

56-1580

**United States Department of the Interior
National Park Service**



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**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 Johnson County Savings Bank

other names/site number Iowa State Bank & Trust Co. Building

2. Location

street & number 102 South Clinton Street, [N/A] not for publication

city or town Iowa City [N/A] vicinity

state Iowa code IA county Johnson code 103 zip code 52240-4065

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).

Signature of certifying official/Title [Signature] Date 20 Jun 2017
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 Kathleen Andrews Date of Action 9/8/2017

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property Number of Resources within Property

(Check only one box)

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

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	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

Commerce/Trade/financial institution

Current Functions

(Enter categories from instructions)

Commerce/Trade/business/office building

Commerce/Trade/financial institution

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & 20th Century Revivals/Classical Revival

Materials

(Enter categories from instructions)

foundation Concrete

walls Brick

Terra Cotta

roof Synthetic/Plastic

other

Narrative Description

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

Johnson County Savings Bank

Name of Property

Johnson County, Iowa

County and State

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

1913-1921

Significant Dates

1913,

1921

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Durham, P. W.

James Rawson and 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
Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	[1]5	[6]2[2]6[1]10	[4]6[1]1[3]2[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 July 17, 2017

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 MidWestOne Bank: Attn. Matthew Fettkether, 2nd Vice President, Facilities Management

street & number PO Box 1700 telephone 319-356-5919

city or town Iowa City state IA zip code 52244-1700

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 Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 5

Johnson County Savings Bank

Johnson County, Iowa

Materials, Continued:

Walls: Stone

7. Narrative Description:

Iowa City is the county seat of Johnson County and is most noted as the home of the University of Iowa. The county is south of center in the southeast quadrant of the state. The downtown is located on a high terrace to the east of the Iowa River and the university largely separates the downtown from that river. The subject building is located diagonally southeast from the university's original quadrangle, a four-block-sized common upon which the first statehouse is centered. Clinton Street, the principal downtown street relative to the Pentacrest (university commons), fronts the subject building to the northwest and Washington Street runs north of the building. The building is located on the northwest corner of its block. The block is bisected by an east/west running alley and the north side of that alley forms the south boundary of this property.

The historic and largely current downtown consists of a dozen blocks arranged in four tiers of three blocks each. The subject building is roughly centered on the west edge of the downtown. The majority of historic commercial buildings are two stories in height. Exceptions to this are the subject building, the Jefferson Hotel, located on the northeast corner of the same block, and newer hotel construction, multi-family high rise buildings, parking structures located to the southwest and southeast. In recent years substantial combination housing and first floor level retail construction has lined the downtown to the south and east and in some cases intruded into its periphery. A two-block mall, located immediately west of the subject building, was built in the early 1970s when urban renewal eradicated whole blocks and parts of others on the mall site and through the south half of the downtown.

The main subject building is prominent due to its scale and location, being as noted set diagonally opposite the substantial greenery of the university Pentacrest. This six-story high edifice is newly rehabilitated inside and out in a manner that exemplifies the best aspirations of the historic rehabilitation tax credit programs on the state and federal levels. The building's Classical Revival design employs the classical tri-partite scheme of base, shaft and capital. The base is a tall Bedford Indiana limestone veneered segment with its own cornice; the shaft consists of four stories with brick facing and full fenestration, and the capital combines the sixth floor as a brick and stone trimmed base for a resplendent restored high-profile cornice. The replacement cornice was constructed using glass reinforced concrete (GFRC) material. The design presents twin facades of equal massing and identical ornamentation.

This nomination, being counted as one building, includes the six-story corner tower building, a 1984 two-story addition to the south and a three-story commercial building to the east (the former 107 East Washington Street) that was incorporated into the core building design. Both of these subordinate components will be treated and termed additions, and both have matching stone-faced first floor level extensions (1963 to the east, 1984 to the south) of the original core bank stone veneer.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 6

Johnson County Savings Bank

Johnson County, Iowa

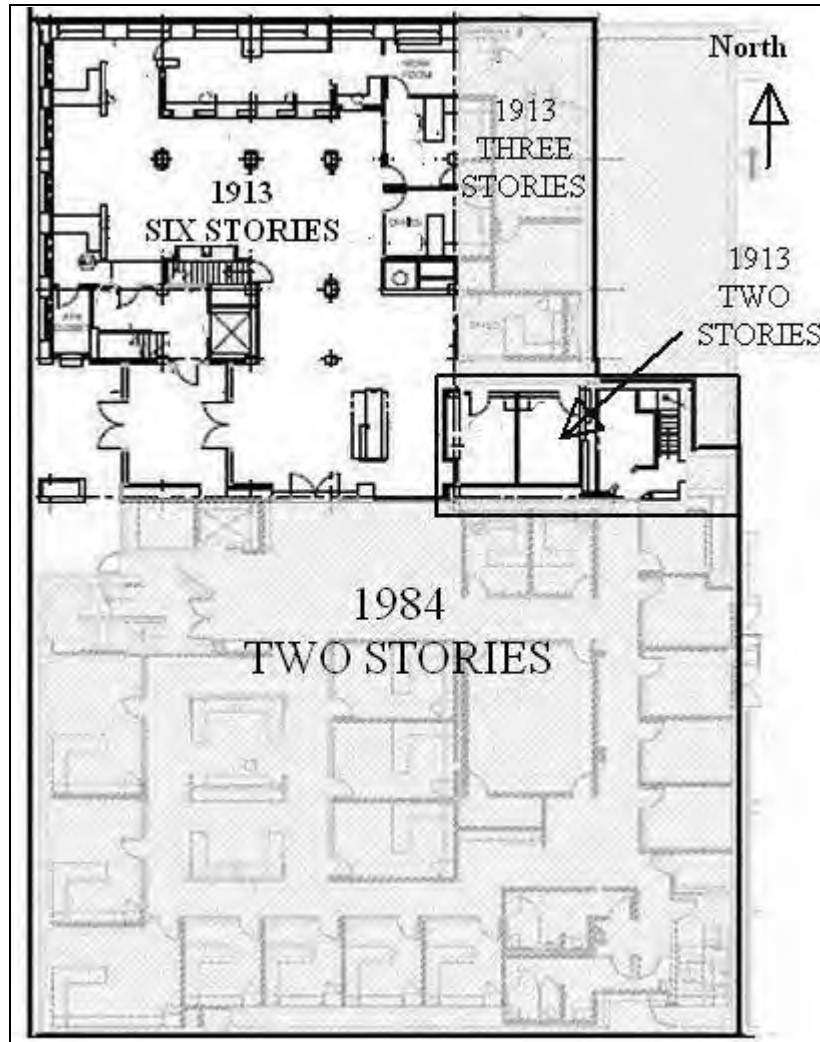


Figure 1: Nomination components and boundary (perimeter black line)
(Neumann Monson Architects as built plan, 2015, annotated)

The 1913 Six-Story Bank Building:

Structural System:

The building uses a steel frame structural system with brick and stone masonry and brick curtain walls. The floors and roof are concrete slab and joist construction with the joists being formed by hollow clay tile form fill. The building has a full basement that extends under the sidewalk to the north and west.

The Base:

The first section, the base, is faced on both facades with cut limestone with a belt course of modillions set above the window openings. The frontages are divided into half-bays save for a full bay south-end storefront. The

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 7Johnson County Savings BankJohnson County, Iowa

exterior is fully scored with quoins, the whole being set beneath a bracketed cornice. Original entrance locations, two to the west and two to the north, are demarked by the presence of modillions with lion's heads that frame each opening. Each half bay window unit also has a bracketed bench-like sill set beneath it. Windows are single light sash with tri-partite transoms. The latter are infilled with prism glass.

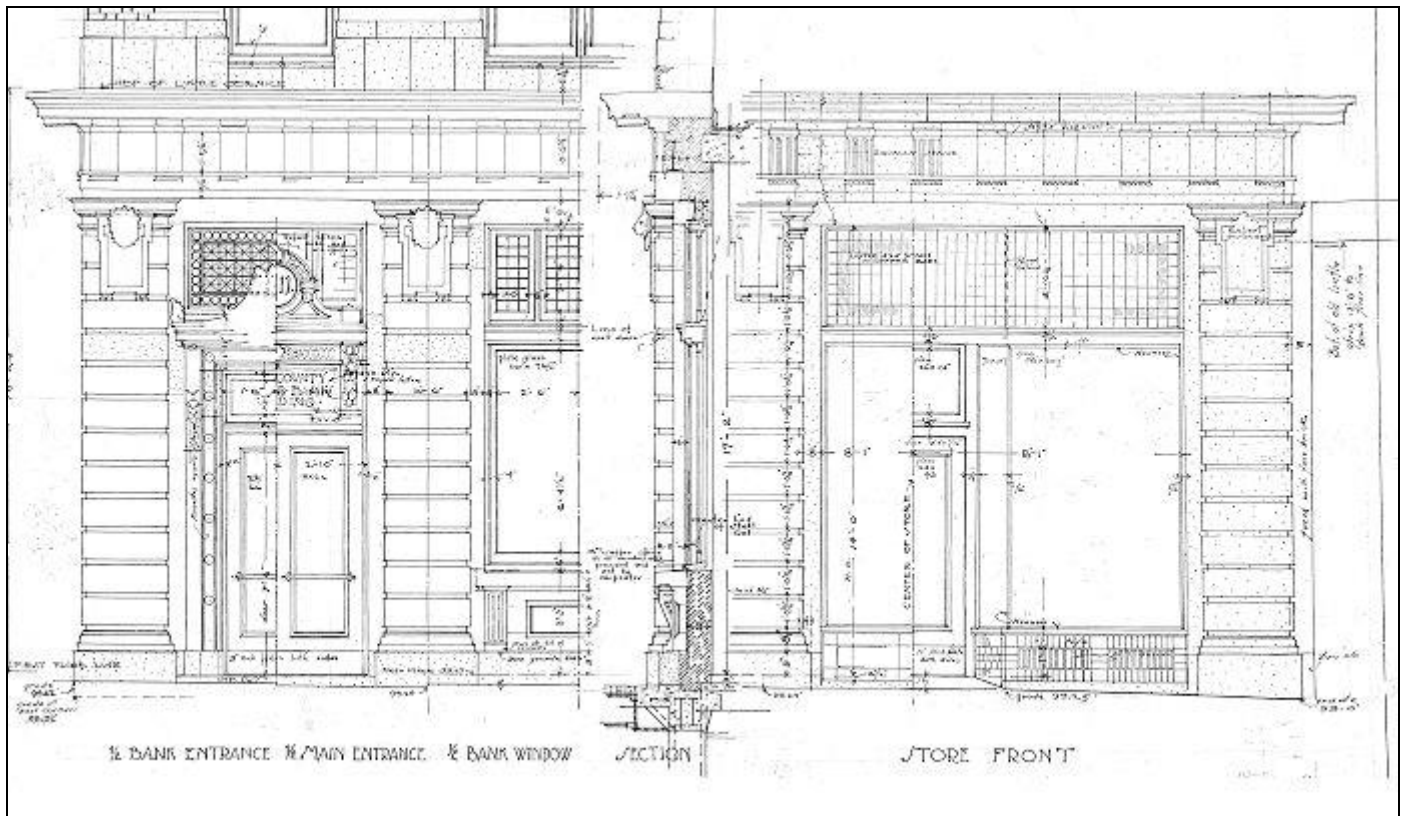


Figure 2: West first floor elevation details, (south storefront at the right)
(original plans, courtesy Brooks Borg Skiles Architecture Engineering LLP, Des Moines, Iowa)

The Shaft:

The middle section--the shaft--extends from the second through the fifth floors with paired windows in each opening except for the corner bays. The window openings have terra cotta sills but no visible lintel. Fire escapes, original to the design and first construction, are located at the southwest and northeast corners of the building. The window sets consist of paired 1/1 lights. Both facades are fully fenestrated.

The wall planes are plainly laid up with no affectations. The face brick is laid in Flemish bond, the brick being of a mottled cream-brown color range. A darker brick was used on the east prominent sidewall, and a common reddish brick was used on the back walls.

The east wall is fully fenestrated as is the south wall above the fourth-floor level. The original windows on these frontages are infilled with wire glass and save for outer half bay openings are also paired sets with 2/2 lights.

**United States Department of the Interior
National Park Service**

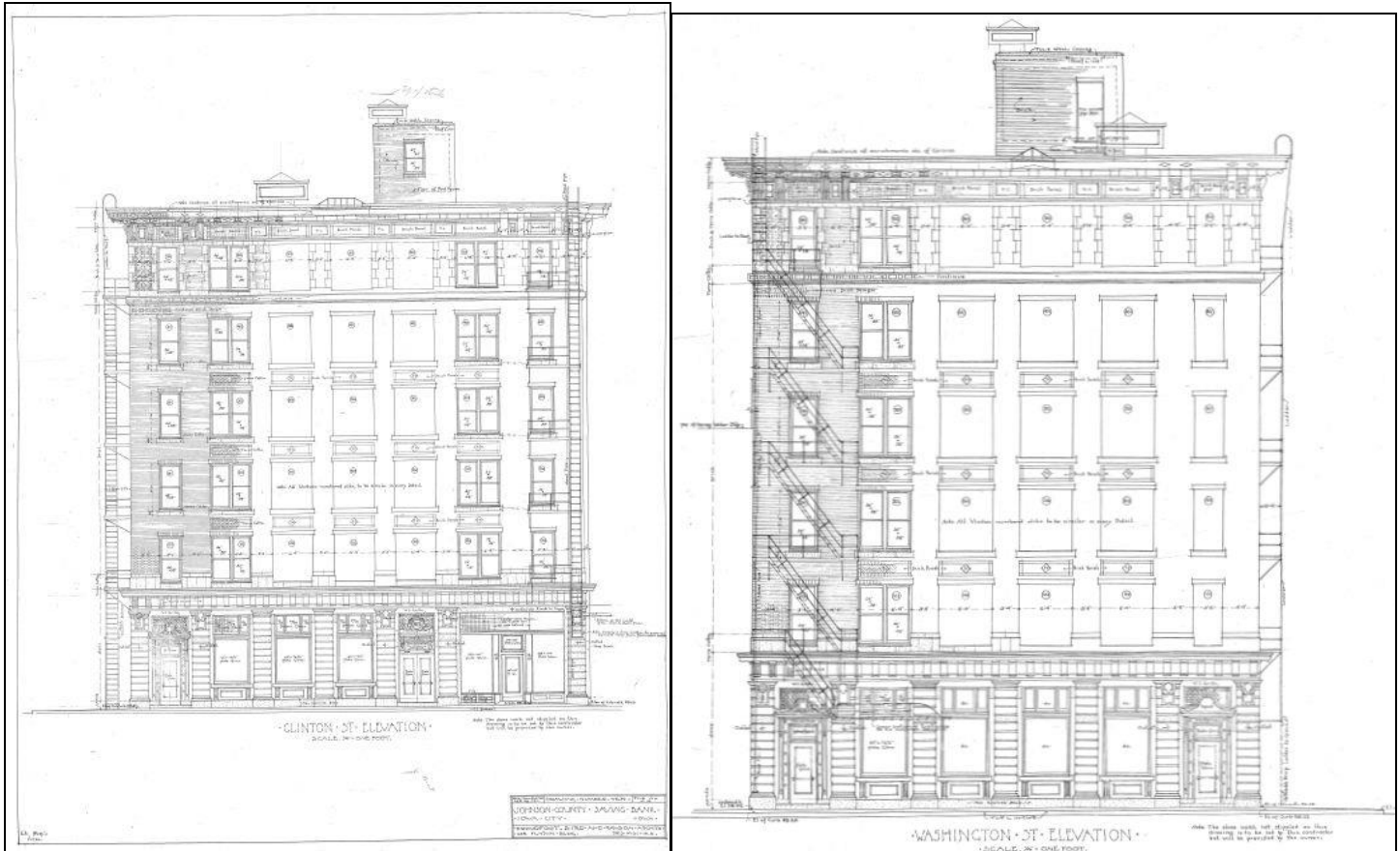
**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 8

Johnson County Savings Bank

Johnson County, Iowa

The south wall is covered with an added party wall up to the base of the third story. It matches the facade brick in color and was added when the two-story building to the south was removed.



Figures 3-4: North façade, original plans (left), and west facade (right)
(Courtesy Brooks Borg Skiles Architecture Engineering LLP, Des Moines, Iowa;
Neumann Monson Architects, Iowa City)

The Capital:

The third facade section--the entablature--consists of the sixth floor and the cornice/parapet construction. The window configuration is the same as found on the shaft level save that the terra cotta sills and lintels are part of continuous stone belt courses that define the sixth-floor level. This level is defined by stone quoining flanking the window openings with a shallow stone belt course aligning to the window heads. All of the ornament on this level is of terra cotta. The restored bracketed cornice has a boldly projecting profile. The elevator penthouse is festooned with an array of antennae but these components are now substantially less visible from below by virtue of the restored cornice.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 9

Johnson County Savings Bank

Johnson County, Iowa

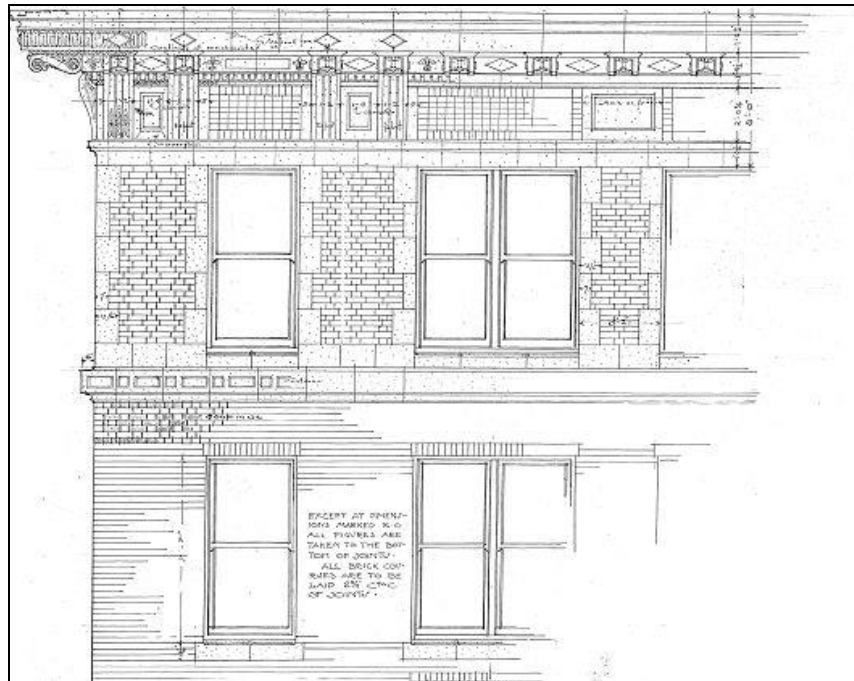


Figure 5: Cornice detail, original plans
(Courtesy Brooks Borg Skiles Architecture Engineering LLP, Des Moines, Iowa)

The 1913 Six-Story Bank Building Interior Description:

The Basement:

The open basement area is a small fraction of the total space, having the stairs and elevator along its east side and twin bank vaults that are tucked under the west sidewalk to the west. The rest of this level consists of office areas and mechanicals. The basement extends for one structural bay under the public sidewalks to the west and north and these areas remain in use.

First Floor:

This level has been re-opened as a result of the rehabilitation work and the original high-ceilinged lobby has been restored. The lobby proper accounts for sixty percent of the floor space and is completely open save for two glassed east end office areas. A teller counter runs along and inside of the north wall. Three monumental columns are centered across the lobby on its east/west axis. The ceiling is divided by boxed beams, those oriented east/west being structural ones. Columns have white marble bases with gilded ornamental shields and egg and dart moldings at their capitals. Original tile floors are exposed and restored and a former bank vault door has been positioned alongside the passageway that leads north from the entrance to the lobby. The remainder of the floor plan contains that entrance vestibule, a reception area, the enclosed elevator and stairway access room and some rear offices in the southeast corner. A discovered skylight has been restored above the reception area. Similarly, a found original transom light is located on the west stairway landing between the first and second floors.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 10

Johnson County Savings Bank

Johnson County, Iowa

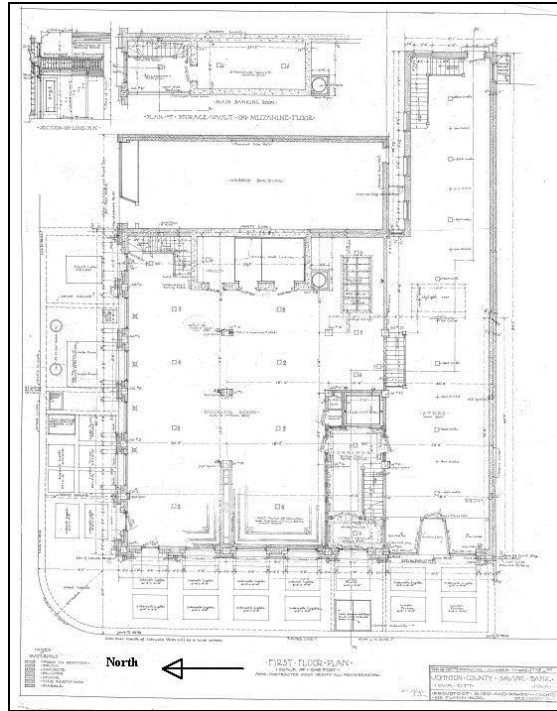


Figure 6: Original first floor plan, current plan (Proudfoot, Bird and Rawson, 1911)

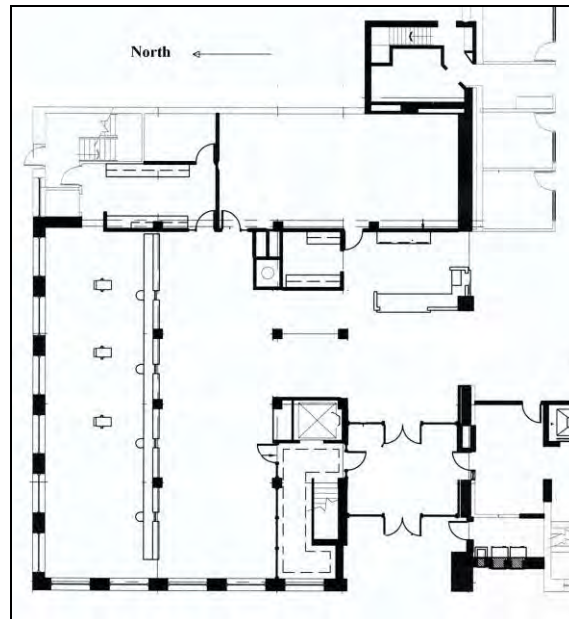


Figure 7: Current first floor plan (Neumann Monson Architects, 2015, simplified 2017)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 11

Johnson County Savings Bank

Johnson County, Iowa

Figure 6 illustrates the original basic floor layout with two leased storefronts being visible to the east (top) and south (right). The former is the three-story portion of the original design. As Figure 7 shows, the storefront levels were subsequently incorporated into the bank lobby and teller area proper.

Second through Sixth Floors:

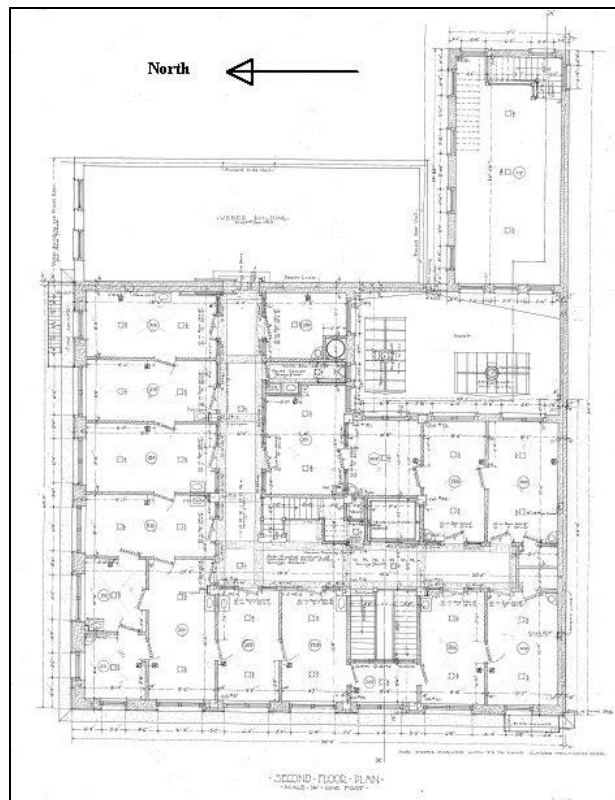


Figure 8: Original second floor plan (Proudfoot, Bird and Rawson, 1911)

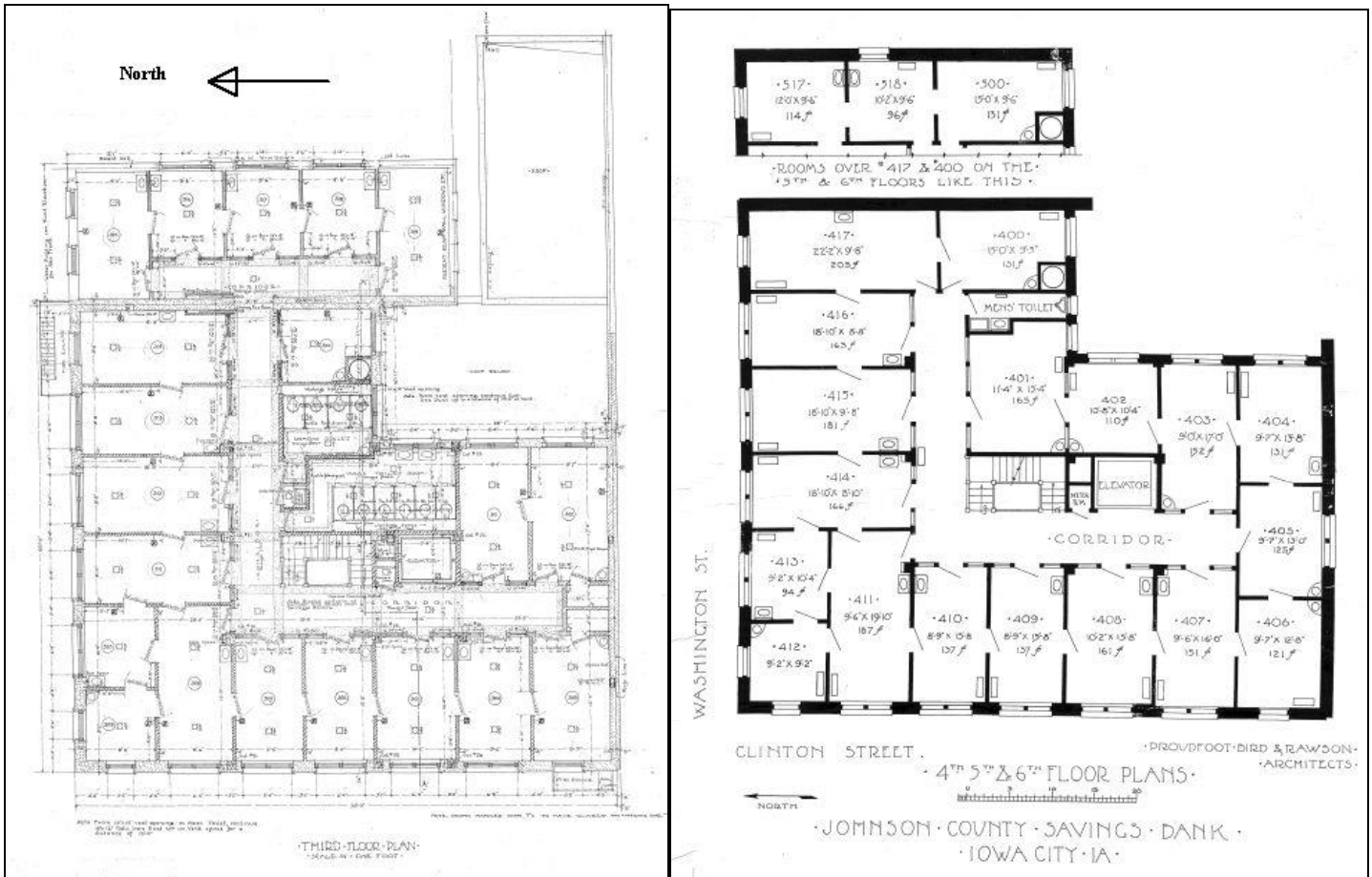
Figures 8-10 illustrate the original and current basic floor layouts with their intersecting north-south and east-west running halls, main stair location and their inclusion of the three-story east building on these two levels. Figure 8, showing the third floor actually shows a continuation of the standard office layout within the other part of the building. In each case, the north-south hallway continued eastward to egress those office areas. The elevator is located towards the east side of the south end of the south hall. The open stairwell occupies the corner of the hallway L. The east halls lead directly into the second and third floor levels of the adjacent three-story building to the east. Ceilings are plastered and trim work is stained and varnished. The hall trim work is extensive, consisting of door and flanking barrow light framing with a chair rail linkage at shoulder level. Floors are terrazzo with inset tile ornament and cast baseboards. Lighting consists of a centered LED light system that runs overhead throughout the halls. The original hall layout survives apart from the south hall on the sixth floor, which has been somewhat opened up. All fire escape access rooms are open office or work spaces, allowing emergency access. There is a single core staircase and an open wrap-around stair system. The stairway consists of metal balustrades with wood handrails. Stairs are also terrazzo with metal risers. A west stairway links the lower two floors and basement.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 12
Johnson County Savings Bank

Johnson County, Iowa



Figures 9, 10: (left) Original third floor plan (Proudfoot, Bird and Rawson, 1911); (right) Original upper level floor plan (Proudfoot, Bird and Rawson, 1911)

The upper floors have nearly identical floor plans and these levels have an “L” shaped overall footprint. Two halls converge in the corner of the L where the stairs are located.

Alterations:

Major alterations involve the incorporation of the south storefront into the banking interior (late 1960's), the alteration of other first floor level entrances (beginning as early as 1921), the removal of the cornice and the facade extension east to cover the storefront of 107 E. Washington Street (1963), window replacement (1984), and finally the construction of the 1984 south addition. Surviving building permits post-date 1992 so they are less useful in addressing any of these points.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 13

Johnson County Savings Bank

Johnson County, Iowa



Figure 11: Lobby showing the Washington Street corner entrance at the far left and teller counters, ca.1912, looking northeast (Courtesy Neumann Monson Architects)



Figure 12: Same perspective as Figure 11, extended to the southeast, 1912 (Hibbs, 2010, p. 65)

The original design located dual corner entrances on the northwest corner of the plan. A second west entry was located just north of the south storefront. There was one other north entrance, that being an employee entrance in the easternmost half-bay. Citing a need for more service cages, another was added to the west end of the service counter and the corner entrances were infilled in 1921 at a cost of \$7,000 (*Iowa City Press Citizen*, January 1, 1921).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 14

Johnson County Savings Bank

Johnson County, Iowa

The opening of the new Iowa State Bank and Trust in October 1934 caused the remodeling of the bank lobby, adding glass teller cages that were ornamented with Art Deco style tile. Five shades of green served as the new lobby color pallet on ceilings and walls.

Three additional teller's windows were added in early 1941, increasing the total to eight cages. Buff Italian marble, glass and bronze grills were used to match the existing windows. Three customer's rooms were added below the east balcony, finished with a bleached mahogany and double glass partitions were added on the balcony to reduce lobby machine noise in the bookkeeping department that was located there. Two medium-sized Iron Fireman furnace stokers were installed to automate the building's heating plant (*Iowa City Press Citizen*, March 18, August 28, 1941).

A 1948 interior remodeling doubled the bank lobby space by expanding into the former leased south end storefront area. A U-shaped lobby was created with the elevator ending up in the middle of the overall plan. Four new service windows were placed south of the elevator, being arranged in a saw tooth fashion. The rear section of the former store area received the saving and bookkeeping departments and the storefront itself was infilled with windows that "harmonized" with the other facade openings. The work cost \$18,000. The architect was J. Bradley Rust and the contractor was the Burger Construction Company. Fluorescent lights replaced all of the bank lighting and air conditioning was added to the entire building (*Iowa City Press Citizen*, April 17, December 4 1948).



Figure 13: Remodeled lobby view, north area, looking northeast (note mezzanine over vault)
(Courtesy Neumann Monson Architects)

A year later, in 1949, a piece of the terra cotta cornice fell to the sidewalk and both facades of the building were covered with six-stories of scaffolding as the cornice was removed and replaced with brick (*Iowa City Press Citizen*, October 25, 1969, "Twenty Years Ago Today").

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 15

Johnson County Savings Bank

Johnson County, Iowa

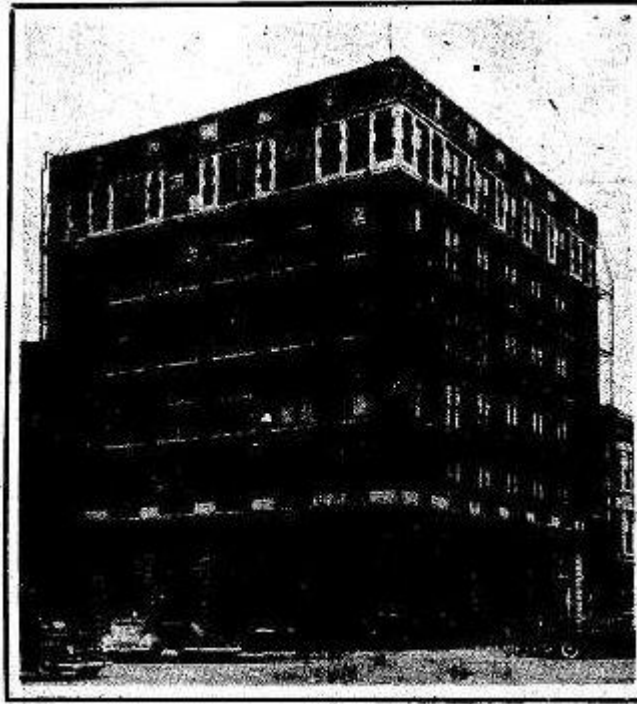


Figure 14: The classical column shorn of its capital, looking southeast
(*Iowa City Press Citizen*, August 27, 1955)



Figure 15: 1950s view towards east end mezzanine above the vault, teller desks, the stairway
is located in the east addition (Courtesy Neumann Monson Architects)

An \$80,000 overall remodeling took place between July and October 1963 and the bank lobby was completely remodeled (*Iowa City Press Citizen*, January 9, 1964).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 16

Johnson County Savings Bank

Johnson County, Iowa



Figures 16-17: Bank lobby interior, looking southeast, right-hand view shifts perspective west and shows the west stairway 1963 (Courtesy Neumann Monson Architects)



Figure 18: Bank lobby interior, looking northeast, 1963
(Courtesy Neumann Monson Architects)

Window replacement was accomplished in 1984, retaining only the wire glass windows on the south and east rear walls. All of the north first floor level transom windows had been covered over and were found to be intact during the 2015 rehabilitation as was that located above the south entry on the west front. That transom doubles as a light source for the west stairway that links the two lower floors and basement. All other windows were replaced in the recent rehabilitation and match the originals in each location. The lobby was once again remodeled at this time.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 17

Johnson County Savings Bank

Johnson County, Iowa



Figure 19: The 1970 appearance and corner sign, view looking southeast, 1970 (Windsor, p. 36)



Figure 20: Demolition of the fire-damaged building to the south, 1983
(Courtesy Neumann Monson Architects)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 18

Johnson County Savings Bank

Johnson County, Iowa

The 1983-1984 \$3 million 1984 addition replicated the first floor stone veneer across a dark glass two-story addition to the south and across 107 E. Washington to the east. The same half-bay window pattern was also replicated in both of these areas. The 2015 rehabilitation physically removed an added beam and created a deep recess between the original building and the new addition, creating a distinct visual separation in terms of massing and materials. Similarly, a window in the west frontage of 107 E. Washington Street was paneled shut so as to visually separate the two buildings (Plans dated September 1983; Cedar Rapids *Gazette*, December 30, 1984).

The rehabilitation replicated the lost cornice and foliate modillions, cleaned and repaired the entire building exterior and transformed the former storefront opening into the only bank entrance with a deeply recessed glassed vestibule. A connecting steel canopy that also linked the core building and addition was also removed. The other former west entrance had previously been infilled as another matching window with bench-like sill. The new cornice largely visually obscured the rooftop penthouse and antennae. The latter are scheduled for removal once their lease expires within the next year.

The following comparative images showing before and after matching views of key exterior aspects of the rehabilitation work illustrate the striking improvements that were achieved.



Figures 21-22: North facade, looking southwest, 2014 (left), 2016 (right)
(photos courtesy of Neumann Monson Architects, Iowa City)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 19

Johnson County Savings Bank

Johnson County, Iowa



Figures 23-24: North and west facades, looking southeast, 2014 (left), 2016 (right)
(photos courtesy of Neumann Monson Architects, Iowa City)



Figures 25-26: West facade, looking east, 2014 (left), 2016 (right)
(photos courtesy of Neumann Monson Architects, Iowa City)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 20

Johnson County Savings Bank

Johnson County, Iowa



Figures 27-28: West facade, looking northeast, 2014 (left), 2016 (right)
(photos courtesy of Neumann Monson Architects, Iowa City)



Figures 29-30: West facade storefront and addition, looking southeast, 2014 (left), 2016 (right)
(photos courtesy of Neumann Monson Architects, Iowa City, left, and Jacobsen, 2016, right)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 21

Johnson County Savings Bank

Johnson County, Iowa



Figures 31-32: main lobby, looking northeast, 2014 (left), 2016 (right)
(photos courtesy of Neumann Monson Architects, Iowa City, left, and Jacobsen, 2016, right)



Figures 33-34: second floor hall intersection, looking northeast, 2014 (left), 2016 (right)
(photos courtesy of Neumann Monson Architects, Iowa City, right)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 22

Johnson County Savings Bank

Johnson County, Iowa



Figures 35-36: interior main stairway, looking north, 2014 (left), 2016 (right)
(photos courtesy of Neumann Monson Architects, Iowa City, right, and Jacobsen)



Figures 37-38: Sixth floor south hall, looking south, opening of hall space to west, 2014 (left), 2016 (right)
(photos courtesy of Neumann Monson Architects, Iowa City, right)

As Figure 38 indicates the west wall of the south hall was opened up across what had been four small office areas. The door and window framing and trim was reused to restore lost historic fabric on the north wall of the east-west hall on the second floor. The hall footprint on the sixth floor was echoed by the retention of the east wall, the south end office opening, the column line and a line of demarcation where the removed wall had stood. The other

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 23

Johnson County Savings Bank

Johnson County, Iowa

substantial change on most floors was that of providing separate bathrooms on each level along the south wall of each east-west hall. All piping, particularly vertical piping in the open stairway, was removed. Visible sprinkler systems (1984) and all hall lighting and other systems intrusions were relocated within ceiling cloud units.



Figures 39-40: Sixth floor east hall, looking east, additional bathrooms along south wall, floors two to six, 2014 (left), 2016 (right) (photos courtesy of Neumann Monson Architects, Iowa City, left; Jacobsen, 2016, right)

Integrity Evaluation:

The building overall retains a high degree of historical integrity and meets the seven measures of same sufficiently to be eligible for individual nomination to the National Register of Historic Places.

The location measure is met given that the building has not been moved and occupies its historical parcel.

The integrity of setting is well met by the survival of the historical commercial streetscape that survives to the north and east, as well as the proximity of the University of Iowa core campus, immediately to the northwest. The latter presence underscores the symbolic presence and visual dominance of the subject building, being located on a key commercial downtown corner.

The integrity of materials is met by virtue of the preservation of the core structure, cladding materials and interior structural system, elevator, stairway, trim work and terrazzo floors.

Integrity of workmanship is particularly well expressed in the building exterior, particularly its stone first floor level veneer, the ornamentation, and upper level stairway, trim work, and intact floors.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 24

Johnson County Savings Bank

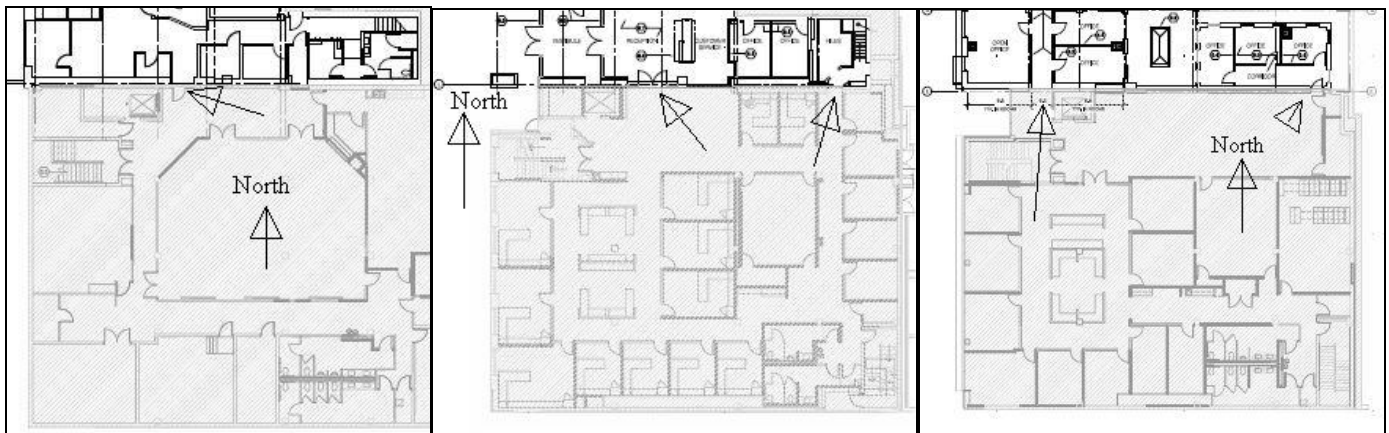
Johnson County, Iowa

Integrity of feeling is particularly strong given that a nearly all of the interior public spaces survive or have been restored. The basement vaults underscore the function of the bank. The intact halls and their doors and barrow lights interpret the broad range of building tenants, as does the former store facade.

Finally, integrity of association is strongly retained. Any person directly associated historically with this building would have no difficulty finding and recognizing it.

1984 South Addition:

The two-story 1984 south addition has a full basement with 7,831 square feet per floor level. Its footprint is 80 feet in width and 100 feet in depth. The structural support system is that of a steel framework with curtain walls. It was designed to support four additional floors. The addition postdates the period of significance and consequently contains no historic fabric. There is one main connective link on all three levels with upper level connecting doors in the northeast corner of the addition. The facade combines cast in place concrete, an Indiana limestone veneer and a dark glass/aluminum frame curtain wall. The south wall is veneered with a tan colored face brick. The east wall is not exposed to view. The 1984 construction substituted steel beams and columns along the west 26 feet for the original south 1913 construction. The resulting gap was largely infilled using a non-structural stud wall in 2015. The building sprinkler system is intertwined between the two halves of the building as the original building sprinkler system was installed concurrently with the construction of the 1984 addition. The electrical system and HVAC systems are almost entirely separate between the two buildings. The 1984 building is heated and cooled via a ducted VAV system. A public alleyway runs along the south wall.



Figures 41-43: Basement, first and second floor plans respectively with points of main bank building linkage being located by the angled arrows (Newmann Monson Architects as-built plans 2015, annotated)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 25

Johnson County Savings Bank

Johnson County, Iowa

The East Three-Story Addition:

This three-story brick commercial block adjoins the bank building on the east and actually pre-dates the subject building, being the easternmost bay of that largely demolished corner building. This addition was incorporated on its upper two floor levels as a part of the new bank design and its historical integrity and associated historical significance date from the completion of the bank tower. Thus, it can best be categorized as a pre-existing addition within the building proper. The east footings of the latter intrude beneath the west wall of this component and all or most of that wall had to be rebuilt or otherwise supported when that excavation and construction work was done. The historical integrity is rooted in the two hall entrances that are centered in that west wall as well as the absence of any other stair linkage apart from the bank proper stairs and elevator. In later years the first floor level was substantially opened up as an extension of the bank lobby and the historical and functional relationship with the bank was further enhanced. The component was re-fronted in a Classical Revival style as part of the 1913 bank construction work.

The upper two floors are veneered with a reddish toned face brick. The facade brick wall plane is unadorned apart from its window detailing. The facade is fully fenestrated with three 1/1 lights on each floor, these being vertically aligned and fairly evenly spaced. The second-floor openings have stone sills and flat arches with keystones. The third-floor ceiling height is higher reflecting a hall that was on that level. The windows here have stone sills and a combination of flat and semi-circular brick arches. The lower flat arches have inset spring stones that are set beneath a steel plate. The arches above the plates have matching keystone inserts with the floor below, and the arch openings are infilled with triple brick sets that are alternated in their orientations. There is no east wall fenestration save for the third floor (three openings) due to an adjoining building. The east wall is stuccoed. The rear third story south is fenestrated with three windows.

There are no surviving interior historical components from the basement level to the top floor apart from encapsulated wooden floors. Stairs in the northeast corner link basement to the first floor. The basement plan includes two office areas and a bank workroom intrudes into the northwest corner. On the first floor, the bank teller area of the bank intrudes very slightly along the west wall and there are two rear office areas. On the second floor, there are three offices and a centered west hall link with the bank proper. The third floor has the same link and is open in plan.

The present "storefront" is a 1963 replication of the stone veneer that originally covered the first floor of the of the bank building. What were originally two windows in that stone veneer are now a door and a stucco paneled window void that includes an ATM machine at its base. The 2015 rehabilitation work replaced the windows and removed some interior partitions on the upper floors. The building has a fair level of historical integrity that is vested in its upper facade, fenestration pattern, its structural shell and roof/attic system.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 26

Johnson County Savings Bank

Johnson County, Iowa

Architects, Continued:

Hubbard, Frank R.
Proudfoot, Bird and Rawson
Rust, J. Bradley

Builders, Continued:

Burger Construction Company

8. Statement of Significance:

This building is individually eligible on the local level for National Register of Historic Places listing on the basis of Criteria C, architecture. The building is a well-preserved example of an early high-rise office building designed by the noted Iowa architectural firm of Proudfoot, Bird and Rawson. It is an early example of that firm's high-rise commercial building designs and one of just two of those plans that combine an office building and a bank. The period of significance is 1913-21, and the significant dates are 1913 and 1921. These dates are the year of completion and the first year during which exterior changes (the closing off of the corner bank lobby entrances) occurred.

The building is architecturally significant as Iowa City's first "skyscraper" and its first modern office building. This building first broke the traditional three-story vertical standard for commercial buildings. It represented a key commercial response to the evolution of the adjacent University of Iowa as a modern institution with new and modern major buildings. It symbolized, by virtue of its propinquity to the central Pentacrest, the "town and gown" relationship. The fact that the same architects and builder were responsible for many of the main university buildings adds continuity of experience to the local context of designing and constructing major buildings. Finally, the building symbolically and functionally represents the emergence of Washington Street as the key downtown business arterial. That street was the location of the city's two largest banks, city government, the federal post office and both of the high-rise and many of the contemporaneous newer business blocks.

This is the earliest taller Proudfoot, Bird and Rawson designed building. There are three other taller examples of the firm's design work, all of which are extant. The six-story Teachout Building, 500 East Locust Street, Des Moines, was built in 1912. The four-story Hotel Jefferson, 129 East Washington Street, Iowa City, was built in 1913 and enlarged by two stories in 1928. Finally, the First National Bank Building, 716 8th Street, Boone, Iowa is the most comparable Proudfoot, Bird and Rawson design to the subject building. The Boone building was built in 1916 so it is the last of the firm's inventory of taller buildings. While two stories taller, it has a considerably smaller building footprint. The two buildings are otherwise very similar in design and massing, particularly in terms of their structural systems and the high-ceiling bank lobbies. Two of the four buildings (Teachout and First National Bank) are individually listed on the National Register of Historic Places.

The building design work mandated the use of a structural engineer, Frank R. Hubbard, of Des Moines and it is interesting to note that the bank lobby interior work warranted the employment of another specialist architect who was known for that line of work, P. W. Durham. The 2015 rehabilitation of the bank building lobby space revealed and restored a substantial portion of the original lobby design and components.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 27

Johnson County Savings Bank

Johnson County, Iowa



Figures 44-45: Recent (left) and construction photo, 1916 (right), First National Bank, Boone (State Historical Society of Iowa inventory files)

The Johnson County Savings Bank:

The subject Johnson County Savings Bank was organized August 24, 1872 with a stock capitalization of \$125,000. Ex-governor Samuel Kirkwood served as its first president, from its start-up until 1877. He was succeeded by Thomas C. Carson (1877-1905), William A. Fry (1905-11) and then Walker M. Davis, who would oversee the construction of the subject bank building. Its initial charter expired in 1893 and it distributed a \$25,000 surplus when it reorganized and gained a new charter at that time (Aurner, Vol. I, pp. 453-54, 665; Weitzel; Iowa City *Press Citizen*, April 4, 1940; June 12, 1941).

By early 1911 there were two dominant local banks having deposits in excess of a million dollars each. These were the First National Bank and the Johnson County Savings banks. The local press made much of the fact that one of its own had, by this time, broken the vaunted two million dollar deposits level, and this was the latter institution. The *Citizen* crowed that “Many of the Des Moines banks do not make a better showing.” These banks would both improve their existing building or build new buildings, the First National being the first to do so in 1911. The Commercial Savings Bank, located a block south of the subject bank remodeled its three-story building as well. The Johnson County Savings Bank was the last of the three to respond but it would finally do so in grand style (Iowa City *Citizen*, February 10, 17, April 11, July 28, 1911; Iowa City *Daily Press*, April 8, 1913).

The Johnson County Savings Bank was by far the leading city bank as of 1911. The exact “trigger” that initiated a bank scramble to initiate an apparent horse race to out do the other in gaining new or improved banking houses was likely the simple fact that the largest banks had outgrown their respective small quarters. There were two options that played themselves out. The first, taken by the First National, was to build a bank that was monumental

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 28

Johnson County Savings Bank

Johnson County, Iowa

(and Neo-Classical in style) and one that was comparable to the great many banks that were built during this pre-war time period. The second option was to build a combination bank and office building, incorporating two emerging trends into one. The other two new bank buildings opted for larger buildings and it was the subject building that did so in a very big way.

The subject building was both the city's first "high-rise" commercial building and its first modern office building, which is to say a building that was predominantly infilled with professional offices along with the usual first floor retail or other commercial operations. Up to this point the standard height for commercial buildings in this county seat level downtown was three-stories. As the 1913 *Iowa City Daily Press* hoped, this six-story edifice would be the first of many. As it turned out, just two taller buildings would grace Iowa City's downtown until recent years. Fire destroyed the pre-Civil War Metropolitan Block on October 10, 1912, even as the subject building was being built. The available corner building site was on the east end of the very same block, the southwest corner of Washington and S. Dubuque streets. The Jefferson Hotel, a second "skyscraper," would arise from the ashes in 1913-14. Of equal height, it would gain two more floors during the mid-1920s, finally becoming the city's tallest building, a feat that was only recently surpassed.



Figure 46: The October 1912 fire, view southeast (Mansheim, p. 154)

Its construction, along with the construction of the Paul-Helen Block (1910-11), the re-fronting to Washington Street of the new First National Bank, and the construction of the subject building combined to make Washington Street the premier downtown street in Iowa City. The building of the new Post Office (1904) and the presence of the city hall, were early indicators that this would finally become the key downtown street. This emergence is a key sub-context of the broader evolution of the downtown, as is the initiation of the building of taller commercial buildings. Yet another point of interest is the spatial dispersion of professional offices in the downtown. The Iowa City downtown is somewhat unusual in its scale and layout. The downtown consists of a large number of solidly built-up commercial blocks that fronted the original University of Iowa campus to the east and south. The county courthouse and railroad connections are located considerably south of the downtown proper. Courthouses naturally attract legal offices as does honey to bees and presumably the majority of these migrated southwards towards the courthouse. Other professional offices, which is to say medical offices, likely scattered across the downtown until the completion of the subject building. Having the advantages of some 60 office suites and the downtown's first elevator (presumed given

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Section number** 8 **Page** 29 Johnson County Savings BankJohnson County, Iowa

the height of the building) the new bank building would have emptied older buildings that housed scattered upper level offices across the downtown. The intended tenant for the subject building was likely medical offices given the provision of sinks in each suite and the open plan that allowed for expansion or contraction on the part of tenants. The *Republican* added a twist of interest to this subject when it hoped, in late April 1913 that “This building will have a tendency to pull state agencies to Iowa City, particularly when railroad connections to the south are bettered” (Iowa City *Daily Iowan*, October 11, 1912; Iowa City *Citizen*, May 4, 1910; Iowa City *Republican*, April 29, 1913).



Figures 47-48: Washington Street, looking southwest, left ca.1900, right ca.1915 showing the visual impact of the city's two tallest buildings (Hibbs, 2010, p. 59)

An important design consideration for this building is that of its symbolic placement and design. Of all the downtown banks, this one occupied the premier location, adjacent to the university quadrangle. With its double façade, the architects had a rare opportunity to exploit this locational advantage. It is no surprise that they originally placed the bank entrance on the northwest corner of the plan, fronting to the Pentacrest. The central campus had been almost completely rebuilt during the preceding years and the new buildings were designed by Proudfoot, Bird and Rawson. While architects have little control over the location of their clients and their projects, in this instance, the architects had the opportunity to cluster their building designs in a prominent location, that being the nexus between the downtown and the university. The architectural result contrasted the application of the same Neo-classical style to both conservative institutional buildings and in the newer more experimental mode of the taller modern office building. The architects, while accepted as the leading designers in this state during this time period are also considered to have been fairly conservative and traditional in much of their work. It is suggested that this design effort stretched the upward limits of this conservative habit. One indicator is that fact that this design project appears to have moved the firm into designing other taller buildings during the pre-World War I years. The result is a special attention to the stonework detailing, the selection of an expensive and highly textured pressed brick for the exterior, the use of a variant of the Flemish bond in the brickwork and the exquisite design of the upper most floor and eaves line (the capital). It is suggested that this building should be compared to other “high-rise” designs by the same architects. The structural support system should also be compared (this building uses a steel skeleton coated with concrete, reinforced concrete footings, and tile floors). This building also speaks to the emergence of a true fireproof design.

Two designer considerations are worthy of note. The Des Moines architects had design assistance from two quarters. The Proudfoot, Bird and Rawson plans lack sheets for the actual bank interior. The explanation was simply

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 30

Johnson County Savings Bank

Johnson County, Iowa

that they weren't its designers. The clients hand-picked P. W. Durham to design the bank interior, wishing to avoid what they deemed were excesses of ornamentation in the completed and competing First National Bank interior. Durham was the architect for the Wollaeger Manufacturing Company of Milwaukee and he prepared the lobby design. The Wollaeger Manufacturing Company was founded and incorporated in 1887 and was a nationally known producer of bank, church and commercial interiors and fixtures. By 1896 it was the sole source for federal building interiors east of the Rocky Mountains. The architects, being needful of structural assistance in the design of so tall a building, also worked with a structural engineer Frank R. Hubbard (1872-1940+) of Des Moines. Hubbard was a University of Iowa graduate in civil engineering (1896, 1906) and by 1908 was with the Des Moines Bridge and Iron Works and working under his own firm as of 1921, as he remained as late as 1940 (*Iowa City Daily Press*, May 2, 1913; *Milwaukee: A Half Century's Progress...*, p. 112; *The Iowa Alumnus*, Vol. 9, p. 79; *The Transit*, Vol. 13, 1908, p. 133; 1940 Federal Census, Des Moines).

Subject Building Design and Construction History:

The Johnson County Savings Bank was doing well as of early 1909 when it reported "a prosperous year" having added \$10,000 to its surplus of \$125,000 during 1908. For the first time, its surplus equaled its capitalization. A five percent semi-annual dividend was delivered to its investors. The Oxford *Mirror* noted the planned expansion and termed the bank "the leading financial institution in Iowa City." A year later the *Daily Press* announced in January 1910 that "Prosperity is [the] bank's slogan" and noted that its continued growth "...thereby reflects the general prosperity of the city and county" (*Iowa City Citizen*, January 6, March 12, 1909; *Iowa City Daily Press*, January 5, 1910; Oxford *Mirror*, March 25, 1909).

Two months later, in early April 1909, the bank was ready to expand and it acquired ownership of the building at 104 S. Clinton Street from Charles Weber.¹ The *Citizen* announced that:

The growth of business of the bank has made an enlargement of its rooms imperative. Not wishing to give up the splendid location, the institution succeeded in purchasing this adjacent building which will permit of a healthful expansion without necessitating a removal.

Nothing immediately transpired and it wasn't until May 1910, that jewelers Keith and McChesney, ensconced in 107 E. Washington Street and 104 South Clinton, found new quarters and the bank stood to benefit from an additional 400 square feet on its first floor (*Iowa City Citizen*, May 4, 1910).

In January 1911, the bank gained a new president. Walter M. Davis, a local attorney, an aide to the governor and a long-time resident and booster (but not a banker) was elected to succeed William Fry, who had retired. Davis was chosen for his connections and his influence. The *Citizen* observed "As head of the bank he should prove a most valuable man and should bring to the institution growth and confidence in its standing." What is for certain is that the planned building improvements now emanated from the new leadership. This was the same time that the First National Bank had embarked upon its improvements. Within a month the bank reached \$2,000,000 in deposits and

¹ County transfer books indicate that the initial bank property, acquired in 1875, was a 30 feet by 60 feet rectangle that comprised the northwest corner of Lot 4. The Weber purchase in 1909 added the 20 feet by 50 feet tract immediately south as well as the property to the east, the northeast corner of the lot, save for the east 4.5 feet by 50 feet).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 31

Johnson County Savings Bank

Johnson County, Iowa

the *Citizen* reported “The Johnson County Savings Bank is one of the largest and most substantial banks in this section of the state.” In mid-April, it published the following notice:

Notice to Contractors:

Plans and specifications for remodeling the Johnson County Savings Bank may be seen at the bank building. All those wishing to make bids on the work will please call at the bank.

The bank was to expend \$35,000 on the planned remodeling. The bank planned to unite the two storefronts and to install modern bank fixtures. The architects for the work, including some second-floor office improvements, were Proudfoot, Bird and Rawson. In late April the H. K. Morton Store, located across the street to the west, was sent packing to provide space for the displaced bank during the work. The bank moved in on May 1 and intended to remain there about two months (Iowa City *Citizen*, January 5, February 17, March 13, 16, 31, April 11, 24, June 15, July 28, 1911; Cedar Rapids *Evening Gazette*, April 4, 1911; Iowa City *Daily Press*, September 6, 1911).

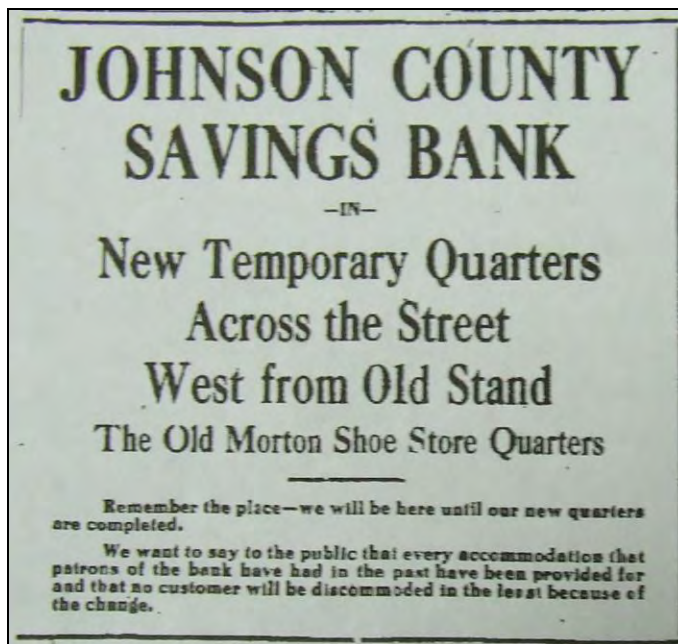


Figure 49: Temporary quarters, 1911
(Iowa City *Citizen*, May 3, 1911)

A 12-ton bank vault was removed from the building and placed across the street near the temporary quarters. The public was assured that no money but only ledgers and the like would be stored there. The bank pondered whether to cover the vault with a protective shed. Then the plans abruptly changed and area papers reported the new scheme:

Bank Will Build

The Johnson County Savings Bank has decided to raze its old quarters wholly, and [to] erect on the site a modern bank and office and store building of stone and pressed brick. It will cost about \$50,000 and will be three stories high.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Section number** 8 **Page** 32 Johnson County Savings BankJohnson County, Iowa

This new concept was floated with the need to test public interest in leasing so many professional offices or a mix of uses. As late as April 1912 the University-based Triangle Club was considering the proposed building (and other sites) for its club rooms. A lodge hall was also under consideration and both the Masons and Odd Fellows had been contacted to determine their interest. The same architects, Proudfoot, Bird and Rawson, prepared a three-story plan that embodied all of the key features of the final design (corner entry, stone-faced first story, pressed brick exterior, and a secondary Clinton Street entry). The building was to be designed and built with sufficient support for an additional three floors. In its six-story mode the new building would be something all new to Iowa City. When it was first announced that the bank had “awarded plans” for the erection of a six-story high bank and office building it was noted that this would be the first office building of that city (*Muscatine Daily Journal*, May 19, 1911; *Spencer Herald*, August 2, 1911; *Estherville Vindicator and Republican*, August 9, 1911; *Iowa City Citizen*, May 12, 20, 1911; *Iowa City Daily Press*, April 6, 1912).

The probable central cause for a change in plan was the belated discovery that the existing building was so deteriorated that it posed the threat of imminent collapse. Sufficient demolition work had been accomplished by the latter part of May that this could be determined. As a failsafe, protective partitions were constructed along its east and south sides to protect adjacent buildings if the pile collapsed. A month later, the north wall of Weber building to the south was similarly condemned and ordered taken down. The entire building presumably followed thereafter (*Iowa City Citizen*, May 23, June 13, 1911).²

Still more land was needed for the new building and the Sueppel building to the south was acquired at the end of May 1911. This allowed sufficient room to build 70 feet by 77 feet building. Residents took this as a sure indicator that the six-story plan had been decided upon. The *Citizen* noted that if this was fact, the new bank building “will be giving Iowa City a magnificent improvement...and one that will be a monument to the bank for half a century to come” (*Iowa City Citizen*, May 29, 1911).³

No additional word to the public was released through late July. It was learned that the architects had been contracted to prepare a six-story alternate plan “in place of the splendidly severe drawings heretofore shown to the bank people.” It was however stated that the larger building would be “substantial and elegant but not necessarily ornate.” It is a rare occurrence that developing plans are made more rather than less ornate (*Iowa City Daily Press*, July 25, 1911).

Work on demolishing the building had apparently stopped during the interim given that the final removal work was only underway as of late August 1911.⁴ The *Daily Press* noted:

² Demolition at this time caused injuries to Miss Mollie Donaldson, who was a passerby. By late June blood poisoning emerged as a threat and her recovery was threatened (*Iowa City Citizen*, June 26, 1911).

³ Curiously the actual land transfer of the additional ground to the south was December 27, 1911 (Johnson County Transfer Books).

⁴ C. N. Ennis had the contract for all of the work and made the probably regretted claim that he would have the three-story part of the building finished by September 1! Ennis as it turned out did not get the final construction contract and apparently was simply the demolition contractor and perhaps did the initial excavation work (*Iowa City Citizen*, May 20, 1911; *Iowa City Daily Press*, May 2, 1913).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 33

Johnson County Savings Bank

Johnson County, Iowa

Great throngs watched the destruction of the Johnson County Savings Bank walls, by a force of workmen last evening. The southeast wall crashed down with a report that could be heard two blocks away.

A freak windstorm struck early that month and ripped the roof off of the Weber building and flattened a large bank billboard to the ground (Iowa City *Daily Press*, August 9, 23, 1911).

The city engineer granted the right for the contractor to begin excavation work in early September. In mid-November reinforcement steel was delivered for the foundation work, as this account describes:

A carload of steel has recently arrived by way of Cedar Rapids for the new Johnson County Savings bank building. It looks as if the building will truly be fireproof and solid. Plans are a bit nebulous yet, but it is believed six stories will be erected ultimately, on this remarkable foundation.

Not only was an office building a new concept to the citizenry but so was that of a truly fireproof one. Such a novelty required much more time to construct and its foundation work reflected the first phase of that fact. The engineer's estimation was that the ground would have to be able to support two tons of weight to the square foot and the public was educated in just how this capacity was to be tested and they most certainly witnessed the procedure. Two holes were excavated beneath the basement floor level. Foot-square planks rested in the bottoms of each hole and a tripod-like system of beams and planks was superimposed atop each point. Bricks were then piled atop this frame work; one hole being tested at two tons and the other at three tons. The heavier test level failed. Apparently, this was sufficient load-bearing testing (Iowa City *Daily Press*, September 14, 1911).

It wasn't until the latter part of December 1911 that the bank directors confirmed that they would finally build the full six-story building. The *Bricklayer and Plasterer* announced the awarding of the \$120,000 contract in its January 1912 issue. The awarding of contracts was ill-reported. James Rawson and Company of Grand Rapids, Michigan, served as the general contractor.⁵ Alderman G. W. Schmidt of the Iowa City Iron Works supplied the building with its boilers and this contract was only awarded in late March 1912 (Cedar Rapids *Evening Gazette*, December 23, 1911; Iowa City *Daily Press*, March 20, 1912; May 2, 1913; *Bricklayer and Plasterer*, Volume 15 January 1912, p. 18).

The upper building exterior is veneered with a richly textured pressed brick with a color range that runs from cream to a dark brown. These were not the type of bricks commonly used in Iowa, if the following account is to be credited:

The Johnson County Savings bank officials have selected a beautiful type of pressed brick for their new block. Experts in Chicago and New York say the material will be duplicate of the brick used in some of the multi million dollar structures of New York.

⁵ Rawson was a major regional contractor. As of August 1902, it was reported that he had sufficient contracts to employ his company for a full year. He specialized in fireproof construction and his 1902 work included two university buildings in Iowa City, valued at \$140,000. His firm had remodeled the First National Bank in Iowa City in 1911 and at least one major University of Iowa building. The firm had a separate Iowa City based incorporation that dissolved in the fall of 1913 just after this building was finished (Janesville [Wisconsin] *Daily Gazette*, August 8, 1902; Hotchkiss, 1898, p. 199; *The Western Contractor*, Vol. 25, October 8, 1913, p. 8).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 34

Johnson County Savings Bank

Johnson County, Iowa

The building was in an undetermined state of progress as the end of winter neared. Given the fact that heating system contracts were only then being awarded, there was no building to enclose for interior work! The *Daily Press* reported “The Johnson County Savings bank will push work on its building as soon as the weather permits” and noted further that the plumbing contract had been awarded to Connell Brothers. The structural steel framework was rapidly completed and by late April the first facing brick was being laid along the Washington Street front. By mid-June there was apparently no further need for the use of external scaffolding, and the wood (“used only once”) was auctioned off (Iowa City *Daily Press*, February 3, 28, April 26, June 11, 1912).

The construction record falls silent for the rest of 1912. The first week of January 1913 saw attorney Claude M. Miller occupying his office suite effective January 10, so the upper level offices were complete by that time. The bank’s quarters took considerably more time to be finished as this account describes:

The banking room is richly fitted, and has an unusually commodious lobby. The work of finishing this room has been in progress for months. Tenants of the offices took up their quarters early in January, but an added four months were necessary to complete the interior of the banking apartments.

Recalling the original cost estimates of \$45-50,000, the actual cost was a jaw-dropping \$125,000 (which likely makes this one of the architects’ larger high-rise designs). The bank had spent two years rather than two months in its temporary quarters. The *Press* reported that the bank occupied its new quarters on April 30, 1913 (Iowa City *Daily Press*, January 3, April 30, 1913; Iowa City *Republican*, April 29, 1913).

The new bank celebrated its new building with newly printed money, ordering “great sums for public dissemination.” The *Press* crowed “Iowa City will take on the appearance of a mint about May 1 after the bank shall have done a few hours in its superb new home.” Yes, they were talking specie, not greenbacks. Along the same vein, the bankers had to drill into a “long disused vault” (the location of this vault is not specified) and were delighted to witness a virtual flood of gold pieces pouring out of the drill hole. Turns out that the bank had produced souvenir coin “medals” for its opening 40 years previously and it was that trove that was chanced upon (Iowa City *Daily Press*, April 15, May 12, 1913).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 35

Johnson County Savings Bank

Johnson County, Iowa



Figure 50: Postcard view of the new bank, looking southeast, 1912 (Hibbs, 2010, p. 55)⁶
(note that the twin corner fire escapes are in place)



Figure 51: Another postcard view, looking southeast, ca. 1912
(Iowa State Bank & Trust Company)

⁶ If this postcard date is accurate then the building was originally supplied with an external fire escape, still in place.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 36

Johnson County Savings Bank

Johnson County, Iowa

Johnson County Savings Bank.

At the corner of Clinton and Washington street, on the site of its home for many years, the Johnson County Savings Bank has practically completed a 6-story stone structure, the first building of that height in Iowa City. It is a beautiful and utilitarian block, that will last for ages, one may say. It is a tribute to the aliveness of its owners.

The Johnson County Bank expects to occupy its quarters in a few weeks, and the block is already tenanted by a large number of professional people. The handsome suites of offices, throughout its six stories, are nearly all occupied already, and with the constant elevator service, the offices are found most convenient.

The structure is one, which is admired by every resident of the city, as well as every visitor. It will always hold the rank as Iowa City's first skyscraper, even though many others may be erected in the years to come.

Iowa City Daily Press, April 8, 1913



Figure 52: View looking east along Washington Street, ca. 1915
(Kent Photo Collection, University of Iowa)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 37

Johnson County Savings Bank

Johnson County, Iowa

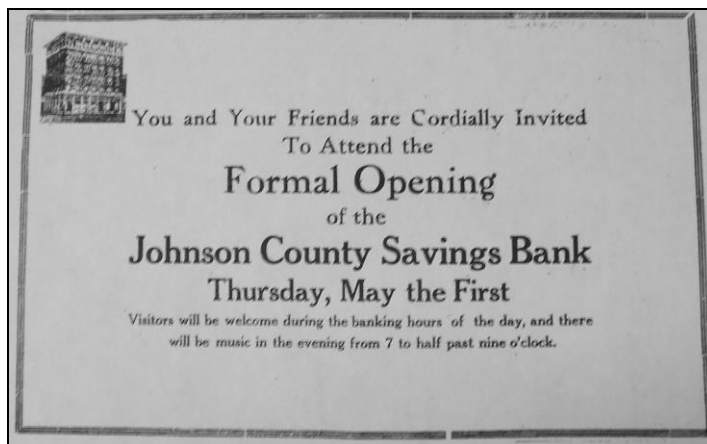


Figure 53: Grand opening announcement (Iowa City *Daily Press*, April 30, 1913)

Five thousand visitors toured the new building during its grand opening the evening of May 1. Flowers were abundant and an orchestra provided music. The *Daily Press* proved a very helpful source in identifying the building contractors and the secondary bank designer. In doing so it hinted at the idea that the architects were in this instance able to place this commission within the broader context of their previous University of Iowa design work. The *Press* noted

The architects were Proudfoot, Bird and Rawson of Des Moines, who designed most of the university of Iowa buildings, and the contractor, who erected the building was Jas. Rawson & Co. of Iowa City, who built many of S. U. I's classic structures. The architects of the bank proper and the furnishers of the equipment thereof were the Woll[a]eger Mfg. Co. of Milwaukee, whose architect, P. W. Durham, designed the artistic interior.

The building description continued, from the same source:

The [banking] room is 40 by 60 feet in dimensions.

It is not florid, but tasteful in the extreme: exaggeration of colors and effects was eschewed, and quiet effective dignity and attractiveness as to architecture and adornment was the watchword of the owners and builders.

The tile floors; the Travertine gray marble with black Belgian marble base; the solid mahogany woodwork; the bronze grill and rail---all are illustrative of the above estheticism. To each of the tellers is allotted a steel cage. Each department has a telephone system intercommunicating with its fellow departments.

Other Features Many.

To the south from the main lobby open [sic] a telephone booth, a waiting room for ladies, fully-equipped; a man's waiting room and a room for matrons. To the east lies the safety deposit room, containing booths. The main vault is a gigantic structure, three stories in height---the third story vault opening from the mezzanine floor or balcony, in the upper part of the banking quarters.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 38

Johnson County Savings Bank

Johnson County, Iowa

The main vault is sub-divided thrice. There are a book vault and a cash vault, arm___ lined, and containing separate steel money chests for each teller, thus avoiding confusion as to the intakings of the various tellers.

The third division is a safety deposit vault, with 430 boxes or tiny safes, for patrons, each with an individual key, and a general automatic time lock, for the whole compartment.

In the basement one finds the directors' room, accessible from the inside stairway. The room is finished in mahogany.

Many Tenants in Building.

The 6 story, fire-proof structure is practically filled with tenants, from basement to roof. Nearly 50 professional and business men and women have offices therein already.

Falk & Grimm's clothing store occupies the southern section of the first floor—the entire remainder being the bank's own house, above described.

A Twentieth Century café is to be conducted in the basement and it will open ere long.

A veritable "Metropolitan Tower" veranda encircles the roof of the building and there from visitors may secure a panoramic bird's eye of the country for miles and miles around.

A Massive Building.

The block is a massive one.

It occupies the corner of Clinton and Washington streets, where the [bank] institution was born 40 years ago, March 1, 1872. Thus the dedicators last night practically celebrated a fortieth birthday...

The bank offered the new slogan "the bank for all the people" (*Iowa City Republican*, January 7, 1913; *Iowa City Daily Press*, May 2, 1913).



Figure 54: A snowless winter scene, ca. 1925, looking south along South Clinton Street
(Kent Photo Collection, University of Iowa)

Building Tenant and Use History, 1913-31:

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 39

Johnson County Savings Bank

Johnson County, Iowa

The new bank had a dozen suites on five upper floors. The largest tenant firms linked two or three office spaces and some occupied most of a floor. Medical offices would commonly share a common reception space between them. The building had three key employees, a watchman, custodian and an "elevatorium." The elevator was key to the building operation and on a single Saturday in December 1914 logged 8.5 miles of distance traveled (Iowa City *Citizen*, December 8, 1914; June 16, 1916).



Figure 55: View, ca.1925, looking southeast (Slonneger)

The early tenants naturally included attorneys, physicians, county agricultural agents, the occasional minister, probation officer, accountants, realtors, female osteopathic physicians, insurance companies, a 1925 state census manager, and an abstract company.

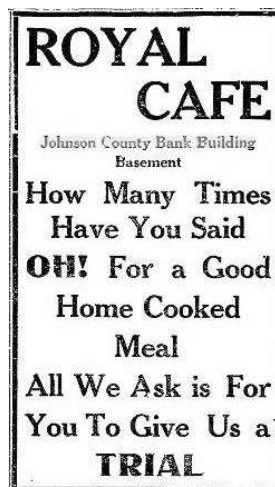


Figure 56: The basement cafe, with seating under the glass skylights in the sidewalk above (Iowa City *Press*, September 17, 1914)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 40

Johnson County Savings Bank

Johnson County, Iowa

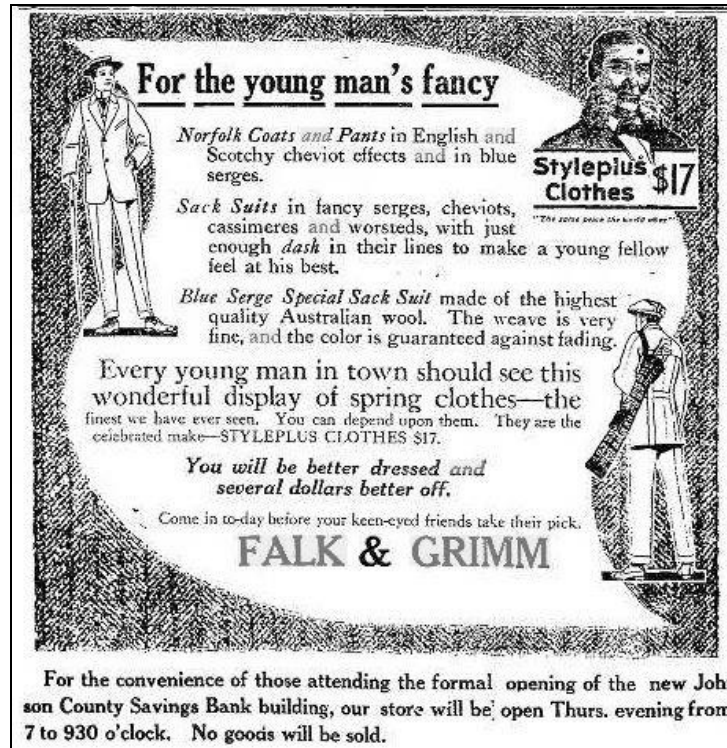


Figure 57: Falk and Grimm, men's clothiers (Iowa City Press, April 30, 1913)

Falk and Grimm Men's Clothiers and then Grimm's Men's Store were the sole south storefront tenants in the new bank building, 1912 through June 1947. They were finally displaced when the bank expanded into 106 S. Clinton Street at the south end of the building. East addition storefront tenants during this period were Smith & Swartzlender Coffee Room (1919), Quality Coffee Room (1919-22), Quality Quick Lunch or Quality Cafe (1924-25) the R&R Shoe Store (1938-41) and Giftland (1946-47) (Iowa City Press Citizen, March 13, 1912; July 31, 1931, Iowa City Citizen, April 30, 1913; June 15, 1947; city directories).

Significant tenant firms included the Red Cross which was present as early as mid-1919 just after the First World War, remaining until mid-1921. Housed in Room 218 it ran a home service section that aided in tracking missing soldiers; a club room serviced soldiers who were at the nearby state hospital, helped access vocational training and helped applicants with war risk insurance (Iowa City Citizen, June 21, July 1, August 6, 1919; May 12, 1921).⁷

The Standard Publication Company was a national firm that produced but one work, the Circle of Knowledge, a 1,000-page encyclopedia. The company occupied much of the sixth floor beginning in late September 1916 and its vice president, J. E. Stronkes, lived in Iowa City and worked in the building. By 1921 the Iowa City office was the training and administrative hub for 400 salesmen who covered the west half of the country. By 1921 the disused

⁷ The local Red Cross chapter was organized in mid-April 1917 and was housed in the Commercial Club and then City Hall during the course of the war (Iowa City Citizen, April 3, 17, May 4, 17, 1917).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 41

Johnson County Savings Bank

Johnson County, Iowa

basement cafe was used as the sales force training venue (Iowa City *Citizen*, September 30, 1916; Iowa City *Press Citizen*, August 1, 1919; August 27, 1921).



Figure 58: ca.1930 view looking southeast (this was after the corner entrances were changed)
(Kent Photo Collection, University of Iowa)

Auto dealers were destabilized by the war and had to reassemble their dealers and sales territories postwar. The J. A. O'Leary Automobile Company did just this, occupying Rooms 214-15 in early 1919 while their new building was being built (Iowa City *Citizen*, January 31, 1919).

There were at least two upstairs retail outlets, both of which enjoined customers to "take the elevator." Anna Klein took a six-week course at the New York City of Beauty College and opened the Klein Beauty Culture on the Sixth Floor in September 1914. Her suite was colored in blues, whites, gold and nickel and she was still a tenant, being open just two evenings a week as late as the end of 1925. Ann Stach had a women's dress shop in Room 214 which she opened in January 1925 and was still going strong as of July 1926. Her goods were "exclusive but not expensive" (Iowa City *Citizen*, September 30, 1914; January 26, December 22, 1925; July 26, 1926).

Other substantial tenants were the Iowa Gas and Electric Company (1922-24), the law firm of Dutcher, Conrad and Hambrecht (later Dutcher and McLain (1913-1924+), the Great Northern Life Insurance Company (1927), Long's Loan and Investment Company (1926-27), the Ball Abstract Company (1921-26), and the National Life Insurance Company (1917).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 42

Johnson County Savings Bank

Johnson County, Iowa

In January 1921, the *Press* newspaper sponsored Jack Williams the "Original Human Fly" in his scaling the exteriors of both the bank building and the Jefferson Hotel. His fete was a "startling sensation." Williams was nationally known, climbing the Washington Monument and a 63-story Woolworth Building in New York City (then the world's tallest building) in 1918 (*Iowa City Press Citizen*, January 19, July 31, 1920; <http://www.mailtribune.com/article/20100321/News/3210333>).

Iowa City Loses All of Its Banks, 1931-32:

The Johnson County Savings Bank was in good shape as of the end of 1924, climbing out of the down years of the middle 1920's. Total deposits were \$3.4 million and it remained the county's largest financial institution. Then came the Great Depression and on one fall football Saturday morning this bank and the Citizen's Savings and Loan locked their doors to protect their investors, having suffered heavy withdrawals over the previous three months. Two other local banks, the First National and the Iowa City Savings Bank put 60-day savings withdrawal requirements in place in response. The Farmer's Loan and Trust Company failed the first week of January 1932 and its assets and property were quickly moved to the former Johnson County Savings Bank so as to physically separate it from the still solvent First National, with which it shared quarters. The Iowa City Savings Bank unsuccessfully attempted to get its depositors to agree to take certificates of deposit promising long-term interest incentives to keep their money on deposit. The effort failed and that bank closed the very next day taking the First National down with it. This left the city with five failed banks. A Cedar Rapids bank immediately opened a branch bank and its success was parlayed into the reorganization of a new bank, the First Capital State Bank. The title evoked Iowa City's role as an early state capital so as to instill public confidence (*Iowa City Press Citizen*, December 31, 1924; October 3, 1931; January 4, 19, 20, March 24, 1932).

It would appear that the failed Johnson County Savings Bank was confident of reopening and its "reorganization committee" was still in operation as of late January 1932. Indeed, premium payments were being rapidly and substantially paid out, with \$250,000 being the first payments made in mid-February 1932 and by year's end that amount totaled \$704,000, said to be the largest such bank payments in the state (*Iowa City Press Citizen*, January 21, 1932; *Dubuque Telegraph Herald and Times Journal*, February 17, 1932; *Burlington Hawk-Eye*, December 26, 1932).

Nearly three years would pass before a new bank occupied the old stand. Ben S. Summerhill (1886-1968) was a South Dakota rancher and lumberman who was working with the federal reconstruction office in Des Moines during the bank crisis. In some manner and within a very short period of time, he put together a new bank titled the Iowa State Bank and Trust. He would oversee it as president until 1954 and then until 1964 as board chairman and the next two generations of his family would continue in leadership roles. The new bank was quickly declared a county fund depository (one of three, you can't be too careful) (Hibbs, p. 55; *Iowa City Press Citizen*, October 15, 1934; iagenweb.org/boards/obituaries/index.cgi?read=54434; *Johnson County Democrat and Oxford Leader*, October 4, 1934).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 43

Johnson County Savings Bank

Johnson County, Iowa



Figure 59: "Iowa City's newest bank" and university spirit, 1938
(Iowa City Press Citizen, October 7, 1938)



Figure 60: mid-1940s aerial downtown view, looking northwest (arrow locates building)
(Hibbs, 2010, p. 88)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 44

Johnson County Savings Bank

Johnson County, Iowa

In Figure 60, the Jefferson Hotel dominates the downtown, located left of center with the subject building being immediately to its upper left-hand corner (arrow). The hotel, equal in height to the subject building, at six stories and these being the tallest buildings in the county, added two more floors in 1922. The university campus flanks the downtown to the west and north (*Iowa City Press Citizen*, January 6, 1922).



Figure 61: View looking southeast along Washington Street, from west of Clinton Street, ca. 1945
(Kent Photo Collection, University of Iowa)

Building Tenant and Use History, 1932-67:

The office building use continued even as the Johnson County Savings Bank failed and was liquidated, the only presumed change being the loss of some undetermined number and range of tenants to the vicissitudes of the Great Depression. The banking level was used to deal with the assets and property of the failed Farmers State Bank. The successor bank, the Iowa State Bank and Trust, opened in mid-October 1934 and over the next six years its basement was the dividend distribution point for the Citizen's Savings and Trust, the Farmers State Bank and the Iowa City Savings Bank. These three banks had, as of late 1938, paid dividends ranging from 38 to 53 percent of their original holdings. The final percentage of repayment for the Johnson County Saving Bank is not found (*Iowa City Press Citizen*, November 1, 1938; May 15, 1939, December 28, 1940).

Building tenants during these years tended towards the smaller scale, which is to say realtors, attorneys and medical professionals. Substantial or governmental tenants included the Federal Discount Corporation (Room 313, 1938); the Iowa Land Company (1934-46) which occupied basement space and was the new bank's exclusive brokerage by 1946; the Rural Rehabilitation Office (1939); and the Farm Security Administration Program (1939).

The Kennedy Beauty Shop (1928-41) was in the basement and was one of the first city businesses to be air conditioned. It became Frederic's Tru-Curl Permanent Wave Beauty Shop in 1941. There was also the Brunton

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 45

Johnson County Savings Bank

Johnson County, Iowa

Beauty Shop (Room 201, 1939). Donald and Dorothy Borchart, the first couple to simultaneously graduate from the University of Iowa Law School in 1937, set up their joint practice here in 1948. Newspaper advertisements for any of these non-bank listings cease in the latter 1960s implying that the bank was either occupying the whole building or that the upper floors were vacant in whole or in large part.

The bank continued to term itself the "new bank" in town as late as 1939. The wartime service of the building is not well documented but the bank was marketing defense bonds as of mid-1941 and the building housed the local Veteran's Administration Contact Office in Room 206 from late 1946 to as late as early 1952. A basement room served as meeting space for the Bundles for Britain Campaign in early 1941. In a striking Armistice Day fete in 1946 buglers surmounted the roofs of the city's two tallest buildings and sounded taps simultaneously at the proper time (Iowa City *Press Citizen*, February 11, 1939; February 8, May 10, 1941; December 2, 1946; February 28, 1952).

While the small city could boast two exceptionally high buildings, as late as mid-1948 the local fire department's equipment could reach only the fourth floors of the bank and hotel buildings. The local skyscrapers finally convinced the city to acquire aerial fire truck equipment (Iowa City *Press Citizen*, June 26, 1946; July 1, 1948).



Figure 62: Looking northeast ca. 1970

(<http://iowacitypast.tumblr.com/post/106330186050/best-improvement-in-a-historic-property-for-2014>)

Bank modernization in mid-1955 led to a proposal to establish a walk-up service window on the north side of the bank. This bank and the First National proposed to permanently lease sufficient parking spaces to make this service available but it would appear that the idea stalled. The solution was a nearby drive-in bank downtown and a suburban mall drive-in that was built in 1969. Figure 62 shows the cornice replaced and shows a few antennae atop the elevator penthouse. The original windows remain in place on the upper floors. Again, the Iowa State Savings Bank and the First National Bank were mirroring each other's service improvements. In 1969 the bank was locally awarded a "Project Green" award for "good planning and maintenance of architecture" (Iowa City *Press Citizen*, June 7, 1955; April 12, 1968; January 31, September 12, November 13, 1969).

107 East Washington Street:

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Section number** 8 **Page** 46 Johnson County Savings BankJohnson County, Iowa

This building was the east/rear portion of the original 1857 [Johnson County] Savings Bank Block. Prior to 1912 the building housed a fraternity hall on its third floor, insurance/brokerage offices on the second floor and retail tenants on the ground floor. Very early Sanborn maps (1883-88) show it internally linked with 104 South Clinton in wrap-around double-storefront fashion but as early as 1892 this link disappears. No land transactions nor newspaper accounts explain its re-fronting in mid-1910, at which point its tenant firms were evicted. The building was re-fronted in mid-1910 with its existing Classical Revival front even as plans to build the subject building were developing. This remodeling work was accomplished with the bank as the property owner. It could not likely have been an all-new building but the distinctly separate facade doesn't foot logically with the larger plans of the bank to build its new six-story edifice to the immediate west. The assumption at present is that its separate three-story scale and facade design represented the original overall design of the larger bank building. The other assumption is that it represents the re-fronting of the pre-existing portion of the 1859 building. The 1911 bank plans inserted substantial footings under the west wall of 107 where the bank's two-story vaults would rise up from the basement through the first floor. The same plans opened the upstairs north/south running corridors on the east end, second and third stories with the bank interior as the 1926 Sanborn shows with a fire door indication. The ground level was leased out through the 1960s and had no bank connection on that level. The bank did always occupy the upper two floors completely. In 1963 the adjacent vault was removed as was the structural first floor party wall between the buildings, the bank lobby was extended into the ground floor and a stairway was placed in the front of the ground floor and the bank's limestone storefront covering was extended east, creating two windows within the 107 Washington Street storefront. In 1984 the east window was transformed into a door. Beginning in 1963 there was a front stairway in 107 that led to the basement. In consequence, the two buildings are structurally linked and were of course historically and functionally linked on the upper floors. Finally, the rehabilitation work also visually separated the two components by paneling in the stone facade window in a unified storefront that dated ca. 1980s.

Storefront tenants were a clothing store (1883-88), a fruit vendor (likely Joseph Corso, 1892-06), Smith & Swartzlender Coffee Room (1919), Quality Coffee Room (1919-22), Quality Quick Lunch or Quality Cafe (1924-25), R&R Shoe Store (1938-41), Giftland (1946-47), Wayner's Jewelry (1947-60) and Hyner's Jewelry (1960). Upstairs tenants on the second floor were S. A. Swisher, insurance (pre-1891-1902), Dr. H. F. Landis, osteopath (as 105 East Washington Street, 1904), P. W. Dehner broker (1905-10), Lamson Brothers investment brokers (1908) (*Iowa City Citizen*, October 9, 1891; *Iowa City Press Citizen*, March 13, 1912; July 31, 1931; *Iowa City Daily Press*, July 20, 1904).

The third-floor hall housed the Phi Delta Theta fraternity (pre-1891-1901) and was the site of the organization of the local Elks Club on May 24, 1900, where they remained until 1902 (*Iowa City Press Citizen*, May 24, 1940)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 **Page** 47

Johnson County Savings Bank

Johnson County, Iowa

9. Major Bibliographic References:

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[2016] (Accessed November 19, 2016)

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 **Page** 48

Johnson County Savings Bank

Johnson County, Iowa

University of Iowa Library Archive, Frederick Wallace Kent Photographic Collection, 1915-20:

<http://www.flickr.com/photos/uiowa>, accessed July 20, 2012

Iowa Genealogical Web: iagenweb.org/boards/obituaries/indes.cgi?read=54434 (accessed November 20, 2016)

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Architects' Plans:

Proudfoot Bird & Rawson, Architects. Plans for the Johnson County Savings Bank, Iowa City, Iowa. Des Moines: Proudfoot Bird & Rawson, 1912 (Courtesy Brooks Borg Skiles Architecture Engineering LLP)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number **Photographs** **Page** 49

Johnson County Savings Bank

Johnson County, Iowa

10. Geographical Data:

Verbal Boundary Description:

Beginning at the northwest corner of Lot 4, Block 81, Original town plat, thence east 77.5 feet, south 50 feet, east 4 feet, south 3 feet, east 11.5 feet, south 6.5 feet, east 4.5 feet, south 90.5 feet where the north boundary of the east/west alley is reached; thence west 100 feet, and north 150 feet to the place of beginning. (See Figure 1)

Boundary Justification:

This nomination includes a pre-existing building (107 E. Washington Street) that was incorporated into the new bank building and a southside 1984 two-story addition. It also includes basement level extensions beneath the public sidewalks on the north and west sides of the 1913 bank building.

Map



Figure 63: Building location within a broader downtown Iowa City context (Google Earth, annotated, 2015-16)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ **Photographs** _____ **Page** 50

Johnson County Savings Bank

Johnson County, Iowa



Figure 64: Building location (Johnson County Assessor Map, 2016)



Figure 65: Angled aerial overview of building location far right center (Google Earth, annotated, 2015-16)

Photographs:

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number Photographs **Page** 51

Johnson County Savings Bank

Johnson County, Iowa

Name of Photographer: James E. Jacobsen
Date of Photographs: November 15, 2016
Location of Original Negatives: Property owner

Description of views

<u>Frame:</u>	<u>Direction:</u>	<u>Description:</u>
1	Southwest	East walls, north facade
2	Southwest	East walls, north facade
3	Southwest	Storefront detail, north facade
4	Southeast	North and west facades
5	East	West facade
6	Northeast	West facade and south wall
7	East	West facade, link to south addition
8	Northeast	West facade and south wall
8a	Southeast	1984 addition, west facade
9	Northeast	Lobby interior, north area
10	Northwest	Lobby interior, north area
11	North	Lobby interior, looking from reception area towards north part of lobby
12	Northeast	West stairs looking from landing to first floor elevator (entry is to the right)
13	South	South hall, second floor
14	East	East hall, second floor
15	South	South hall, third floor
16	East	East hall, third floor
17	South	South hall, fourth floor
18	East	East hall, fourth floor
19	South	South hall, fifth floor
20	East	East hall, fifth floor
21	N/A	View down main stairs from sixth floor
22	Southeast	East hall and stairs, sixth floor
23	Northeast	South hall (opened up, stairs and east hall), sixth floor
24	Northwest	Basement-vaults
25	East	Fourth floor, south conference room
26	West	Sixth floor, south conference room
27	Northeast	Three-story east component, second floor
28	South	Three-story east component, third floor

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number Photographs **Page** 52

Johnson County Savings Bank

Johnson County, Iowa

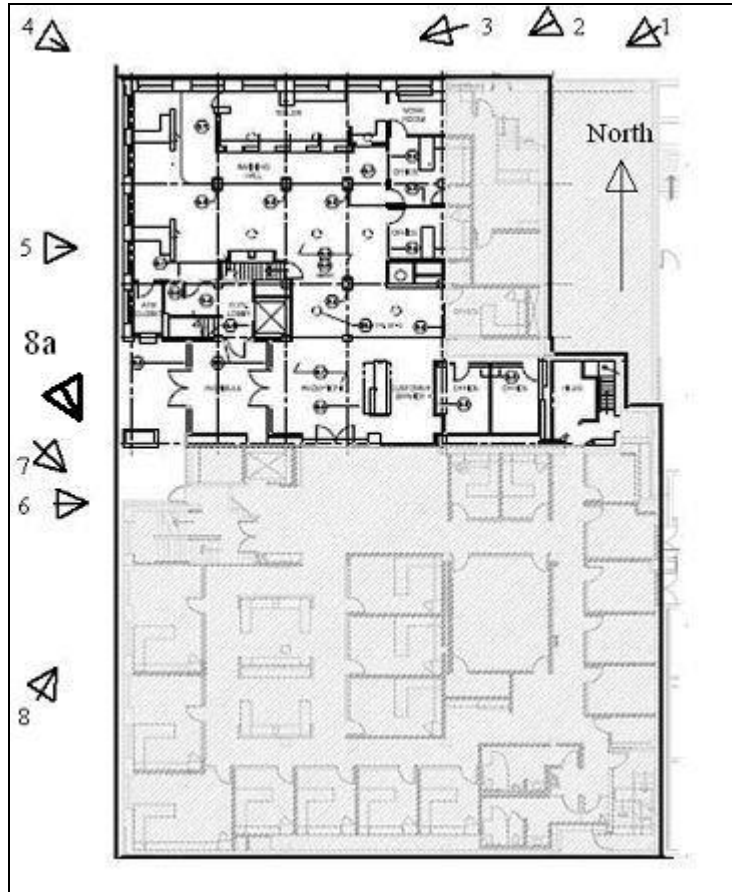


Figure 66: exterior photos (Jacobsen, 2017)

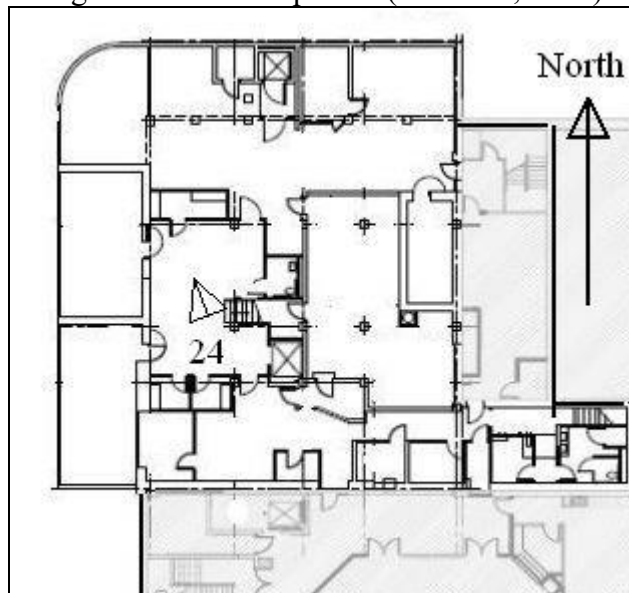


Figure 67: Photos basement level (Jacobsen, 2017)

**United States Department of the Interior
National Park Service**

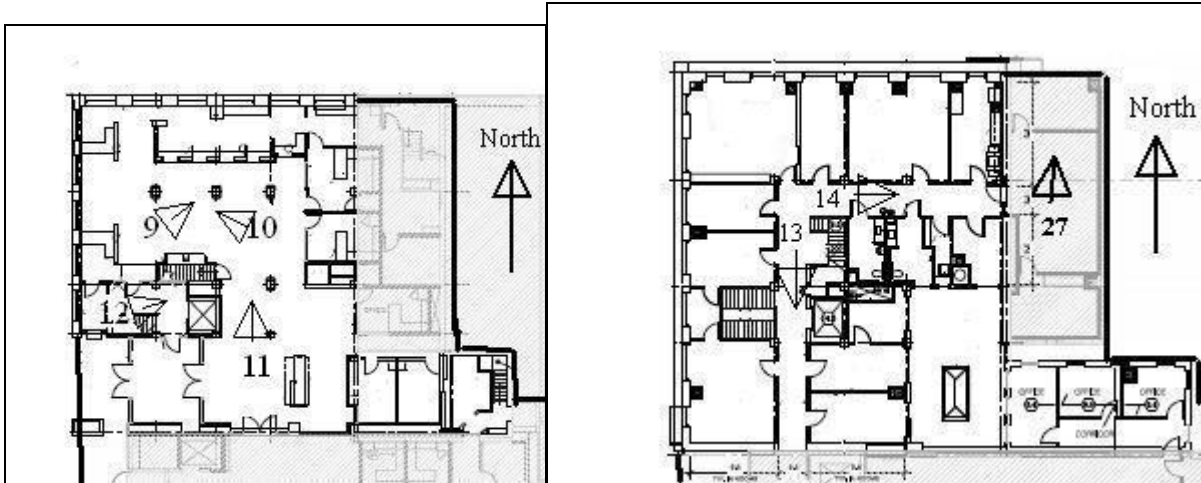
**National Register of Historic Places
Continuation Sheet**

Section number Photographs

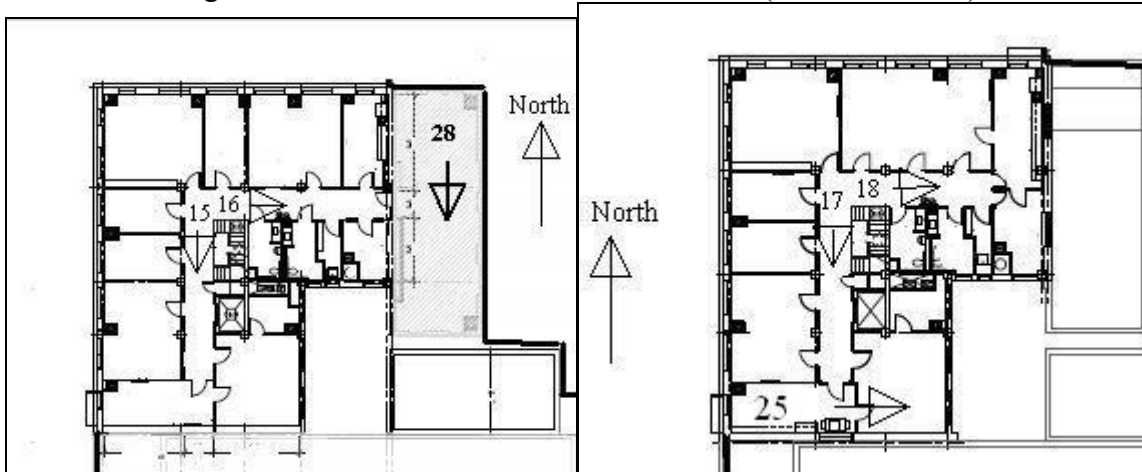
Page 53

Johnson County Savings Bank

Johnson County, Iowa



Figures 68-69: Photos first and second floors (Jacobsen, 2017)



Figures 70-71: Photos third and fourth floors (Jacobsen, 2017)

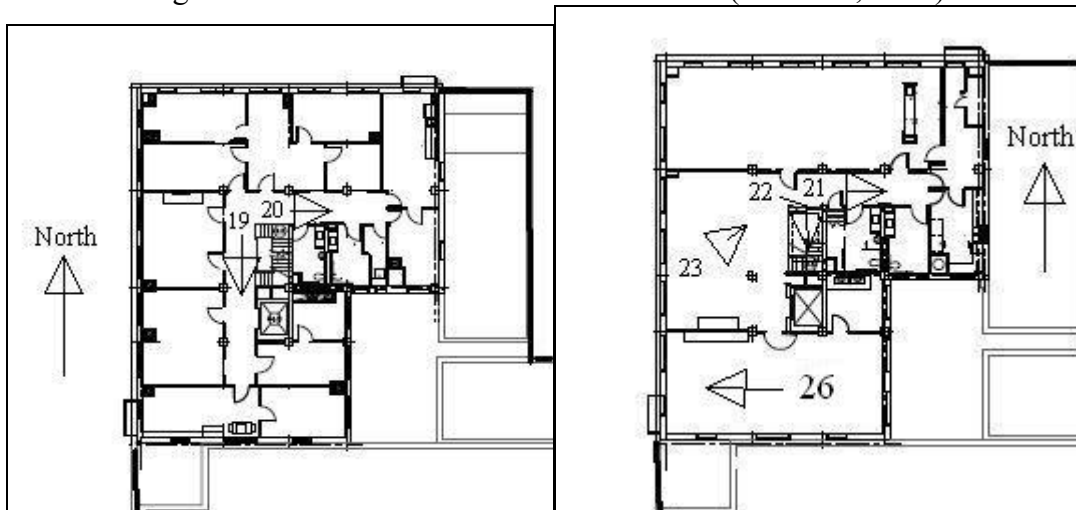


Figure 70-71: Photos fifth and sixth floors (Jacobsen, 2017)







NEWS

Midwest Bank

9:58

Bank of America
Financial Company































314

EXIT



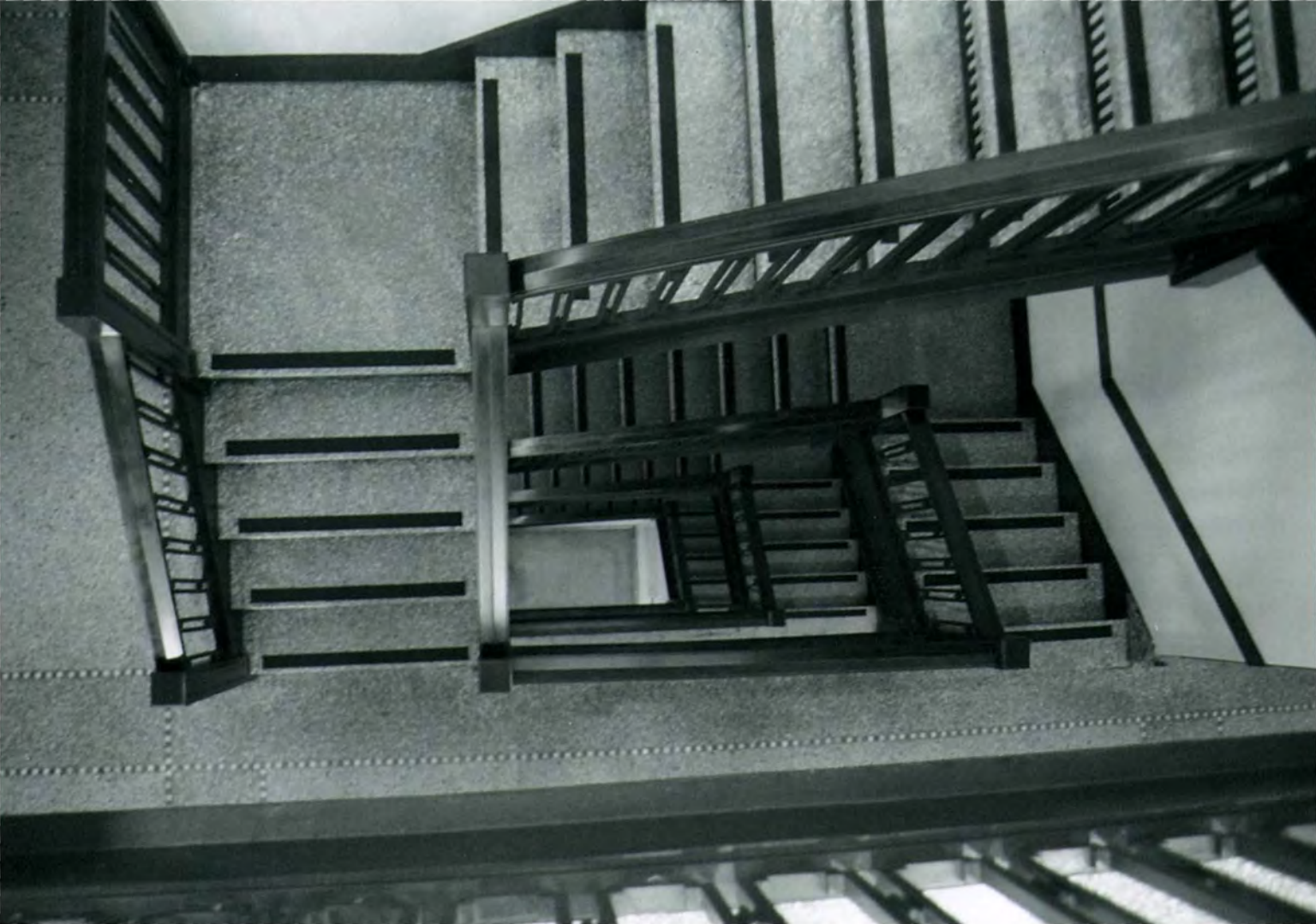
EXIT

EXIT













014
BOARD ROOM





405







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Johnson County Savings Bank

Multiple Name:

State & County: IOWA, Johnson

Date Received:
7/25/2017

Date of Pending List:
9/1/2017

Date of 16th Day:
9/18/2017

Date of 45th Day:
9/8/2017

Date of Weekly List:

Reference number: SG100001580

Nominator: State

Reason For Review:

Appeal

PDIL

Text/Data Issue

SHPO Request

Landscape

Photo

Waiver

National

Map/Boundary

Resubmission

Mobile Resource

Period

Other

TCP

Less than 50 years

CLG

Accept

Return

Reject

9/8/2017 Date

Abstract/Summary
Comments:

Recommendation/ Criteria Accept, National Register Criterion C.

Reviewer Patrick Andrus

Patrick Andrus

Discipline Historian

Telephone (202)354-2218

Date

9/8/2017

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.

CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER NOMINATION EVALUATION REPORT FORM



As a participant in the Certified Local Government Program (CLG), the Historic Preservation Commission is required to review and comment on proposed National Register nominations of properties within its jurisdiction. The State is required to provide the CLG with a 60-day period for the review prior to a State Nominations Review Committee (SNRC) meeting. This form must be received by the State Historic Preservation Office (SHPO) five days in advance of the State Nomination Review Committee (SNRC) meeting.

(Please print clearly)

Historic Property Name: Johnson County Savings Bank
 Address: 102 South Clinton Street
 Certified Local Government Name: City of Iowa City
 Date of public meeting for nomination review: April 13, 2017

RECEIVED
MAY 01 2017
by SHPO

Applicable Criteria: (Please Check the Appropriate Box)

- | | |
|---|---|
| <input type="checkbox"/> Criterion A (Historical Events)
<input type="checkbox"/> Criterion B (Important Person) | <input checked="" type="checkbox"/> Criterion C (Architecture)
<input type="checkbox"/> Criterion D (Archaeological) |
|---|---|

Please check the following box that is appropriate to the nomination (Please print clearly).

- The Commission recommends that the property should be listed on the National Register of Historic Places.
- The Commission recommends that the property should not be listed in the National Register for the following reasons: _____
- The Commission chooses not to make a recommendation on this nomination for the following reasons: _____
- The Commission would like to make the following recommendations regarding the nomination: (use additional sheets if necessary): _____

Official Signatures Required Below

Historic Review Board Chair or Representative

Print Name: Ginelle Swain
 Signature: Ginelle Swain

Approved Not Approved

Chief Elected Official

Print Name: James Throgmorton
 Signature: James Throgmorton

Approved Not Approved

Professional Evaluation

Print Name: Jessica Bristow
 Signature: Jessica Bristow

Approved Not Approved



CITY OF IOWA CITY
410 East Washington Street
Iowa City, Iowa 52240-1826
(319) 356-5000
(319) 356-5009 FAX
www.icgov.org

April 21, 2017

Steve King
Deputy State Historic Preservation Officer
State Historical Building
600 E. Locust Street
Des Moines, IA 50319

Dear Mr. King,

I am writing to enthusiastically support the nomination of the Johnson County Savings Bank to the National Register. Iowa City's historic architecture is an essential part of our downtown's character, and this majestic building reflects that quality. It anchors a prominent location as one of the city's tallest historic buildings, and its recent renovation sensitively restored some of the missing details while also exposing elements that had been hidden for decades. Listing on the National Register will provide paramount recognition, and highlight its unique history as an architectural fixture in our community. Successful tax credit funding would also serve as a beacon to other property owners, and is one of the many benefits of this recognition.

Thank you for considering this important nomination.

Sincerely,

James A. Throgmorton

IOWA DEPARTMENT OF
CULTURAL AFFAIRS

MARY COWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

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



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SITES

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PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION

July 20, 2017

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

Dear Mr. Loether:

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

Johnson County Savings Bank Johnson County, Iowa

This building is individually eligible on the local level for National Register of Historic Places listing on the basis of Criteria C, architecture. The building is a well-preserved example of an early high-rise office building designed by the noted Iowa architectural firm of Proudfoot, Bird and Rawson. It is an early example of that firm's high-rise commercial building designs and one of just two of those plans that combine an office building and a bank.

Thank you for your consideration.

Sincerely,

Elizabeth Foster
National Register Coordinator
State Historical Society of Iowa