. In 1966 the bank constructed a Modern Movement drive-in teller station on its surface parking lot at the northeast corner of 3<sup>rd</sup> and Main streets (*Figure 16*). While this banking service catered to customers who desired the convenience of auto-banking, removal of the lot meant there would be fewer parking spaces available for drivers wanting to park downtown. DB&T still had to solve the problem of storing automobiles for its customers and employees. With two decades of sustained growth and an overall increased use in automobiles around the city, finding convenient parking had become an issue for many of the bank's employees and customers, as well as those working in and patronizing other offices in the bank building.

<sup>17</sup> Polk's Davenport Directory 1965.

<sup>18</sup> Polk's Davenport Directory 1970.

<sup>19</sup> Ibid.

<sup>20</sup> McCarley, 12.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  17 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

As a means to this end, in 1969, DB&T began planning an addition to the 1927 bank building that included both a parking garage and additional office space. Not satisfied with the open-deck garage designs typical of the period, the bank hired Richard C. Rich and Associates, Inc., a leading engineering firm out of Detroit, Michigan who specialized in parking garage solutions. O.F. Paulson Construction Company completed the Modern Movement building in 1971.<sup>21</sup>

The six-story parking garage featured 250 parking spaces, spread across five levels (*Figures 18-21*). A circular ramp at the center of the floor plate moved cars efficiently through the building. Elevators and a staircase along the east wall provided pedestrians with vertical circulation. Above the parking garage, a suite of offices on the top floor provided additional space for the expanding financial institution. A three-story hyphen linked the garage addition to the 1927 building and provided additional office space.

Following construction of the addition, DB&T continued to expand dramatically. In 1984 they recorded \$582 million in resources and a \$13 million profit from the previous year, one of the largest profits ever for an Iowa Bank.<sup>22</sup> In 1988, with a net income of \$1.6 billion, the bank recorded its fifty-sixth straight year of growth.<sup>23</sup> Norwest Bank took over the Davenport Bank and Trust in 1993, occupying the building. Wells Fargo acquired Norwest Bank in 1998 and continues to operate from the space today.

**Parking in Downtown Davenport**

The advent of mass production in the early twentieth century made automobiles accessible to more of the general public, spreading the use of this new technology throughout the country. With increased automobile use, parking and storing vehicles became a significant problem in dense urban centers beginning in the 1920s. Although street parking was an option, it often proved inadequate and led to congested streets. Solutions came in the form of surface parking lots and parking garages as a way to offer off-street parking facilities. These facilities could be private,

<sup>21</sup> McCarley, 12.

<sup>22</sup> "Davenport Bank has super year," *Quad City Times*, April 8, 1985, 5.

<sup>23</sup> Bill Jacobs, "Davenport Bank announces 56<sup>th</sup> year of growing profits," *Quad City Times*, January 21, 1989, 9.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  18 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

though many were municipally owned, as a way to generate income for the local government. In many cases, parking garages were preferred over parking lots because the multiple levels offered more parking on a smaller footprint, an advantage in urban cores with rising property values.

After World War II downtown areas across the country began to decline as substantial residential developments expanded the footprints of major cities, drawing many commercial, retail, and service-related businesses to these outlying areas to provide convenient access to suburban residents. A general increase in the reliance on the automobile paired with the exponential growth in the number of commuters from the expanding suburbs generated an abundance of vehicles in the central business district. Traffic congestion and the lack of free and adequate parking further hindered downtown development. As these issues peaked in the 1960s and 1970s, cities across the country pursued dramatic redevelopment and urban renewal campaigns as a way to counteract this decline. The construction of parking garages became a key factor in improving downtowns. They provided the same conveniences and services as the suburban shopping centers,<sup>24</sup> while increasing density, rather than creating open space like parking lots. As more downtown parking garages were constructed, many businesses began to compensate employees and customers for parking fees, in effect providing the same free parking as outlets in the suburbs. Thus through the construction of parking garages downtown businesses were able to compete with growing suburban developments.<sup>25</sup>

Following this trend, the City of Davenport maintained roughly the same footprint from 1891 to 1949, after which it expanded substantially to the north and west. By 1971, Davenport occupied nearly twice the area of land as it had little more than two decades earlier.<sup>26</sup> By the early 1950s Davenport was already looking for ways to address downtown parking shortages through municipally-owned surface parking lots and garages. Sanborn Maps from 1950 show that the central business district (CBD), was very dense, filled primarily with two- to three-story commercial

<sup>24</sup> John A. Jakle and Keith A. Sculle, *Lots of Parking: Land Use in a Car Culture*, (Charlottesville: University of Virginia Press, 2004), 156.

<sup>25</sup> Jakle and Sculle, 157.

<sup>26</sup> *Historic Topographic Maps: 1891, 1949, 1956, 1971*, Nationwide Environmental Title Research, LLC, online database: <http://www.historicaerials.com/aerials.php?scale=2000&lon=-90.576400756836&lat=41.538261413574&year=2008>, (accessed November 18, 2014).



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  19 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====  
buildings and a handful of taller buildings, such as the DB&T Bank.<sup>27</sup> Large surface parking lots were located on some blocks.<sup>28</sup>

Around this time, the city constructed a new 250-car municipal garage across the railroad tracks to the north of the CBD at 5<sup>th</sup> and Brady streets and developed surface parking lots immediately south of downtown along the riverfront levee. By 1954, Davenport had around 1,000 off-street parking spaces on the perimeter of the CBD and reported that "greater and more satisfactory progress was made" in the area of new off-street parking.<sup>29</sup> Understanding that automobile use was ever-increasing, the city set a goal for an additional 200 off-street parking spaces as part of its five-year plan.<sup>30</sup> In addition to these municipal facilities, privately-owned surface parking lots were also available downtown. The 1955 City Directory lists five parking facilities under the heading "Automobile- Parking," all of which were located downtown and at least two of which were private facilities.<sup>31</sup>

The following year in 1956, Davenport gained an additional 675 spaces with ongoing improvements to the levee parking lot. The city also acquired three additional sites for off-street parking. Recognizing its importance to the continued viability of downtown, the city made off-street parking on the perimeter of the CBD a primary goal.<sup>32</sup> However, parking shortages continued to plague downtown, and by 1959 there was a recognized need for an additional 360 off-street parking spaces. The city planned to allocate \$1 million to address this shortage. It also took steps to acquire a private surface parking lot for conversion to a metered city lot.<sup>33</sup>

Despite these efforts, limited access to convenient parking remained a constant concern among downtown stakeholders. They perceived the parking shortage as

---

<sup>27</sup> A 1977 parking study defined the central business district of downtown Davenport as the area bounded by 4<sup>th</sup> Street on the north, Perry Street on the east, West River Drive on the south, and Ripley Street on the west. The core of this area was the intersection of 2<sup>nd</sup> and Main streets. These boundaries are used to discuss downtown Davenport throughout the nomination.

<sup>28</sup> Sanborn Map and Publishing Company, Ltd, Sanborn Fire Insurance Map of Davenport, Iowa, (New York: Sanborn Map Company, 1950).

<sup>29</sup> City Plan Commission, *Annual Report of the Davenport City Plan Commission for Fiscal Year Ending March 31, 1954*, (Davenport, 1954), no page.

<sup>30</sup> Ibid.

<sup>31</sup> Polk's Davenport Directory 1960.

<sup>32</sup> City Plan Commission, *A Decade of Planning: Annual Report of the City Plan Commission, 1954-1955*, (Davenport, 1955), 3.

<sup>33</sup> City Plan and Zoning Commission, *Annual Report: 1958-1959*, (Davenport, 1959), 4.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  20 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

limiting downtown development by preventing would-be customers from patronizing downtown businesses. In an effort to gain a better understanding of the problem, the city conducted a parking survey in 1960 to assess existing parking conditions and to gather information to inform decisions about potential solutions. The report concluded that downtown Davenport had 3,148 off-street parking spaces and 1,460 curb spaces.<sup>34</sup> Although Davenport had better off-street parking facilities than cities of comparable size, the area immediately surrounding the core of downtown, one block east of the DB&T Garage at the intersection of Main and 2<sup>nd</sup> streets, had relatively few off-street spaces.<sup>35</sup> The high number of retail and commercial establishments in this area created a great demand for off-street parking. However, high property values in the core of the CBD hindered the development of parking facilities because they did not generate as much revenue as commercial buildings.<sup>36</sup> Several private surface parking lots served the needs of customers and employees at this time, although these were "small, poorly improved and not easily accessible."<sup>37</sup> Owners and employees of nearby businesses were the primary patrons of these private lots, thus highlighting the need for more public parking facilities for short-term parkers in the heart of the CBD.<sup>38</sup>

The study concluded that downtown needed an additional 275 spaces to meet the current demand for automobile storage, but that around 450 spaces would be needed by 1970.<sup>39</sup> Recognizing the importance of parking facilities to the ongoing functionality of downtown, the study recommended increasing parking spaces as a means of bringing more individuals into downtown. It explicitly stated that "the welfare of the future business district depends to a large extent upon the ability of the customer or visitor to find convenient space for short-term parking."<sup>40</sup>

By 1962, due to the great numbers of vehicles entering downtown each day, city officials considered banning street parking to ease traffic flow, especially along major thoroughfares. They even suggested that commercial businesses should

<sup>34</sup> Harland Bartholomew and Associates, *A Report Upon Parking Facilities and Regulation*, (St. Louis: 1960), Table 1.

<sup>35</sup> Ibid, 2.

<sup>36</sup> Harland Bartholomew and Associates, 2-3.

<sup>37</sup> Harland Bartholomew and Associates, 3.

<sup>38</sup> Harland Bartholomew and Associates, 3.

<sup>39</sup> Harland Bartholomew and Associates, 9.

<sup>40</sup> Harland Bartholomew and Associates, 4.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  21 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====  
contribute to the effort by providing parking facilities for their customers, a recommendation that DB&T would soon follow.<sup>41</sup> In an effort to accommodate these parking shortages, by 1965 the city constructed two new municipal parking garages along the perimeter of the central business district at the southwest corner of 2<sup>nd</sup> and Perry streets and at the southeast corner of Ripley and 3<sup>rd</sup> streets.<sup>42</sup> These three- to four-story structures were simple, open-deck garages with space for around 200-400 cars, in keeping with garage design of the period which was increasingly functional and utilitarian.<sup>43</sup>

DB&T recognized that addressing the need for parking in the CBD core was a way to support downtown revitalization. The ten-story bank and office building was close to full occupancy in the 1960s with a variety of professional businesses and likely generated a fair amount of both pedestrian and automobile traffic. As a way to address vehicular storage problems in the CBD, the company operated a surface parking lot at the northeast corner of 3<sup>rd</sup> and Main streets until the late 1960s. The lot was open to the general public; however, DB&T bank customers could park for free. The parking lot was conveniently located and heavily occupied, despite the fact that it charged higher prices than the municipal and private lots on the periphery of the CBD.<sup>44</sup>

After converting its former surface parking lot into a drive-in bank (*Figure 16*), DB&T took steps to improve the downtown parking situation. Beginning in 1967, permits authorized the demolition of several one- to four-story masonry commercial buildings located on the site. In 1969 DB&T began construction of an addition to the 1927 bank that included five levels of parking for use by bank employees and customers as well as the general public (*Figure 4*). Wanting a design that was more dynamic than the open-deck parking garages being built by the city, DB&T hired Richard C. Rich and Associates, Inc., leading engineers in the field of parking garage design, to design an addition to the 1927 bank building that would represent the progress and modernity of the bank. DB&T promoted the new building in an article and advertisements published in the newspaper shortly after completion.<sup>45</sup>

<sup>41</sup> City Plan Commission, *Annual Report of the City Plan and Zoning Commission, Davenport, Iowa, 1961-62*. (Davenport, 1962), 5-6.

<sup>42</sup> City Plan Commission, *Land Use in the Central Business District*, (Davenport, 1965), X-2.

<sup>43</sup> Both of these two municipal garages have been demolished.

<sup>44</sup> Harland Bartholomew and Associates, 3.

<sup>45</sup> "Up From the Ashes: 50 Years Ago a Frightened City Banded Together - and Davenport Bag was Born"

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page   22  

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

The bank had firmly established a presence in downtown Davenport, and the construction of the parking garage made conducting business in the surrounding area more convenient.

A parking study conducted in 1977 identified the DB&T Garage as one of only three parking garages in the CBD, with one additional garage outside this area. Downtown as a whole had a total of 3,871 on- and off-street parking spaces.<sup>46</sup> The study surveyed a number of parking facilities to document their occupancy rate throughout the day. DB&T Garage was the only facility full each of the three times it was surveyed. The study attributed the garage's full capacity to the fact that it was ideal for short-term parking due to its central location and the availability of one hour of free parking for all drivers.<sup>47</sup> The study concluded that the biggest parking issue facing downtown was not necessarily the number of parking spaces, but the location of the parking facilities. This was especially problematic for short-term parkers, who wanted to park close to their destinations.<sup>48</sup> The only facilities available in the CBD core were the DB&T Garage, metered curb spaces, and the Lend-A-Hand lot with fifty-nine spaces. The three municipal garages were located along the perimeter of the CBD, as were other surface parking lots frequented by long-term parkers and thus not as desirable for short-term parkers.

In 1981 DB&T Garage was still the only parking garage in the CBD core available to the general public, and one of only six parking garages in all of downtown. Since this time it has continued its service of providing convenient short-term parking in close proximity to the commercial and retail businesses in the surrounding blocks. Although it is less than fifty years old, the passage of time has been sufficient to ensure adequate perspective on the DB&T Garage's impact on the commercial development of downtown Davenport.<sup>49</sup>

**Architecture**

\_\_\_\_\_  
*Quad-City Times*, July 4, 1972.

<sup>46</sup> Ralph Burke Associates, 9.

<sup>47</sup> Ralph Burke Associates, 9.

<sup>48</sup> Ralph Burke Associates, 20.

<sup>49</sup> Sherfy, Marcella and W. Ray Luce. National Register Bulletin "Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years. (U.S. Department of the Interior, 1998), 1

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  23 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

The DB&T Garage is exceptionally significant as an example of a multi-use parking garage that exemplifies late Modern Movement architecture within the context of the local built environment. Architects of the post-World War II era contemplated new ways to communicate monumentality and design landmarks that could continue to express cultural values long after the era in which they were created has passed.<sup>50</sup> This new form of expression embraced a more permissive view of tradition and the use of building materials, such as concrete, in new ways. Architects pioneering this new abstracted classical monumentality utilized to design civic and private landmarks include Philp Johnson (Amon Carter Museum, Fort Worth, Texas, 1961, *Figure 12*), Minoru Yamasaki (Woodrow Wilson School, Princeton, New Jersey, 1962, *Figure 13*), and Edward Durell Stone (Davenport Public Library, 1966, *Figure 15*).<sup>51</sup> New Formalism was a modern interpretation of classical principles, updated using modern materials and construction techniques. Characteristics of the style include symmetrical elevations, heavy projecting eaves or top stories, smooth wall surfaces, and the use of patterned metal or concrete screens as ornament.<sup>52</sup> The tall arch with delicate support columns was a common, though not essential, feature. Begun shortly after the completion of Yamasaki's Woodrow Wilson School in Princeton, New Jersey (1966) and Stone's Davenport Public Library (1968), the DB&T Garage addition resembles a thoughtfully executed simplified version of the civic monument. The top-heavy forms are similar with the horizontal band of windows that articulate the top stories and the contrasting verticality of the slender, straight supporting concrete columns. At DB&T Garage, regularly spaced concrete columns rise five stories uninterrupted to support a single cantilevered story, compared with the projecting roof of the Davenport Public Library and the battered columns of the Woodrow Wilson School. The smooth texture of the concrete and the slender aluminum bars add a delicacy to the DB&T Garage that allows it to express its monumentality by filling the entire west half of a city block and not overpower the streetscape. Davenport Bank & Trust Company, an established, traditional institution, embraced this new architectural expression, although its abstract classicism along with its introduction to the city through the Davenport Public Library, designed by

<sup>50</sup> William J. R. Curtis, *Modern Architecture Since 1900*, (Englewood Cliffs, NJ: Prentice-Hall, Inc., 1987), 306.

<sup>51</sup> Marcus Whiffen, *American Architecture Since 1780. A Guide to the Styles*, Revised edition, (Cambridge, MA: The MIT Press, 1996) 261.

<sup>52</sup> Ibid.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page   24  

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

nationally renowned architect Edward Durell Stone, provided the basis for acceptance.

**Comparative Analysis**

Davenport Bank and Trust Garage can be evaluated in the context of its property type as well as within a wave of Modern Movement architecture constructed in downtown Davenport between 1965 and 1975. DB&T stands apart from other garages in downtown Davenport as a unique multi-functional addition to an existing building. Its appearance expresses strong associations with the city's leading financial institutions, many of which constructed new buildings in an attempt to modernize. The time period in which to evaluate DB&T Garage is the mid- to late-twentieth century from 1965 to 1981. The geographic area for the comparative analysis is the core of the CBD.

**Parking Garages**

DB&T Garage is differentiated from the parking garages extant at the time of construction and those that have been built since. It remains one of the few parking garages in the CBD and the only extant private garage that was open to the general public. At the time of its construction, three other parking garages served the parking needs of the general public in downtown Davenport (*Figure 8*). The garage at 110 East Brady Street was constructed around 1954 (*Figure 7*); the garages at 110 Perry Street (*Figure 6*) and 3<sup>rd</sup> and Ripley streets were constructed between 1961 and 1965. These garages were between two and four stories tall and had open-deck designs with exposed concrete structures and ramps. The garages did not incorporate any commercial or retail space and were devoid of ornament. None of these early parking garages is extant. The DB&T Garage stands apart from these earlier garages due to its location, architectural design, function, and ownership. All three of the extant parking garages in downtown Davenport were constructed after 2000 and do not share the mid-century context of the DB&T Garage.

The DB&T Garage is unique because of its central location in downtown Davenport. Two of the other parking garages were located on the periphery of the downtown core, while one was located north of the railroad tracks that define downtown. Because of their distance from the downtown retail and commercial businesses these garages better served long-term parkers, rather than short-term parkers. DB&T Garage was the only parking structure located at the core of the central business

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  25 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====  
district. It served a niche parking need for short-term parkers who desired a parking place close to retail shops and businesses.

The DB&T Garage stands apart due to its function and ownership. The three other garages were all municipally-owned and managed, enabling them to offer lower rates for parking. DB&T Garage, however, was privately-owned by the bank, but open to public use. Unlike other downtown businesses DB&T Bank had not only the financial means but the commitment to construct a parking garage in downtown. Although they charged higher monthly and hourly parking rates than the municipal garages, DB&T Garage was the only one to offer an hour of free parking to its patrons. The three other municipal garages functioned solely as parking garages. The DB&T Garage was a mixed-use addition to the bank that housed both parking facilities and banking offices. It offered a unique solution to both the office capacity and parking needs of the growing financial institution.

One other building in downtown Davenport incorporated parking facilities at the time that DB&T Garage was constructed. The nearby First Federal Savings and Loan, constructed in 1966 as an office building, included limited parking in the basement for its employees and customers. The parking facility was much smaller, with only forty-eight total spaces. Eight of these were reserved for employees; the remainder was for bank customers only, not for public use. Unlike the DB&T Garage this building functioned primarily as an office, and not as a parking garage. The 1977 parking survey does not mention this building when discussing available parking facilities in the downtown core.

Another private garage was constructed in downtown Davenport shortly after the DB&T Garage. The DB&T Garage has little in common with this garage aside from its primary function of providing sheltered parking. In 1978 the Blackhawk Hotel added a garage to the rear of the eleven-story hotel at the northwest corner of Pershing and 3<sup>rd</sup> streets. Located outside the central business district, this utilitarian, open-deck garage was constructed specifically for use by hotel patrons and employees, in conjunction with a complete renovation of their facilities. Reports from the period are conflicting, and it is unclear if this facility was also open to the general public. The Blackhawk Hotel Garage is no longer extant.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  26 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====  
Currently, DB&T Garage is one of four parking garages in downtown Davenport. The three others are the Redstone Parking Ramp (101 Main Street, 2003), the Harrison Street Parking Ramp (202 Harrison Street, c.2003) and the RiverCenter (sic) Parking Ramp (102 East 2<sup>nd</sup> Street, 1994). The DB&T Garage pre-dates these parking structures by over twenty years, and accordingly, represents a specific era of Davenport's history. All three are municipally-owned, in contrast to the private ownership of DB&T Garage. Only the RiverCenter Ramp is located in the core of the central business district, two blocks east of DB&T Garage, while the others are located on the perimeter of the CBD. The nominated resource is also distinct for its expression of Modern Movement architecture. In comparison with the Modern Movement DB&T Garage, the design of the other extant garages is more contemporary, in keeping with their time and place of construction. The RiverCenter Ramp is buff brick and has wide openings that complement an adjacent commercial building (*Figure 10*); the Redstone Parking and Harrison Street ramps have mesh screen cladding on the exterior and a strong horizontal design emphasis, that contrasts with the verticality created by the concrete columns and aluminum screens at the DB&T Garage (*Figures 9 and 11*). DB&T Garage is the only example of a parking garage in the Davenport's CBD that expresses a Modern Movement aesthetic.

***Modern Movement Architecture***

The DB&T Garage is exceptionally distinct because of its unique architectural design that broke away from the utilitarian garages that dotted the city during this period. Historic images of two of the early garages show that they did not exhibit the same design aesthetic as DB&T Garage (*Figures 5 and 6*). The three- to four-story structures had utilitarian designs, stripped of extraneous ornament. The open-deck forms had no exterior cladding, exposing the structural elements and ramps. These garages had larger footprints and a greater capacity than the DB&T Garage. Although this was in keeping with parking garage design from the period, parking garages such as these were increasingly viewed as aesthetically unappealing with no relation to their surrounding commercial context. The DB&T Garage, by comparison, is an example of abstract monumentality expressed in a looming mass of concrete and anodized aluminum. Designed to convey the institutional progress and modernity of the DB&T Bank, the garage addition embraced this aesthetic in the unbroken concrete piers supporting the cantilevered top floor. The anodized aluminum screen created continuous vertical bays between the piers. While architects across the country designed similar buildings, the prototypes for this



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  27 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====  
expression of restrained modern classicism are Davenport Public Library (Edward Durrell Stone, 1968) and the Woodrow Wilson School (Minoru Yamasaki, 1966).

Architecturally, DB&T Garage relates more to the nearby banking and civic buildings than to the city's parking garages. DB&T Garage can be considered as part of a wave of high-style mid-century Modern Movement buildings that appeared in downtown Davenport between 1966 and 1975. First Federal Savings and Loan Building (William F. Cann of the Bank Building and Equipment Corporation of St. Louis, 1966, *Figure 14*) occupies the southeast corner of 3<sup>rd</sup> and Main streets. White marble panels with delicate marble fins frame the narrow vertical windows of the upper stories while red polished granite panels and large display windows clad the first story as an earlier, vaguely Miesian expression of the Modern Movement aesthetic. Completed two years after First Federal Savings and Loan, the Davenport Public Library (Edward Durrell Stone, 1968, *Figure 15*) has the symmetrical façade, two-story columns, and wide overhanging eaves expressive of the popular style, New Formalism. Citizens Federal Savings and Loan (architect unknown, 1975, *Figure 17*) occupies the southwest corner of 3<sup>rd</sup> and Brady streets, immediately east of First Federal Savings and Loan Building. Citizens Federal Savings and Loan is a later example of the Brutalist abstract monumentality, fully utilizing the bush-hammered concrete finish and asymmetrical projecting blocks that characterize the style. DB&T Garage, in the context of these buildings, exemplifies the variety of expression inherent in the Modern Movement aesthetic. Each building, including DB&T Garage, utilizes materials, symmetry, and fenestration in different ways to adequately convey the various sub-styles of the Modern Movement. While the DB&T Garage communicates its place in the continuum of the Modern Movement in downtown Davenport, it is entirely unique in its multi-use function as a parking garage as well as an office building.

Weary and Alford Company, Architects

Edwin D. Weary and W.H. Alford founded the architectural firm around 1900 in Chicago, Illinois. The company grew quickly throughout the early 1900s and became widely known throughout the country for their designs for bank buildings. By 1920 the firm had a team of designers and draftsmen with specialized training in banks, office buildings, and bank interiors, as well as structural, mechanical, and vault engineering departments.<sup>53</sup> Their projects spanned the United States, from

<sup>53</sup> "Chicago Bank Architects Enlarge Their Quarters," *Bankers Magazine*, 99 (January 1919), 278-280.  
<https://books.google.com/books?id=xiczAQAAMAJ&pg=PA278&lpg=PA278&dq=%22Chicago+Bank+Architects+Enl>



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page  29 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

The DB&T Garage, constructed in 1971 as an addition to the DB&T Building, is exceptionally significant as a unique mixed-use addition that reflects the era in which it was constructed through its architectural expression and its mixed-use function, designed to meet the specific office and parking needs of both the DB&T Bank and the wider commercial community in Davenport's central business district (CBD). The abstract monumentality created by tall concrete columns and full-height aluminum screens supporting the cantilevered top floor reflects high-style architectural trends of the era in which it was built. The design also embodies the progress and modernity of the DB&T Bank and highlights the importance of the facility as a much-needed parking garage in downtown Davenport. DB&T Bank constructed the garage addition in direct response to city-sponsored studies of parking needs conducted during the 1960s. Its appearance and mixed-use function are unique when compared to garages extant at the time of construction and garages constructed in recent decades.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   9   Page  30 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

**BIBLIOGRAPHY**

- City Plan Commission. *A Decade of Planning: Annual Report of the City Plan Commission, 1954-1955*. Davenport, 1955.
- City Plan and Zoning Commission. *Annual Report: 1958-1959*. Davenport, 1959.
- City Plan Commission. *Annual Report of the City Plan and Zoning Commission, Davenport, Iowa, 1961-62*. Davenport, 1962.
- City Plan Commission. *Annual Report of the Davenport City Plan Commission for Fiscal Year Ending March 31, 1954*. Davenport, 1954.
- City Plan Commission. *Land Use in the Central Business District*. Davenport, 1965.
- Curtis, William J. R. *Modern Architecture Since 1900*. Englewood Cliffs, NJ: Prentice-Hall, Inc., 1987.
- "Davenport Bank has super year." *Quad City Times*, April 8, 1985. Microfilm, Richardson-Sloane Special Collections Center, Davenport Public Library, Davenport Iowa.
- Gaul, Alma. "Lobby ceiling is artistic, historic 'masterpiece,'" *Quad City Times*, January 26, 2014. Online resource, [http://qctimes.com/news/opinion/editorial/columnists/alma-gaul/lobby-ceiling-is-artistic-historic-masterpiece/article\\_f5ddfeb8-5556-53ae-a649-23b05c965b65.html](http://qctimes.com/news/opinion/editorial/columnists/alma-gaul/lobby-ceiling-is-artistic-historic-masterpiece/article_f5ddfeb8-5556-53ae-a649-23b05c965b65.html). Accessed November 25, 2014.
- Harland Bartholomew and Associates. *A Report Upon Parking Facilities and Regulation*. St. Louis: 1960.
- Historic Topographic Maps: 1891, 1949, 1956, 1971*. Nationwide Environmental Title Research, LLC, online database: <http://www.historicaerials.com/aerials.php?scale=2000&lon=-90.576400756836&lat=41.538261413574&year=2008>. Accessed November 18, 2014.
- Jacobs, Bill. "Davenport Bank announces 56<sup>th</sup> year of growing profits." *Quad City Times*, January 21, 1989. Microfilm, Richardson-Sloane Special Collections Center, Davenport Public Library, Davenport Iowa.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   9   Page  31 

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

Jakle, John A. and Keith A. Sculle. *Lots of Parking: Land Use in a Car Culture*.  
Charlottesville: University of Virginia Press, 2004.

McCarley, Rebecca Lawin. Proposed National Register Nomination, "Davenport  
Financial Historic District." Davenport, Iowa: 2012.

*Polk's Davenport (Scott County, Iowa) Directory*. 1929, 1940. 1951, 1960, 1965,  
1970. Milwaukee, Wisconsin: R.L. Polk & Company.

Ralph Burke Associates. *A Study of Parking in the Central Business District of  
Davenport, Iowa*. Park Ridge, Illinois, 1977.

Rifkind, Carole. *A Field Guide to Contemporary American Architecture*. New York,  
NY: Plume, 2001.

Sanborn Map and Publishing Company, Ltd. Sanborn Fire Insurance Map of Davenport,  
Iowa. New York: Sanborn Map Company, 1950.

Sherfy, Marcella and W. Ray Luce. National Register Bulletin "Guidelines for  
Evaluating and Nominating Properties that Have Achieved Significance Within  
the Past Fifty Years." (U.S. Department of the Interior, 1998).

Svendsen, Marlys, John Pfiffner, and Martha Bowers. *Davenport, where the  
Mississippi runs west: A Survey of Davenport History and Architecture*.  
Davenport, Iowa: City of Davenport, c. 1982.

Whiffen, Marcus. *American Architecture Since 1780. A Guide to the Styles*, Revised  
edition. Cambridge, MA: The MIT Press, 1996.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 10 Page 32

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

**BOUNDARY DESCRIPTION**

Three parcels comprise the property.

Parcel 1: LeClaire's First Addition, Block:042; LeClaire's First Addition, North half of Block 42 (Except east 142' 18").

Parcel 2: LeClaire's First Addition, Block:042; LeClaire's First Addition, part of Block 42 commencing in south/ left of Third Street 110' 7" west of northeast corner of said Block 42- west 32' 11.5" - south 150' to alley, - east 32'11.5" - north to point of beginning.

Parcel 3: LeClaire's First Addition, Block:042; LeClaire's First Addition East, 110' 7" of north half of Block.

**BOUNDARY JUSTIFICATION**

The boundaries include the parcels currently associated with the property.

**Photo Log**

Photographs 1-3 and 6-11 taken by Lauren Rieke, Rosin Preservation, Kansas City, Missouri on October 22, 2014.

Photographs 4-5 and 12-13 taken by Kim Brown, FDP Properties, Davenport, Iowa on November 24, 2014.

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

- 1 of 13: Northwest corner. View southeast. CD Image, ACSB-01.
- 2 of 13: Southwest corner. View northeast. CD Image, ACSB-02.
- 3 of 13: Northeast corner of 1971 Garage. View southwest. CD Image, ACSB-03.
- 4 of 13: East elevation, 1927 Building. View northwest. CD Image, ACSB-04.
- 5 of 13: South elevation. View northwest. CD Image, ACSB-05.
- 6 of 13: 1971 Garage, Block B, Entrance lobby. View north. CD Image, ACSB-06.
- 7 of 13: 1971 Garage, Block A, lobby. View northeast. CD Image, ACSB-07.
- 8 of 13: 1971 Garage, Block B, 1<sup>st</sup> floor. View south. CD Image, ACSB-08.
- 9 of 13: 1971 Garage, Block B, 3<sup>rd</sup> floor. View north. CD Image, ACSB-09.
- 10 of 13: 1971 Garage, Block B, 4<sup>th</sup> floor. View southeast. CD Image, ACSB-10.
- 11 of 13: 1971 Garage, Block B, 5<sup>th</sup> floor. View east. CD Image, ACSB-11.
- 12 of 13: 1971 Garage, Block A, 3<sup>rd</sup> floor, typical office space. View south. CD Image, ACSB-12.
- 13 of 13: 1927 building, 1<sup>st</sup> floor, elevator lobby. View south. CD Image, ACSB-13.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 33

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

**Figure 1:** Davenport Bank and Trust  
203 & 229 West 3<sup>rd</sup> Street, Davenport, Iowa  
Site Map showing boundaries of property.  
*Source: ArcGIS 2013.*



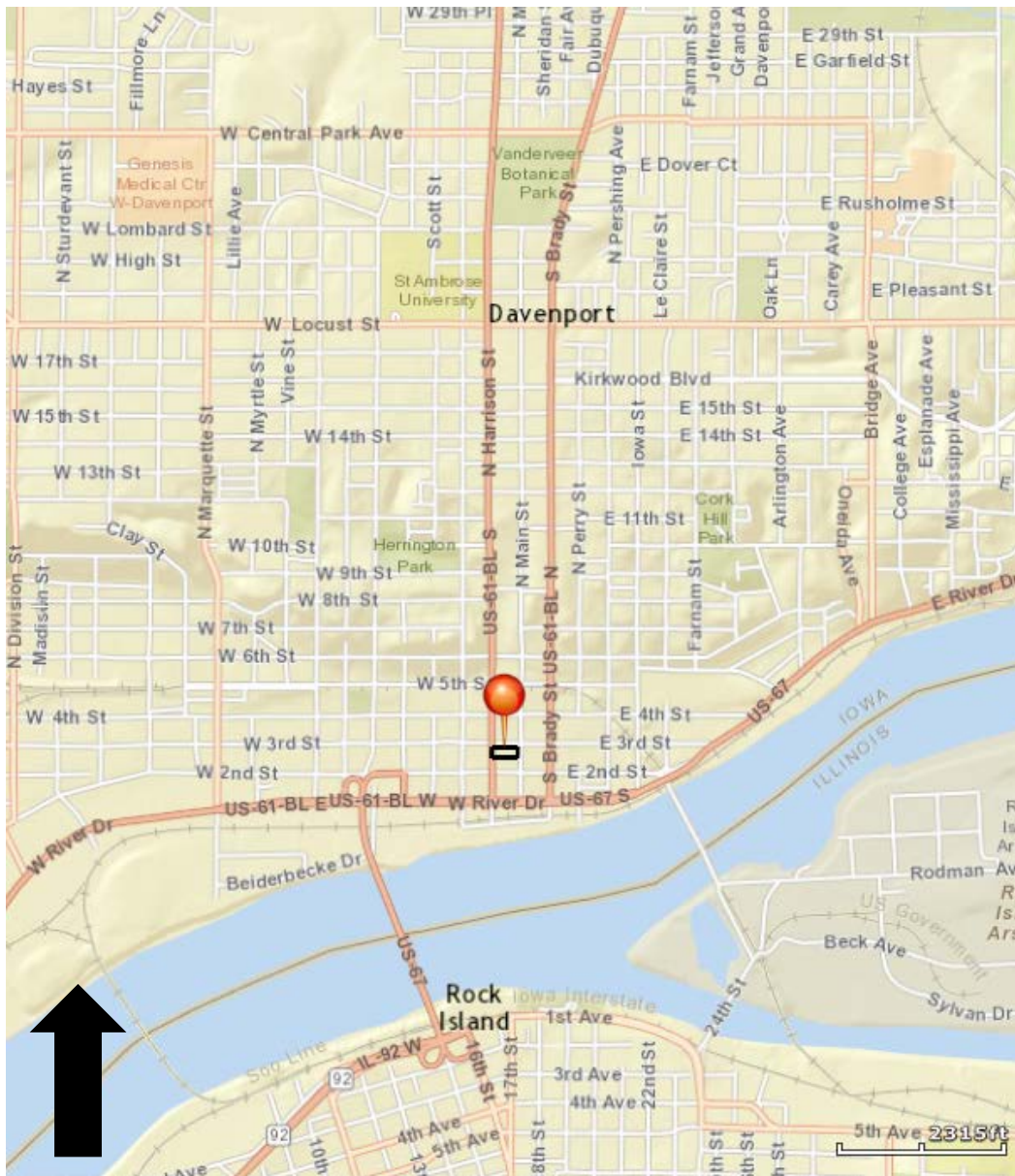
United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 34

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

**Figure 2:** Davenport Bank and Trust  
203 & 229 West 3<sup>rd</sup> Street, Davenport, Iowa  
Plat Map showing boundaries of property.  
Source: ArcGIS 2013.





United States Department of the Interior  
National Park Service

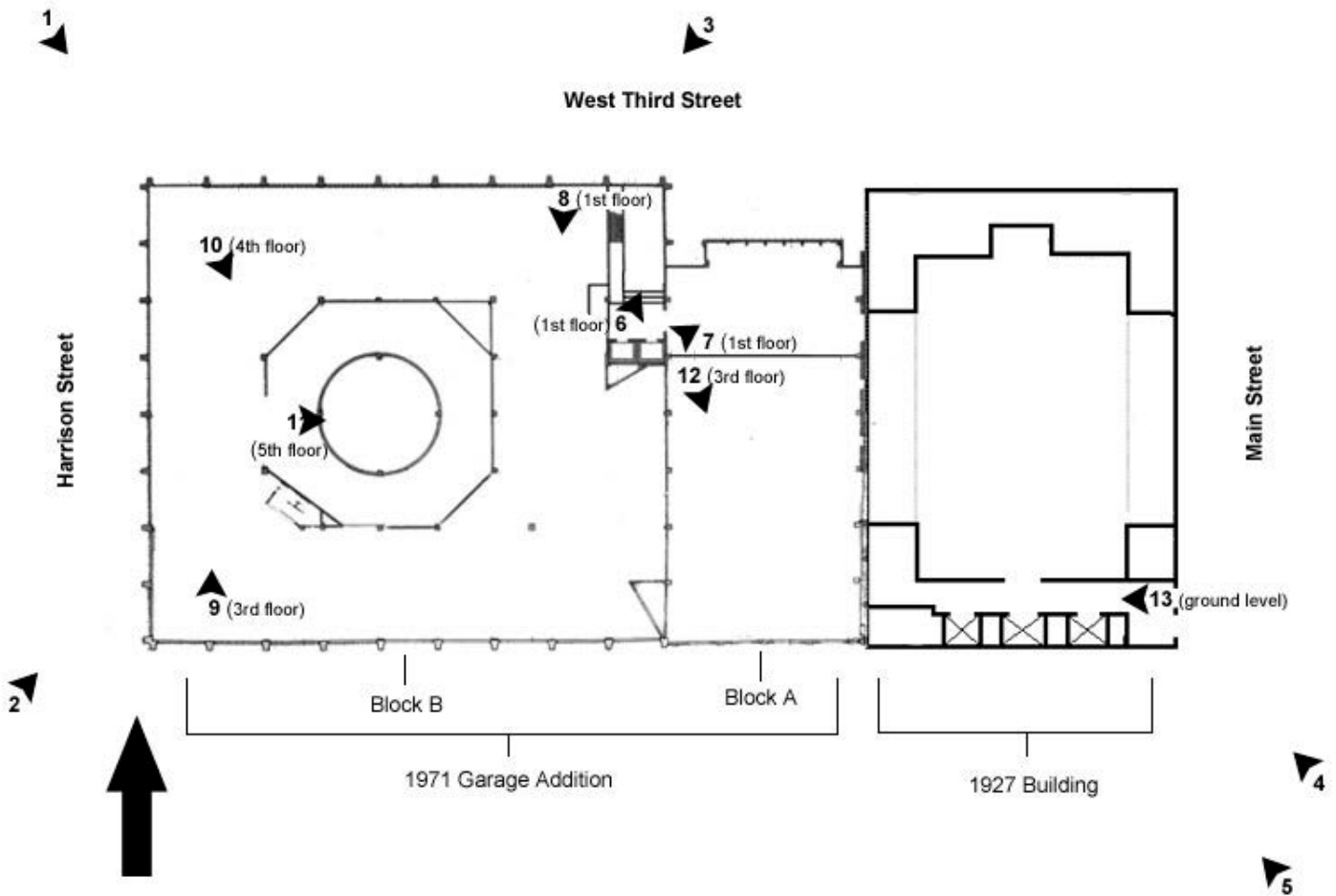
NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 35

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

**Figure 3:** Photo Map, Exterior, All floors.  
Sketch floorplan, existing conditions, not to Scale.  
*Source: Adapted from historic plans and sketch plan from Scott County Auditor/ Treasurer Report, November 2014.*



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 36

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

**Figure 4:** Historic Photo, 1927 Building, c.1930. Source: Richardson-Sloane Special Collections Center, Davenport Public Library, Davenport Iowa.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 37

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

**Figure 5:** Historic rendering, Parking Garage, 1968. *Source: Richardson-Sloane Special Collections Center, Davenport Public Library, Davenport Iowa.*



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 38

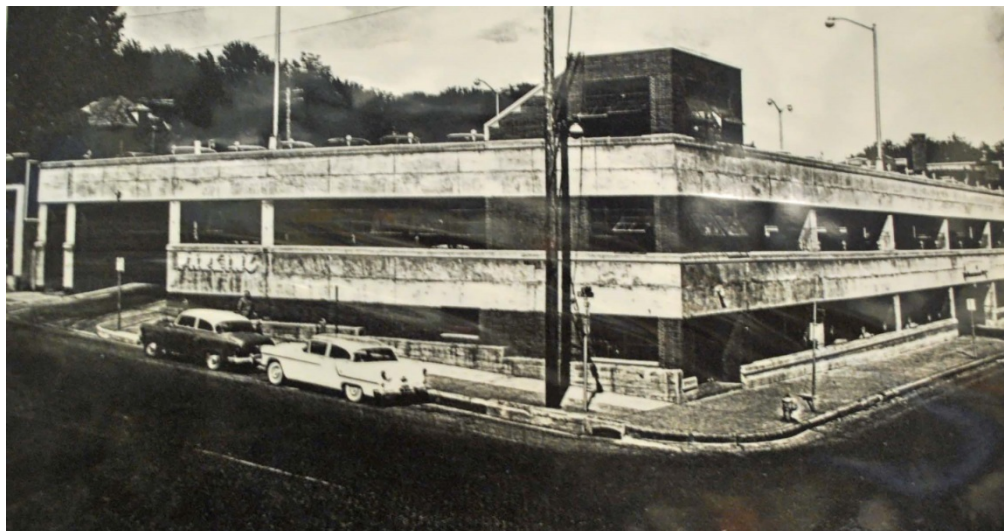
Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

**Figure 6:** Municipal Parking Garage, 110 Perry Street, 1990, demolished. *Source: Richardson-Sloane Special Collections Center, Davenport Public Library, Davenport Iowa.*



**Figure 7:** Municipal Parking Garage, 110 East 5<sup>th</sup> Street, 1957, demolished. *Source: Richardson-Sloane Special Collections Center, Davenport Public Library, Davenport Iowa.*



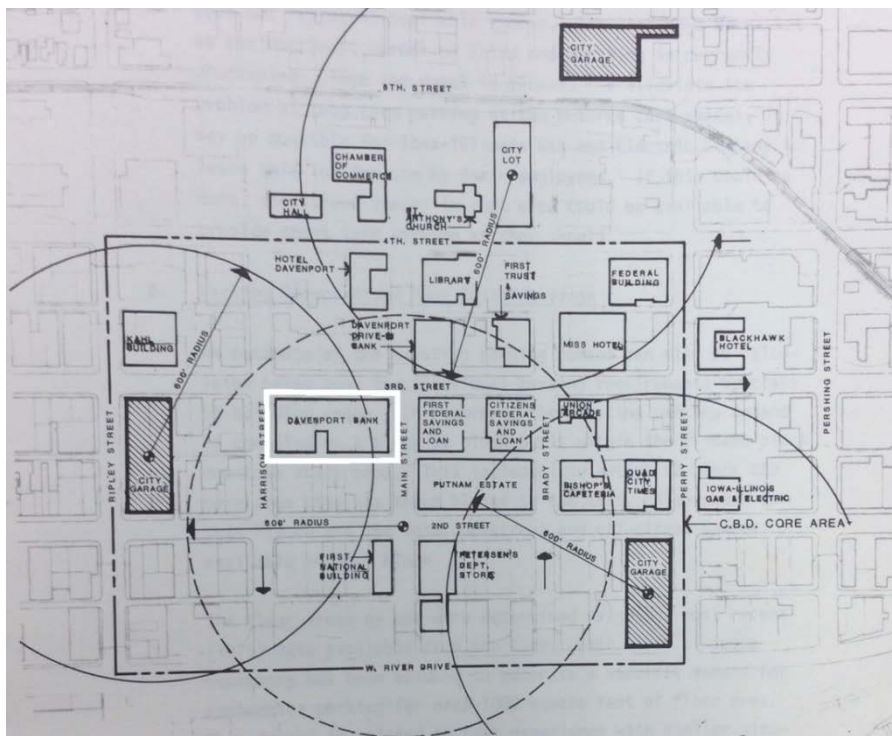
United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 39

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

**Figure 8:** Map of Convenient Parking in Downtown CBD, 1977. Source: *A Study of the Parking in the Central Business District of Davenport, Iowa, 1977*, Richardson-Sloane Special Collections Center, Davenport Public Library, Davenport Iowa.



**Figure 9:** Redstone Parking Ramp, 101 Main Street, 2014. Source: Lauren Rieke.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 40

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

**Figure 10:** RiverCenter Parking Ramp, 102 East 2<sup>nd</sup> Street, 2014. *Source: Lauren Rieke.*



**Figure 11:** Harrison Street Parking Ramp, 202 Harrison Street, 2014. *Source: Lauren Rieke.*



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 41

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

**Figure 12:** [Amon](#) Carter Museum, Fort Worth, Texas, 1961. Source:  
<http://kids.britannica.com/comptons/art-120347/The-Amon-Carter-Museum-in-Fort-Worth-is-devoted-to>.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 42

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====  
**Figure 13:** Woodrow Wilson School, 1966. Source: <http://yamasaki-inc.com/media/portfoliopix/learn/princeton/6109%20%20Woodrow%20Wilson%20Ext%201.jpg>.





United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 43

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

**Figure 14:** First Federal Savings and Loan, 131 West 3<sup>rd</sup> Street, 2014. Source: Lauren Rieke.



**Figure 15:** Davenport Public Library, 321 North Main Street, 2014. Source: Lauren Rieke.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 44

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

=====

**Figure 16:** Davenport Bank and Trust Drive-In Bank, 128 West 3<sup>rd</sup> Street, 2014.  
*Source: Lauren Rieke.*



**Figure 17:** Citizens Federal Savings and Loan, 101 West 3<sup>rd</sup> Street, 2014. *Source: Lauren Rieke.*



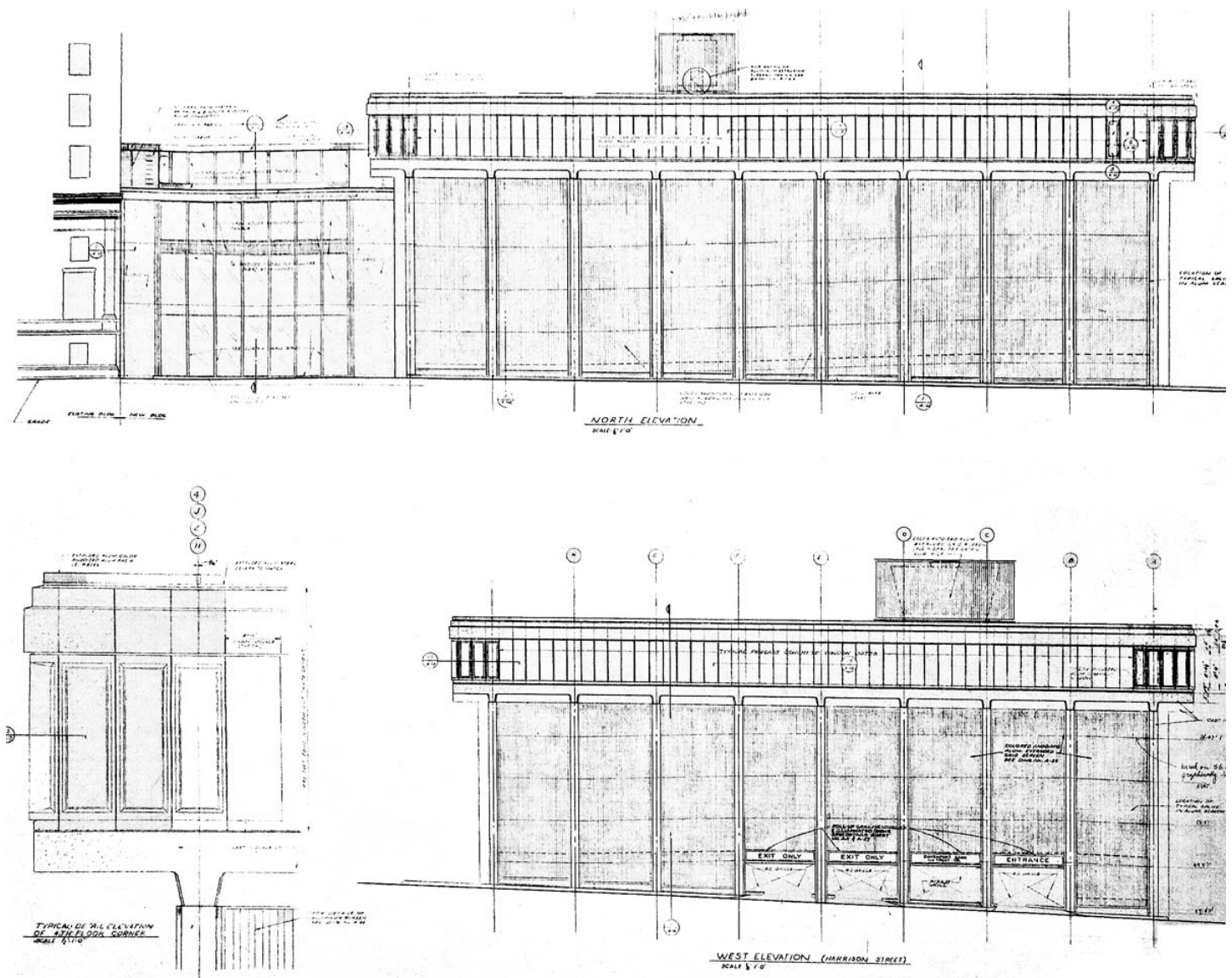
United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 45

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

**Figure 18:** Historic Plans, North and west elevations, 1969. Not to scale.  
Source: On file at Wells Fargo Bank, Davenport, Iowa.



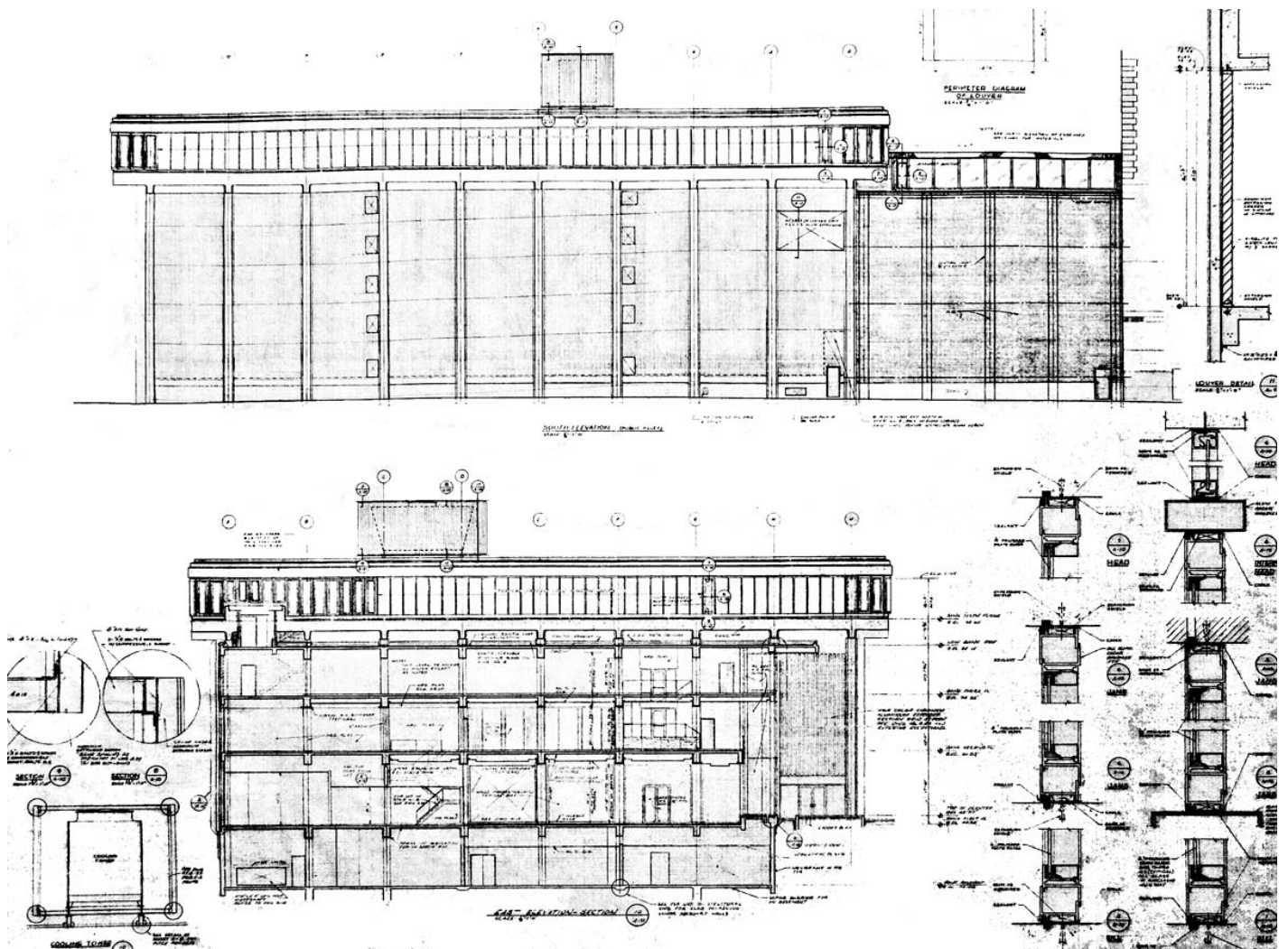
United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 46

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

**Figure 19:** Historic Plans, South elevation and section, 1969. Not to scale.  
Source: On file at Wells Fargo Bank, Davenport, Iowa.



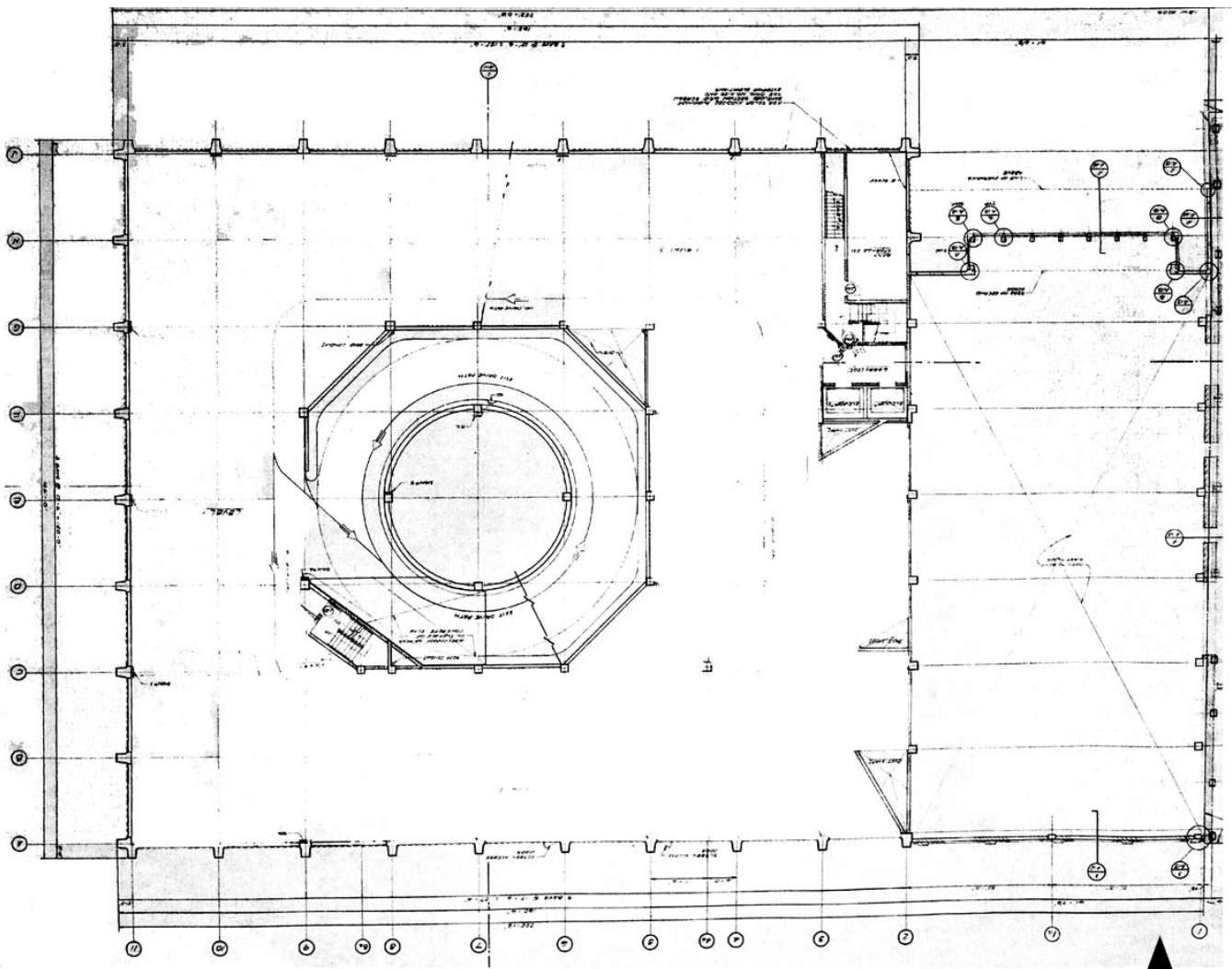
United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 47

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

**Figure 20:** Historic Plans, second floor plan, 1969. Not to scale.  
Source: On file at Wells Fargo Bank, Davenport, Iowa.



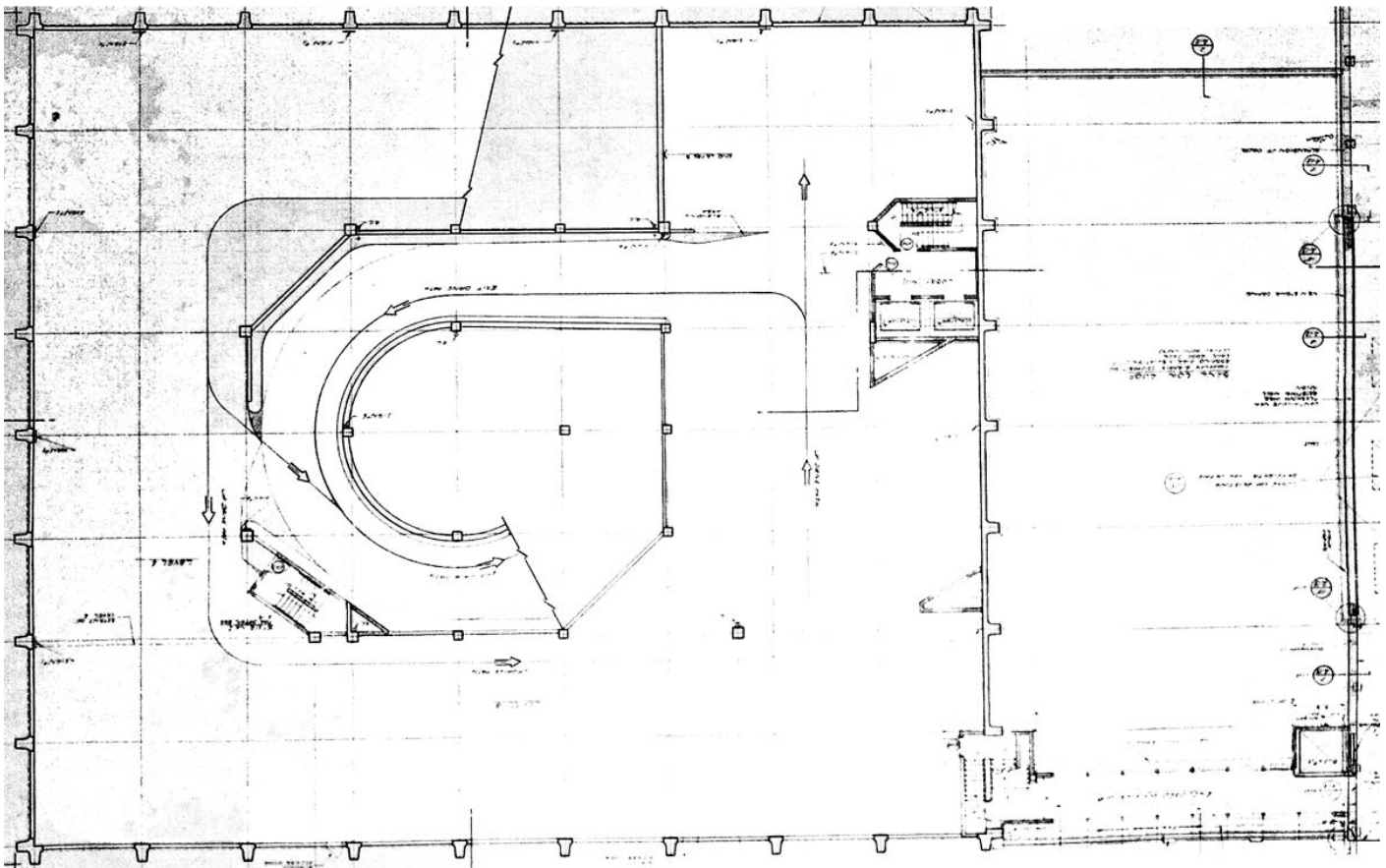
United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Figures Page 48

Davenport Bank and Trust  
(Amendment and Boundary Increase)  
name of property  
Scott County, Iowa  
county and State

**Figure 21:** Historic Plans, fourth floor plan, 1969. Not to scale.  
*Source: On file at Wells Fargo Bank, Davenport, Iowa.*







PARK  
→

↓ Exit Only ↓

↓ Exit Only ↓

↓ Entrance ↓

ONE WAY  
→







WELLS  
FARGO





WELLS  
FARGO





WELLS FARGO BUILDING













ELEVATORS

PARKING FOR THE PUBLIC





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Davenport Bank and Trust (Boundary Increase)

MULTIPLE NAME:

STATE & COUNTY: IOWa, Scott

DATE RECEIVED: 4/01/2016  
DATE OF 16TH DAY: 05/06/2016  
DATE OF WEEKLY LIST:

DATE OF PENDING LIST: 4/21/2016  
DATE OF 45TH DAY: 05/17/2016

REFERENCE NUMBER: 16000249

Appeal: N Data Problem: N Landscape: N Less than 50 Years: N  
Other: N PDIL: N Period: N Program Unapproved: N  
Request: N Sample: N SLR Draft: N National: N

Comment Waiver: N

ACCEPT  RETURN  REJECT 5/12/2016 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A&C  
REVIEWER Patricia Andrus Discipline Historian  
DATE 5/12/2016

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

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

IOWA DEPARTMENT OF  
CULTURAL AFFAIRS

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

MARY COWNIE, DIRECTOR  
CHRIS KRAMER, DEPUTY DIRECTOR

RECEIVED 2280

APR 01 2016

Nat. Register of Historic Places  
National Park Service

TRUST  
ARTS  
COUNCIL

March 29, 2016

PRODUCTION  
IOWA

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

STATE HISTORICAL  
SOCIETY OF IOWA

Dear Mr. Loether:

STATE HISTORICAL  
MUSEUM OF IOWA

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


STATE HISTORICAL  
LIBRARY & ARCHIVES

- Davenport Bank and Trust (Amendment and Boundary Increase), 203 & 229 West 3rd Street, Davenport, Scott County

STATE  
HISTORIC  
SITES

Thank you for your consideration.

Sincerely,



Elizabeth Foster  
National Register Coordinator  
State Historical Society of Iowa

STATE HISTORICAL  
PRESERVATION  
DIVISION OF IOWA

IOWA  
HISTORICAL  
FOUNDATION