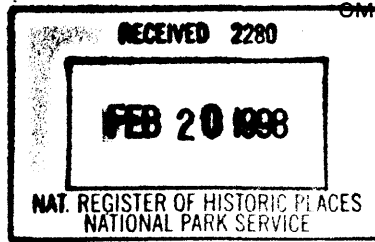


JAN 29 1998

United States Department of the Interior
National Park Service



250

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 Land and Loan Office Building

other names/site number Henry C. Adams Building

2. Location

street & number 123 East State Street N/A not for publication

city or town Algona N/A vicinity

state Iowa code IA county Kossuth code 109 zip code 50511

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).

Patricia Ahrens DSHPO 2-9-98
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): _____

Edson W. Beall Signature of the Keeper
3.19.98 Date of Action

Land and Loan Office Building
Name of Property

Kossuth, Iowa
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count.)	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	1	1
<input type="checkbox"/> public-State	<input type="checkbox"/> site		buildings
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		sites
	<input type="checkbox"/> object		structures
			objects
		1	1
			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 / financial institution

Current Functions
(Enter categories from instructions)
COMMERCE / TRADE/ organizational

7. Description

Architectural Classification
(Enter categories from instructions)
late 19th & early 20th century American movements

Materials
(Enter categories from instructions)
foundation limestone
walls brick
terra cotta
roof asphalt
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 October 26, 1967
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1913

Significant Dates

1913

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Sullivan, Louis H.

Primary location of additional data:

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

Name of repository:

Land and Loan Office Building
Name of Property

Kossuth, Iowa
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1 [1][5] [3][9][9][4][1][0] [4][7][6][9][0][0][0]
Zone Easting Northing

2 [][] [][] [][] [][] [][] [][]
Zone Easting Northing

3 [][] [][] [][] [][] [][] [][]

4 [][] [][] [][] [][] [][] [][]

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 Paul H. Johnson, President

organization Sullivan Building Foundation date May 9, 1995

street & number 123 East State Street telephone 515-295-3595

city or town Algona state Iowa zip code 50511

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 Sullivan Building Foundation

street & number 123 East State Street telephone 515-295-3595

city or town Algona state Iowa zip code 50511

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 SheetLand and Loan Office Building
Kossuth County, IowaSection number 7 Page 1

The Land & Loan Office, also known as the Henry C. Adams Building, stands on the northwest corner of State Street and Moore Street in Algona, Iowa. Designed by Chicago architect Louis H. Sullivan in 1913, the building was completed the same year. The building is prominently sited with its entry on Algona's main commercial street. The massing of the one-story commercial building is that of a 22 foot wide, 22 foot high and 70 foot deep block. The south and east elevations directly abut the sidewalk while the west and north elevations are not visible and serve as party walls to adjacent structures.

The exterior is predominately wire-cut brick of varied hues with terra cotta ornament used to accent a number of design features. The most noteworthy of these accents is the 14-inch-high terra cotta plinth on which the south and east facades rest allowing the building to gracefully meet the sidewalk. Rising from this base is a tapestry-like field of brick which defines the majority of the building's exterior. This is not a flat, opaque brick but a mixture of rich and vibrant reds and browns with innumerable highlights and shadows, giving the building a soft appearance. The bricks are arranged in an American bond pattern. Mortar joints are raked back from the face of the brick accentuating the mottled quality of the facade. The unrepointed mortar is tinted red, thus enhancing the varied hues of red and brown. The upper portion of each elevation is defined by an implied cornice made up of nineteen courses of brick headers arranged in checker board fashion. The faces of alternating headers are recessed approximately one inch from the surface of the remainder of the brick wall. This simple yet effective technique reinforces the rich texture of the building's wire-cut brick. This restrained use of materials and forms is indicative of the building's limited budget. Punctuating this brick pattern are a series of green and white terra cotta medallions coinciding with the centers of the windows. Capping the south and east elevations is a continuous parapet wall topped by a terra cotta cornice, matching the base in color and effectively concealing the building's sloping roof.

A combination of brick and terra cotta detailing articulates each of the facades' openings. The 22 foot square south, entry elevation was originally separated from its neighbor to the west by a recessed band of vertical brick which faced the edge of the building's west wall. This subtle, but significant articulation has been encroached upon in recent years by the newer brick facade of the neighboring building. Centered in the south elevation is a 15 foot wide by 13 foot, 6 inch wide opening to

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Land and Loan Office Building
Kossuth County, Iowa

Section number 7 Page 2

a recessed loggia. This opening is framed on the sides and top by alternating courses of header and stretcher brick. Originally a pair of low walls on either side of the opening were terminated by 1 foot-6 inch square brick piers topped with terra cotta urns. The need to increase the area available for storefront display in 1971 required the removal of the low brick wall and piers as well as the brick entry wall which defined the loggia on its north edge. A large portion of the removed brick has been stored on the premises awaiting future restoration.

The six foot deep loggia sheltered the building's entrance which was originally offset to the left of the loggia's north wall, while plate glass windows lit a private office to the right. Above that, an ornate millwork frieze separated the door and plate glass windows from an expanse of green opalescent glass approximately 17 feet wide and 4 feet high. This area has undergone the most extensive of the building's exterior changes. At the time of the construction of the display windows the entry door was centered in the loggia. In the 1980's all the building's art glass was removed. Subsequently, a wood shake covered awning was built in the upper portion of the loggia. Fortunately the current location of the art glass is known. It is in excellent condition and negotiations are ensuing for its return. The wood shake awning did little to alter the basic construction of the building and was removed on July 10, 1995 by the current owners revealing the original lines of the entrance loggia.

The 70-foot-long east facade contains nine openings. These openings are separated by eight brick piers capped by green, white and blue terra cotta capitals, but unified by a continuous green terra cotta sill. Originally each of the nine openings contained two sets of windows. The lower set was a pair of operable, wood casement windows while above were four foot by four foot panels of opalescent art glass. Separating these openings is a horizontal band of painted millwork which is still in place. While the millwork is still in place the windows have been removed. The casements have been replaced by undivided, fixed thermal glass windows while, as mentioned above, in the upper portions the art glass has been removed and the openings completely covered.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Land and Loan Office Building
Kossuth County, Iowa

Section number 7 Page 3

The interior now presents itself as one large space. The rhythm of the nine openings along the east wall is still apparent despite the alterations to the windows. Overhead, coinciding with the placement of the piers, are paired non-structural oak beams which run from east to west across the ceiling. A substantial crown molding wraps the perimeter of the ceiling, matching the beams in profile and finish, and into which these beams are mitered. While interior partitions and decorative elements other than the beams and the crown molding have been removed, careful reading of the building, as well as drawings for subsequent remodelings provide information of the interior as it was originally built. Upon entering the building a rich wood wainscoted corridor hugged the west wall of the space. The first space to the right was a private office and beyond that was a transaction counter. A vault was placed in the approximate center of the space. This free-standing volume, which was constructed of cast in place concrete and rose to a height twelve feet, was clad in a wainscoting matching the interior walls and partitions. The corridor continued on to the rear of the building past a work room to men's and women's washrooms and a stairway to the basement in the north-east corner of the building.

Decoration in the building included a wood frieze which wrapped the walls of the public spaces at the height of the separation of the exterior windows between the casement and art glass sections. Alterations of the space include the removal of the ornamental millwork as well as interior partitions. Recently, careful removal of large sections of the plywood substrate beneath the current carpet has revealed the building's original flooring materials. Along the west four feet of the space runs a field of green color-fast tile, each approximately 3/4 inch square. At the rear portion of the space this field widens to 12 feet by 10 feet of green tile with a 3 foot by 12 foot section of similarly sized white color-fast tile against the rear wall. The remaining portion of the floor is wood. A majority of this wood appears to be either a yellow pine or fir and is probably the original work/office space floor material. The evidence presented by these flooring materials is of particular importance for two reasons. First, this confirms that the building was built in accordance with published plans: tile was used in the building's public corridors and restrooms, while wood was used in the areas designated for staff. Second, the use of the green color-fast tile ties this building with other Sullivan banks, including National Farmers' Bank in Owatonna, Minnesota, and Peoples Savings Bank in Cedar Rapids Iowa. The process of exposing the earlier floor has also revealed

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation SheetLand and Loan Office Building
Kossuth County, IowaSection number 7 Page 4

the relocation of the basement stairway to the north side of the vault. The later stair was removed when a two story addition was added to the rear of the building in 1951. While not significantly affecting the appearance of the building's exterior, on the interior the addition eliminated the need for washrooms or a basement stair in the original structure and allowed a majority of the partitions to be removed.

From a doorway in the east side of the original basement's north wall one enters a corridor which follows the east foundation wall of the basement. On the left are two small rooms which were built out under the public sidewalk. The one to the south bears evidence of an opening in the ceiling which was probably used as a coal chute. On the right side of the corridor one first comes to a storage room which on its south wall still retains the concrete silhouette of the stairway which was added behind the vault. The room to the south of the storage room is constructed of cast in place concrete to carry the load of the vault which was formerly in the room directly above it. The entrance to this concrete enclosed room was originally on its west wall but this opening has been bricked-up and the room is now entered from the east. At the end of the corridor is a large room which best shows the construction of the basement. The floor is concrete while the walls are of Iowa limestone. This stone has been repointed with portland cement. The unfinished ceiling shows the exposed joists of the floor above, which display minor evidence of wear.

The Building's current owners are in possession of two sets of blue-prints of drawings made by Louis Sullivan's office for renovations of the building. Neither of these schemes were carried out. The first is dated January 6, 1917, the second March 14, 1920. The earlier set shows plans for a major remodeling of the building which would have more than doubled its size by adding a second story and a rear stairwell. Because these drawings note the building's existing conditions just three years after initial construction they are not merely an architectural curiosity, they will be crucial aids in the on-going restoration. While the second set of drawings is only for the remodeling of the main doorway, it is of interest because the drawings are signed by Louis Sullivan himself and show his continued connection with the building.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Land and Loan Office Building
Kossuth County, Iowa

Section number 7 Page 5

The purchase of the building by Sullivan Building Foundation in April 1995, has opened up a new chapter in the building's life. The main goal of this organization is to restore the building as closely as possible to its original 1913 form. Painstaking removal of previous accretions such as the shake awning on the front facade and exposing and cleaning the original interior floor finishes are a few of the major accomplishments thus far. The next phase will be to ready the building for the return of the original art glass windows. This will include the rebuilding of the north wall of the entry loggia. This is an important step in demonstrating the seriousness with which the Foundation's goals are taken. Interior restoration will proceed as time, budget and reliable evidence of the original finishes are found. All steps in restoration are being taken with the utmost care and absolute adherence to the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

Despite numerous less than sensitive remodelings of the building through the years The Land and Loan Office retains the vital elements it has possessed since its inception. The Arts and Crafts details and Prairie School motifs which have made the banks of Louis Sullivan outstanding works of American Architecture still exist in this building. The simple manner in which the form is expressed coupled with the finely crafted materials employed allow this building to proudly stand with the remaining seven small-town financial institutions Sullivan built during this phase of his career.

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation SheetLand and Loan Office Building
Kossuth County, IowaSection number 8 Page 6

The Land and Loan Office, or Henry C. Adams Building, in Algona, Iowa is the third in architect Louis H. Sullivan's series of eight rural, Midwestern banks. The Land and Loan Office is of state and local significance under Criterion C. According to Hugh Morrison, Sullivan's first major biographer, although the Land and Loan Office is:

one of the smallest and most unassuming of Sullivan's buildings, it is one of the best--a simple rectangular block, with no cornice, and sparing but effective ornament. It is so obviously a direct statement of the problem, and that the problem was so simple, that it needs little comment. Few buildings of that period, however, either in this country or in Europe, match it in quality.

It is of statewide significance as one of the five buildings located in Iowa and designed by Sullivan constituting nearly 25% of his built projects from 1893 until his death in 1924. Locally, it is the outstanding example of early 20th century architecture in Algona and surrounding Kosuth County.

During the 32 years of Sullivan's life succeeding the World's Columbian Exposition of 1893, he built only 24 buildings, of which these banks comprise a third. The Columbian Exposition fostered the trend of classicism which was counter to the direction which Sullivan had hoped American Architecture would take. Sullivan's declining Chicago client base coupled with his desire to maintain his lifestyle forced him to find clients elsewhere.

Completed in 1913, the Land and Loan Office represents Sullivan's ability to adhere to his artistic principles while remaining cognizant of a limited construction budget. Integral components such as a low to high ceiling entry sequence, the use of wire cut brick of varied tones separated by recessed tinted mortar joints complimented by ornamental features such as terra cotta and art glass, are characteristics common to this specific group of buildings. The form of the Land and Loan Office is indicative of Sullivan's discovery of an organizational order which would become the basis of design for all of his remaining banks. Given the relatively narrow corner lot on which the Land and Loan Office was to be placed, it was required that the public space be shifted to one side in order to create an adequate working area. The massing of the structure is indicative of its interior organization, thus the richly ornate envelope is surrounded by an orderly linear arrangement of space. The

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Land and Loan Office Building
Kossuth County, Iowa

Section number 8 Page 7

rectangular form provided Sullivan with the opportunity to create separate expressions for the front and side elevations. Thus providing this building and those that followed with the ability to further express their interior organization as exterior features.

Henry C. Adams, president of the Algona State Bank, became aware of Louis Sullivan through his earlier banks in Owatonna, Minnesota and Cedar Rapids, Iowa. These two banks were highly publicized in banking journals. Adams's intentions for the building were never fully realized and the building continued to play a role in Sullivan's work as plans were submitted by his office in 1917 for a second story and in 1920 for ornamental alterations. It has been alleged that Adams left Algona because he was unable to obtain a banking charter for his Land and Loan Office. Adams sold the building in 1921 to the Druggists' Mutual (later Pharmacists' Mutual) Insurance Company which owned the building until 1971.

While it is important to consider each of the eight Sullivan "banks" for their individual merit, it is also important to realize that each represents a significant development along a fourteen year evolution of an aesthetic formula and principled approach for a rural financial institution.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Land and Loan Office Building
Kossuth County, Iowa

Section number 9 Page 8

Hoffmann, Donald L., "The Brief Career of a Sullivan Apprentice: Parker N. Berry", The Prairie School Review, Volume 4, Number 1, First Quarter, 1967: 7-15.

Morrison, Hugh, Louis Sullivan: Prophet of Modern Architecture, New York, W. W. Norton & Co., 1935, Reprinted 1962.

Weingarten, Lauren S., Louis H. Sullivan: The Banks, Cambridge, Massachusetts, The MIT Press, 1987.

Unpublished blueprints of proposed building renovations from 1914 and 1920 by Louis H. Sullivan and Parker N. Berry.

Original plan of building taken from: Rebori, A.N. "The Architecture of Democracy: Three Recent Examples of the Work of Louis Sullivan." Architectural Record 39 (May 1916).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Land and Loan Office Building
Kossuth County, Iowa

Section number 10 Page 9

VERBAL BOUNDARY DESCRIPTION:

The nominated property includes the northwest corner parcel measuring 22 feet by 132 feet at the intersection of State and Moore Streets (123 E. State Street) in Algona, Kossuth County, Iowa.

BOUNDARY JUSTIFICATION:

The size and location of this property is that of the lot on which the nominated property was originally built, abutting public sidewalks on the east and south, a commercial building to the west and a public alley to the north.