

United States Department of the Interior
National Park Service

RECEIVED
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by SHPO



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 an 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 The Priester Building

other names/site number

2. Location

street & number 601 Brady Street [N/A] not for publication

city or town Davenport [N/A] vicinity

state Iowa code IA county Scott code 163 zip code 52813

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant

nationally statewide locally. (see continuation sheet for additional comments).

State Historical Society of Iowa

Signature of certifying official/Title

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 certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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:)

Signature of the Keeper

Date of Action

Edson W. Beall

1-17-17

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
(Do not include previously listed resources in the count.)

		Contributing	Noncontributing	
		1	0	buildings
		1		sites
				structures
				objects
		2	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A _____

**Number of contributing resources previously listed
in the National Register**

0 _____

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade/Business/Office Building _____

Current Functions

(Enter categories from instructions)

Commerce/Trade/Business/Office Building _____

7. Description

Architectural Classification

(Enter categories from instructions)

Modern Movement/International _____

Materials

(Enter categories from instructions)

foundation Concrete

walls Brick

Metal

roof Synthetics/Rubber

other _____

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.)

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(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 #

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1958

Significant Dates

1958

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Kruse, John W.
Priester Construction Company

Primary location of additional data:

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

Name of repository: Property owner

10. Geographical Data

Acreege of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	[1] [5]	[7] [0] [2] [4] [8] [0]	[4] [6] [0] [0] [0] [0] [0]	2	[1] [5]	[] [] [] [] [] []	[] [] [] [] [] []
	Zone	Easting	Northing		Zone	Easting	Northing
3	[1] [5]	[] [] [] [] [] []	[] [] [] [] [] []	4	[1] [5]	[] [] [] [] [] []	[] [] [] [] [] []
						[] See continuation sheet	

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 James E. Jacobsen
organization History Pays! Historic Preservation Consulting Firm date November 9, 2016
street & number 4411 Ingersoll Avenue telephone 515-274-3625
city or town Des Moines state IA zip code 50312-2415

Additional Documentation

Submit the following items with the complete 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 SHPO or FPO.)

name Theodore Priester
street & number 601 Brady Street telephone 563-322-5386
city or town Davenport state IA zip code 52803

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 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 Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 5

The Priester Building

Scott County, Iowa

7. Narrative Description:

The Priester Building is a three-story concrete design with a partial basement (housing only the building mechanicals) that is sheathed with brick, tile and metal paneled curtain walls. Its architectural design is best termed late International style. The overall plan admittedly evokes a motel-like arrangement, the whole massing assuming a "T" plan but with the east top of the cross-piece being open on the ground floor level to allow auto and pedestrian beneath it into a parking courtyard that is located west and northwest of the building. The connecting point between a north-fronting rear wing and the south east-west oriented south wing is a full-height glassed stairwell with a west first floor entry (achieved by a stair approach from Brady Street) and a grade level east entry. The level building site as a whole is inset into the hillside. In the parcel's northeast corner, where an enclosed parking area is located, the grade difference up to the higher north alley level is 19 feet. The building footprint was squeezed into its double lot parcel, allowing precious little elbowroom for a pre-existing brick residence to the east. That house, separated by just a few feet of space, has a grade setting even with the second floor level of this building in consequence of the lowered building ground level compared to historical grade.

The Priester Building overlooks historic downtown Davenport from its elevated vantage point of Brady and East 6th streets. Davenport is a major Iowa Mississippi River city and is the county seat of Scott County. The city and particularly its historic core, is located astride the north bank of that river, at a point where the Mississippi famously diverts due west due to a granite outcropping within its course. The downtown occupies a slightly raised river terrace location, but adjacent escarpments rise abruptly along the north edge of the downtown proper. Elevated railroad tracks and grade denote the north edge of the original downtown and the principal passenger and freight stations were located until recent years just a block southwest from the subject building, just west of Brady Street. Brady Street is a principal and broad arterial, now a one-way street and as noted it climbs steeply to the north of the railroad tracks. The combination of vista, the topography and this adjacent key arterial serve to explain both the prominence of the subject building site as well as the presumed reason for its placement on that site.

The building site is sufficiently distinctive so as to warrant counting the contributing nomination resources as one building and one site. The site encompasses two main components, the enclosed paved parking area and the two clusters of raised brick planters that align the west frontage of the building. The parking area is bounded to the east and north by substantial tapered concrete retaining walls, and to the west and south by the building itself. The parking lot entry is through and under the east-south wing of the building. The planters are of matching brick with stone coping. They have concrete foundations that are presumably tied into the building substructure.

The building style as previously noted is late International, a subset of the Modern style. That pre-war style was reflected in a low profile, rectilinear geometric form, structured using steel and concrete, and a non-structural curtain wall skin. Curvilinear forms were used and exterior walls consisted of smooth unadorned surfaces. In non-residential designs, window bands were prominently highlighted by the use of color and contrasting materials. Interior spaces were structurally open and repetitive, assuming the form of stacked identical units. In post-war America a new faith in technology as a source of security and innovation resulted in a modernistic architectural expression that combined new or refined building materials and technologies in a broader range of building types. The International style, in the office building application, was able to maximize a prominent corporate symbolic presence and its attendant culture with a modesty (the lack of overt ornamentation) that bespoke postwar social conformity and unity. The Priester Building possesses all of the major elements of the International Style. This

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

The Priester Building

Scott County, Iowa

design unified a range of architectural forms that were being tested in other building types, most notably churches and college campus buildings. Commercial adaptations of the style initially simply reworked older structures, most commonly working with just one unified wall plane. The Priester Building, being a free-standing design provided the ideal stage for this combination of elements. Starting with a massing that backed away from property lines on three of four fronts, the building translated what was otherwise a corporate building into the equivalent of a public one (a courthouse for example) set in a quasi park like setting. The designers then stacked the requisite elongated rectangular boxes to form two wings having a right-angle junction, but the predominant wing, broader and longer, projected further west beyond the point of union, resulting in a sheltered west entryway. The visually dominant south wing was given a concave unfenestrated end wall or façade, with a colorful tiled surface covering, this feature being explained as an audio buffer that would deflect the street noise of busy Brady Street. Next the architects penetrated the stacked units in three critical ways. The south wing was tunneled under near its east end, with an open void that egressed the courtyard parking area. The aforementioned west entry was one end of what was a glassed entry and stair hall that separated the two wings and provided egress from the courtyard to the east and natural light into the common hallways of the building interior on every level. Finally the curtain walls were flamboyantly made prominent by the use of turquoise colored enamel panels that were used across all of the repetitive curtain wall frontages to underscore the bands of aluminum and glass casement windows that surmounted the panels (Morgan, p. 360; Harris, p. 183; Gelenter, pp. 260-70).

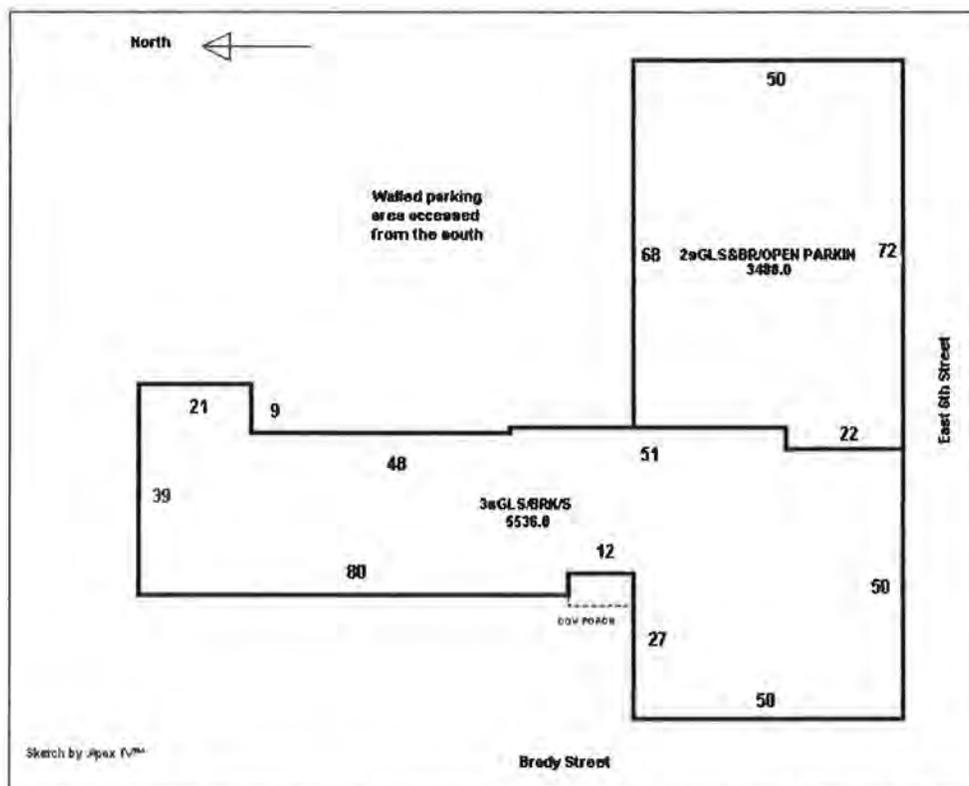


Figure 1: Building footprint and dimensions (direction arrow and dimensions added)
(Scott County Assessor's Office, 2016)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

The Priester Building

Scott County, Iowa

Using this comprehensive design approach, the first design component is that of setting and landscaping. This building sought prominence, a view shed and exposure to natural light. Adjusting to its natural setting involved virtually no excavation work aside from the digging foundation and footings and the removal of some nine feet of depth to fit the back of the north wing into the hillside. As a result the building nestles comfortably into its setting and projects a strongly horizontal design that emphasized closeness to and blending in with the local topography. Functionalism, a key component of the modernistic, is clearly expressed throughout the building, inside and out. Substantial open plan interior spaces are created using the concrete skeleton. Shared elevator, bathroom and public spaces are concentrated at a single point. Utilities are similarly concentrated and simplified with substantial air movement, air conditioning and core and perimeter heating systems being original to the plan. Potential expansion was also built into the design, with the provision of a structural capacity for the addition of two additional floors. The original architect's elevation indicates that a bas-relief or mounted sculpture and a building lettering were intended for the lower left corner but never installed. Inside, floors are designed with elongated repeating diamond tile patterns. Some walls feature half-inch tile again in pattern less mixes or blue glazed tile block laid in stack bond fashion.

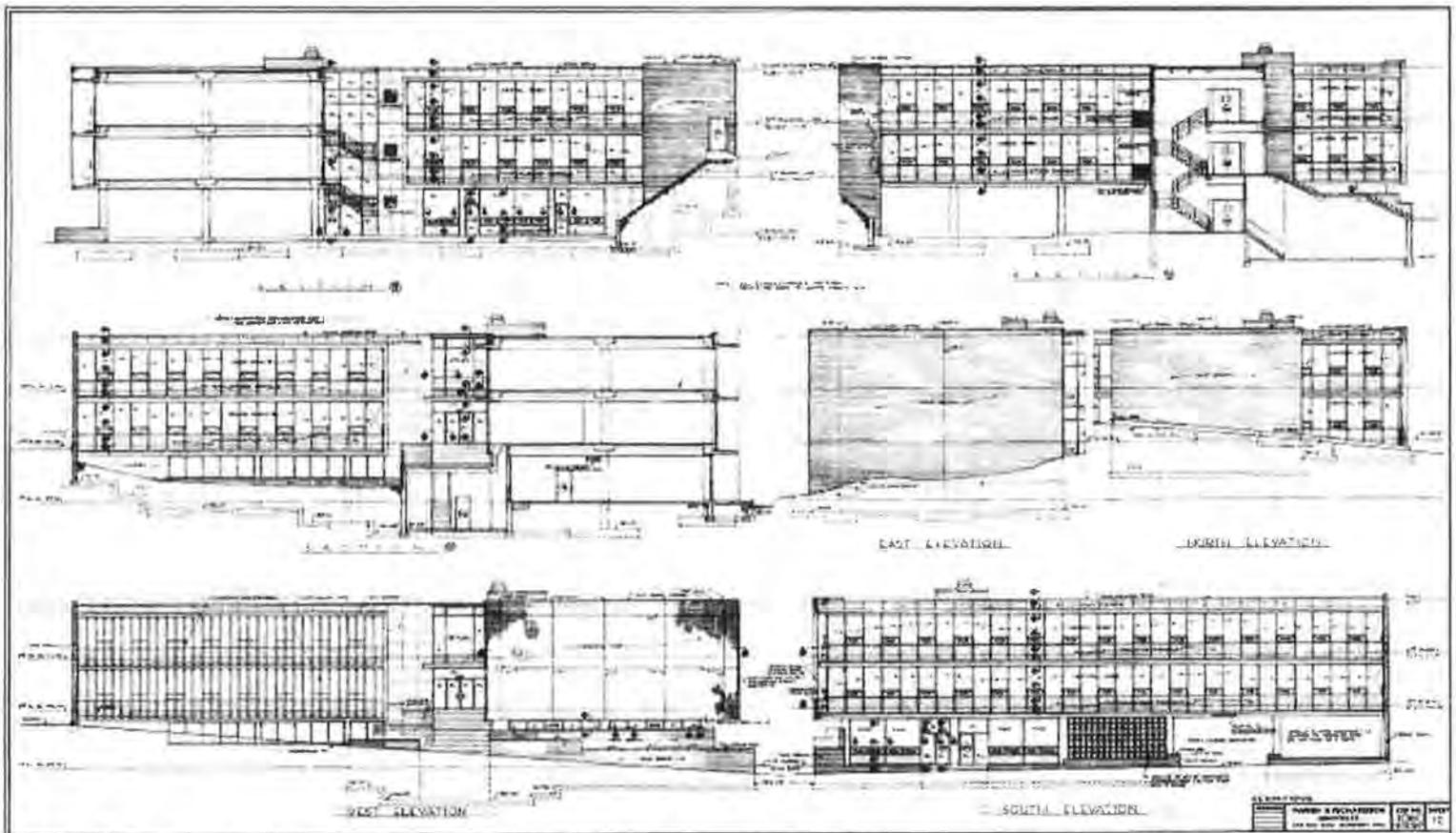


Figure 2: Elevations, interior courtyard (top, west to left, south to right); west façade (center, left); east and north end walls (center, right), and west and south facades (bottom, west to left, south at right)
(Original architect's drawings, 1957 in the owner's archives)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 8

The Priester Building

Scott County, Iowa

Figure 2 presents the various building elevations. Overall the building design alternates blank brick end walls with uninterrupted runs of metal and panel curtain walls. The concrete canopies are deepest along the south façade, and are narrower within the courtyard and along the west façade, where natural light was reduced. Corner end walls continue beyond the main wall planes so as to box out the cantilevered components. There is no finished cornice line apart from the upper canopy that runs just below the actual parapet line. The roof is flat with no edge or flashing. The roof has an interior drainage with few mechanicals apart from one large condenser. The elevator is hydraulic and therefore has no penthouse, a feature that further enhances the horizontal feel of the overall plan.

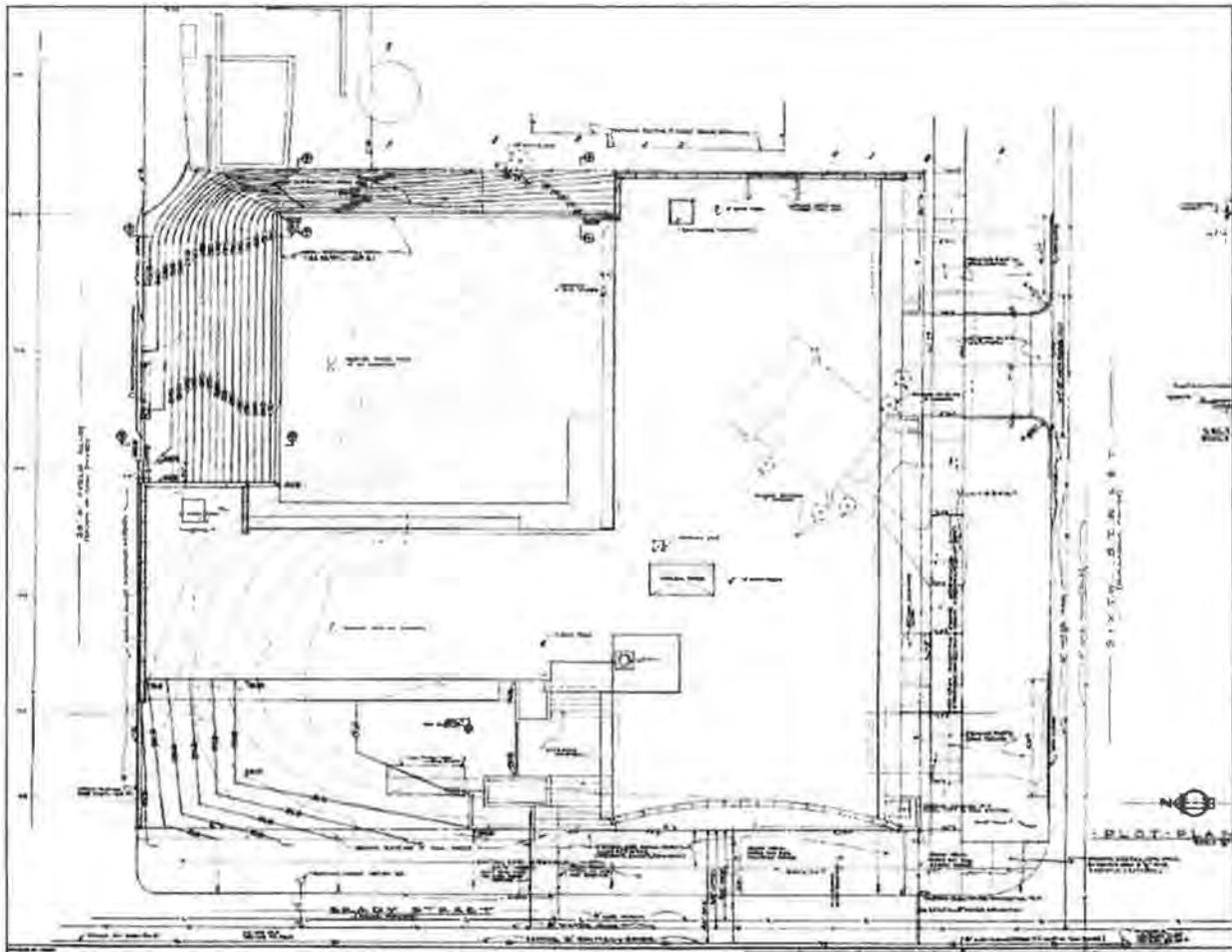


Figure 3: Pre-existing site plan (Original architect's drawings, 1957, in the owner's archives)

Figure 3 superimposes the pre-existing ice cream drive-in that fronted onto East 6th Street, on the building footprint. It also shows the degree to which excavation work was necessary. Apart from the requisite footings, almost all of the grading took place across the north end of the parcel. Figure 2 shows the depth of the basement (located alongside the main west entrance to the north) and footings.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 9
The Priester Building

Scott County, Iowa

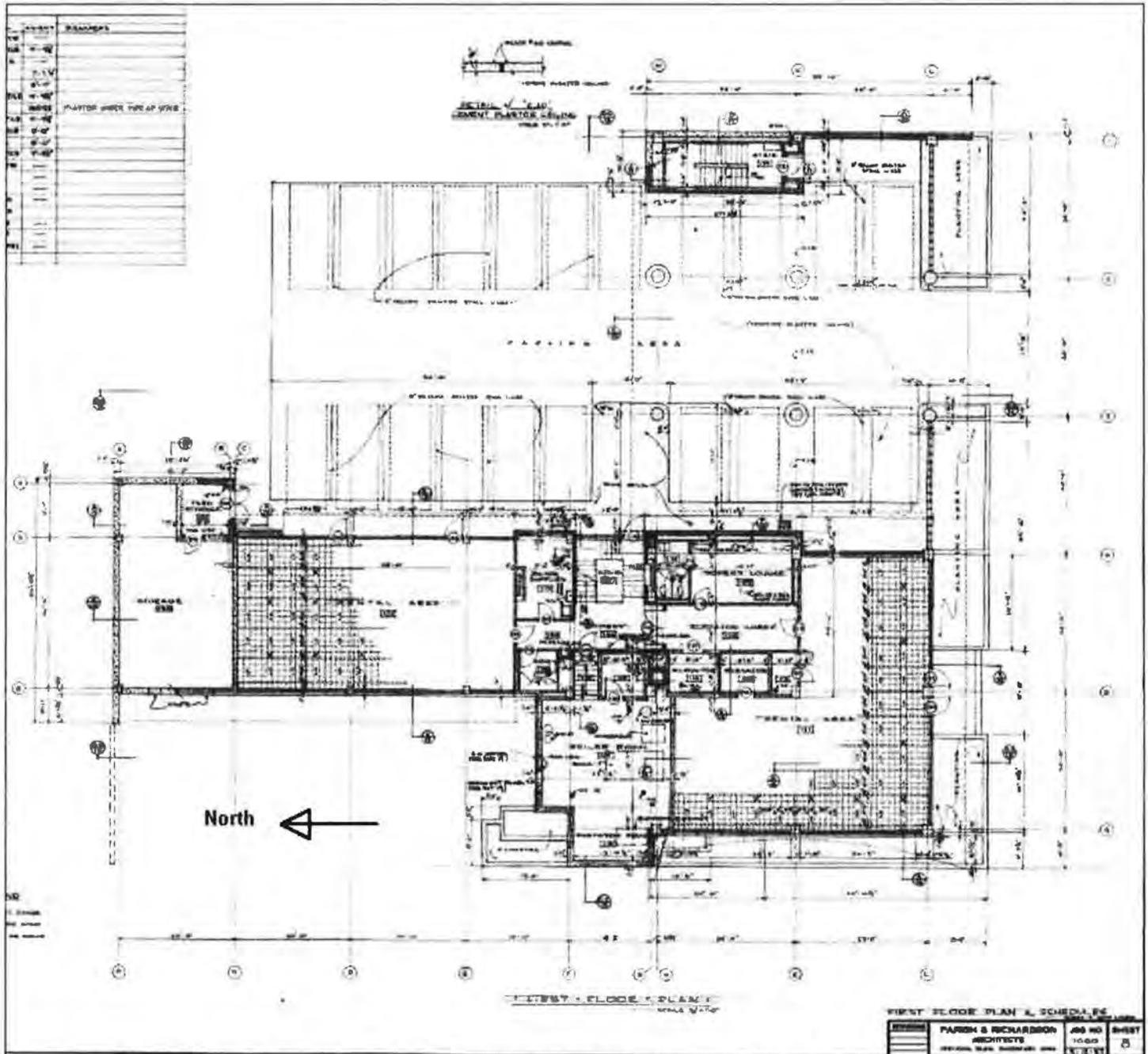


Figure 4: First floor plan, (dimensions and some notations erased and direction arrow added)
(Original architect's drawings, 1957 in the owner's archives)

Figure 4 shows the first floor layout. There is no east first floor area because the east wing is cantilevered over that void to allow for parking and parking egress. The west entrance is ornamented with raised planters that are stepped up to the entryway. There is a stair tower at the extreme east end of the plan. The bathrooms (the women's bathroom on this level includes a lounge room) and elevator cluster south of the entryways. The east main entry

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

The Priester Building

Scott County, Iowa

enters at grade and stairs go to either floor. There are two open plan rental areas on this level. At the extreme north end, Priester Company had its archives storage area.

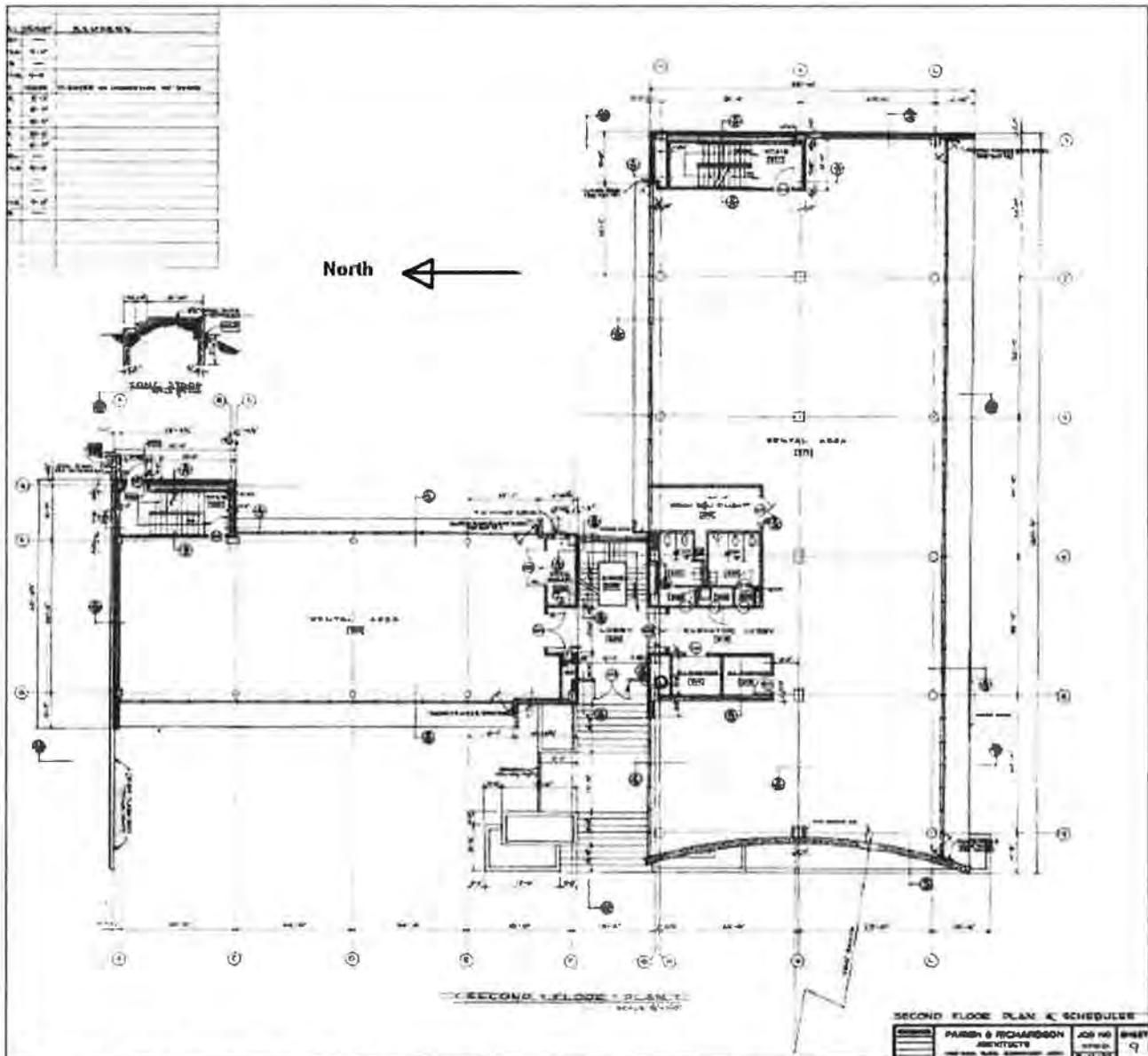


Figure 5: Second floor plan, (Architect's Drawings, dimensions and some notations erased and direction arrow added (Original architect's drawings, 1957, in the owner's archives)

The second floor plan (Figure 5) consists of two open plan leasable areas. There are perimeter stairs on the east and north ends of the plan. Due to the presence of the concave west wall, there is no fenestration at that point. The main west entry backs up against a still impressive east entryway that leads to the parking area. The west entry is at grade while the east side of the entryway is glassed and stairways extend to the first and third floors.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

The Priester Building

Scott County, Iowa

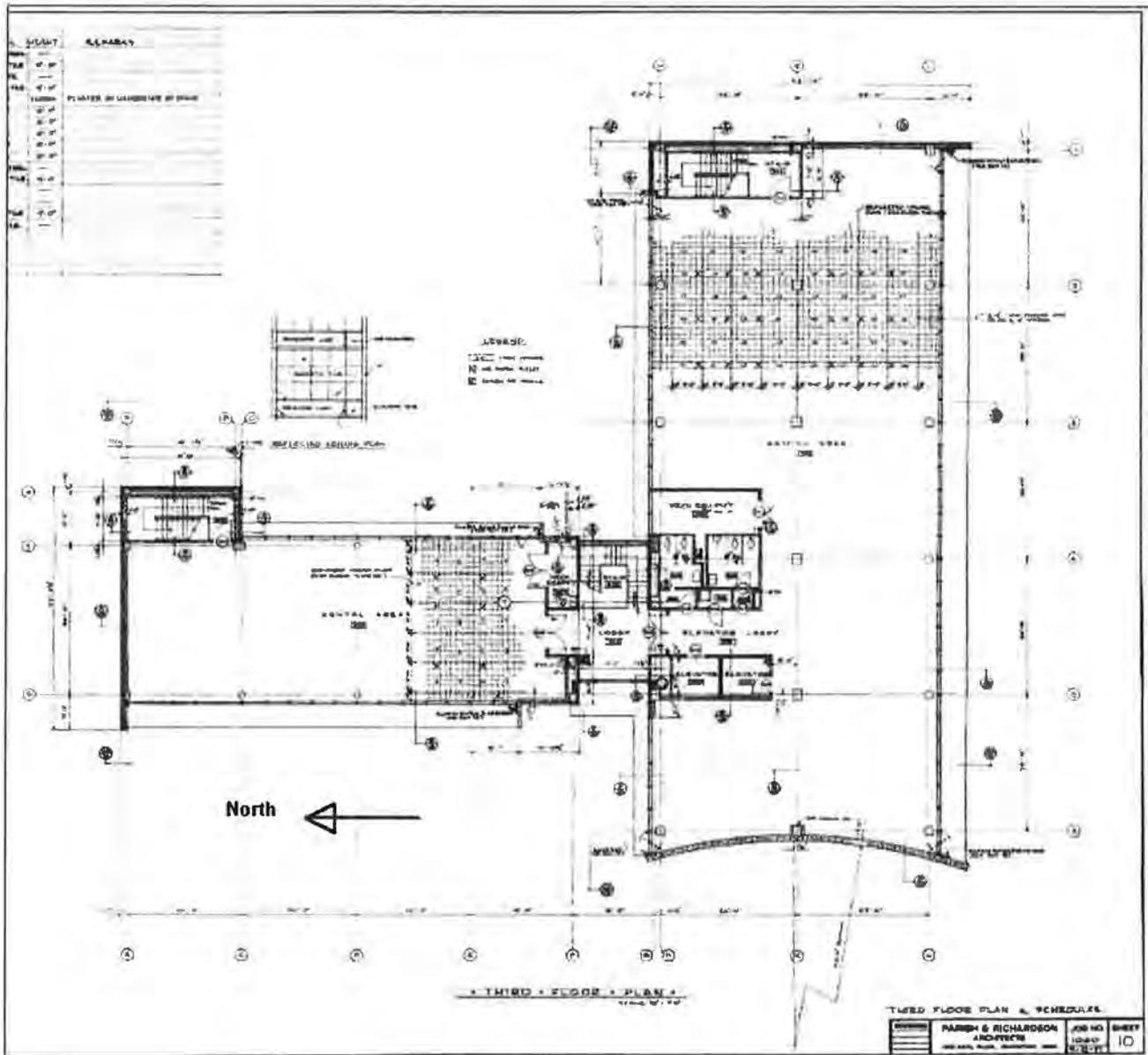


Figure 6: Third floor plan, dimensions and some notations erased and direction arrow added (Original architect's drawings, 1957, in the owner's archives)

The third floor housed the Priester Company's construction division in the south half of the plan. Given the scale of operations, this originally translated into an open plan unified office area. The north wing contained one rental unit, also open in plan. Stairs matched those on the second floor. There was no west end fenestration on this level. There was no west end fenestration on this level due to the west ornamental wall. The fireproof storage area, located at the north end of the north wing is not a separate area on this level, but is integrated into the office area.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 12

The Priester Building

Scott County, Iowa

Landscaping is integral to this building design and to its stylistic classification. The building footprint is set back on all frontages but particularly along the west side of the north wing. The courtyard reservation also functions as an important landscaping component, providing a spatial buffer and a source of natural light and ventilation to the back of the overall plan. Planters are integral to the west wall and west entrance and these help blend the building with its horizontal stylistic emphasis with the physical topography of the building.

A range of special features is noteworthy. On each end wall, above each canopy level, enlarged single light casement windows serve as emergency exit points. Outside of these windows, U-shaped handles are installed along the sidewall and canopy roof to help evacuees in egressing the building to the canopy levels. Other notable interior design features include the stairway railings and the lighting fixtures in the hallways.

Alterations:

The remarkable thing about this building is the sheer lack of alterations. Apart from expected mechanical adaptations, including the deepening of the elevator shaft, and the addition of removable partitions for additional tenant spaces, the building exterior and even its interior surfaces remain almost completely intact. The original interior trim and surface treatment included recessed fluorescent lighting and drop ceilings of acoustical tile. The majority of these ceilings survive unaltered. The public hall and stairway areas have recessed or hung ceiling fixtures that are original to the building construction. Tile floors and bathroom tile walls are also unaltered. A large number of original doors survive and does paneling and office built-ins in the original Priester Company quarters.

November 1919-existing building(s) demolished and site excavated for planned Hillcrest Apartments Hotel (not built)

October 1935-75 foot long billboard erected on site

October 14, 1957-permit for construction, \$317,000 by Priester Construction Company

March 19, 1958-hydraulic elevator by Montgomery Elevator Company

March 27, 1958-gas and oil fired automatic hot water boiler system, Ideal Plumbing Company

September 14, 1973-tenant (Avco Finance) installs gas fired hot air system, Ideal Mechanicals Company

August 9, 1976-Part of second floor renovated for office space, \$8,750

October 24, 1979-new roof, 88 squares, built up roof with gravel coating, Harrington Roofing Company

May 6, 2000-new roof, \$39,215

May 19, 2010-HVAC, \$8,100

Integrity Evaluation:

This is a remarkably well-preserved example of its design and time period as previously noted. Apart from tenant alterations, the building exterior, much of its interior, and all of its interior public spaces remain virtually unaltered since 1958. All seven aspects of historic integrity are clearly retained by this building.

Integrity of location is retained by the fact that the building obviously has not been moved, but its location is preserved vis-à-vis local streets, the importance of Brady Street, the topographical setting and the downtown and river view shed.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 13

The Priester Building

Scott County, Iowa

Integrity of design is retained to an unparalleled degree, one that encompasses the totality of the exterior design, as well as a large proportion of the original interior appointments.

Integrity of setting, as is the case for location, remains vested in the proximate presence of adjoining properties, retaining walls and streets. The landscape features, particularly trees, have necessarily matured and now dominate the building setting to a greater degree than was originally the case. In fact the removal of some overgrowth that obscures the lower west end of the building would be both good for the building and would greatly enhance the visibility of the original building and design.

Integrity of workmanship survives also to a remarkable degree, given that interior and exterior materials components survive and continue to function.

Integrity of feeling resides in the open and airy interior plan and at any point outside the building. The original design, materials, colors, etc. combine to produce an aesthetic and experiential response to and within a space that exudes excellent design and continues to serve its historic function as a modern office building.

Integrity of association is particularly retained in the virtually intact survival of the original Priester Company offices within the building.

Planned Rehabilitation:

While plans remain indefinite, the envisioned rehabilitation will certainly value and retain the original building massing, design, materials, and core interior layout. Priority work will address the repair of the west wall mosaic.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 14The Priester Building

Scott County, Iowa

Architects, Continued:

Parish and Richardson

Historical Significance:

The Priester Company Building is individually significant on the local level and is National Register of Historic Places eligible on the basis of its architectural merit (Criterion C). The building is both an excellent example of the late International style, but it is also extremely well preserved inside and outside. The building was designed by noted California architect John ("Jack") W. Kruse (1918-2000) (pronounced Kru-se') (formerly of Davenport) and the Davenport architectural firm of Parish and Richardson and the building design appears to represent the importation of West Coast cutting-edge architecture to the Midwest. The building was built by the Priester Construction Company to house its corporate real estate and construction divisions, and to also serve as an office building. As what is believed to be Davenport's first modernistic commercial design, it represents an on-going partnership between architects Parish and Richardson (its antecedents, Clausen and Clausen, and its successors) and the Priester Construction Company. The period of significance is 1958 with the key date of 1958 (the year of construction).

Related to its novel style relative to an office building, the Priester Building was notable in the technical difficulties that a hillside construction site offered (and the architect was particularly selected given his familiarity with those problems), and it was the first major Davenport area building to utilize a plastic shell to allow for over-winter construction. The building design also included such innovations as allowing room for perimeter landscaping, adjusted the building design to the views to the south and west, reflected weather and sun conditions on design and operating conditions, was fully air conditioned, and finally utilized its curved west mosaic-covered wall to deflect traffic noise from Brady Street.

Architectural Analysis:

The Priester Construction Company was one of the most prominent building firms in Davenport and the Quad-Cities. It was established in 1919 by returning WWI veterans, brothers Oscar and Walter Priester. Their grandson, Dudley Priester, now aged in the younger '90s was interviewed for the purposes of this application. He was able to respond to a range of questions that the property research had produced. The building site was chosen because it was under utilized and had potential. As other research showed, it had also been previously leveled and excavated for a planned building never built. The excavated site was pretty much down to bedrock and allowed the designers and company to over-build the foundations so that they could support the addition of two additional floors. The foundations rest directly on bedrock. While construction started immediately in the fall of 1957, Dudley recalled no factors apart from the winter weather that slowed building progress. No particularly innovative techniques or equipment were used in the construction apart from the use of a plastic covered framing for over-winter construction. The company had been long housed in the Davenport Bank Building, a prominent local office building edifice but the owners wanted their own building and they wanted it to be architecturally distinctive. They were conscious of the fact that this was Davenport's first truly "contemporary" office building design and the plan was also intended to showcase the company's ability to construct this type of a building and this, in addition to contemporary newspaper

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 15

The Priestler Building

Scott County, Iowa

accounts, supports the belief that this appears to be Davenport's first modernistic style office building (see Davenport *Times* and *Morning Democrat* quotations, October 8, 1957, pp. 14, 16). This claim is further substantiated by a review of newspaper end-of-year progress reports that uniformly listed and pictured the outstanding new architectural examples of each building year, 1957-63. A salient point is that the curved western wall is functional inasmuch as it was designed to reduce traffic noise from Brady Street. The curved windowless wall plane accomplished this. The building as initially built and envisioned with a potential to be expanded, greatly exceeded the immediate company's spatial needs. Originally the north wing was not leased at all and was finished off as leasable space only as the market produced demands (Interview, Dudley Priestler by Mary Priestler, October 1, 2013).

As the historical significance section will explain, the Priestler Building is believed to be the first modernistic style office building design to be built in Davenport. Given the stylistic conservatism of cities like Davenport, it is no surprise that so progressive a design was placed just outside of and looking down on the historic downtown.

The building's principal glassed entry fronts west onto to Brady Street. Structurally the building design comprises two rectangular boxes joined on all three floor levels by an open glass connector (see Figure 1). The building's structural system consists of reinforced concrete footings, sub walls, floors with integrated projecting flat canopies, round and in wall columns and pan-cast ceilings. The round structural columns created an open plan layout, the columns in the "south" building being considerably thicker in section than are those in the "north" wing. Reinforcing steel was employed and is visible at some points on the undersides of the canopies but the important note is that the canopies and floor system were cast as unified components. Removable metal pan molds cast the floor joists and removable tube cardboard molds cast the columns. The removal of the latter forms left a spiral pattern on the column exteriors. Plywood, in whole or half sheets was the principal form sheathing material and exposed concrete, particularly on the canopies, retains imprints from those forms.

A defining characteristic of the building was the fact that it was laid out as an office building that considerably exceeded the spatial needs of its owner-developer firm. The original floor plan consisted of six leasable areas in addition to the Priestler quarters on the third floor. The original largely open building interior plan was increasingly divided up into additional and necessarily smaller office areas. By 1965 there were a dozen total offices and by 1980 that number increased to nineteen, a level that has since been generally maintained. These added offices have non-load bearing walls. In a few areas open varnished beams have been added in some hallway areas.

The newly-completed building was immediately featured in the *Iowa Architect*, the publication of the Iowa Chapter of the American Institute of Architects.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 16

The Priester Building

Scott County, Iowa

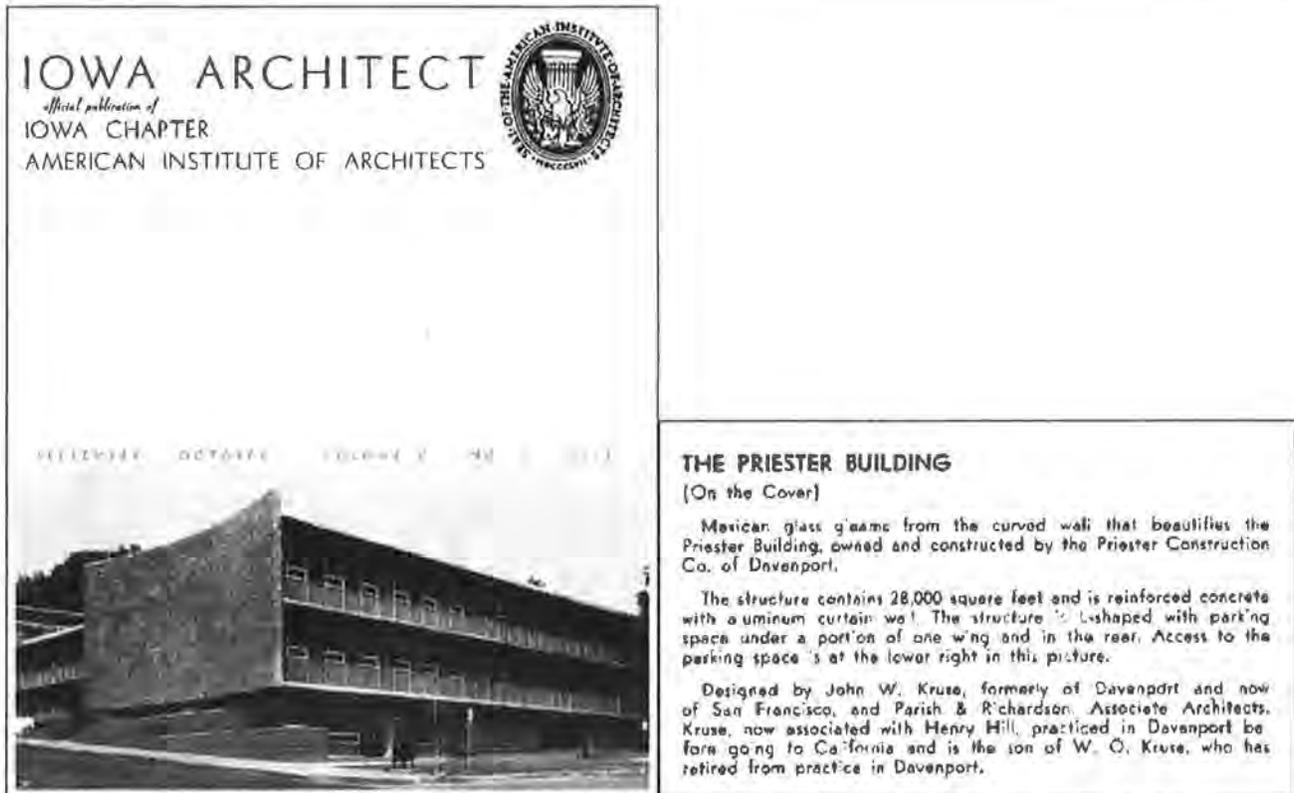


Figure 7: Cover, September-October 1958 issue of *Iowa Architect*

Community Stylistic Context:

The post-World War II modernistic architectural context is only now becoming a substantial presence in National Register of Historic Places nominations and listings. The period remains perilously close to the 50-year National Register significance cut off date of 1966. The core challenge naturally is to distinguish significant stylistic designs from a broad range of period buildings, the majority of which, while exhibiting isolated modernistic components, fall short of offering true and quality examples of this genre. The Iowa pattern seems to consist of an early onset of innovative church designs in the early 1950s. Educational buildings, reflecting the rush to house a booming student population, also exhibit new forms, new cladding materials, etc. Factory buildings, largely linear complexes mimic the school forms particularly when office buildings are designed. Residences also push the limits in terms of new materials and forms, and by the mid-1950s the first contemporary style houses make their appearances. Arterial commercial buildings, super markets in particular, combine single-story linear plans with fanciful intersecting canopies, vertical signage and new cladding materials. Downtowns remain generally resistive to all-new construction if only because of the lack of open land. Storefront modernizations of course have their origin in the late Great Depression years when the building industry and the federal government partnered to promote the revitalization of downtowns by reinventing stores or entire commercial street fronts. Finally institutions, museums, campus buildings and public buildings had the wherewithal as well as the impetus to boldly experiment with modernistic architecture. Prior to World War II, the Art Deco and International styles were dominant. During the pre-war years, most of the new "forms" and materials employed post war were developed and tested. Any

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 17

The Priester Building

Scott County, Iowa

modernistic typology needs to distinguish between these building classes as each has its own ground rules and cadence. As an example, while residences are primarily single-story plans, the better other types of modernistic design are multi-story as is true with the subject building.

Modern in general is defined by an eschewing of past styles or precedents, substituting more functional and supposedly timeless forms. Free-standing multi-story office building designs have the advantage of having the capacity to more fully exploit the style so it is not surprising that the subject building was judged to be the first in its class. A list of candidate modernistic Davenport designs follows (with the caveat that unlike most Iowa cities, Davenport is but a part of a four-city metropolitan urban area and Moline, Bettendorf, and Rock Island influenced each other and Davenport when it came to building style).

1. Temple Emanuel Synagogue, 1952-53, 1115 Mississippi Avenue, the design is essentially a brick box with a side wing and minimal fenestration, with the stone torah scrolls and other carved stone symbols being inset within a vertical recessed corner bay. It is interesting that the architect was Percival Goodman (1904-1989), of New York City who is termed "the leading theorist" of modern synagogue design and who is credited with designing more than 50 synagogues between 1948 and 1983. Goodman's role in bringing the Modern Movement to Davenport is worthy of further investigation. He partnered with local architect Norman Keller and Greenleaf Construction Company built the building (http://en.wikipedia.org/wiki/Percival_Goodman).



Figure 8: Temple Emanuel (Davenport *Daily Times*, September 26, 1961)

2. Scott County Courthouse, 1955-56, 400 4th Street, Arthur Ebeling architect (Dougher, Rich and Woodburn), Priester Construction Company contractor, said to be the only aluminum clad county courthouse when finished.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 18

The Priester Building

Scott County, Iowa



Figure 9: New Scott County Courthouse (Davenport *Morning News*, January 1, 1957)

This example is important because it, like the Priester Building, was a free-standing design and consequently involved a whole building design rather than the simple updating of a single façade. The architect, Ebeling (1882-1965) was nearing the end of a lengthy and productive career, one that could in its final years readily encompass the International style.

3. Continental Bakery Addition, 1958-59, architects Parish and Richardson, contractors, Priester Construction Company. This is just an industrial addition but the open first floor structure and parking are quite similar to that found in the subject building. The same architectural firm participated along with John Walter Kruse in the design of the subject Priester Building.



Figure 10: Continental Bakery Addition, 1958-59, completion photograph by Phil Hutchinson (Davenport *Daily Times*, November 27, 1959)
(Courtesy Davenport Public Library, Photo VM89-00-1545)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 19
The Priester Building

Scott County, Iowa

4. The Kahl Home For The Aged and Infirm Addition, 1101 West 9th Street, 1961-62;



Figure 11: Kahl Home addition, view southwest, architects Stewart, Robison, Laffin (Courtesy Brent B. Johnson, President, Ringland-Johnson Construction Company)

An interesting local design event that coincided with the planning of the subject building was a four-week long area modern architectural show that was titled "The Architect and His Community." The works of forty area designers and artists in the form of models, plans, photographs and sketches featured educational, religious, industrial and commercial designs. Held at the Davenport Municipal Art Gallery, the show opened with a reception that was titled "A Study of Contemporary Architecture" (Davenport *Daily Times*, September 12, 1957).

The Building Site:

The building site was an underutilized corner property on the northeast corner of Brady and East 6th Street. By the post-World War I years the site had gained the sobriquet "Hillcrest" mostly due to successive efforts to erect an apartment hotel on that location, bearing that name. The initial effort, led principally by local investor R. J. Walsh collapsed in the wake of the postwar economic transition. The company did demolish buildings on the site and completed the site grading for the planned building. George H. Fredericks acquired the property in 1924 and attempted to reuse the same name, this time in the form of a modern apartment house with a ground level mortuary business. Nothing came of that idea and in 1935 the site gained a 75 foot long billboard and there was an ice cream store on the Sixth Street frontage of the parcel (Davenport *Democrat and Leader*, May 4, 1924; June 25, 1925).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 20

The Priester Building

Scott County, Iowa

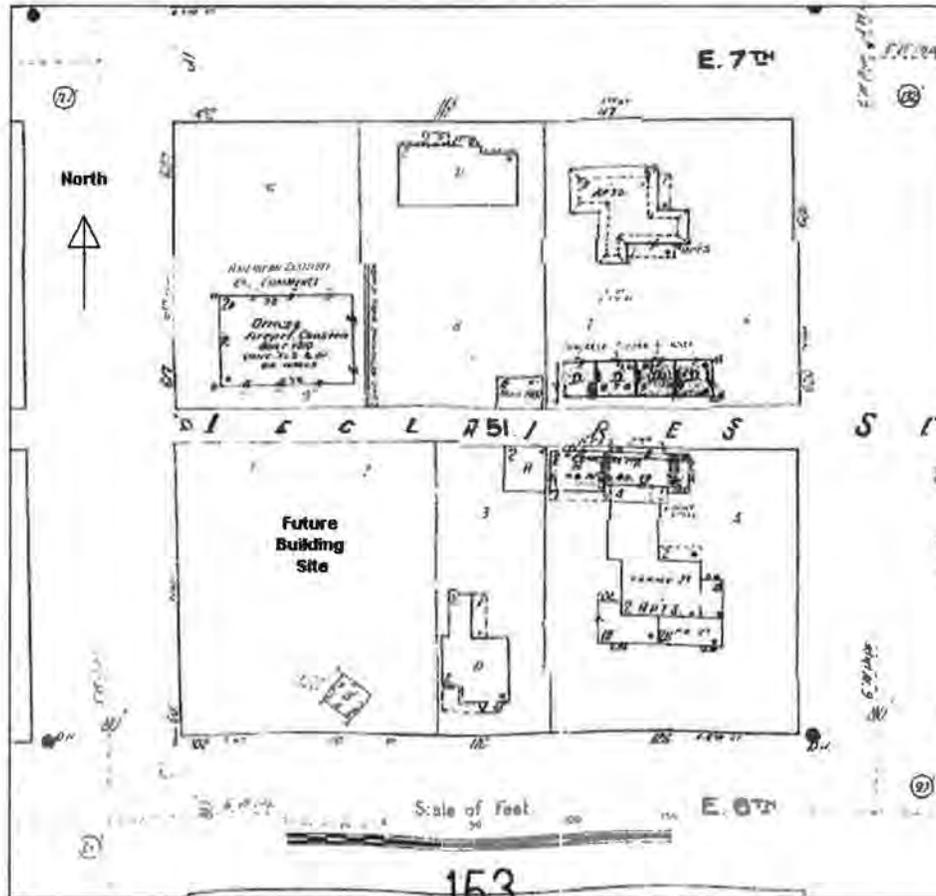


Figure 12: 1950 Sanborn Map, future building site

The Builders-Owners:

The Priester Construction Company was founded in Davenport by brothers Oscar and Walter Priester. As the principal Davenport builder, this firm has literally built the vast majority of the key buildings that comprise present-day Davenport. The firm celebrated this fact by published "Priester Village" in 1957 and again in 1967, a collage that summarized these major commissions (*Davenport Democrat and Leader*, October 6, 1955; *Davenport Times-Democrat*, December 31, 1967).

In this case the owner and builder were one and the same. The company had separate realty and construction departments and it determined to finally obtain its own building ca.1957. The Priester Building architect, John W. Kruse, was engaged by the Priester Realty Company. The planned building was unusual inasmuch as it combined many of the local design and other firms that regularly partnered with Priester Construction on projects. Its near-downtown location presaged a general suburban removal from a tradition of having this range of firms housed in larger downtown office buildings. The company sub-contracted the masonry, terrazzo, painting, glass and glazing, and mechanicals but these have not been identified. The artistic mosaic artist, imported from Mexico, is similarly not identified.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 21
The Priester Building

Scott County, Iowa

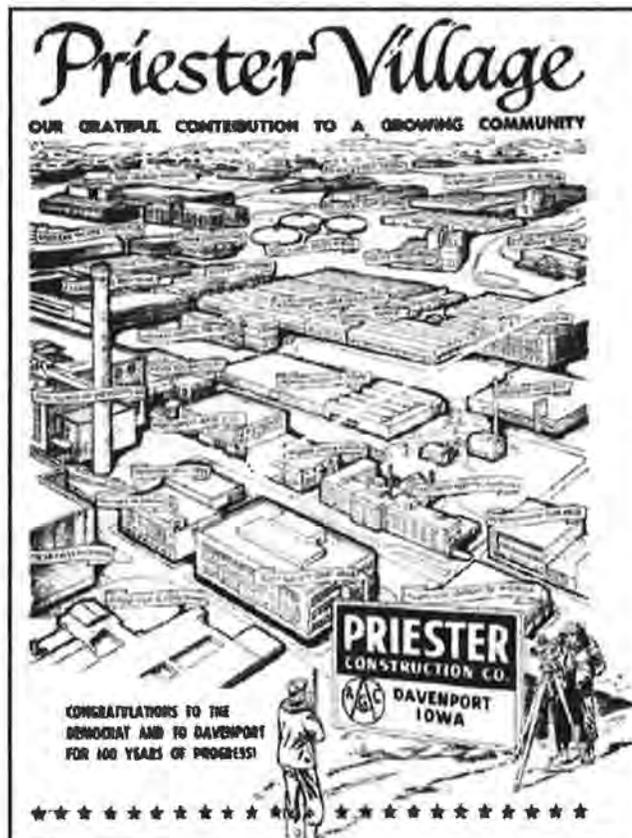


Figure 13: Priester Construction Company's legacy of key buildings, Davenport Centennial celebration (Davenport Democrat and Leader, October 6, 1955)

Figure 13 is an excellent visual summation of the great many substantial building projects that were credited to the Priester Construction Company in Davenport. This image necessarily pre-dated the company's new headquarters building. The Davenport Times announced the initiation of construction at the building site, reporting:

Construction on a multi-story office building at the northeast corner of Sixth and Brady Street was started today by the Priester Realty Co.

The new structure will bring to this area many modern construction features new to the building industry to assure efficient and comfortable occupancy [Emphasis added].

The building will be T-shaped, with three floors and the main entrance will be on the Brady Street first floor lobby.

An office space will be air-conditioned for which the most modern zone-type system has been selected.

Most of the building has been set back both from Brady and Sixth Street in order to provide space for suitable planting.

The preliminary design of the building was done by a former Davenport architect, John W. Kruse, Davenport architect, completed all the working drawings and specifications"

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 22
The Priester Building

Scott County, Iowa

(Davenport *Times*, October 8, 1957).

Commonly local newspapers carry a pre-construction article that announces that a new building is in the planning stage. No such initial article is found for this building and its public announcement was simultaneous with the start of its construction. Along similar lines the early article announces the building architect and includes a time schedule relative to the letting of contracts and sub-contracts. Again, because the Priester Company was building its own new edifice, there was no need for any contract letting. The initial article names the architect, John W. Kruse and notes his local roots.

The late start date is a point of some interest. This was late in the year and while reinforced concrete construction had long since been carried over-winter, there was but a few weeks before temperatures would plummet. While the building site required less excavation work under the assumption that the site had been leveled and largely excavated for the previous failed building effort, considerable shoring work was required to make room for the courtyard parking area. The other probable obstacle was the fact that bedrock was close to the surface and certainly formed the bluff front where the building had to be deeply recessed northwards.

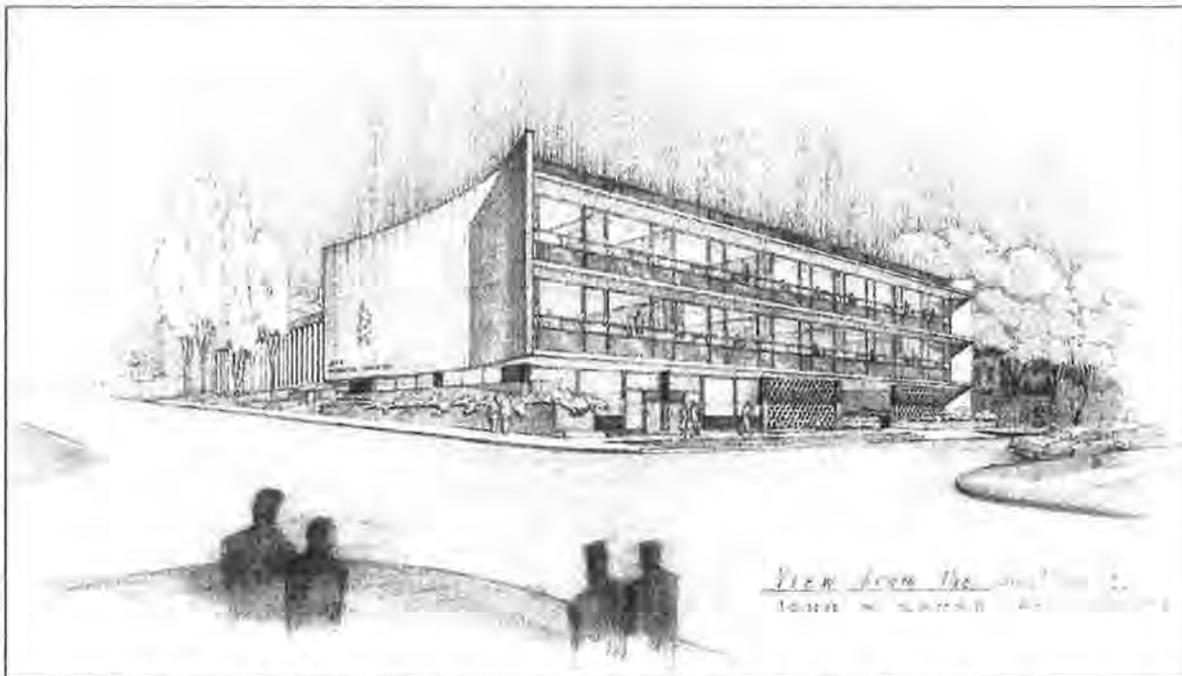


Figure 14: Architect's original building sketch, 1957, view northeast

(Berkeley Archives, John W. Kruse Papers, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>)

A post-building completion article, Kruse's "striking building" was contrasted with the "attractive" five-story Masonic Lodge, located immediately west of the new Priester Building, these two buildings being the products of son and father architects respectively. Father Walter O. Kruse (1889-1958+) had designed the Masonic edifice. The younger Kruse had left the city after World War II but he had attained a reputation for "hillside [building] planning" and was called upon to design the new office building. It appears that the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 23

The Priester Building

Scott County, Iowa

younger Kruse never actually visited the site or even the construction site. The *Davenport Times* reported "The Priesters sent Kruse the grade of the land, square footage requirements, sun and weather conditions, view possibility and future expansion program to be completed into one building." The same source explained that this apparent first visit was included in a short vacation and that Kruse "had inspected the completed Priester Building for the first time." Oscar Priester was quoted as saying "Jack [Kruse] did a wonderful job for us and we could find little to change as we went along." Kruse felt that his highest compliment on the new building came from its builders "which closely followed his designs" (Shank, p. 102; *Davenport Times*, August 20, 1958).

The company name and a bas relief failed to survive this earliest conceptual sketch. Another casualty that did make it to the final plans, was a system of vertical aluminum louvers, visible across the north wing frontage. These were adjustable and could be completely closed. The south façade achieved this control by the use of deeper concrete canopies.



Figure 15: Architect's sketch of the proposed new building, view northeast
(*Davenport Daily Times*, October 8, 1957)

The *Davenport Morning News* offered no image but did provide some additional details about the building project, stating:

Priester To Erect Building

Construction got underway Monday on a modern design three-story office building at the edge of the Davenport business district.

The building is being erected for Priester Construction Co., which is doing its own contracting in connection with the project.

It is being built on the north east corner of Sixth and Brady streets, on a site occupied for years by a drive-in ice cream business.

The structure will house the general offices of the construction company, and will furnish space for several tenants, Walter A. Priester, president of the company, said Monday.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 24
The Priester Building

Scott County, Iowa

Some offices and off-street parking space will be provided on the ground floor of the structure, which will be of modernistic design. The upper floors will be occupied entirely by offices.

A. O. Bargmann, Davenport building inspector, said the permit for the project has not yet been issued. He said **the structure will be of modern design, of a type not generally seen in this area. [Emphasis added].** He added it would follow the contour of the ground, pointing out that the alley in the rear is much higher than Sixth street, upon which the building will front.

Construction will be of concrete and aluminum. Priester Co. is now located in the Davenport Bank Building and will vacate those offices when their new building is completed

(Davenport *Morning Democrat*, October 8, 1957).

Both accounts underscore the point that this building design represented something dramatically new to the Davenport area.



Figures 16-17: Priester Company construction photos: Left image: Stereoscopic slides; dated December 24, looks northwest toward the Masonic Building on the opposite side of Brady Street; Right image: dated December 25, looks northeast from the west side of Brady Street (Davenport Public Library, Special Collections)

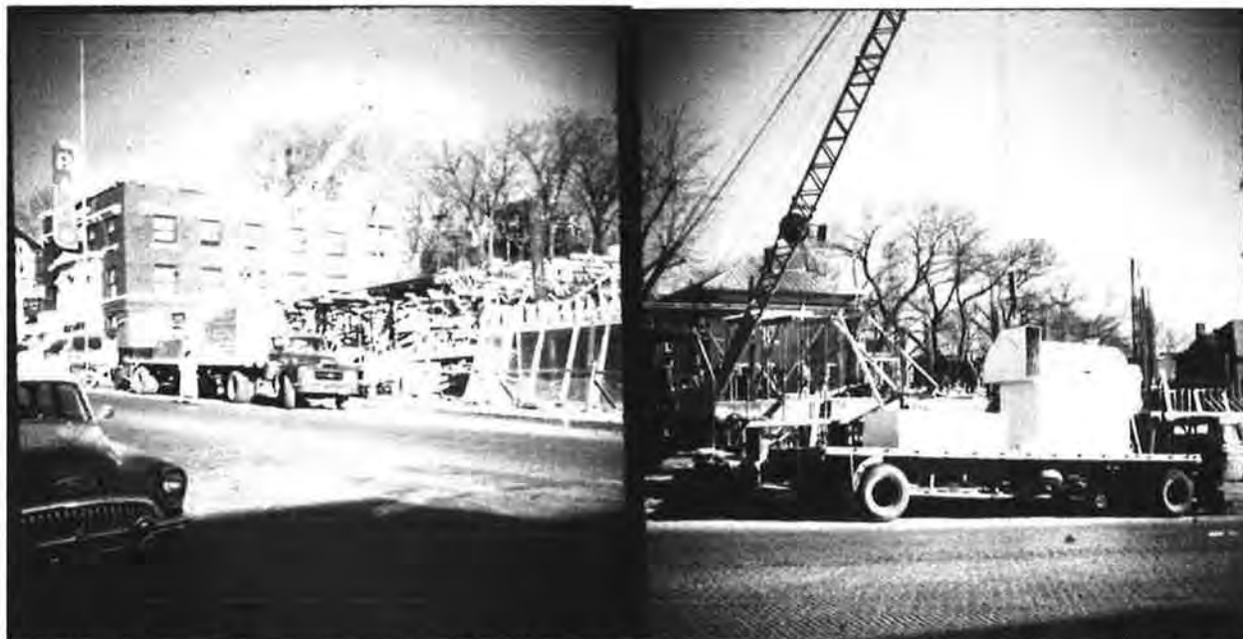
These images show the use of plastic sheeting to weatherize the worksite. The Christmas Day progress photo indicates that this job was being pushed. The projecting canopies on each floor greatly facilitated the use of a plastic shell given that they allowed a working space where the actual wall planes were to be erected.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 25
The Priester Building

Scott County, Iowa



Figures 18-19: Priester Company construction photos, stereoscopic slides; left image dated December 26, looks northeast from across Brady Street; right image dated December 27, looks southeast from across Brady Street
(Davenport Public Library, Special Collections)

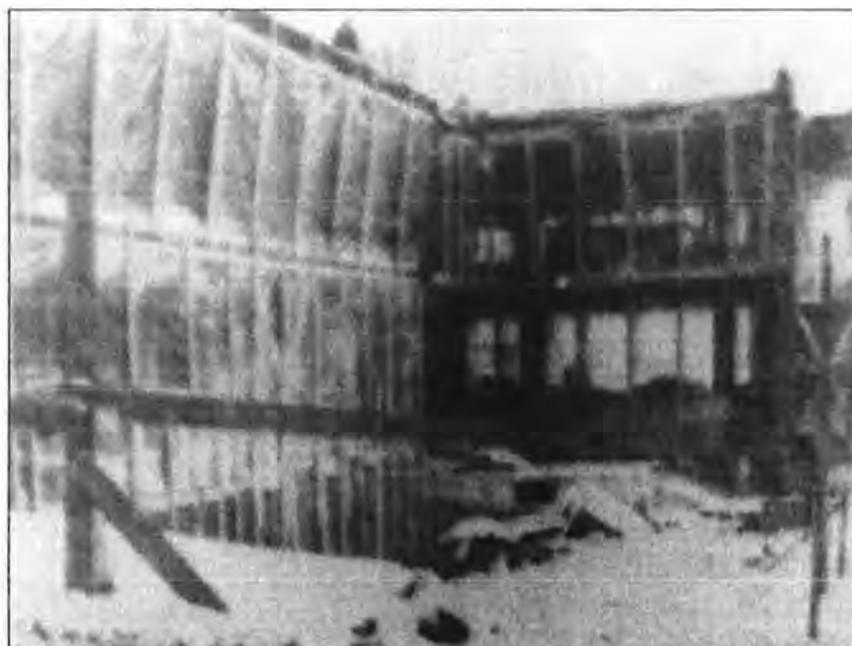


Figure 20: Plastic cocoon on the Brady Street façade, looking south
(Davenport *Democrat*, February 2, 1958)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 26
The Priester Building

Scott County, Iowa

Given its very prominent building location, well up the very steep Brady Street, a major downtown arterial route, the public was much interested in this very unusual and innovative construction project. For much of the winter however, there wasn't much to be seen given that the building was solidly encased in a wood stud and plastic envelope or cocoon as the newspapers termed it. The cocoon apparently accounted for the absence of any known construction progress photos. The *Democrat* noted "The cocoon is a new innovation in construction techniques, never before tried on such a big scale in Davenport." The covering, using Visqueen sheets (which came in 13 foot by 100 foot rolls) kept the snow out and allowed several "salamanders" to keep the workers in uninterrupted comfort. The use of plastic on a more limited scale had been used in the construction of the Putnam Center Block and the Assumption High School in the city. Clearly the use of the plastic to push construction work reflected an aggressively early building completion date. As of early February this target date was May 1 (*Davenport Democrat*, February 2, 1958).



Figure 21: A worker installs heating vents along the 6th Street storefronts, view southwest
(*Davenport Democrat*, February 2, 1958)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 27
The Priester Building

Scott County, Iowa

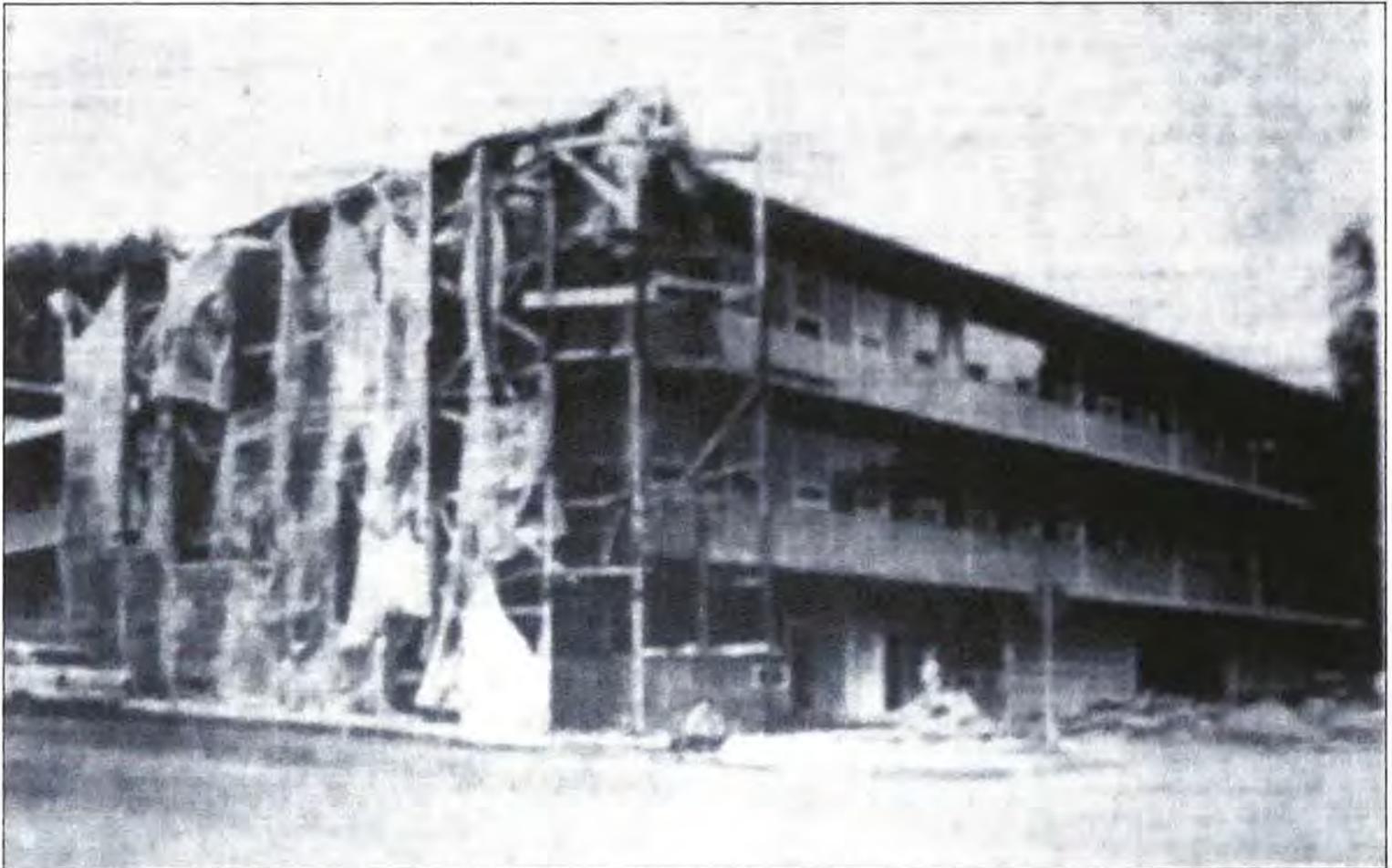


Figure 22: The plastic is mostly removed as spring arrives
(Davenport Democrat, May 20, 1958)

The builders were fortunate with the winter of 1957-58. The only substantial winter storm, albeit the worst since 1951, dumped nine inches of snow on the city on January 21. Here are summary weather figures for the months of winter construction ([www.weather-warehouse.com/WeatherHistory/Past WeatherData_DavenportWboCilty_Davenport_IA_December.html](http://www.weather-warehouse.com/WeatherHistory/PastWeatherData_DavenportWboCilty_Davenport_IA_December.html))

Month/Year	Mean Temperature	Precipitation in inches	Snow in inches
October 1957	52	1.51	0
November 1957	38.9	2.33	.1
December 1957	33.5	4.07	6
January 1958	23.7	1.15	11.5
February 1958	18.3	.49	1.5
March 1958	36	.34	1.8
April 1958	51	2.24	0

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 28

The Priester Building

Scott County, Iowa

Figure 22 shows the largely removed plastic, the west-end remnant covering the semi-circular 35 foot by 23 foot mosaic, composed of multicolored inch-square glass tile imported from Mexico. The total building cost was now reported at \$137,000 and the estimated completion date was not placed in mid-June (Davenport *Democrat*, May 20, 1958)

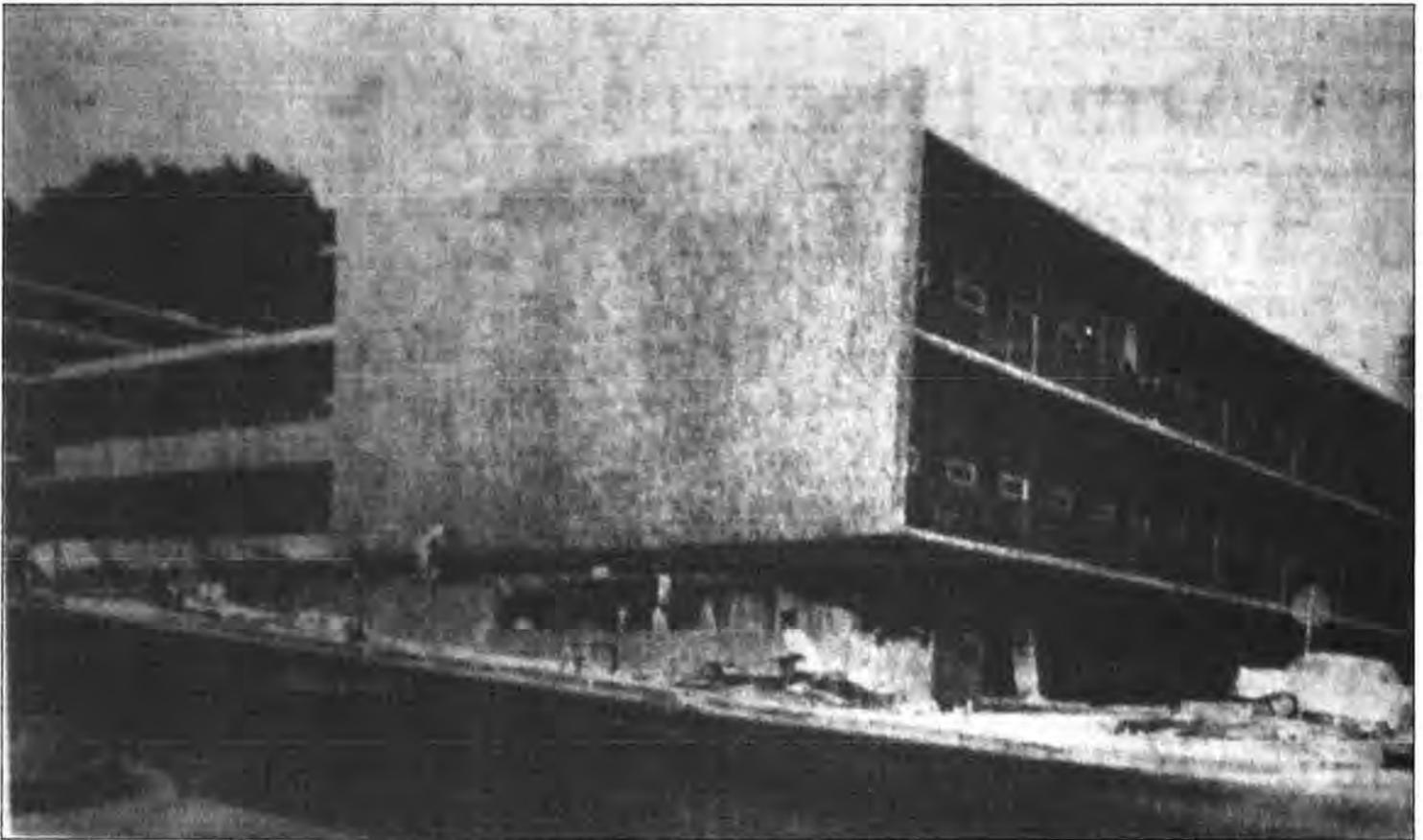


Figure 23: The nearly completed building, looking northeast (Davenport *Times*, June 2, 1958)

As of early June the glass/aluminum panels were being installed and the planters were being built. The mosaic consisted of a quasi-random combination of light brown, white, red and cream glass tiles. Mid-June arrived but there was no public notice of either the building completion or a public open house to be found in local newspapers. The push to finish the building was apparently confined to getting the core building completed during the winter months. Perhaps it was the labor intensive interior decorations with the walls being covered with half-inch tile that delayed making the target completion dates. At any rate the company was in no rush to occupy its new building and there was no formal open house either. Nor were commercial office tenants sought in local want ads. It would appear that the building was fully leased early on (Davenport *Times*, June 2, 1958; Interview, Dudley Priester).

United States Department of the Interior
National Park Service

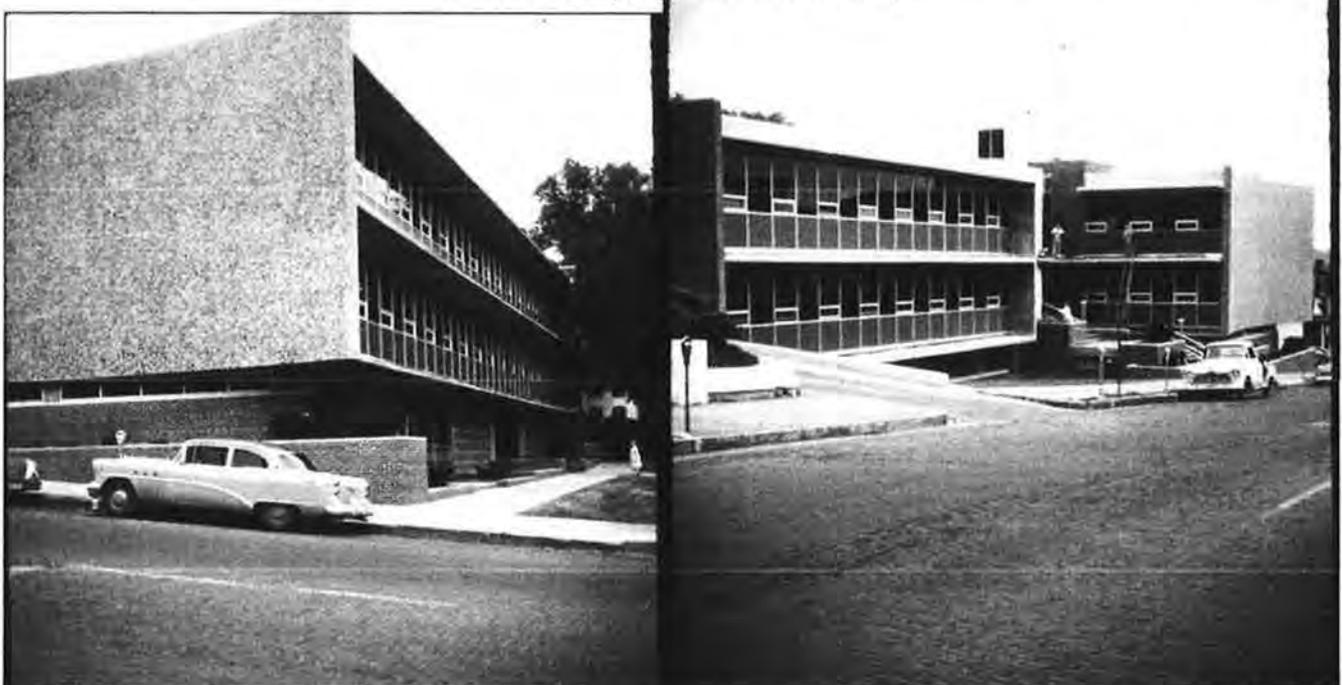
National Register of Historic Places
Continuation Sheet

Section number 8 Page 29
The Priester Building

Scott County, Iowa



Figures 24-25: Priester Company completion photos, stereoscopic slides; left image dated August 25, 1958, looks northwest from across Sixth Street; right image dated August 26, looks northeast from across Brady Street (Davenport Public Library, Special Collections)



Figures 26-27: Priester Company completion photos, stereoscopic slides; left image dated August 27, 1958, looks northeast from across Brady Street; right image dated August 29, looks southeast from across Brady Street towards the west main entrance (Davenport Public Library, Special Collections)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 30

The Priester Building

Scott County, Iowa



Figure 28: Architect's completion photo, west entrance and facade, view southeast
(Berkeley Archives, John W. Kruse Papers, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>)



Figure 29: Architect's completion photo, west entrance, view east (note exterior light fixtures)
(Berkeley Archives, John W. Kruse Papers, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>)

United States Department of the Interior
National Park Service

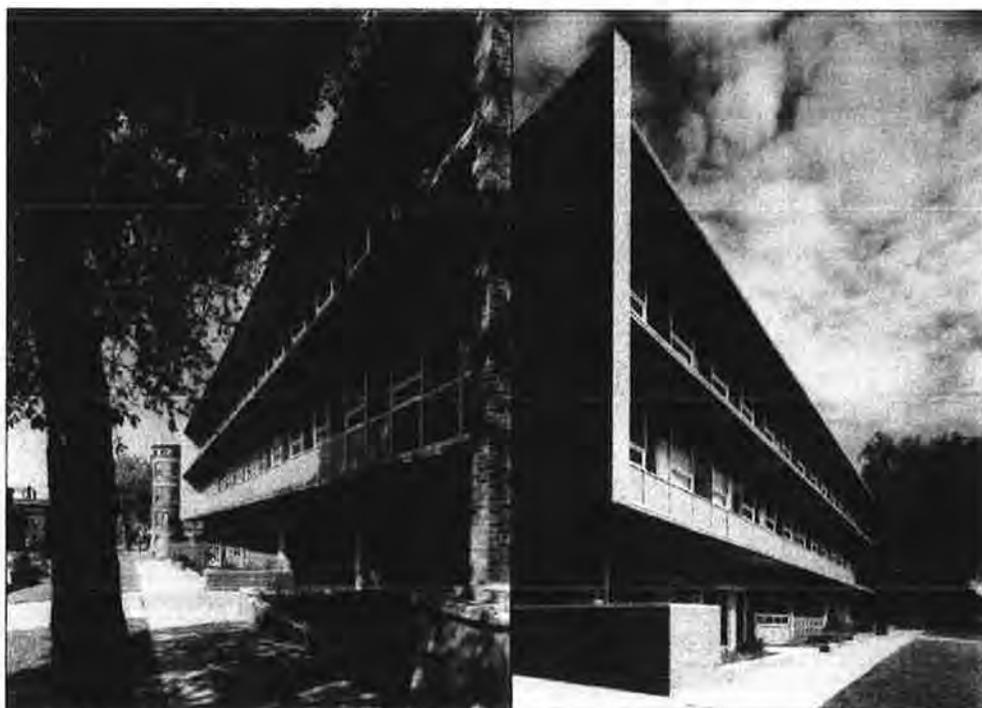
National Register of Historic Places
Continuation Sheet

Section number 8 Page 31
The Priester Building

Scott County, Iowa



Figure 30: Architect's completion photo, south façade, view northwest
(Berkeley Archives, John W. Kruse Papers, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>)



Figures 31-32: Architect's completion photo, south façade, views northwest (left) and northeast (right)
(Berkeley Archives, John W. Kruse Papers, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 32

The Priester Building

Scott County, Iowa



Figure 33: Architect's completion photo, underpass entrance to courtyard, view northwest
(Berkeley Archives, John W. Kruse Papers, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>)



Figure 34: Architect's completion photo, interior, second floor, view southwest
(Berkeley Archives, John W. Kruse Papers, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 33
The Priester Building

Scott County, Iowa



Figure 35: Architect's completion photo, second floor stairs, view southeast
(Berkeley Archives, John W. Kruse Papers, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>)

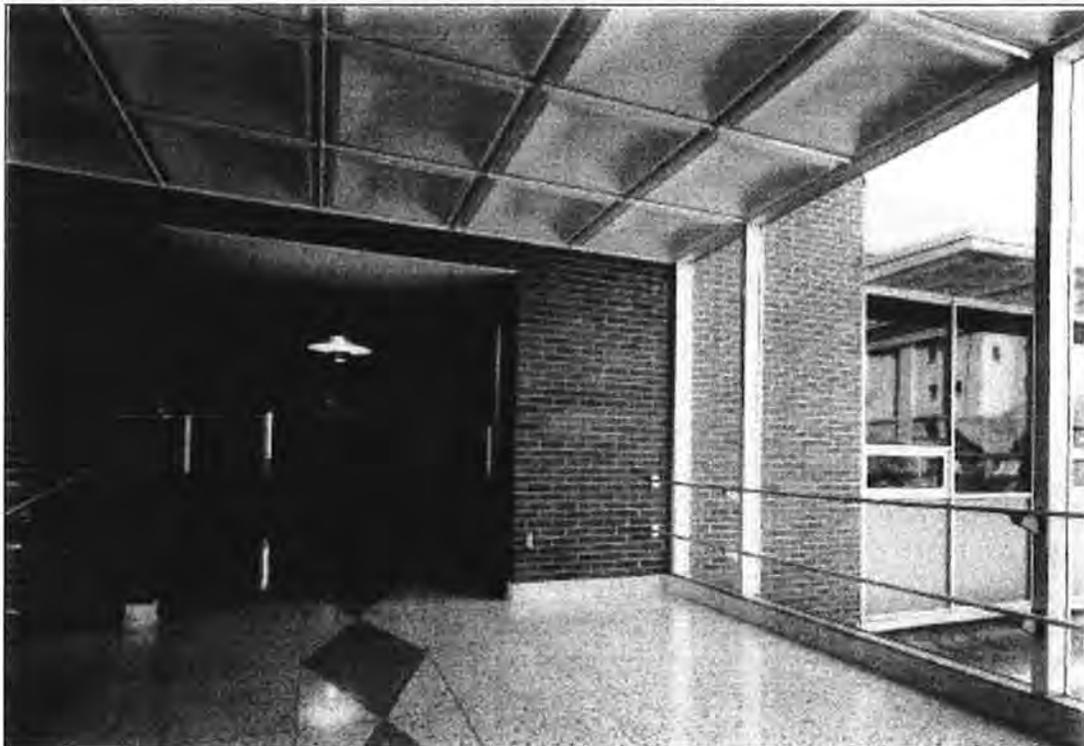


Figure 36: Architect's completion photo, third floor, view southwest
(Berkeley Archives, John W. Kruse Papers, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 34

The Priester Building

Scott County, Iowa



Figure 37: The Priester Company Building, view northeast
(Davenport *Morning News*, December 31, 1958)

The subject building had the distinction of being illustrated to exemplify the new buildings of Davenport at year's end, 1958 (Figure 33).



Figure 38: The completed building, 1958 (framed color photography, provided courtesy of the building owner)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 35
The Priester Building

Scott County, Iowa



Figure 39: Architect John Kruse (left) and Oscar Priester inspect the finished Priester Building (Davenport Times, August 20, 1958)

Priester Realty and Construction occupied Suite 314, occupying the entirety of the south third floor area and it was the Priester realty arm that was contracted to architect Kruse. Their archives were stored in a fireproof vault located on the north end of the north wing. There were then but six other rental units. The original tenants, fully filling the new building as of 1958, included a commercial artist, an architect, an aluminum company, encyclopedia dealer, an adjusting firm and a life insurance agency. The core tenants were firms that regularly did business with the Priester Construction Company. As of 1965 there were three architects and an engineering company among the tenants. Insurance firms had doubled. Leasable units numbered a dozen by 1965 and 19 by 1980. Ground floor units tended to be vacant 1965-75 but three other vacant units were tallied in 1970 and 1975. By 1980 the Priester Construction Company alone occupied Suite 301, having downsized its quarters. The last architectural firm to be a tenant was Soenke [Edward Leonard] and Wayland [Lloyd Earl], which remained until 1983. Lawyers increasingly found the building attractive and by 1985 five law offices were rented. The McCormick Adjusting Company, an original tenant, remained as late as 1995. By that year seven attorneys were officed there. The Des Moines Register had a local office in the building ca. 1980-1995. By 2010 the building was predominantly housing legal and medical offices. Priester Company left the building in 2004 (Davenport City directories, 1958-2010; Soenke Interview).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 36
The Priester Building

Scott County, Iowa



Figure 40: New building photo, view northeast, 1958
Chamber of Commerce Photo (Special Collections, Davenport Public Library)

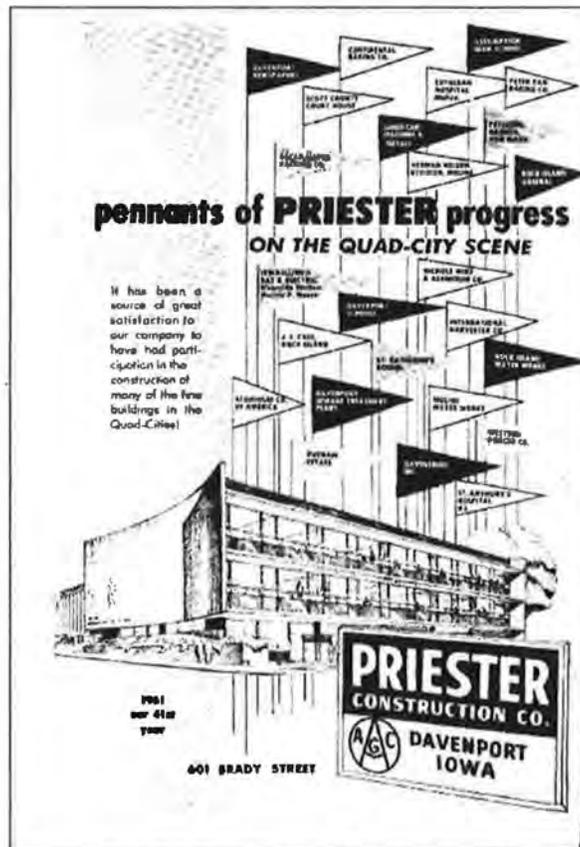


Figure 41: New headquarters and chronology of major construction projects, left to right
(Davenport Daily Times, September 26, 1961)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 37

The Priester Building

Scott County, Iowa

The Building Designers:

Priester Construction Company appears to have frequently utilized the design services of one of the premier Quad Cities (Davenport, Rock Island, Bettendorf, Rock Island) architects, Parish and Richardson. This firm had deep historical roots going back to the family firm of [Frederick G.] Clausen and [Rudolph J.] Clausen which became Clausen and [Walter O.] Kruse and then in 1925, Clausen, Kruse and [Carrol A.] Klein. Walter Otto Kruse (1889-1955+) was a Cornell University graduate in 1912. Kruse was charged with "design, layout, and general business administration" for the firm. He was the father of John Walter Kruse (see below) who was born and raised in Davenport. Rudolph Clausen retired in 1933 and the firm became Kruse and Klein. Klein purchased and departed with the firm's interior arts business in 1938. Kruse then partnered with Parish as Kruse and Parish and when Kruse retired in 1953, it became Parish and Richardson. Architect William L. Parish (ca.1884-1961) and partner Charles Verne Richardson (1922-pe-1970) were both graduates of the University of Illinois. Their partnership was relatively short-lived, lasting from 1954 until 1960. Given their predecessor design firms, the architects were favored by the client Priester Construction Company and a notable predecessor design was the Continental Bakery Company (Figure 10). The firm's stamp appeared on all of the subject building designs and architect Richardson included the Priester Building on his favored short list of designs in the 1962 American Institute of Architects directory (Parish was already deceased and had no entry (Shank, pp. 42, 98, 102; 1962 AIA Directory, p. 584, 1970 AIA Directory, pp. 759-60).

While this firm's name appears as the architects of record on the original building plans, the design is otherwise the work of Walter Kruse's son John W. "Jack" Kruse (1918-2000). Jack Kruse's archives identify him as the designer of the subject building, but there remains this curious entry in the *Times* which notes "The preliminary design of the building was done by a former Davenport. John Walter Kruse, Davenport architect, completed all the working drawings and specifications." All other documentation countervails this statement and there is no known recently departed architect from Richardson and Parish and most curiously John Kruse had no known design association with that firm post-1941. John Kruse Jr. was born in Davenport, was educated in architecture at Cornell University and in naval architecture at the Massachusetts Institute of Technology. While studying at Cornell, the son would work summers as a draftsman in his father's office in Davenport (until 1941). Following Pacific Theater naval service during World War II, working with ship hull repair, Kruse relocated permanently to the San Francisco area and was employed by the architect Albert Henry Hill (1913-1985) as supervising architect (1948-65). In 1965 they became partners. Within that firm, Hill was said to be the designer and Kruse was the structural expert. A commission of particular interest is the Moline Public Hospital Chapel (1958-59) which received an American Institute of Architects Merit award in 1960. Both men are individually credited with its design, yet the documents and photographs are to be found in Kruse's Berkeley archives (Original Plans; Davenport *Times*, October 8, 1957; Berkeley Archives, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>; Obituary, San Francisco Gate, San Francisco Chronicle, <http://www.sfgate.com/news/article/KRUSE-John-Jack-W.2728245.php>; Online Archives of California, http://www.oac.cdlib.org/findaid/ark:/13030/kt7b69r6cf/entire_text/; <https://digital.lib.washington.edu/architects/architects/957/>).

An inventory of design commissions that represents the files of Henry Hill and John Kruse is to be found at www.oac.cdlib.org/findaid/ark:/13030/kt7b69r6cf/entire_text. This list is of predominantly California clients dating forward from ca.1947 and includes a handful of projects that were located in Vienna (a government housing project), North Carolina, Boston, Quebec, and Kentucky. The only other Davenport area commission was the chapel in

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 38

The Priester Building

Scott County, Iowa

Moline, which was designed simultaneously with the Priester Building. The lack of credited designs pre-dating the Priester commission in the Quad-Cities area indicates that Priester was either not doing actual design work or at least wasn't being credited with them. It is also most likely that Kruse's experience with hillside construction was gained in his California residential design work and that the Priester Company principals were familiar with that work. His training in naval architecture and his above-noted design role as structural engineer do underscore an expertise in things structural.

The 1956, 1962 and 1970 American Institute of Architects professional directories offered an opportunity for designers to list their most notable works (Hill for example listed the Moline chapel in his 1962 entry). Kruse listed the following designs, all residences, in 1956:

Eldred Res[idence]. Pacific Grove, CA 1949
Nadaner Res., Palo Alto, CA 1954
Broomhead Res., San Rafael, CA 1955 (Citation of Merit, Progressive Architecture, 1956)
Kappeler Res., Atherton, CA 1955
H. M. Howe Res., Bandon, Ore 1955

In 1962, he deleted his earliest listing and substituted the subject one.

Nadaner Res., Palo Alto, CA 1954
Broomhead Res., San Rafael, CA 1955
Kappeler Res., Atherton, CA 1955
H. M. Howe Res., Bandon, Ore 1955
Priester Building, Davenport, 1958

Finally in 1970 he made numerous updates to his list, but retained only the Priester Building from his older works.

R. C. Andresen Res., Lafayette, CA 1957
R. A. Burr Veterinary Hosp., SF 1959
Priester Bldg., Dav[enport] 1958
R. D. Conlan Res., Atherton, CA 1964
H. T. N. Hunt Res., Orinda, CA 1965

Clearly in his own judgment the Priester commission was an important example of his overall design work and the newspaper report of his 1958 Davenport visit to his finished building stated "The Priester Building is one of his [Kruse's] top achievements: (American Institute of Architects Directory, 1956, p. 631, Ibid., 1962, pp. 395-96; *ibid.*, 1970, p.512; *Davenport Times*, August 20, 1958).

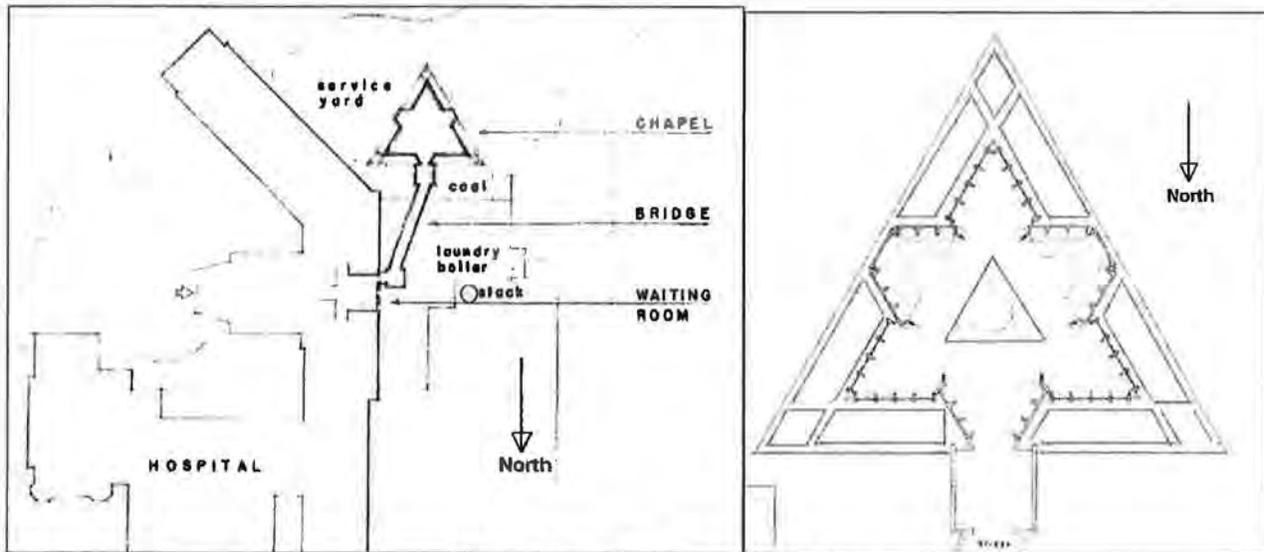
The Moline Public Hospital Chapel as noted is credited to Albert Hill but the documentation is filed under architect Kruse. This design is the only other example of Kruse's expertise relative to modern or contemporary design and it was designed virtually at the same time, but just a little after the Priester Building, which is to say 1958-59. The chapel as the following images will show was elevated above and was cantilevered out from a very small

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 39

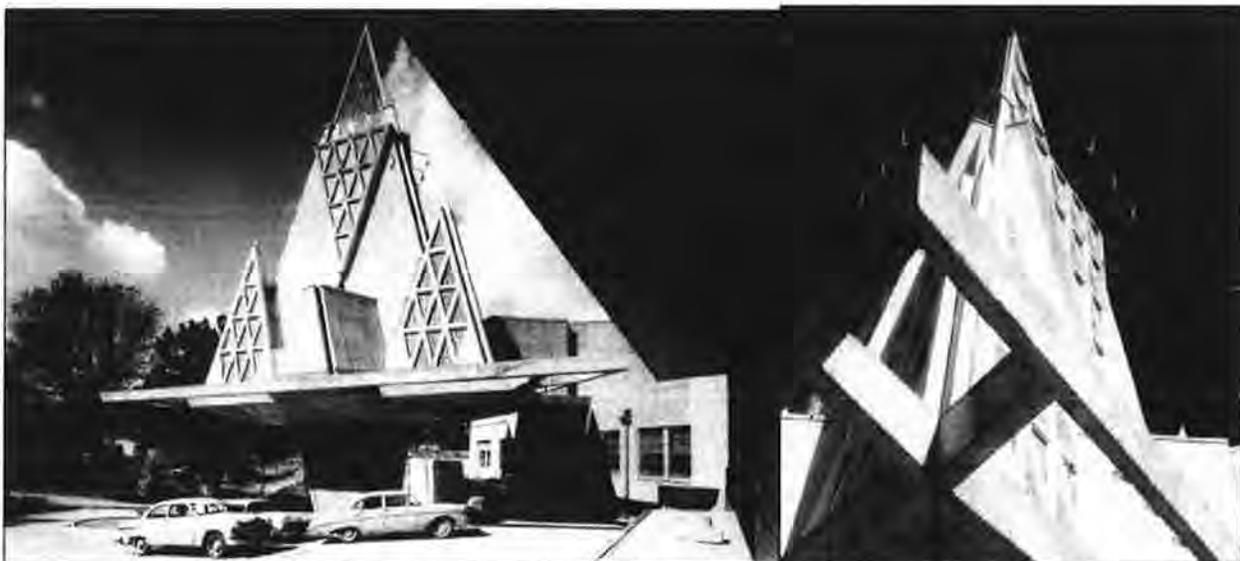
The Priester Building

Scott County, Iowa

building space. Two comparative components clearly relate to the Priester design, these being a skillful use of concrete "sculpting" and the use of bridges. The chapel was linked to the main hospital complex via an elongated elevated bridging. The architect also incorporated exterior lights to create design overlays after dark. Sadly, the chapel was demolished when the entire hospital was demolished in 2004. This building was also located in Moline, Illinois. It is worth noting that the architects used Structural Engineer Isadore Thompson in their design work and the contractor was not Priester, but rather Ericson Construction Company (Berkeley Archives, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>).



Figures 42-43: Site plan and building footprint

(Berkeley Archives, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>)

Figures 44-45: North elevation (left) and northwest corner perspective (right)

(Berkeley Archives, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>)

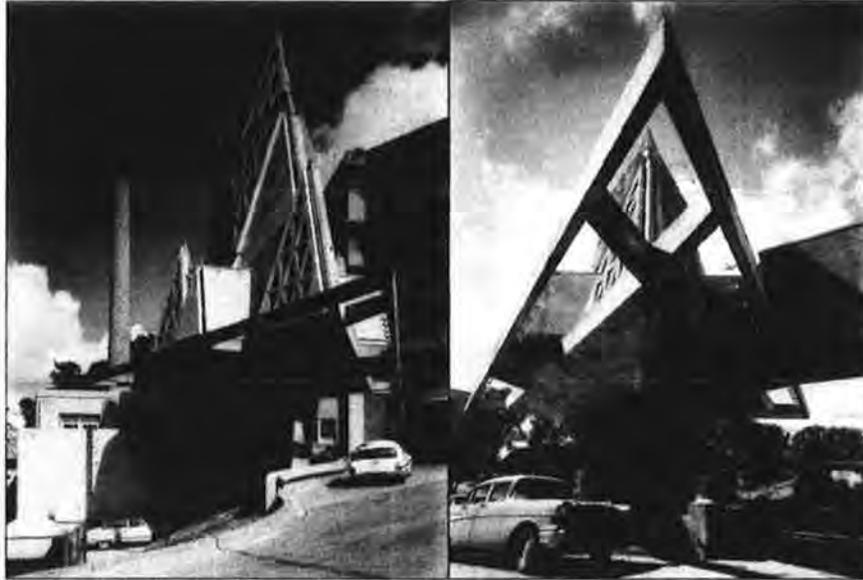
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

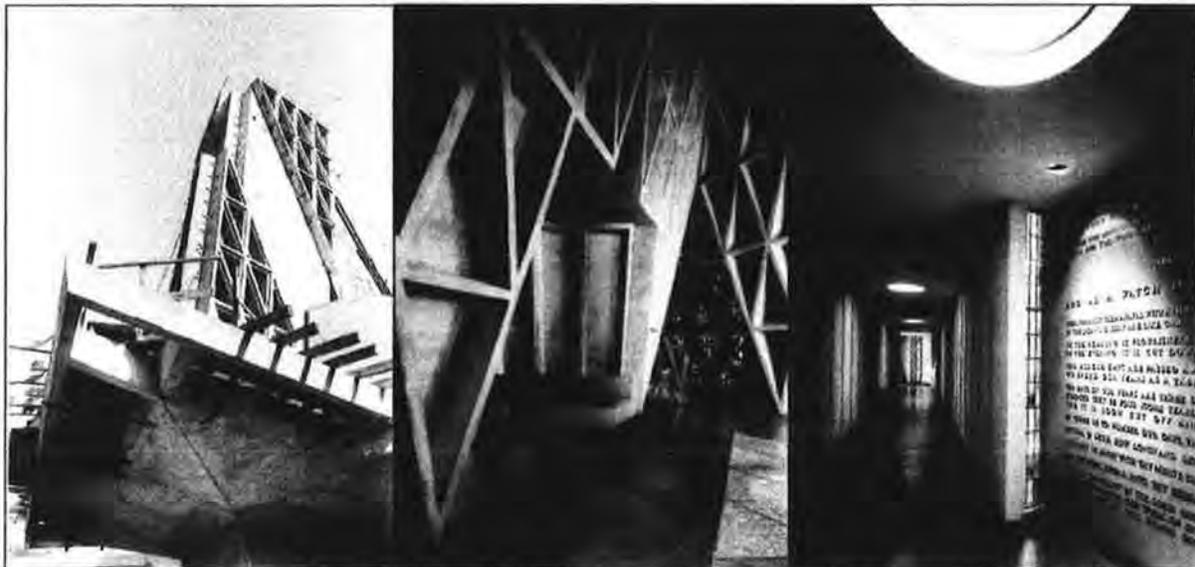
Section number 8 Page 40

The Priester Building

Scott County, Iowa



Figures 46-47: East side (left) and southwest corner and bridge linkage (right)
(Berkeley Archives, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>)



Figures 48-49: Construction photo showing pedestal, molds for concrete (left)
and interior view of alcove, view north (center) and bridge interior (right)
(Berkeley Archives, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm>)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 41

The Priestler Building

Scott County, Iowa

9. Major Bibliographic References:

Davenport Building Permits

Davenport City Directories, 1958-2010

Gerlenter, Mark. A History of American Architecture: Buildings In Their Cultural And Technological Context. Hanover, New Hampshire: University Press of New England, 1999

Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York: W. W. Norton, 1998

Iowa Architect Magazine, September-October 1958

Khan, Hasan-Uddin. International Style: Modernist Architecture From 1925 to 1965. Köln: Taschen, 2001

Morgan, William. The Abrams Guide to American House Styles. New York: Harry N. Abrams, 2004

Newspapers as cited in the text

Parish and Richardson. Untitled building plans, Job Number 1060, dated September 12, 1957

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Shank, Wesley I. Iowa's Historic Architects: A Biographical Dictionary. Iowa City: University of Iowa, 1999

On-line Sources:

Iowa Geographic Map Server, <http://ags.gis.iastate.edu/arcgisservices/services/Ortho> (2011 data)

Berkeley Archives, <http://www.ced.berkeley.edu/cedararchives/profiles/hillkruse.htm> (accessed September 28, 2013)

Obituary, San Francisco Gate, San Francisco Chronicle, <http://www.sfgate.com/news/article/KRUSE-John-Jack-W.2728245.php> (accessed September 28, 2013)

Online Archives of California, http://www.oac.cdlib.org/findaid/ark:/13030/kt7b69r6cf/entire_text/ (accessed September 28, 2013)

University of Washington Digital Archives: <https://digital.lib.washington.edu/architects/architects/957> (accessed September 28, 2013)

Wikipedia. http://en.wikipedia.org/wiki/Percival_Goodman (accessed December 6, 2013)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 **Page** 42

The Priester Building

Scott County, Iowa

Major Bibliographic References, Continued:

Weather Warehouse www.weatherwarehouse.com/WeatherHistory/PastWeatherData_DavenportWboCilty_Davenport_IA_December.html (accessed March 14, 2015)

Online Archives of California: www.oac.cdlib.org/findaid/ark:13030/kt7b69r6cf/entire_text (accessed March 14, 2015)

Interview:

Interview, Dudley Priester by Mary Priester, October 1, 2013

Interview, Ed Soenke, by James Jacobsen and Andy Lorentzen, March 8, 2016

Interview by email, Dudley Priester by Ted Priester, April 4, 2016

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 43

The Priester Building

Scott County, Iowa

10. Geographical Data:

Verbal Boundary Description:

Lots 1 and 2, part of Lot 3 (Commencing at the northwest corner of Lot 3, proceeding east 21 feet, south 28 feet, west 20 feet and north 28 feet to the place of beginning), LeClaire's Second Addition, City of Davenport

Boundary Justification:

The selected parcel is directly associated with the historical building since its construction.

Map



Figure 50: Area map locating the Priester Building (Iowa Geographic Map Server: 2015 map data)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 44

The Priester Building

Scott County, Iowa

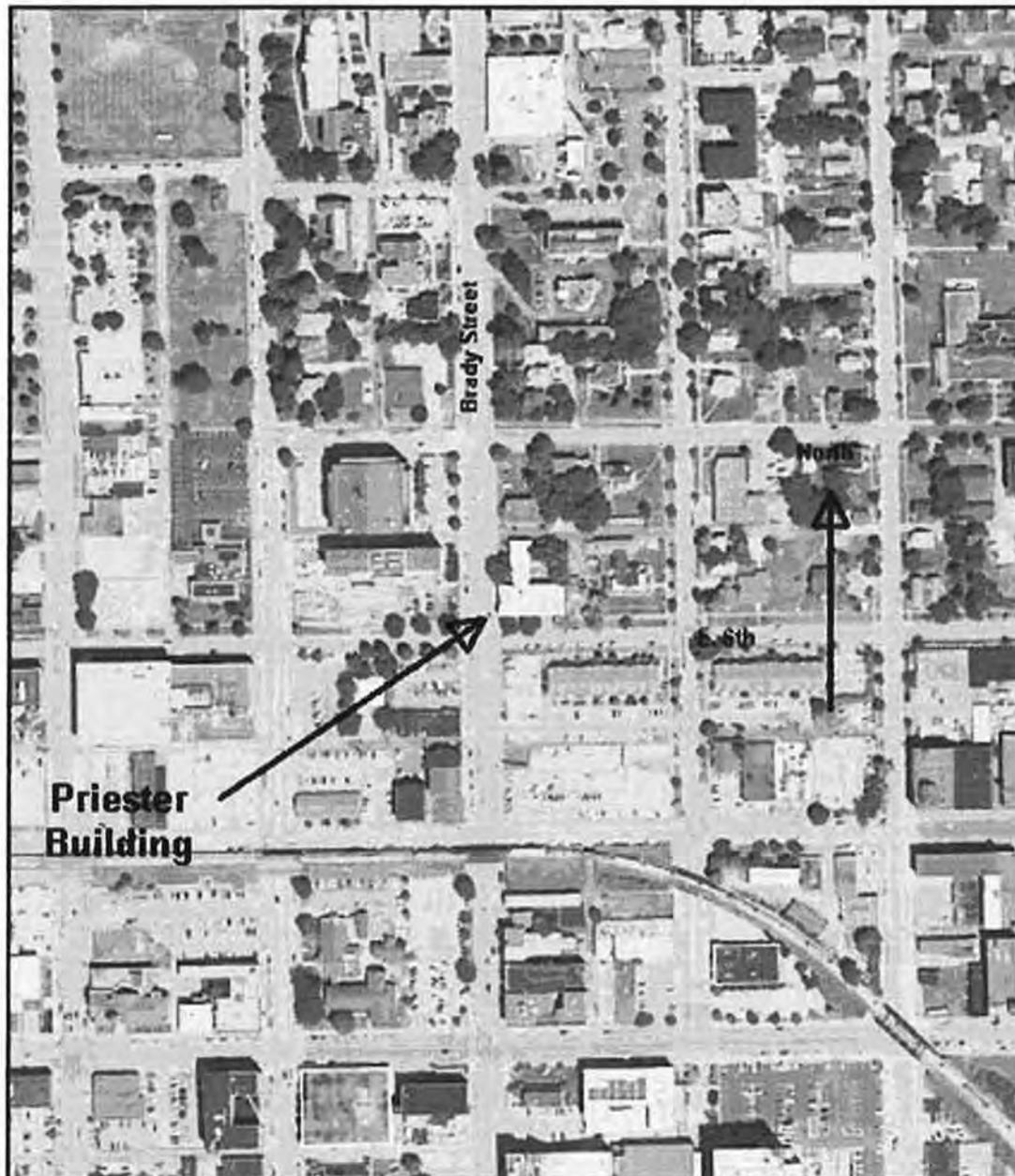


Figure 51: Site map and building location (Iowa Geographic Map Server, <http://ags.gis.iastate.edu/arcgisserver/services/Ortho>)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Imbedded Images Page 45
The Priester Building

Scott County, Iowa

Photographs:

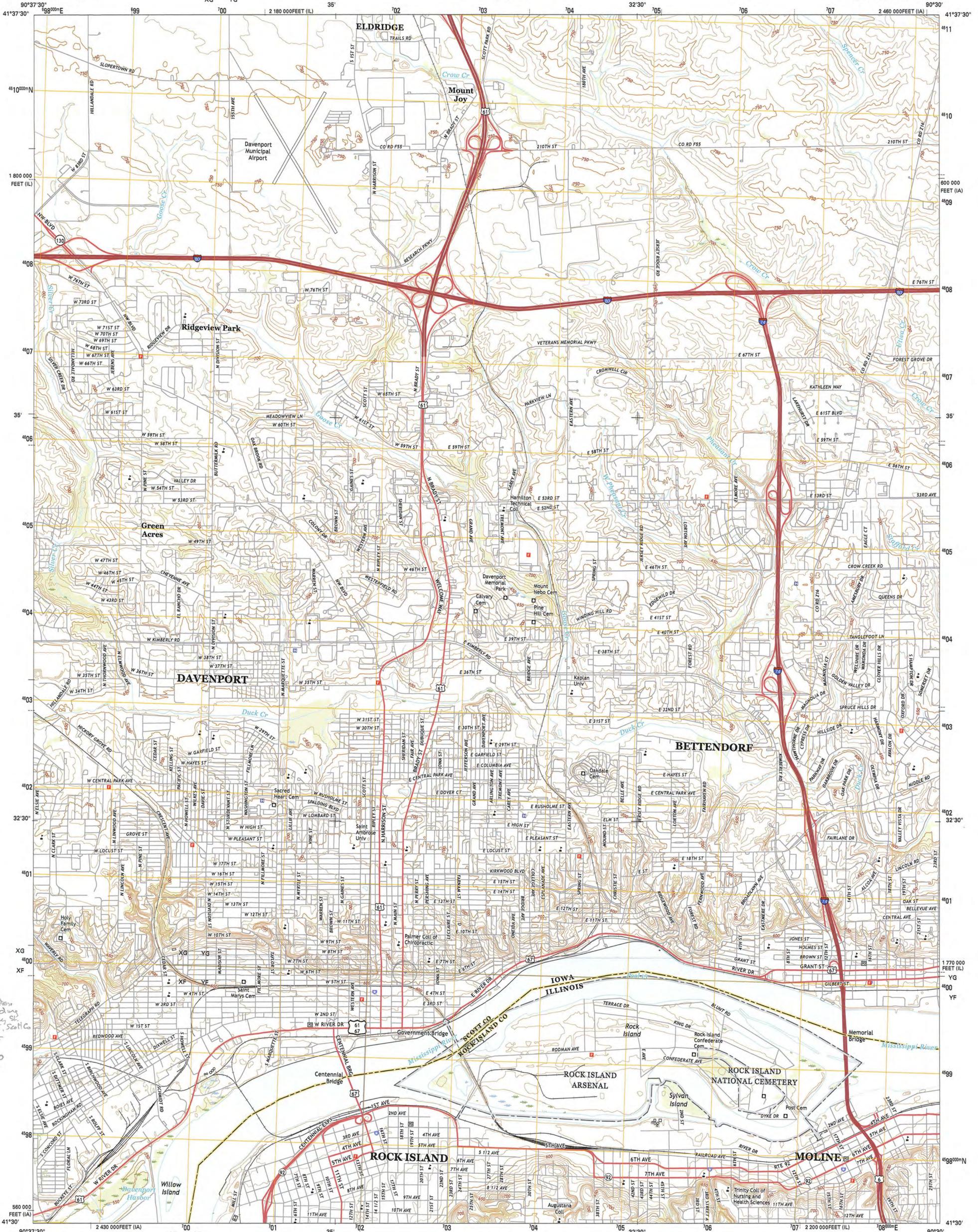
Name of Photographer: James E. Jacobsen

Date of Photographs: March 11, 2016

Location of Original Negatives: Property owner

Description of views

- 1 view northeast, building overview
- 2 view northwest, east wing overview
- 3 view northwest, east wing detail of parking lot entrance, concrete screens, east blank wall
- 4 view east, Brady Street main entry overview
- 5 view northeast, north wing overview
- 6 view northeast, north wing overview
- 7 view south, north wing overview, reverse of previous perspectives
- 8 view southwest, east side of north wing, parking area (out of sequence, should follow #14)
- 9 view southwest, overview from alley of building with storage area at far right, rooftop mechanicals
- 10 view south, parking area entrance under east wing
- 11 view north, parking area entrance under east wing, reverse perspective of previous image
- 12 view northwest, parking area, east frontage of north wing
- 13 view west, east entrance from parking area
- 14 view southwest, north frontage of east wing from parking area
- 15 view north, third floor hall interior
- 16 view south, third floor hall interior, reverse perspective of preceding image, interior
- 17 view southeast, north, third floor stair overview, interior
- 18 view northwest, third floor stair detail, from landing, interior
- 19 view northwest, second floor west entry, stairs, from same landing perspective as #18, interior
- 20 view north, second floor hall overview, interior
- 21 view east, second floor hall in east wing, stairs at end exit to east stairwell, interior
- 22 view northwest, stairway view into first floor hall, interior
- 23 view southeast, first floor hall, interior
- 24 view north, first floor hall, interior



The Priories Building 601 Broad St Davenport, Scott Co Zone 15 4600000 702480

Produced by the United States Geological Survey North American Datum of 1983 (NAD83) World Geodetic System of 1984 (WGS84) Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 15T 10 000-foot ticks: Iowa Coordinate System of 1983 (south zone), Illinois Coordinate System of 1983 (west zone) This map is not a legal document. Boundaries within government reservations may not be shown. Obtain permission before entering private lands. Imagery: U.S. National Aerial Photography (NAP), July 2014 Roads: U.S. Census Bureau, 2014 - 2015 Names: National Geospatial Information System (NGIS), 2015 Hydrography: National Hydrography Dataset, 2014 Contours: National Elevation Dataset, 1999 Boundaries: Multiple sources; see metadata file 1972 - 2015 Public Land Survey System: Bureau of Land Management (BLM), 2014 Wetlands: FWS National Wetlands Inventory 1977 - 2014

UTM GRID AND 2015 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET U.S. National Grid 100,000-m Square ID 700 XG YG XF YF Grid Zone Designation 18T

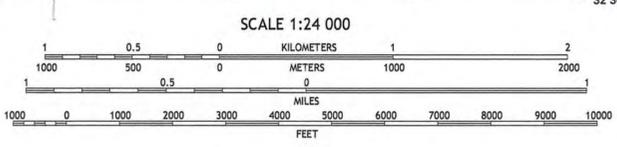


Table with 3 columns and 8 rows showing adjacent quadrangles: 1 Donahue, 2 Eldridge, 3 McCausland, 4 Davenport West, 5 Silvis, 6 Andalusia, 7 Milan, 8 Coal Valley

ROAD CLASSIFICATION legend: Expressway, Secondary Hwy, Ramp, Interstate Route, US Route, State Route, Local Connector, Local Road, 4WD. Includes a small map of Iowa and a barcode with NSN 7540-01-163-6250-0 and NGA REF NO. USGSX24K11411.

SCALE 1:24 000 CONTOUR INTERVAL 10 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011. A metadata file associated with this product is draft version 0.6.19



PEDESTRIAN

601

601





ALL WORKING
MEMBERS

ALL WORKING
MEMBERS



BRIESTER BUILDING
601































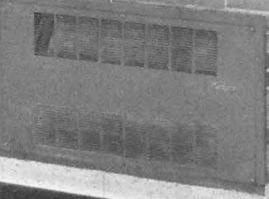








DIRECTORY
[Illegible text]





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/2/2016 Date of Pending List: 12/27/2016 Date of 16th Day: 1/11/2017 Date of 45th Day: 1/17/2017 Date of Weekly List: 1/25/2017

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 1/17/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

