

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



JUL 18 2011

662

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Putnam-Parker Block

other names/site number Putnam Building, M.L. Parker Company, Putnam Center Building

2. Location

street & number 100-130 W. 2nd Street

N/A not for publication

city or town Davenport

N/A vicinity

state Iowa code IA county Scott code 163 zip code 52801

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide x local

Brian A. Matthei / DSHPO
Signature of certifying official
STATE HISTORICAL SOCIETY OF IOWA

July 27, 2011
Date

Title

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain):

Edson H. Beall
Signature of the Keeper

9.15.11
Date of Action

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property (Check only one box)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	1	buildings
		district
		site
		structure
		object
2	1	Total

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

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE / business

COMMERCE/TRADE / professional

COMMERCE/TRADE / organizational

COMMERCE/TRADE / department store

COMMERCE/TRADE / specialty store

EDUCATION / library

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE / business

COMMERCE/TRADE / professional

COMMERCE/TRADE / restaurant

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th and EARLY 20th CENTURY AMERICAN

MOVEMENTS / Chicago

LATE 19th and 20th CENTURY REVIVALS /

Classical Revival

Materials

(Enter categories from instructions)

foundation: Concrete

walls: Brick

Stone / Limestone

roof: Asphalt

other: Terra Cotta

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Putnam-Parker Block spans the north side of the 100 block of W. 2nd Street in downtown Davenport (Figures 1-3, see Additional Documentation starting on page 34). It is composed of three buildings: the Putnam Building (8 stories, 1910, D.H. Burnham and Company, 126-130 W. 2nd Street), the Putnam Center Building (2 stories, 1957, remodeled c.1999, Graham, Anderson, Probst, and White, 112-124 W. 2nd Street), and the M.L. Parker Company Building (7 stories, 1923, Graham, Anderson, Probst, and White, 104 W. 2nd Street). The block sits in the heart of downtown Davenport, two blocks north of the Mississippi River. Historically, the retail district of Davenport was centered on this block, with a number of department, clothing, and specialty stores within one block of this location. The Putnam Building provided retail space on the first story with office space on the upper floors. Additional retail space was found in the Putnam Center Building, as well as earlier buildings owned by the W.C. Putnam Estate in this location. M.L. Parker Company, a department store, occupied the entire building at the east end for five decades after its construction in 1922-23. The trustees of the W.C. Putnam Estate constructed the three buildings on the block for the financial support of the Davenport Academy of Sciences, now the Putnam Museum of History and Natural Science. A concept for the block was developed by D.H. Burnham and Company in 1909, and it was then implemented with some modifications over the next 50 years. The two end "skyscraper" buildings are constructed with a steel frame clad in brick with stone and terra cotta detailing. The overall appearance reflects the Chicago School buildings of the early 20th century with some Classical Revival elements. Funds for the lower center building were not available until the 1950s, with the design updated to a modern "folded" yellow brick façade by Graham, Anderson, Probst, and White, prior to construction in 1957. This façade was significantly remodeled in the 1990s. Thus, the Putnam and Parker buildings at each end are tabulated as contributing within the block while the center building is counted as non-contributing.

Narrative Description

The Putnam-Parker Block is set among the core of the commercial and office buildings of downtown Davenport. Historically, this block was center to the local retail trade and considered a premium location for office space. Evolution of downtown Davenport beginning in the 1960s has altered the historic function of the area, with a decrease in retail businesses and an increase in cultural and entertainment businesses. Historically, a number of banks operated near this block, and the block continues to be set among active banks as well as converted bank buildings. The block follows the grid system of downtown Davenport, platted as part of Antoine LeClaire's 2nd Addition to Davenport. The east-west streets are the main thoroughfares, with alleys running parallel at mid-block behind these buildings. LeClaire originally built a hotel and commercial buildings on this block in the 1840s. These buildings were then replaced by the current buildings in 1910, 1923, and 1957 per the wishes and direction of W.C. Putnam through his estate. The buildings have consistent setbacks with a solid face maintained along W. 2nd Street. The extra wide sidewalk in front of the buildings is noted in several historic sources. The overall form of the block includes the 112-foot tall Putnam and Parker buildings at the west and east ends with the two-story Putnam Center Building spanning the middle of the block. This uniform book-end appearance for the block was designed by D.H. Burnham and Company in 1909, though only the Putnam Building at the west end was originally constructed. Modifications by Burnham's successor firm Graham, Anderson, Probst, and White of Chicago to adapt the east building to the needs of a department store preceded its construction in 1922-23. These two buildings have a steel frame

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

structure clad in red brick with stone on the first story and Classical Revival terra cotta and stone details on the upper stories. The details and materials of the two buildings are similar, visually linking these bookends for the block. The center building was redesigned for the W.C. Putnam Estate by the same architectural firm of Graham, Anderson, Probst, and White of Chicago per design principles of the 1950s for its construction in 1957, and this "folded" yellow brick façade was later removed with the current façade installed in the 1990s. Thus, while this building is counted as non-contributing, it maintains the overall form and scale of the block, envisioned by the original design concept in 1909. All three buildings are in good condition. Currently, office space is primarily occupied on the second, fifth, and sixth stories of the Parker Building and the first, seventh, and eighth stories of the Putnam Building. Other stories are generally vacant or used for storage. Smaller businesses and offices are found in three of the storefronts of the middle building.

Historically, the retail district of Davenport was centered on this block, with a number of department, clothing, and specialty stores within one block of this location. This area also strove to reach new heights for Davenport, with nearly all the "tall" modern commercial buildings constructed for bank, retail, office, and hotel uses from 1907 to 1931 within three blocks (see Figures 2 and 30). The Hotel Davenport, built in 1907-1908 about one block north at 324 Main, was the first local building to utilize the new steel frame structure, with the two end sections reaching a height of six stories. The eight-story Putnam Building was then constructed in 1910, the first "skyscraper" office or retail building in Davenport. It would be followed by the Blackhawk Hotel two blocks to the northeast at 200 E. 3rd Street in 1915 (11 stories, brick, recent rehabilitation for hotel and residential uses), the Kahl Building two blocks northwest at 326 W. 3rd Street in 1920 (10 stories, terra cotta, currently used by Eastern Iowa Community College), and then the related and near twin M.L. Parker Company Building at 104 W. 2nd Street in 1923 (7 tall stories, brick). Four additional buildings were then built after the completion of the Parker building: the First National Bank diagonally to the southwest at 201 W. 2nd Street in 1923 (10 stories, limestone, currently US Bank), the Union Savings Bank and Trust one block to the northeast at 229 Brady in 1924 (7 stories, limestone, currently office and retail space), the American Commercial and Savings Bank to the northwest at 201 W. 3rd Street in 1928 (10 stories plus tower, limestone, currently Wells Fargo Bank), and Hotel Mississippi in 1931 (10 stories, brick, primarily residential space). These buildings continue to compose the majority of the buildings over six stories in downtown Davenport. Many smaller buildings have been demolished between these buildings, either replaced with a newer building or used as a parking lot (see Figure 2).

The south façade of the Putnam Building is divided into three bays, with a pair of windows in each bay (also see Iowa Site Inventory Form #82-05644). The first and second stories are visually connected for the base of the tripartite design (base, middle, and top sections). The first story is clad in "ashlar" stone blocks, and the storefront windows and doors are non-historic. The main storefront entry (130 W. 2nd Street) is centered on the south side. The second story is accented by stone bands below and above the non-historic one-over-one-light metal windows. Stone panels are also found between each set of windows. The third through seventh stories compose the middle section of the building. The six non-historic one-over-one-light metal windows on each story are set into pairs by spacing, creating three bays per story. Though replaced around 1991, the window design reflects the original one-over-one-light double-hung windows. The eighth story encompasses the top of the building, clad in terra cotta from the Northwest Terra Cotta Company with brick oval accents. The composition and details of the south façade are carried over into the nine bay west façade along Main Street. The north bay on the first story (215 Main Street) leads into a lobby area for elevators and stairs to the upper stories. Thus, this address was utilized for offices within the Putnam Building. The 18 windows on each of the upper stories also have non-historic one-over-one-light metal windows. While the lower two stories are covered by the adjacent middle building (historically and currently) on the east side elevation, the upper six stories are exposed. The terra cotta clad eighth story is carried around the building on this side as well. In 1990, the need for a secondary fire exit led to the construction of a brick stair tower on the east side of the Putnam Building, through a portion of the middle building. The rhythm of the windows is somewhat reflected in the brick detailing on the addition, and the top is clad in stone to reflect the terra cotta of the original

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

building. The tripartite design and details is also carried around the north (rear) side of the Putnam Building, an unusual cost to incur in building construction. The height of the building, historically and currently, ensures that the top of the building with terra cotta cladding is visible from the surrounding blocks. The penthouse, or ninth story office, set on the roof near the rear of the building is visible from the north and west sides of the building. The brick walls are trimmed with stone details and terra cotta along the cornice line. The interior of the Putnam Building has been remodeled at various points over the last 100 years. The main storefront retail space was remodeled into one large and one small space in the 1930s. The remodeled lobby for the upper story access remains at the north end of the building, accessed at 215 Main Street. The marble floor is intact, and it carries into the space to the main stairs to the right (south) of the elevators. The building retains its historic main staircase with historic marble finishes on floors and walls in this area, extending up to the penthouse. Some historic trim and features remain in the basement and 9th story penthouse, while the main office floors have been redesigned and have non-historic finishes and trim. The marble floor is intact or covered with carpet in the stairs and elevator lobbies. A mail chute is intact through the building between the elevators, and historic cylinder lights from the 1930s remodeling remain above the elevators on some stories.

The two-story Putnam Center Building was designed with four storefronts in 1956-57, including the J.C. Penney Company at 116-120 W. 2nd Street, Bowman Shoe Company at 124 W. 2nd Street, shoe store G.R. Kinney Company at 114 W. 2nd Street, and women's clothing store C.C. Miller Dixie Shop at 112 W. 2nd Street (also see Iowa Site Inventory Form #82-05643). Original design concepts and early photographs of the building depict storefronts across the first story, and a "folded" yellow brick second story façade with no windows (Figures 40-41, 45-48). The façade was remodeled in the 1990s with the current non-historic materials and design, eliminating the "folded" façade appearance. Thus, this building does not retain historic integrity of design, materials, and workmanship, and it is counted as non-contributing on the block. The rear elevation is brick with delivery entries from the alley. Interior spaces have been remodeled over the last 20 years for various tenants and potential tenants. The expanded office space for the second story tenant in the M.L. Parker Company Building extends into the second story of the center building. Likewise, the added emergency stair tower on the east side of the Putnam Building occupies the southwest corner of this center building.

The exterior architecture of the M.L. Parker Company Building built in 1922-23 reflects the original design to complement the Putnam Building (also see Iowa Site Inventory Form #82-05642). The five-bay south façade along 2nd Street retains its overall design layout with a central entry on the first story and five sets of windows on each upper story. The brick walls and terra cotta details are intact. The Chicago style windows (large center window with double-hung flanking side windows) were replaced in the 1980s with multi-light fixed aluminum windows. The exterior seal on some of these windows is failing, leading to interior leaks. The single-light large storefront windows have been replaced with large, albeit smaller, glass windows within the original openings. Likewise, the seven-bay façade along Brady Street retains its overall design layout with a central entry on the first story and seven sets of windows on each upper story. The north (seventh) bay on the first story provides direct access to the elevator lobby to the upper stories. The terra cotta and stone detailing does not wrap around the west and north (rear) sides of the building, as it does on the Putnam, reducing the costs of this building. The west elevation is visible from the third to seventh stories above the two-story building in the center of the block, historically exposed in this manner. Window bays are less consistent on this elevation, with the fire escape exits removed in the south bay and the exterior metal fire escape removed as well. The center windows retain original three-over-three-light "wire glass" windows, while the stair windows in the north bay have been replaced. The north (rear) elevation is similar to the west elevation. Terra cotta detailing on the "capital" of the corner pilasters and stone detailing at the bases provide the only design elements. The set of windows in the east bay have been replaced while the center windows retain original three-over-three-light "wire glass" windows. Fire escape exits in the west bay have been filled with brick, and the exterior metal fire escape has been removed. The roof-top, or eighth story, penthouse is visible from the rear elevation, centered on the north end of the roof. This space is used for mechanical and elevator

Putnam-Parker Block

Name of Property

Scott County, Iowa

County and State

equipment. It is clad in brick with terra cotta detailing. The interior of the M.L. Parker Company Building has undergone various changes in the last 35 years to convert the building from a department store to an office building. The main large round columns remain visible on each story, though some columns have been boxed in or incorporated into interior walls. The decorative tops of the first story columns are intact. Some historic trim and features remain on most stories, with original wood window trim and baseboard intact primarily in areas without recent remodeling. Though non-historic, three elevators remain in the original location on the north side of the building. Likewise, the metal spiral package chute, paper chute, and freight elevator are intact to the west of the elevators. The wide metal staircase to the east of the elevators is still intact, as well as historic paneled metal doors and metal door and window trim in this area.

The integrity of the Putnam-Parker Block is sufficient to convey its significance. The location in the heart of the retail and office district of downtown Davenport remains intact. The setting of surrounding commercial buildings also remains, though some buildings have been demolished or built since the period of significance impacting the potential for a larger district in this area. The consistent and continuous setback with a wide sidewalk continues to define the block. The two primary buildings that anchor each end of the block exhibit good individual integrity of design, materials, and workmanship. The overall form and composition of the tall building design is intact on both buildings, and the design relationship of a connecting lower center building is likewise intact though the façade has been remodeled. The modern steel structural system of the end buildings is intact, clad in brick with stone and terra cotta details. The overall workmanship of the buildings remains, despite the unfortunate loss of the windows. Nevertheless, the association of the Putnam-Parker Block as a historic commercial block is excellent, and the feeling of the block continues to reflect and support this historic function.

Putnam-Parker Block

Name of Property

Scott 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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Education

Period of Significance

1910-1957

Significant Dates

1910

1923

1957

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

D.H. Burnham and Company

Graham, Anderson, Probst, and White

Wilke, Gustav

George A. Fuller Company

Period of Significance (justification)

The period of significance covers the development and utilization of the Putnam-Parker Block as a source of revenue for the Davenport Academy of Science (renamed Davenport Public Museum in 1927 and then renamed the Putnam Museum in 1974), from the construction of the first building in 1910 through construction of the center building in 1957, when the full block had been developed. The block consists of three main buildings, completed in 1910, 1923, and 1957. The development of the block through this period followed the

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

initial design concept by D.H. Burnham and Company in 1909, as executed by the successor firm of Graham, Anderson, Probst, and White. The end of the period of significance in 1957 marks the final development of the block for the support of the Davenport Public Museum. Through the 1950s, the income from the trust continued to provide over 80% of the income for the museum. This significant association and support for the museum continued through the end of the 20th century, and the period of significance may be extended in the future. At this time, the best defined end date is 1957 as it represents the conclusion of the development of the block and most logical date around the 50-year cut-off for National Register of Historic Places standards.

Criteria Considerations (explanation, if necessary) N/A

Statement of Significance

Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Putnam-Parker Block at 100-130 W. 2nd Street between Brady and Main streets in Davenport is locally significant for the National Register of Historic Places under Criterion A in the areas of commerce and education for its significance with the commercial development of Davenport and support of the Davenport Academy of Sciences (now Putnam Museum) and under Criterion C for its architectural significance in downtown Davenport. The period of significance spans from the construction of the initial building in 1910 through the full development of the block in 1957. Significant dates include the construction of the Putnam Building in 1910 at the west end, construction of the M.L. Parker Company building at the east end in 1922-23, and construction of the middle Putnam Center Building with four storefronts in 1957. Edward K. Putnam served as manager of the W.C. Putnam Estate and buildings from 1906 to his death in 1938, assisted by Walter E. Whittlesey beginning in 1912. Whittlesey then became manager from 1938 to his retirement in 1962. The block was previously determined eligible by the National Park Service in July 1983 during the initial National Register of Historic Places nomination work in Davenport, but it was not listed at that time.

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

The Putnam-Parker Block is significant under Criterion A in the areas of commerce and education, as it reflects the unique efforts of one developer to create a modern business block for Davenport (albeit spanning 50 years) for the support of a cultural institution. This is the only real estate development in Davenport identified for this type of purpose, and it is also the largest example of a unified historic commercial development effort in downtown Davenport. William Clement Putnam owned the north side of the 100 block of W. 2nd Street at the time of his death in 1906. He left the properties in trust through his estate for the benefit of the Davenport Academy of Sciences, directing the trustees (his siblings) to replace the older brick buildings with modern fireproof buildings. Edward K. Putnam served as the managing director of the W.C. Putnam Estate from 1906 until his death in 1938, as well as the director of the Davenport Academy of Sciences, further linking this block and this institution. A design concept for the entire commercial block was developed in 1908-09 by D.H. Burnham and Company of Chicago, with the Putnam Building constructed at the west end in 1910 by the trustees of the W.C. Putnam Estate. This building was the first "skyscraper" office building in Davenport, towering above adjacent buildings at a height of eight stories. The building provided 105 office spaces as well as retail space on the first story and basement. Many locally prominent attorneys, doctors,

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

dentists, and businessmen maintained premium office space in the Putnam Building from the 1910s through the 1960s, and the library for the Davenport Academy of Sciences was located here. Additionally, the successful clothing store Simon & Landauer operated on the first story from 1933 through 1985.

The trustees of the W.C. Putnam Estate reached a lease agreement with the M.L. Parker Company in 1916 to build the envisioned tower at the east end of the block as a department store for the business. With financial issues, World War I, and post-war economic conditions, the construction of the M.L. Parker Company Building at the east end was initially delayed. It was designed in 1921 by Graham, Anderson, Probst, and White (successor firm to D.H. Burnham and Company) and built in 1922-23 to reflect the architecture of the Putnam Building, similar to the original design concept. The M.L. Parker Company is a locally significant business within the commercial history of Davenport, as well as the largest department store in Davenport from its opening in this building in 1923 and into the 1970s. It claimed to be the largest department store in Iowa at time of construction, and the building was designed to meet all the needs of a modern department store with all modern store features. Through the 1920s, income from the rents on the block through the trust continued to provide the majority of the income for the Davenport Academy of Sciences, which became the Davenport Public Museum in 1927.

As this debt was gradually paid off, further construction on the block was halted by the Depression, World War II, and economic recovery and debt following the war. Walter E. Whittlesey directed the efforts of the estate as manager from 1938 to his retirement in 1962. In 1955, the trustees of the W.C. Putnam Estate moved forward with the design for the construction of the center building with four retail stores between the Putnam and Parker buildings, which was more than 70% occupied by the J.C. Penney Company. This building followed the original design concept of a lower two-story building, though the folded yellow brick façade was a modern design by same architectural firm of Graham, Anderson, Probst, and White of Chicago. The façade was remodeled in the 1990s in a manner that destroyed the original fabric and design of the building, thus rendering it non-contributing. Income from rents in the block continued to provide over 80% of the income of the Davenport Public Museum into the 1960s, which was renamed the Putnam Museum in 1974 to honor the legacy of the Putnam family. The trust financed and supervised the construction of a large new facility for the museum in the early 1960s, which continues to be used by the Putnam Museum today. The operational and capital support provided for the institution through this estate trust based in the real estate of the Putnam-Parker Block is locally significant and is the only known example of this type of financial structure of support for a cultural institution in Davenport. The Putnam Museum of History and Natural Science continues to be a prominent local institution for education and science, and it is noted as the largest museum in the Quad Cities.

The Putnam-Parker Block is also significant under Criterion C for architectural significance in downtown Davenport. The basic vision of a unified modern commercial block by the W.C. Putnam Estate for downtown Davenport was executed over a period of nearly 50 years by prominent Chicago architects and contractors. The initial design by D.H. Burnham and Company of Chicago and subsequent implementation by the successor firm Graham, Anderson, Probst, and White resulted in designs by firms of national significance in downtown Davenport. While these commissions may not be significant among their larger works, they are significant at the local level. The Putnam Building is the only design in Davenport by the nationally recognized architectural firm D.H. Burnham and Company of Chicago, selected for the commission based on their experience designing skyscrapers and many leading office, store, and public buildings in larger cities. The Putnam Building, designed in 1909 and completed in 1910, was the first steel frame structure in Davenport to utilize the "tall" building design for an office building, relying on the steel frame structure to achieve its height, open floor plan, and large windows. Contemporary newspaper accounts noted that it was "the first really metropolitan structure of its kind in Davenport," similar to the notable buildings of Chicago. The building represents the design philosophies of D.H. Burnham at this time, with Classical Revival details incorporated on the basic skyscraper structure. Likewise, the M.L. Parker Company Building also utilized the steel frame system in 1922, only the fifth "skyscraper" building in Davenport. Thus, the W.C. Putnam Estate truly met

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

their vision of creating modern retail and office buildings for Davenport. The steel skeletons of both the Putnam and Parker buildings are clad in brick with refined Classical Revival terra cotta and stone detailing, contributing an architectural elegance to their location on 2nd Street and providing anchors for the block. The M.L. Parker Company Building is unique among the dozen bank, office, and hotel skyscraper buildings constructed from 1906 to 1931 as the only department store. Chicago architects Graham, Anderson, Probst, and White designed the Parker building in consultation with the trustees of the Putnam estate, M.L. Parker department store management, and interior designers Taussig & Flesch of Chicago to create a modern department store with every convenience. In addition to Chicago architects, prominent Chicago contractors built these buildings. Gustav Wilke constructed the Putnam Building, and George A. Fuller Company constructed the M.L. Parker Company Building, further instilling the significance and local prominence of the development of the block by the W.C. Putnam Estate. Their vision of a modern commercial block was realized with the construction of the Putnam Center Building in 1957 with an up-to-date, modern façade by Graham, Anderson, Probst, and White, though the façade of this building has since been altered.

Archeological sites have not been identified to date within the boundary for the Putnam-Parker Block. Since the footprints of the current buildings extend to or near lot lines, it is not anticipated that any archeological sites remain intact. However, if archeological sites are identified in the future, they might contribute to the significance of the district.

Developmental history/additional historic context information

William Clement Putnam and his estate

William Clement Putnam was a prominent businessman during his life cut short at age 43, though his legacy to Davenport through his estate is easily argued as his most significant impact. He was born on June 27, 1862 to Charles E. and Mary Louisa Duncan Putnam, one of ten children. Charles E. Putnam was a lawyer involved in real estate, as well as president of Davenport Savings Bank and Davenport Plow Company by the 1870s. He had managed the property on the north side of the 100 block of W. 2nd Street for Antoine LeClaire in the 1850s, and he remained manager when the block was sold to Charles Viele of Evansville, Indiana, in the 1860s. He continued his law practice in the 1880s, as well as serving as president of the Davenport Gas Light Company and president of the Davenport Cemetery Company. Clement joined his father's law practice in 1885. In addition to his prominence in business affairs of Davenport, Charles Putnam's family was also prominent in community organizations. Clement's older brother Joseph Duncan Putnam became intrigued with the Davenport Academy of Sciences at age 13 in 1869, two years after its formation. His mother, Mary Louisa Duncan Putnam, soon became an active leader for the organization, particularly successful with fundraising. She remained active after the death of Joseph in 1881. The family lived in west Davenport at Woodlawn, which burned on June 3, 1887. Charles E. Putnam then died on July 19, 1887 ("Death of W.C. Putnam a Real Loss to City of Davenport," *Democrat and Leader*, January 14, 1906, 16; *Proceedings of the Davenport Academy of Sciences* 1907: xlv-xlvi; "Eight-Story Store and Office Building at Second and Main," *Davenport Democrat and Leader*, March 20, 1909, 11; McDonald 1992: 4-8).

After his father's death, W. Clement Putnam took over his father's legal and business affairs as well as becoming the active head of the remaining household at age 25. He purchased the home at 2013 Brady (demolished) in Davenport where he moved with his mother and younger siblings. Clement continued to handle the business affairs and manage the property on the north side of the 100 block of W. 2nd Street for Charles Viele and his associates. When the owners sought a buyer in 1895, W.C. Putnam bought the block

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

for \$165,000. His business interests limited his law practice in the courtroom, and he proved to have strong business skills. This block (100-130 W. 2nd Street) became known as the North Putnam Buildings after he bought the Ryan block at 101-115 W. 2nd Street, which became known as the South Putnam Building ("Death of W.C. Putnam a Real Loss to City of Davenport," *Democrat and Leader*, January 14, 1906, 16; *Proceedings of the Davenport Academy of Sciences* 1907: xlv-xlvii; "Eight-Story Store and Office Building at Second and Main," *Davenport Democrat and Leader*, March 20, 1909, 11; McDonald 1992: 8-10).

The Davenport Academy of Sciences remained a key interest of the family into the 20th century. Clement's mother Mary Louisa Duncan Putnam died on February 20, 1903, establishing a permanent Putnam Memorial Fund for publication of papers and proceedings of the Davenport Academy of Sciences and trust for maintenance of collections and partial salary of a curator. He continued to live at 2013 Brady (demolished) in Davenport with sister Elizabeth K. Putnam until his death on January 14, 1906 at age 43 from typhoid. He was perhaps the heaviest investor in Davenport real estate at this time. He also carried more life insurance than anyone in Davenport, totaling \$100,000 ("Death of W.C. Putnam a Real Loss to City of Davenport," *Democrat and Leader*, January 14, 1906, 16; *Proceedings of the Davenport Academy of Sciences* 1907: xlvii; McDonald 1992: 10-13).

The will of W.C. Putnam left his estate primarily to the benefit of the Davenport Academy of Sciences. His brothers Henry, George, Edward, and Benjamin, and sister Elizabeth, were designated as trustees, and Edward K. Putnam moved back to Davenport to manage the estate and associated buildings. Elizabeth was granted use of the family house until her death, which occurred in 1928, and then the property also reverted to the estate holdings. He also left his vast collection of art, historical, and scientific books and artwork to the academy. The buildings on the north side of the 100 block of W. 2nd Street were placed in a trust for the benefit of the Davenport Academy of Sciences. He directed that they be replaced with modern, fireproof buildings "whenever such rebuilding may become necessary in order to properly maintain or increase the value of such real estate." The income from the estate and trust would be used for this effort and a building fund for the Academy. The remainder was then directed to be used for the support and maintenance of Davenport Academy of Science or successor. In 1992, this income continued to support 10-15% of the operating budget of the Putnam Museum ("Death of W.C. Putnam a Real Loss to City of Davenport," *Democrat and Leader*, January 14, 1906, 16; *Proceedings of the Davenport Academy of Sciences* 1907: xlv-xlviii; McDonald 1992: 13).

Construction and early tenants of the Putnam Building

Edward K. Putnam served as the managing director of the W.C. Putnam Estate from 1906 until his death in 1938, as well as the director of the Davenport Academy of Sciences. Thus began the symbiotic relationship between the property owned by the estate and the Davenport Academy of Sciences. With the legal paperwork filed, the trustees took over the half block on 2nd Street in 1908. They immediately made plans for the replacement of the west end of the block, at the northeast corner of 2nd Street and Main Street, per the wishes of their brother W. Clement Putnam. The four-story brick LeClaire House, later Newcomb House, had stood at this corner since 1839, one of the earliest large brick buildings in Davenport (Figure 4). They hired architectural firm D.H. Burnham and Company of Chicago to develop a design for this building and a unified concept for the entire block on the north side of 2nd Street in fall of 1908 (Figures 5-6). The block was envisioned at this time with a unified design to be developed in stages over the subsequent years. The 1910 Sanborn map shows this proposed building at an eight-story height in comparison with the other four or three story buildings on this block (Figure 7). ("Vision of Clem Putnam Leads Him to Purchase 'White Elephant' and Plan Shopping District's Growth," *Parker's New Home Edition* special insert, *Democrat and Leader*, February 12, 1923, 2; *Putnam Building* 1910, Renting stipulations, Putnam Trust Collection; Sign regulations, Putnam Trust Collection).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

Construction of the Putnam Building was announced locally in March 1909. The *Davenport Democrat and Leader* noted: "The steel skeleton of an eight-story fire-proof office building, the first really metropolitan structure of its kind in Davenport, will rise at Second and Main streets this summer. It will be the beginning of the rebuilding of the well known North Putnam building." Edward K. Putnam, manager of the W.C. Putnam Estate, had been "a consistent booster for a better and more beautiful Davenport all his life. His faith in his home city is to be built into brick and steel this summer and will give Davenport a building that will be fairly monumental in its beauty and utility." The eight story building would be 60 by 150 feet and "exactly the same style of construction as the modern Chicago and New York office buildings." In addition to this initial building, plans had been developed for the remainder of the block over the previous six months with a similar building on the Brady Street corner and a lower building between them. The unique situation of the Putnam estate controlling the entire side of the block, including all four sides, permitted the development of an ideal office building with guaranteed light on all four sides. With a height of 112 feet, it would be "considerably the tallest building in the city," with the possibility for an observatory, garden, or restaurant on the roof in the penthouse. The basement would also have 12-foot ceiling heights and extend out under the sidewalk for lighting by prism glass, similar to the large buildings in Chicago, to permit full business use of this story. With only a row of steel columns through the middle of the building, early tenants signing contracts could request particular sizes or arrangements of interior offices. Entry to the office spaces on the upper stories would be from Main Street, with a set of high speed elevators. The 2nd Street frontage was reserved for a large store at the ground level, with the possibility of up to three smaller stores on the Main Street side. A fan system in the building would ensure the comfort of tenants ("Eight-Story Store and Office Building at Second and Main," *Davenport Democrat and Leader*, March 20, 1909, 11).

D.H. Burnham and Company was selected for the commission for the design of the block and for the Putnam Building based on their experience designing skyscrapers and many leading office, store, and public buildings in larger cities. Their designs for the Commercial National Bank Building and Marshall Field's retail store in Chicago were cited by Edward K. Putnam, director of the W.C. Putnam Estate and building manager. Daniel H. Burnham was noted as "one of the most prominent architects of the United States," recognized as such by his contemporaries as well as later scholars. The *Davenport Democrat and Leader* cited among their prominent buildings the Commercial National Bank building (Chicago), Railway Exchange (Chicago), several Michigan Avenue buildings (Chicago), Equitable Life Insurance building (New York) – to be the highest building in world, Waring Department Store (London), Fleming Building (Des Moines), Endicott Building (Buffalo), and Ford Building (Detroit). Additionally, D.H. Burnham was known for his city planning, including the lake front design for Chicago and work in Washington D.C. (*Putnam Building* 1910; "Eight-Story Store and Office Building at Second and Main," *Davenport Democrat and Leader*, March 20, 1909, 11).

Daniel H. Burnham began his design career working with John Root in Chicago in the 1870s, and the firm of Burnham and Root was well-known for several large commissions by the 1880s. During this period, business buildings in Chicago followed "The Commercial Style," later dubbed the Chicago School. These buildings were characterized by the use of steel frames with masonry cladding, permitting large windows and limiting the exterior ornamentation. Early potential issues with metal frames were solved by cladding the metal in hollow tile or terra cotta to insulate them from fire, creating a "fire-proof" building. Many buildings followed the three part form similar to a column, with the first stories as the base, the standard middle stories, and the ornamental top stories. While New York also built similar metal frame buildings at the time, and the structural system soon spread to other large cities, it was dubbed the Chicago School for the large number of buildings following this basic type built in Chicago from the 1880s to 1910s. William Jenney, who designed the First Leiter Building in Chicago in 1879 with an iron skeleton and external masonry piers, is recognized as the first to utilize a steel skeleton for a building in 1884-85, in the design of the Home Insurance Building. The Chicago style windows were developed in the 1890s, defined by a large fixed center window flanked by

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

double-hung windows (Whiffen 1985: 183-190; Whiffen and Koeper 1995: 238-252; Svendsen and Bowers 1982: 6:6-10; Hines 2009: 44-72).

After the death of Root in 1891, Daniel H. Burnham continued the practice as D.H. Burnham and Company until his death in 1912. Through this period, the firm produced plans for over 200 executed structures. The firm employed over 100 people through this period, including over 180 by its peak at the time of Burnham's death in 1912. Their work focused on large, tall, commercial office buildings. Though they also designed smaller buildings, the skyscraper was their trademark commission. In this period, Burnham's work adopted more Classical Revival detail rather than the pure structural expression of the Chicago School. While he continued to design some traditional Chicago School buildings as well as Classical Revival or Beaux Arts buildings reflective of the World's Columbian Exposition of 1893, the majority of the designs represented a combination of these styles – the basic Chicago frame draped with heavier, more traditional facades. He continued to utilize the steel structural system, as well as the three part building design, for his tall commercial buildings. Classical Revival details were often incorporated into details on the building, particularly the decorative top. The design team in Chicago was led by architect Peirce Anderson starting in 1900. The obituary of Peirce Anderson published locally notes that he was the architect of the Putnam Building and travelled to Davenport often in connection with the project. Through this period, five buildings are noted as designed by D.H. Burnham and Company in Iowa – the Red Oak National Bank (Red Oak, 1899), Cedar Rapids National Bank (Cedar Rapids, 1908), Fleming Building (Des Moines, 1908, extant, listed on the National Register of Historic Places in 2002), Black Hawk National Bank (Waterloo, 1909, extant), and Putnam Building (Davenport, 1910, extant). The latter buildings are similar in the overall treatment of their structure, composition, and architectural features. Though Burnham initially had three junior partners, Ernest Graham was his only junior partner from 1898 to 1910, managing the New York office after 1900. In 1908, the Chicago office was reorganized with Peirce Anderson, Edward Probst, and H.J. White in charge of specific departments of their respective specialties. These key people would continue the company after the death of Burnham (Whiffen and Koeper 1995: 249-252; Hines 2009: 268-311, 379-382; "Architect of Big Buildings Here is Dead," *Davenport Democrat and Leader*, February 28, 1924, 14).

Only a handful of "tall" buildings were constructed in downtown Davenport, spanning roughly 25 years from 1907 to 1931 (Figure 2). The Hotel Davenport, built in 1907-1908 at 324 Main, was the first local building to utilize the new steel frame structure, with the two end sections reaching a height of six stories. It was designed by the local architectural firm of Temple and Burrows. The Putnam Building, designed in 1909 and built in 1910, was the first to utilize the "tall" building design for an office building, relying on the steel frame structure to achieve its height, open floor plan, and large windows. It would be followed by other skyscrapers, such as the Blackhawk Hotel (11 stories, brick, 1915), Kahl Building (10 stories, terra cotta, 1920), M.L. Parker Company Building (7 tall stories, brick, 1923), First National Bank (10 stories, limestone, 1923), Union Savings Bank and Trust (7 stories, limestone, 1924), American Commercial and Savings Bank (10 stories plus tower, limestone, 1928), and Hotel Mississippi (10 stories, brick, 1931). These buildings typically reflect the Classical Revival style through their ornamentation and overall composition. They also continue to compose the majority of buildings over six stories in downtown Davenport (Svendsen and Bowers 1982: 6:6-10).

The general contract was let to Gustav Wilke of Chicago, and construction extended from 1909 through 1910 (Figures 8-9). An outside contractor brought expertise into Davenport for erection of the eight-story steel frame building. Gustav Wilke was the son of Chicago contractor John Wilke, and they worked together to construct many buildings in Chicago following the fire in the 1870s. In the 1880s, Gustav Wilke received the subcontract for the capitol in Texas, returning to Chicago in 1890. He was known for his construction utilizing the steel frame, including buildings in Chicago, Indianapolis, Memphis, Houston, and Cincinnati (Bateman and Selby 1917: 555). The overall design of the Putnam Building reflected principles of the Chicago School, with large windows regularly spaced for ample light and three part building design including the stone and terra cotta clad first and second stories, simple brick clad middle five stories, and the decorative eighth story with

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

terra cotta detailing. The Northwest Terra Cotta Company of Chicago provided the terra cotta ornamentation for the building, reflecting Classical Revival motifs.

A promotional brochure for the "modern 8-story steel-frame fireproof office building" issued in June 1910 outlined the new addition to downtown Davenport. It notes that "firms or individuals intending to rent offices in the building should make early application in order that interior partitions, etc., may be arranged to suit the needs of tenants." A standard design for 15 offices on each story as well as an open plan for the upper stories were among the initial floor plans (Figures 10-15). A lease of three to five years permitted tenants to request arrangement of standard partitions. Additional retail space was found on the first story, with office/retail space in the basement as well. Suites varied from \$22 to \$40 in rent, generally renting at a set \$1 per square foot with the exception of premium spaces on the second story and corners. Janitor services, elevator service, steam heat, and hot and cold water were included in the rent, while tenants would pay for lights. The style, color, and height of letters for signage were required to follow building guidelines ("Vision of Clem Putnam Leads Him to Purchase 'White Elephant' and Plan Shopping District's Growth," *Parker's New Home Edition* special insert, *Democrat and Leader*, February 12, 1923, 2; *Putnam Building* 1910; Renting stipulations, Putnam Trust Collection; Sign regulations, Putnam Trust Collection).

A photograph from the 1910s shows the block after the construction of the Putnam Building (Figure 16). The new building is significantly taller than the adjacent buildings, with the fourth story above the height of the adjacent four-story building. The three and four story, gable roof, brick buildings on the rest of the block encompassed the remainder of the W.C. Putnam Estate holdings. A view from the northeast from the Hotel Blackhawk in 1915 also shows the Putnam Building standing above all nearby buildings (Figure 17). An advertisement in the 1915 city directory noted the Putnam Building as the business center of Davenport, with its construction indicative of the solid growth of Davenport (Figure 18). This advertisement would be repeated through the 1918 directory, located prominently on the page facing the title page. The Putnam Building was listed among 12 other office buildings in Davenport in the 1915 directory. The upper stories of the Putnam Building, associated with a 215 Main Street address, included three offices on 2nd (lawyer, wholesale fruits, beauty shop), seven offices on 3rd (lawyers, insurance agents, real estate agents, beauty shop, railroad office, machinery company office), eight offices on 4th (lawyers, doctor, dentist, grain commissioner, Hydraulic Press Brick Company, Mississippi River Association), eight offices on 5th (dentist, doctor, insurance agents, telephone company, container company, lawyers, landscape architects), 11 offices on 6th (insurance agents, doctors, mercantile company, advertising company, lawyer, real estate), 11 offices on 7th (lawyers, real estate agents, National Broom Manufacturers Association, insurance agents, Christian Science Reading Room, stone quarry office, contractor office, Oakdale Cemetery Company, civil engineers, accountant), 6 offices on 8th (Davenport Academy of Sciences Historical Library, Putnam Assembly Rooms, Central Engineering Company, W.C. Putnam Estate, Putnam Building Office, business office of Academy of Sciences).

The 1915 city directory lists several businesses renting space from the Putnam Estate on this block in the older buildings as well. As directed, rents from the buildings on this block on the north side of 2nd Street contributed to the support of the Davenport Academy of Sciences. The remainder of the block, from 102 to 124, is now noted as the old North Putnam Building, with the Putnam Building then at 126-130 W. 2nd Street. This block included Martin Cigar Store No 1; Dr. John B. Hayes, dentist (2nd); Bills Floral Company; Dr. Ora C. Rogers, doctor; Dr. Roy A. Case, dentist; Russel R. Dodds, W.S. Navy Recruiting Station (2nd); LeClaire Hall (104, 3rd); Ballard Drug and Dental Company; Ochs-Kramer Co. – men's clothing; Frank Maehr – confectionary; The Great A&P Tea Company; Warner & Warner Clothing; Broadway Café; Aken-Schwenker Company – shoes; and The Fair, managed by the M.L. Parker Company at 120-124 W. 2nd Street.

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

A building for the M.L. Parker Company

Edward K. Putnam strove to attract a large tenant to the block to insure the continuity of income for the estate to support the Davenport Academy of Sciences, and he found this niche filled by the M.L. Parker Company. Martin L. Parker worked for decades to build his business career and to own a successful department store (for additional information see Iowa Site Inventory Form #82-05642, M.L. Parker Company Building). He was born in Wisconsin in 1856, buying out the interests in The Fair, a variety store in Davenport, and moving here in 1906. The business was not strong and stock was low quality, and they worked to convert it to a modern department store. The Fair is listed in the 1908 city directory at 120-124 W. 2nd Street with Topp-Parker Company as proprietors and Henry J. Topp, president; Morris Beck, vice president; Martin L. Parker, secretary. They focused on a strong, truthful, advertising campaign, improving the quality of goods, improving salesmen, and improving their display of merchandise. Henry Topp died in 1910, and the name changed to M.L. Parker Company, which continued to manage The Fair. Abel E. Simmons and Louis B. Niemeyer of Jamestown served as investors. Martin L. Parker recognized the strengths of Abel E. Simmons, asking him to move to Davenport and take over part of the active management of the M.L. Parker Company in 1915 as he began to think towards further expansion and eventual retirement. By this time, the store had grown to take over additional ground floor space as well as the entire upper stories of the three story building ("Parker was once \$10 a week clerk," *Parker's New Home Edition* special insert, *Democrat and Leader*, February 12, 1923, 3; "Store Growth Result of Square Dealings," *Parker's New Home Edition* special insert, *Democrat and Leader*, February 12, 1923, 3).

The M.L. Parker Company recognized that their business was rapidly outgrowing their space at 120-124 W. 2nd Street (adjacent to the Putnam Building) and began the process of negotiating with the Putnam Estate for a new building that would also meet their needs as well as the direction and design concept for the block. In 1916, the company and trustees reached an agreement for the construction of a seven-story department store building at the east end, with leases and loans ready to move forward. This design was a similar though slightly modified version of the east end of the original block concept by D.H. Burnham Company, which was now the successor firm Graham, Anderson, Probst, and White. However, World War I forced them to place their plans on hold, and high building costs after the war resulting in a decision to wait. The final design was developed in fall 1921 as building costs began to decline. The "cost of the building was further kept down by the efforts of the architects to make the building substantial, serviceable and in harmony with the improvement of the block, but with no excessive ornamentation or costly fancy work," including simpler designs on the two secondary facades, unlike the Putnam Building ("Parker was once \$10 a week clerk," *Parker's New Home Edition* special insert, *Democrat and Leader*, February 12, 1923, 3; "Store Growth Result of Square Dealings," *Parker's New Home Edition* special insert, *Democrat and Leader*, February 12, 1923, 3; "A.E. Simmons is Victim of Heart Attack," *Democrat*, June 28, 1937, 1; "M.L. Parker, Founder of Department Store Here Bearing His Name, Dies in Los Angeles, Was 88 Years Old," *Daily Times*, April 20, 1944, 1; "25-Year Lease is Favorable to the Tenant," *Parker's New Home Edition* special insert, *Democrat and Leader*, February 12, 1923, 15).

Plans for the construction of the new "million dollar skyscraper" were announced in the *Democrat and Leader* on January 1, 1922, with the construction process covered until the building was turned over to the M.L. Parker Company on December 30, 1922. Construction followed the design of architects Graham, Anderson, Probst, and White of Chicago, who specialized in large buildings across the country (Figures 19-24). They were also the successor firm to D.H. Burnham and Company, who designed the Putnam Building and developed the block concept. Taussig & Flesch of Chicago were specialists in interior department store design, and they provided consultation on the project. Graham, Anderson, Probst, and White formed in 1917 after Ernest Graham dissolved a five-year partnership with the two sons of D.H. Burnham and the remaining three architects. Ernest Graham (1866-1936) reorganized the firm into four departments, managing the business department himself. Peirce Anderson (1870-1924) received charge of the design department, while

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

Howard J. White (1870-1936) was put in charge of the construction department, and Edward Probst (1870-1942) was in charge of production, generating construction drawings. Their early work continued the design precedents set by D.H. Burnham and Company, with Classical or Beaux Arts details applied to the steel structural system for tall buildings. Earlier department store designs by Peirce Anderson included Marshall Field's in Chicago (1907), Filene's in Boston, L.S. Donaldson Company in Minneapolis, W.A. Wiebolt and Company in Chicago, O'Neil's Department Store in Akron (Ohio), and Higbee's in Cleveland. These stores were designed in a tripartite form on the exterior with vertical divisions of departments and spaces on the interior. These large department stores included a central location for an information desk as well as services that extended well beyond the basic shopping experience (Chappell 1992: 63-69, 259-261). Thus, the Putnam Estate's choice of the firm for the largest department store to be built in Davenport was not only based on previous work for the block by D.H. Burnham and Company but likely also based on their resume of significant department store designs. Other commissions by the firm in Iowa include the First National Bank in Odebolt (1915, extant), T.S. Martin Company Store in Sioux City (1919, demolished in 1970), Merchants National Bank in Cedar Rapids (1926, extant), Iowa National Bank in Davenport (demolished), three buildings at Coe College in Cedar Rapids (1929-38, extant), and Medical Arts building in Ottumwa (unknown if built; later one built in 1951) (Chappell 1992: 286-303).

The 1924 obituary of Peirce Anderson published locally in the *Davenport Democrat and Leader* noted that he was the architect of both the Putnam and Parker buildings, and he travelled to Davenport frequently in connection with the two buildings. He was chief designer for D.H. Burnham and Company at the time of the design of the Putnam Building, and he was a partner and head of the design department for Graham, Anderson, Probst, and White for the design of the M.L. Parker Company building. He was noted as having "a constructive point of view as well as a sense of artistic effect, both helping in working out the problem of rebuilding and developing the half block belonging to the Putnam Estate. He saw the possibilities and while working on the individual units always kept mind the vision of the completed whole" ("Architect of Big Buildings Here is Dead," *Davenport Democrat and Leader*, February 28, 1924, 14).

The design of the M.L. Parker Company building was similar to the Putnam Building to continue the vision of twin buildings anchoring the ends of the block. The steel frame structure utilized hollow tile and reinforced concrete floors for fireproofing, and the exterior was clad in brick with Classical Revival stone and terra cotta details. The overall tripartite design was retained, with a lower section, large middle section, and crowning top section for the building. The windows were altered to the traditional Chicago School style – a large center window with flanking double-hung windows – a style noted as more appropriate for a department store building. The seven story building with a full basement reached a height of 112 feet – the same as the eight-story Putnam Building – due to taller ceiling heights ("Million Dollar Skyscraper to be Built for M. L. Parker Co. by Putnam Estate Will be the Finest Store in Iowa and Biggest Development in 1922," *Democrat and Leader*, January 1, 1922, 27; "Fireproof Department Store Will Carry on the Standard Set by Other Fine Buildings," *Democrat and Leader*, May 7, 1922, 31).

The low bid was awarded in late January to the George A. Fuller Company of Chicago and New York for less than the original estimated cost of \$800,000. They boasted construction of some of the largest buildings across the country. Building and demolition permits were acquired in March, and the businesses in the corner building moved to new locations on April 1, when demolition began. More than 200 workers were employed daily. Many of the subcontractors were local. The Rock Island Bridge & Iron Works, Rock Island (steel); Northwestern Terra Cotta Company, Chicago; Pittsburg Plate Glass Co., Davenport and Chicago; The McClelland Co., Davenport (mill and cabinet work); Stanstead Granite Quarries Co., Beebe Plaine, Vermont; Chester M. Martens Marble Company; Western Brick Co. (face brick and shale); Wisconsin Wire and Iron Works, Milwaukee; and Illinois Brick Co., Chicago (common and hollow brick) supplied various materials for the construction. The original completion date of November 1 was delayed due to a deeper depth for the foundation to support the steel structure and shortage of brick masons and plasterers through the summer

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

months. The record setting 20 by 11 foot plate glass windows along Brady were installed in November, and the building was substantially complete on December 30, 1922. The building was turned over to the M.L. Parker Company on December 30, 1922 for finishing touches and stocking (Figures 25-26) ("Million Dollar Skyscraper to be Built for M. L. Parker Co. by Putnam Estate Will be the Finest Store in Iowa and Biggest Development in 1922," *Democrat and Leader*, January 1, 1922, 27; "Fireproof Department Store Will Carry on the Standard Set by Other Fine Buildings," *Democrat and Leader*, May 7, 1922, 31; "Largest Sheet of Plate Glass in Whole State," *Democrat and Leader*, November 6, 1922, 8; "Loop Skyline Welcomes Another High Point in Parker Bldg.," *Democrat and Leader*, December 31, 1922, 31).

The Parker Company occupied the entire seven story building, including the basement, upon its completion. The light from windows on all sides, elevators that stopped precisely at floor level, and wide staircases and aisles were features noted repeatedly in descriptions and promotional material. Pneumatic tubes supplemented by cash registers were located on each story. The 175 employees were anticipated to be increased to 400 employees to serve all the departments in the large new store. The first story, with its terrazzo floor and wide aisles, included men's clothing and furnishings, jewelry, accessories, candy, and stationery. The accommodation desk was also located here to pick up packages from various other departments, answer questions, and offer other services. Wide stairs from the middle of the first story led to the economy department in the basement, which also featured the luncheonette and soda fountain. The delivery service was also based here, with a spiral chute used to drop packages from each story to the basement. The second story, with carpeted floor, had the boys and girls departments, infant goods, shoes, linens and blankets, patterns, dress goods, and wash goods and domestic items. The third story, with carpeted floor, had the ready-to-wear clothing department, along with women's clothing, corsets and undergarments, and millinery. The fourth story featured the draperies and rug department in front with a wood floor, with carpet on the remainder of the story for the beauty parlor, children's barber shop, art goods, gift shop, wall paper, and art needlework. The women's rest room on the fourth story was highlighted in all descriptions – an area for women to rest while shopping, meet friends to chat, utilize writing desks and the three telephones, all adjacent to the toilets and lavatories. The fifth story, with terrazzo floor, had the general and executive offices along the east wall, overlooking Brady Street. The credit department was also found here, along with some retail space for house goods (china, crockery, glassware), electrical goods, luggage, paints, and the year-round toy department. The sixth story, with a finished wood floor, offered a fully stocked furniture department, including phonographs, refrigerators, sewing machines, and stoves. The seventh story included the stock room, draperies work room, alteration rooms, and photograph studio, as well as the auditorium for educational programs for employees and customers. The men and women employee lunch rooms and rest rooms were also on this floor ("Loop Skyline Welcomes Another High Point in Parker Bldg.," *Democrat and Leader*, December 31, 1922, 31; *Store Directory*, M.L. Parker Company, Davenport, Iowa, in Putnam Trust collection; "Million Dollar Skyscraper to be Built for M. L. Parker Co. by Putnam Estate Will be the Finest Store in Iowa and Biggest Development in 1922," *Democrat and Leader*, January 1, 1922, 27; "Fireproof Department Store Will Carry on the Standard Set by Other Fine Buildings," *Democrat and Leader*, May 7, 1922, 31; "Thousands of Yards of Carpet Cover Floors," *Parker's New Home Edition* special insert, *Democrat and Leader*, February 12, 1923, 17).

The grand opening of M.L. Parker Company in its new building was a monumental event in Davenport on Wednesday February 14, 1923, focusing on the promotion of the goods and services offered at the M.L. Parker Company department store (Figures 27-28). The old store closed on Saturday February 10, 1923, and preparations in the new store occupied Monday and Tuesday. The new store was opened for inspection by customers on Wednesday February 14 from 2:00 to 10:00 p.m. This was an opportunity to view the new store and display of goods available only – no purchases until the store opened for business on Thursday morning. Visitors were instructed to examine the first story and basement, then take the elevators to the seventh story (where they would go direct with no stops), and make their way floor by floor back down to the first story. The points of service were emphasized – the information bureau on the first story providing literature about the

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

store, as well as auto routes, railroad and boat schedules, appointment books for messages, and suggestions for plans for local sight seeing; the parcel check desk on the first story for umbrellas and other articles, at no charge; the personal shopping service for customers outside of Davenport or local customers needing assistance; the fourth story women's rest room with writing desks and telephones; the delivery services for parcels purchased; the interior decorating design service; the custom work available for customers; and the photograph studio. It was noted to have all the new innovations in modern department stores ("The Store of Service," *Parker's New Home Edition* special insert, *Democrat and Leader*, February 12, 1923, 24; *Store Directory*, M.L. Parker Company, Davenport, Iowa, in Putnam Trust collection).

The experiment of the Shops Building and Putnam Estate block

With the completion of the M.L. Parker Company building, the W.C. Putnam Estate looked to convert their remaining space to generate additional income for the estate and benefit of the Davenport Academy of Sciences. Construction of the middle building would not be possible until a significant portion of the debt was reduced, so the estate focused on improvements to maintain and modernize the existing building. The existing building, the last building left as part of the original estate, was a four-story side-gable brick building dating to the early 1850s, built by Antoine LeClaire (Figures 7, 16, 28). Advertisements for the "Shops Building" noted that it would convert 16,000 square feet on the second story of the building vacated by the M.L. Parker Company into "a little section of a city" with 16 or 20 shops lining interior corridors with windows, as well as showcases in the entry vestibule to the second story at 118 ½ W. 2nd Street (Figure 29). The shops rented from \$15 to \$75 monthly, permitting smaller businesses an opportunity to locate on this prime retail block. The concept had been tried with the Republic building in Chicago and a Shops Building in Des Moines, permitting landlords to utilize upper story space no longer demanded for offices (*Democrat and Leader*, May 6, 1923, 23; *Democrat and Leader*, May 29, 1923, 6; "Shops Building," *Democrat and Leader*, June 17, 1923, 11; "Shops Building," *Democrat and Leader*, June 24, 1923, 12; "A Shops Building for a Small City," *Buildings and Building Management*, September 3, 1923, 18-20).

Promotional information for the new shops noted that the Tri-City area draws shoppers from 25 to 50 miles in each direction, brought to Davenport by railroads, interurbans, motor buses, and a well-developed system of radiating hard-paved roads for automobile. The center of Davenport's retail district was focused on 2nd Street from Brady to Harrison (100-200 block W. 2nd Street), with three department stores, the five and ten-cent stores, the leading stores for women's ready-to-wear and millinery, men's clothing and furnishing goods, shoes, drugs, furs, and more (Figure 30). Other than the 3rd Street line, all streetcar lines passed along the 100 block of W. 2nd Street, which was anchored by the seven-story fireproof Parker department store building at the east end and the Putnam Building with a clothing store occupying the first two floors and basement at the west end. The building and block attracted the attention of the journal *Buildings and Building Management*, which ran a three-part series on the block including highlighting the new concept of the Shops Building. They did note that the "idea of providing a shops building for a city like Davenport is a new one," with merchants thus far slow to rent all the available spaces (*Democrat and Leader*, May 6, 1923, 23; *Democrat and Leader*, May 29, 1923, 6; "Shops Building," *Democrat and Leader*, June 17, 1923, 11; "Shops Building," *Democrat and Leader*, June 24, 1923, 12; "A Shops Building for a Small City," *Buildings and Building Management*, September 3, 1923, 18-20).

The advertisements for the properties of the W.C. Putnam Estate in the city directories in the middle of the 1920s linked the properties in this block to the estate and each other as a unified entity, located in the "business center of Davenport" (Figure 31). The Putnam Building was noted as a fireproof office building at the northeast corner of Second and Main streets. The fireproof Department Store Building at the northwest corner of Second and Brady was leased to the M.L. Parker Company. Retail stores lined the north side of Second Street, with an 80 year history as a retail center and new addition of the Shops Building. Finally, the

Putnam-Parker Block

Scott County, Iowa

Name of Property

County and State

estate also owned the South Putnam Building (former Ryan block) across from the Parker building at the southwest corner of Second and Brady Streets, which would be subsequently sold and later demolished.

The 1925 city directory provides a profile of the businesses on the block. The M.L. Parker Company department store was listed at 104 W. 2nd Street, occupying the addresses on the block from 102 to 110. The middle building then included seven storefronts from 112 to 124 W. 2nd Street. Businesses in this section included: 112 – Aken Shoe Company – shoes; 114 – Warner & Warner – clothing; 116 – Beck's Cafeteria; 118 – G.R. Kinney Co. – shoes; 120 – Hellrud's Jewelry Store; 122 – Grossman Bros. Cloak Company; 124 – Bengston's Drug Stores No 4, and Martha Washington Candy Shoppe. The Shops Building, listed at 118½, listed only five tenants in the available 20 spaces. The E&W Clothing House, managed by Karl R. Ennenga, was located in the Putnam Building storefront at 128-130 W. 2nd street. The small storefronts along Main Street included the Crown Hat Store, Waterman & Lohmiller (insurance and real estate), and Martin Cigar Co. Store No. 4. A new barber also occupied the barber shop in the basement. The upper stories included lawyers, doctors, real estate agents, insurance agents, business offices, bonds, brokers, stenographers, dentists, accountants, beauty shops, engineers. Other occupants included 309 – Mississippi River Association; 314 – Academy of Sciences Historical Library; 705 – Christian Science Reading Room; and 804 – offices for the Putnam Building, W.C. Putnam Estate, E.K. Putnam, Academy of Sciences, and Shops Building. The L.W. Ramsey Co, Garden Press, had moved into the penthouse suite at 901 as well. Through this period, Edward K. Putnam and the Putnam Estate were active in the National Association of Building Owners and Managers, which maintained an office in Chicago. The 1926 handbook lists members in Iowa associated with two buildings in Cedar Rapids, four buildings in Des Moines, one building in Dubuque, one building in Waterloo, and two other buildings in Davenport. W.E. Whittlesey, assistant manager for the W.C. Putnam Estate, was also a member (*Handbook of the National Association of Building Owners and Managers*. Chicago, Illinois, 1926: 69).

The long-term success of the Shops Building and any immediate further building efforts of the W.C. Putnam Estate was halted with a fire that hit the block on September 3, 1926. The fire started in the Bengston Drug store at 124 West Second street, spread to the Shops Building on the second story, and resulted in smoke and water damage to Grossman's Store, Hellerud's Jewelry, the E. & W. Clothing Store, and the Martha Washington Candy Shop. Goods of the M.L. Parker Company stored in the Shops Building were also destroyed, and damage occurred to the Musicians' Union headquarters. Total damage to buildings and businesses was estimated at \$175,000, including a \$20,000 loss of the Putnam Estate for building damage. The main (rear) portion of the Shops Building, formerly the dining hall for the old LeClaire Hotel, was the center of the significant damage on the second story. The original servers' quarters had been on the third story. As the estate surveyed the damage, they decided to remove the upper stories on the rear of the building, as well as the upper stories on the adjacent buildings, reducing the rear sections of the middle of the block to one story. The Shops Building concept was then abandoned, with the 118 ½ entry area converted to a narrow storefront ("\$175,000 Fire Sweeps Second St," *Democrat and Leader*, September 3, 1926, 1; "Famous Dining Room in the Old Le Claire Hotel Here Will Soon Be Only a Memory," *Democrat and Leader*, September 26, 1926, 22).

The Davenport Academy of Sciences continued to grow through this period with the financial support of the W.C. Putnam Estate and the active leadership of the Putnam family. Its archeological collection was recognized as one of the greatest in the country. Museum staff focused their efforts on education of local residents and preservation and exhibition of the collections. With the mission shifted from a society of scientifically minded men and women to an institution that served the broad interests of a larger community, the name was changed to the Davenport Public Museum in 1927. Ledgers in their archives show that the Putnam Memorial Trust provided \$10,000 of the museum's \$12,000 income for 1927 (Putnam Trust collection). Edward K. Putnam continued to serve as director, with his sister Elizabeth D. Putnam as treasurer. When Elizabeth died in 1928, she also left her estate to the museum for its support and growth (McDonald

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

1992: 15). The buildings in downtown Davenport on the north side of Second Street between Brady and Main continued to be linked as a unified entity of the W.C. Putnam Estate (Figure 32). Their advertisement in the 1930 city directory, continuing in the prominent location facing the title page, listed their three buildings on this block with additional details. The Putnam Building was noted as a fireproof, high standard, centrally located office building. The fireproof Department Store Building was leased to the M.L. Parker Company, and other retail stores on the block continued the 90 year tradition of the block as a retail center in Davenport (Polk 1930: 12).

Business developments and the Putnam Estate in the 1930s and 1940s

The 1930s would introduce challenging times for the W.C. Putnam Estate, though it had the strength of its block anchored by two major tenants. The M.L. Parker Company department store stood out among the other department stores in Davenport in the 1920s and 1930s. Through this period, they boasted the largest building of any local department store, as well as being involved in community activities and providing community events and services. The 1930 city directory lists eight department stores in Davenport: W.T. Grant Co. (216-218 W. 2nd Street - demolished), Hill's Dry Goods (223-29 W. 2nd Street - demolished), Montgomery Ward & Co. (105-107 E. 2nd Street - demolished), M.L. Parker Co. (NW cor 2nd and Brady - extant), Petersen-Harned-Von Maur (123-131 W. 2nd St, 117-129 Main, 122-124 W. 1st Street - one building - extant), R. Schlegel Department Store (1017-23 W. 6th Street - extant), Sears, Roebuck Co. (114-118 E. 2nd Street - demolished), and Tenenbom's Uptown Department Store (1401-07 Harrison - demolished). The S.S. Kresge Co. (202 and 217 W. 2nd Street - both demolished), McLellan Stores (115-17 W. 2nd Street - demolished), and F.W. Woolworth Co. (212-214 W. 2nd Street - demolished) were also listed under 5 and 10 cent department stores. Nine of these 12 stores were located in the heart of Davenport's retail district, within two blocks of the M.L. Parker Company (Figure 30). By this period, national names had begun to appear, though the local stores also remained strong. The Petersen-Harned-Von Maur store traced its roots back to the store established by J.H.C. Petersen in 1872, operating at 131 W. 2nd Street in their four-story brick building constructed in 1892 (listed on the National Register of Historic Places). The Petersen and Parker store interests were the most prominent in Davenport in this period.

While the M.L. Parker Company continued to be the largest tenant for the estate on the block, the main storefront space in the Putnam Building at 128-130 W. 2nd Street was remodeled and enlarged in 1933 for men's clothing store Simon & Landauer, a major downtown business previously located at 228-230 W. 2nd Street. The 1933 city directory lists Simon & Landauer (clothing, shoes, and men's furnishings) with Leopold Simon, president-treasurer; Moritz Landauer, vice president; Hugo Simon, secretary; and Norman D. Landauer, director. A photograph shows the block soon after Simon & Landauer moved in (Figure 33). This block owned by the W.C. Putnam Estate consisted of the two modern end buildings and the four-story gable-roof brick building in the center, standing here for over 80 years. With the Depression and bank failures hitting Davenport hard in the early 1930s, these key tenants provided a steady revenue stream for the estate. The 1935 city directory lists at least 28 vacant offices in the Putnam Building. Offices continued to include doctors, dentists, lawyers, real estate agents, insurance agents, stenographer, beauty shops, and civil engineers, with other groups including 315 - Boy Scouts; 510 - Mississippi River Association, Iowa Woodwork Association; 610 - Christian Science Reading Room; 611 - Peoples Church; 614 - Day Girl Scouts; 615 - Scott County Medical Society; 707-08 - Davenport Memorial Park - office and sales; and 713 - Jeffersonian Society of Scott County. Room 804 was the offices of Putnam Building, W.C. Putnam Estate, Davenport Public Museum, W.E. Whittlesey, and the East Second Street Co. (Putnam real estate holding company formed after death of Elizabeth K. Putnam). The Hydraulic-Press Brick Company, a long-term tenant, also moved into the penthouse at 901. Clothing stores primarily occupied the seven storefronts in the middle building, per the 1936 directory. These businesses included: 112 - Nathan Lowitz - women's clothing; 114 - The Nisley Co. - shoes; 116 - The Hub - clothing, S. Moritz & Sons clothing; 118 - Covich Women's Apparel; 118A - A. Morgan's Haberdashery; 120 - Virginia Dare Stores, Inc. - women's clothing; 120A - Neumode Hosiery Shop;

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

122 – Posner's – women's clothing; 124 – Three Sisters Inc – women's clothing; and 124 ½ – Martha Washington Candies. Building permits indicate that storefronts at 124, 120A, and 122 were updated with carrara glass in 1934, 1938, and 1941 respectively.

Advertisements in newspapers and city directories in the 1930s continued to promote the Putnam Building and block as an entity distinguishable from surrounding buildings by ownership by the W.C. Putnam Estate and desirable by its location in the business center of Davenport (Figures 34-36). The advertisements were also enhanced by a sketch of the Putnam Building, which had available office space. Its benefits continue to be promoted as the same – fireproof, high standard, centrally located office building – otherwise, a high grade office building. Likewise, the long retail history of the north side of Second Street continues to be emphasized for its retail stores. The department store building, always included among their properties, continues to be noted as leased to the M.L. Parker Company. The Davenport city directory boasted the largest advertisement, though similar small ads were also found in the nearby Moline and Rock Island city directories.

Edward K. Putnam brought the estate out of the worst of the Depression prior to his death on May 21, 1939. An estate memo on November 11, 1937 outlined that the estate was in its worst conditions in late 1934 and early 1935, running at deficits with reduced salaries. The company refinanced its debt in 1935 with a lower interest rate through the efforts of George Putnam, with financing also provided in 1937 for the elevator replacements in the Putnam Building (Figure 37). Ledgers likewise show no income for the years from 1934 to 1937. Rent schedules show over 100 rooms available for rent in this period. Rent estimates indicated \$2,679 per month collected in the Putnam Building in 1938, including Simon & Landauer at \$700. By comparison, the M.L. Parker Company paid a base rent of \$3,000, and rent from the ten tenants in the middle building totaled \$3,355 (Putnam Trust Collection). Perhaps the stress of the recent years caught up with Edward K. Putnam, as he died from a heart attack in the eighth story rest room on Monday May 21, 1939. He was born on November 17, 1868 and survived by wife Hilda and brothers George (Vermont) and Benjamin (California). He was noted for his keen interest in local history and science, and he was recognized for his museum work as director of the Davenport Public Museum ("E.K. Putnam, Civic Leader, Drops Dead," *Democrat and Leader*, May 22, 1939, 1-2).

After Edward Putnam's death, former assistant manager W.E. Whittlesey took over the main duties for the offices of the Putnam Building and W.C. Putnam Estate. He also became secretary-treasurer for the Davenport Public Museum. The 1941 Sanborn map shows the series of stores on the block (Figure 38). The 1944 city directory lists George R. Putnam (Washington D.C.) as managing trustee for the W.C. Putnam Estate, with W.E. Whittlesey as manager. Building permits for office remodeling in the Putnam Building began to show up in this period, as the spaces were adapted to meet the needs of new tenants. Ledgers indicate income on the rise again, with the trust providing \$5,500 of the \$7,500 of museum income in 1944 (Putnam Trust collection). Advertisements in newspapers and city directories were revised to better promote the office and retail space owned by the W.C. Putnam Estate (Figure 39). Only three other Davenport office buildings advertised in the 1944 city directory – the Davenport Bank Building (Main and 3rd Street), the First National Bank Building (Main and 2nd Street), and the Kahl Building (Ripley and 3rd Street). A more detailed sketch replaced the line drawing of the Putnam Building by the 1944 city directory, which was promoted as fireproof with a high standard in design, construction, maintenance, and service. Additionally, the building boasted up-to-the-minute finger-tip push-button control elevators and refrigerated water with reasonable rents for office space. The location was also beneficial – centrally located in Davenport near office, banking, and retail districts. The retail stores on the block, with the historic reference as "Le Claire Row," were noted for their location as a retail center for over 100 years in what was still 100% the retail district. The wide sidewalk on the block in front of the buildings was also noted as a perk of shopping these stores. In addition to these spaces, the seven story department store leased to M.L. Parker Company also continues to be linked to this block through the W.C. Putnam Estate advertisements. Subsequent city directories through 1964 would continue this image and this text to promote the block as a prominent entity owned by the W.C. Putnam Estate.

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

With national conditions improving by the early 1940s and particularly with the close of World War II, the Putnam Building saw fewer vacancies, and familiar names continued to occupy storefronts down the block. The increase in tenants after World War II returned the W.C. Putnam Estate to a better financial position, regaining income for support of the Davenport Public Museum. By 1945, only eight upper story offices in the Putnam Building were vacant among the 5 rooms on third story (real estate agents, Camp Fire Girls, mimeographs, accountants, acoustic apparatus, beauty shops, Electrolux vacuum cleaners, insurance agents), 15 rooms on fourth story (brokers, doctors, lawyers, coal company, pencil company, real estate agents, dentists, Modern Woodmen of America, insurance agents), 15 rooms on fifth story (dentists, lawyers, coal company, sales agencies, bath and health salon, beauty salon, doctors, Women's Home Companion Reading Club, advertising agency, calculating machines, Comptometer School), 15 rooms on sixth story (coal company, Temple architects, Boy Scouts, lawyers, U.S. Selective Service, insurance agents, surveyor, doctors), 15 rooms on seventh story (paint company, photograph company, Christian Science Reading Room, beauty shop, insurance agencies), 10 rooms on eighth story (lawyers, Scott County Bar Association, Putnam Building Office, W.C. Putnam Estate, Davenport Public Museum office, W.E. Whittlesey office, East Second Street Co. – real estate, lawyers, hearing aids, Davenport Public Museum), and one office in penthouse at 901 (Hydraulic Press Brick Company). Retail stores in the middle building in 1945 included: 114 – Bowman Bros. Shoe Store; 116 – The Hub – men's clothing; 118 – Dixie Shops – women's clothing; 118a – Wallie Myers Men's Wear; 120 – G.R. Kinney Co. – shoes; 122 – Posner's – women's clothing; 124 – Three Sisters Inc. – women's clothing; and 124 ½ - Martha Washington Candy Shop.

Changes to M.L. Parker Company arrived in the late 1930s and into the 1940s. With the death of managing director Abel E. Simmons on June 27, 1937, his son from his first marriage, Stanley L. Simmons, who was serving as vice president, stepped up into the role of managing director of the M.L. Parker Company. Though not actively involved in his later years, Martin L. Parker died on April 20, 1944 at age 88. Stanley L. Simmons focused on improving the store as needed to maintain the quality of goods and services that contributed to the success of the M.L. Parker Company over the previous decades. A major change and improvement in 1946 installed a mezzanine floor around the interior perimeter of the first story. The appliance display on the fifth story was improved with new partitions in 1949. The 1951 city directory listed the M.L. Parker Company at 104 W. 2nd Street, the northwest corner of 2nd Street and Brady Street, with Stanley L. Simmons as president-treasurer and Alma F. Nelson as secretary. The profile of department store in Davenport was beginning to shift to more national names, with eight stores listed. These included Block & Kuhl (109-11 E. 2nd Street – demolished), W.T. Grant Co. (230 W. 2nd – demolished), Hill's Dry Goods Co. (223-29 W. 2nd Street - demolished), Montgomery Ward & Co. (101 E. 2nd Street - demolished), M.L. Parker Co. (104 W. 2nd – extant), J.C. Penney (115 W. 2nd Street - demolished), Petersen-Harned-Von Maur (123-131 W. 2nd Street and 117-129 Main – one building – extant), Sears, Roebuck Co. (114-118 E. 2nd Street - demolished), as well as the three five and ten cent stores, S.S. Kresge Co. (202 W. 2nd Street - demolished), Steinbrecher's (1615 Harrison - demolished), F.W. Woolworth Co. (208 W. 2nd Street - demolished). The M.L. Parker Company store entries on 2nd and Brady were remodeled in 1956 to remove the revolving door in the south entry and to install new doors, display cases, marble base, etc. at a cost of \$14,500 ("A.E. Simmons is Victim of Heart Attack," *Democrat*, June 28, 1937, 1; "M.L. Parker, Founder of Department Store Here Bearing His Name, Dies in Los Angeles, Was 88 Years Old," *Daily Times*, April 20, 1944, 1; City directories, Building permits).

Business growth and final development of the block

The W.C. Putnam Estate strove to keep its buildings up-to-date to attract and retain quality tenants to the spaces. Income from the trust grew significantly in the late 1940s and into the 1950s, with ledgers indicating that the trust provided \$18,000 of the museum's \$20,000 income by 1949 and \$28,000 of the museum's \$33,800 income by 1954 (Putnam Trust collection). The Putnam Building at the west end of the block was also updated in this period, and storefronts in the middle building remained in high demand. Remodeling of

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

the storefront and for first story tenant Simon & Landauer's expansion occurred in 1950, including converting two old Main Street entries into windows and new stairs to connect the first story and second story spaces. They were listed among 15 men's clothing stores in Davenport in the 1950 city directory, guided by Hugo M. Simon, president-treasurer and Norman D. Landauer, vice-president and secretary. The 1955 city directory lists six storefronts in the middle building, dominated by women's clothing and shoe stores perhaps in complement to the corner men's clothing store of Simon & Landauer. These businesses include: 112 – Mann's Ladies Clothing; 114 – Bowman Shoe Company; 118 – Dixie Shops – women's clothing – also Teen Shops; 120 – G.R. Kinney Co. – shoes; 122 – Posner's – women's clothing; 124 – Miller-Wohl – women's clothing; and 124 ½ - Martha Washington Candy Shop.

With economic conditions finally rebounding and building funds again growing, the Trustees of the Estate of W.C. Putnam announced their plans to fulfill the remainder of the vision and direction of W.C. Putnam entrusted to them through his will. Plans for a new center building took shape in 1955, with the trustees outlining their success and plans in an advertisement on October 11, 1955 (Figure 40). The ad included a sketch of the new design concept by Graham, Anderson, Probst, and White of Chicago, retaining a unified though updated concept for the block by the same architectural firm. The text draws on the history and development of W.C. Putnam's vision for the block in Davenport's retail center. The construction of the Putnam Building in 1910 and Department Store Building in 1922-23 are directly linked and associated with the development of the center building, to be occupied by J.C. Penney Company, Bowman Shoes, G.R. Kinney Company, and American Dixie Shops. The development of this block is specifically noted as "for the benefit of the Davenport Public Museum." In fact, the trustees also state that after the completion of this building, they will then work to construct a new building for the Davenport Public Museum and the Davenport Municipal Art Galley, located near the site of the Putnam family's early residence Woodlawn (*Democrat and Leader*, October 11, 1955, 32).

While the name of the firm of Graham, Anderson, Probst, and White of Chicago remained the same, the personnel had changed since the design of the M.L. Parker Company building. With the deaths of Ernest Graham and Howard J. White in 1936, and the earlier death of Peirce Anderson in 1924, Edward Probst sought to reorganize the firm for the next generation. His sons, Marvin and Edward E. Probst, and Ernest Graham's son William E. Graham became junior partners along with architect Wellington J. Schaefer. After the death of Anderson in 1924, the firm began to focus primarily on commercial architecture, moving away from civic architecture and city planning. After Edward Probst died in 1942, son Marvin G. Probst became president, remaining in this position until the firm was sold in 1970. Edward E. Probst left the firm in 1947 (Chappell 1992: 278, 281). It appears that with these changes, the firm shifted to more modern design principles in the 1940s and 1950s.

The new concept for the Putnam Center Building maintained the original overall block design of a lower, two-story building between the taller end buildings (Figure 41). The façade was updated to reflect modern design ideals, incorporating a "folded" brick appearance. Demolition of the old building at 112-124 W. 2nd Street began in January 1956. The 156 by 142 foot building was started in March. The two story building with a full basement included space for four retail stores and an enlargement of M.L. Parker Company on the 2nd story, per the building permit. Design plans show the J.C. Penney Company occupying half of the six first story bays (Figure 42), with one smaller store to the west and two smaller stores to the east. J.C. Penney also occupied two-thirds of the second story, with the east small store occupying the other third of the second story (Figure 43). J.C. Penney also occupied the entire basement retail space (Figure 44). Thus, over 70% of the new center building was occupied by J.C. Penney Company, moving across the street from 115-117 W. 2nd Street. Construction extended through 1956 and into 1957. By March 1957, permits had been provided for the installation of a passenger elevator, freight elevator, and escalators from the basement to the second story. Sign permits were issued for neon signs for the four stores in April and May 1957. The 1957 and 1958 city directories list the four tenants: 112 – C.C. Miller Dixie Shop – women's clothing; 114 – G.R. Kinney Co. –

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

shoes; 116 – J.C. Penney Co. – department store; and 124 – Bowman Shoe Company (Figure 45). While three of these tenants were familiar to the block, the J.C. Penney Company was a notable addition, perhaps assisting in spurring the decision to construct the building at this time. The local J.C. Penney Company store (#1487) opened in Davenport on January 4, 1934 across the street at 115-117 W. 2nd Street. George Kirby served as manager from 1935 to 1955, when sales topped \$850,000. The store needed additional space, and they moved into their new home at 116 W. 2nd Street in 1957, occupying over 25,000 square feet of retail space ("Trustees of the Estate of W.C. Putnam," ad, *Democrat and Leader*, October 11, 1955, 32; Building permits; City directories; "J.C. Penney Store #1487," J.C. Penney Archives).

The Putnam Building, listed at 126-130 W. 2nd Street and 201-215 Main Street had around 85% occupancy per the 1958 city directory with 5 rooms on third story (real estate agents, Girl Scouts, hearing aids, beauty shops, insurance agents, vacuum cleaners, employment agency), nine rooms on the fourth story (real estate agents, business machines, lawyers, estate planning, insurance agent), 15 rooms on the fifth story (dentist, lawyers, doctors, insurance agent, magazine subscriptions), 15 rooms on the sixth story (credit company, finance company, insurance agency, lawyers, engineers, printer), 12 rooms on the seventh story (lawyers, engineers, insurance agency, advertising novelties, beauty shop, Nestle Co, Iowa Division of Vocational Rehabilitation), nine rooms on the eighth story (Davenport Public Museum Library, Putnam Building Office, W.C. Putnam Estate Trustees, Davenport Public Museum office, East Second Street Co. – real estate, coal company office, real estate agent, lawyers, Humane Society of Scott County), and one office in the penthouse at 901 (Hydraulic Press Brick Co). The M.L. Parker Company department store continued to be listed at 104 W. 2nd Street (Polk 1958). In 1959, the Parker company expanded into the 112 storefront for their Parker's Store for Men. Income from the trust rose to \$39,300 in 1959, contributing over 80% of the museum's \$47,000 income for the year (Putnam Trust collection). A photograph from July 1964 shows the fully developed block (Figure 46).

With the completion of this final downtown building and the growth of the museum building fund, the new building envisioned for the Davenport Public Museum and Davenport Municipal Art Gallery was set for construction. The trustees had considered several local sites, and the Koenig estate located above the former site of Woodlawn in west Davenport south of 12th and west of Division became the final selection. The cornerstone was laid on October 4, 1961, and the artifacts in the collections at the long-time site at 700-704 Brady (demolished) were cleaned and organized for the move. On October 3, 1964, the Davenport Public Museum opened in its new building. With the decline of the downtown economy starting in the 1960s, the estate was no longer providing sufficient funds for the expanding Davenport Public Museum, and additional endowments were sought. New donors also contributed to the building campaign and the museum's collections. An addition was built in 1965 to house the collection from the world travels of B.J. and Mabel H. Palmer donated by son Dr. David Palmer. Local bank president V.O. Figge commissioned a life-size rhinoceros for the museum in 1966, as well as donating a collection of mounted big game animals. The Davenport Public Museum was truly a valued community institution by its 100th anniversary in 1967, cultivated and developed through the vision and support of the Putnam family. Additional donations permitted the construction and opening of the Palmer Lecture Hall in 1971. In 1974, the museum was among those accredited by the American Association of Museums, and the name was changed to Putnam Museum to honor the legacy of the Putnam family. The income from the W.C. Putnam Estate continued to provide 10-15% of the museum's budget in 1992 (McDonald 1992: 13, 16-19, 30).

In this period, long-time estate manager Walter E. Whittlesey retired and subsequently died. W.E. Whittlesey moved to Davenport in 1911 to begin his career with the Putnam buildings, serving as superintendent and then assistant building manager for the Putnam Building in 1912. He succeeded Edward K. Putnam as manager in 1938, at which time he also became secretary-treasurer of Davenport Public Museum. He retired as manager of the Putnam Estate buildings in 1962, though he was retained as a consultant. In 1961, he was presented with a certificate by the trustees of the W.C. Putnam Estate and Davenport Public Museum in honor of his 50

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

years of service. He was also awarded the Gold Button for 50 years membership in National Association of Building Owners and Managers in 1962, an organization which he served for several terms on its board ("Ex-Putnam Manager, Whittlesey, Dies at 87," *Davenport Times-Democrat*, January 10, 1967, 10).

The Estate of W.C. Putnam in later years

The W.C. Putnam Estate worked to update and remodel their buildings in the Putnam-Parker Block downtown to continue to attract and retain tenants and provide an income stream for the support of the Davenport Public Museum. Herbert F. Maley took over duties as manager in 1962. Advertisements continued to promote the block with the same language but an updated photograph in 1964. The block and estate were included with a photograph and short paragraph in the statistical review of Davenport included in the 1965 city directory (Figure 47). The estate – for the sole benefit of the Davenport Public Museum – has resulted in the "ultra-modern, block-long Putnam Shopping Center" complete with Gingko trees to repel birds, concrete sidewalk colored black with hot water pipes to melt snow and ice, and the canopy that unifies the block with two rows of fluorescent tubes. The directory cites this downtown shopping center as placing Davenport on par with the best, such as New York or Chicago (Polk 1965: xii). Downtown retail conditions would drastically change within the next decade. Several updates occurred at the Putnam Building during this period to retain tenants. A new elevator was installed for the Simon & Landauer Store in 1966, and new walls were added for a fifth story tenant in the Putnam Building in 1967. Several permits in 1973 and 1974 remodeled office spaces on the third, fourth, fifth and sixth stories of the Putnam Building, and new windows and doors were installed in the lobby of the Putnam Building in 1976. The three Putnam Buildings continued to be marketed together in city directory advertisements, with the same text as appeared in the early 1940s, through 1974 (Figure 48).

Financial challenges continued to worsen for the real estate in trust of the W.C. Putnam Estate in the 1970s. The growth of Davenport north along east-west Kimberly Avenue and the opening of NorthPark Mall on Kimberly in 1973 hurt retail conditions downtown and began to also attract office space out of downtown Davenport. The 1960 city directory listed eight department stores - W.T. Grant Co. (224 W. 2nd St), Hills Dry Goods Co. (223-229 W. 2nd St), Klein's (902 W. Kimberly), Montgomery Ward (101 E. 2nd Street), M.L. Parker Co. (104 W. 2nd St), J.C. Penney (116 W. 2nd St), Petersen-Harned-Von Maur (131 W. 2nd St), and Sears Roebuck (806 W. 4th St). Three new passenger elevators were installed at the Parker store in 1964. The 1970 city directory lists the M.L. Parker Company at 104 W. 2nd Street with a warehouse store at 113 Perry, and Stanley L. Simmons continued as president and general manager. However, the Hills and Klein stores had closed, the Grant store had opened a second location north on Kimberly, and a new store, Spartan, was also listed on Kimberly. With the market conditions shifting and ready for retirement at age 63, Stanley L. Simmons sold the M.L. Parker Company to long-time competitors Petersen-Harned-Von Maur. The 1971 city directory lists Richard B. Von Maur as president, and Charles R. Von Maur, as vice president – the same officers as Petersen-Harned-Von Maur at 131 W. 2nd Street. The M.L. Parker Company maintained its name until it closed its doors permanently by 1975, nearly 70 years after its formation. With the opening of NorthPark mall, J.C. Penney moved out of their downtown location in the middle building in 1973, and nearby Montgomery Ward also moved to the new mall. The 1981 expansion moved Petersen-Harned-Von Maur and Sears Roebuck from their downtown locations to the new mall as well (Building permits; City directories; "J.C. Penney Store #1487," J.C. Penney Archives).

With the loss of its major tenant, the trustees of the W.C. Putnam Estate strove to convert and remodel the Parker Building as needed for new tenants to continue the income stream for the support of the Putnam Museum. In 1976, the second and third stories were remodeled for office space. In 1977, the fifth story was remodeled for the Caterpillar Tractor Co. offices. In 1978, the sixth and seventh stories were remodeled for offices, and air conditioning was installed for various spaces in the building. In 1980, the fourth and fifth stories were remodeled for offices, including movable partitions. Fire improvements were made in the Parker Building in 1980 and 1982. In 1983, a portion of the third story was remodeled for a computer room, and walls

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

were added on the fourth story in 1985. A new wall was built in the penthouse on the eighth story in 1986, the same year that the 50-foot tower was installed on the roof. The windows on the two primary façades (south, east) were replaced with fixed aluminum windows from the 1980s into the early 1990s, completed on a floor by floor basis with improvements for new tenants. The escalators installed in 1971 were removed in 1988, with major work to repair the floors with concrete and steel beams. The second story was then remodeled for office space. The 1985 directory lists three tenants in the middle building, which was reduced to one tenant by 1990. At the other end of the block, Alan D. Landauer, president of Simon & Landauer, closed the downtown Davenport store in 1986, while maintaining a presence at 836 State Street in Bettendorf. Major remodeling efforts to upgrade the Putnam Building for modern offices and to meet current fire codes were undertaken in 1990-1991, including the demolition of interior walls on the first to seventh stories, replacement of subfloor for fire rated floor systems, replacement of the windows, construction of a new stair tower through the center building on the east side to access the upper stories, and enclosure of the main stair landings on the second to fifth stories (Building permits; Waterman 2011).

While financial support for the Putnam Museum had evolved over the last decades as the institution expanded, income from the trust of the estate continued to provide 10% to 15% of the budget for the museum in the early 1990s (McDonald 1992: 13). Additional remodeling on the interiors of the Putnam Building and Parker Building, as well as the exterior of the center building, continued to update the space for new office tenants over the last 20 years. The sixth story was remodeled again in the Parker Building for offices in 1995, and the center building was renovated for storage space. In 1996, the office space on the second story was expanded by creating two openings into the center building and remodeling this space for additional offices. The main lobby at 215 Main Street in the Putnam Building was remodeled in 1996, including new doors, removal of marble wall finishes, new wood paneling and millwork, and a new suspended fire ceiling. In July 1999, a permit was issued to add precast panels to the storefront at 116 W. 2nd Street. New walls to divide two tenant spaces on the fifth story of the Parker Building were added in 2002. In 2003, the main retail space on the ground story of the Putnam Building was remodeled for offices for the chamber of commerce. However, the W.C. Putnam Estate also lost major tenants, reducing the overall income from rents.

In 2007 after managing the block for 100 years, the trustees of the W.C. Putnam Estate sold controlling interest in the Putnam-Parker Block with the three buildings to a group of investors, One Putnam Centre LLC, to refinance the property while maintaining minority interest of 30%. This influx of cash assisted in their ongoing support of the Putnam Museum into 2009. However, with no income from the LLC at this time, the Putnam Memorial Fund currently is not able to continue to provide support for the Putnam Museum. As a result, the Putnam Museum has turned their focus to developing other sources of funding to meet operating expenses. Currently, the Putnam Museum of History and Natural Science is home to over 170,000 artifacts and specimens, offers permanent and changing exhibits, hosts dynamic public programs, houses Iowa's only 3D IMAX Theatre and the exclusive Heritage Theater in a 115,000 square foot facility, the largest museum in the Quad Cities of eastern Iowa and western Illinois. The Putnam Museum inspires ideas, dialogue and interaction among people of all ages through entertaining experiences that connect them to history, cultures, nature and the environment, by preserving collections and presenting educational programs, IMAX films and exhibits. In the Putnam-Parker Block, office space is primarily occupied on the second, fifth, and sixth stories of the Parker Building and the first, seventh, and eighth stories of the Putnam Building. Smaller offices are found in two of the storefronts of the middle building, as well as a fitness center. Redevelopment and new potential uses for the three buildings on the block are being explored by One Putnam Centre LLC.

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

Bateman, Newton, and Paul Selby. *Historical Encyclopedia of Illinois*. Chicago: Munsell, 1917.

Building permits, various dates. In files of Public Works, City of Davenport, Davenport, Iowa.

Chappell, Sally A. Kitt. *Architecture and Planning of Graham, Anderson, Probst, and White, 1912-1936*. Chicago: University of Chicago Press, 1992.

Hines, Thomas S. *Burnham of Chicago: Architect and Planner*. Chicago: University of Chicago Press, 2009 edition. First copyright in 1974.

"J.C. Penney Store #1487," J.C. Penney Archives, DeGolyer Library, Southern Methodist University, Dallas, Texas.

McDonald, Julie. *The Odyssey of a Museum: A Short History of the Putnam Museum of History and Natural Science*. Davenport, Iowa: Putnam Museum of History and Natural Science, 1992.

Newspaper articles, primarily *Davenport Democrat and Leader*, various titles and dates, as cited in text. On microfilm at the Davenport Public Library, Davenport, Iowa.

Polk, R.L. *Davenport City Directory*. Davenport, IA: R.L. Polk Company. Various years from 1867 to present. In collection of Davenport Public Library, Davenport, Iowa.

Polk, R.L. *Moline City Directory*. Davenport, IA: R.L. Polk Company, 1937.

Polk, R.L. *Rock Island - Moline City Directory*. Davenport, IA: R.L. Polk Company, 1940.

Proceedings of the Davenport Academy of Sciences. Volume X, 1904-1906. Published from income of Putnam Memorial Fund. Davenport, IA: Davenport Academy of Sciences, 1907.

Putnam Building. Promotional brochure and leaflet, W.C. Putnam Estate, Davenport, Iowa, 1910. In Putnam Trust Collection, Putnam Museum, Davenport, Iowa.

Putnam Trust collection, Archives, Putnam Museum of History and Natural Science, Davenport, Iowa.

Sanborn Map Company. *Davenport, Iowa*. Fire insurance maps. In collection of Davenport Public Library, Davenport, Iowa.

Svendsen, Marlys, and Martha Bowers. *Davenport: where the Mississippi run west*. Davenport, IA: City of Davenport, 1982.

Waterman, C. Dana, III, legal trustee for W.C. Putnam Estate. Interview with Rebecca Lawin McCarley, Davenport, Iowa, on January 11, 2011.

Whiffen, Marcus. *American Architecture since 1780*. Cambridge, MA: MIT Press, 1969, 1985 edition.

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

Whiffen, Marcus, and Frederick Koeper. *American Architecture, Volume 2: 1860-1976*. Cambridge, MA: MIT Press, 1981, 1995 edition.

Previous evaluations of eligibility:

AKAY Consulting. "Putnam-Parker Building," Iowa Site Inventory Form, prepared for the City of Davenport downtown survey, 2005. On file at Historic Preservation Office, State Historical Society of Iowa, Des Moines, Iowa.

Jacobsen, James E. "Parker Building," draft of Part 1 application for Iowa Property Rehabilitation Tax Credit program prepared for Ed Massman and Estate of W.C. Putnam, March 2006.

Jacobsen, James E. "Putnam Building," draft of Part 1 application for Iowa Property Rehabilitation Tax Credit program prepared for Ed Massman and Estate of W.C. Putnam, March 2006.

Svensden, Marlys, and Martha Bowers. "Putnam-Parker Building," Iowa Site Inventory Form, City of Davenport, 1981. On file at Historic Preservation Office, State Historical Society of Iowa, Des Moines, Iowa.

Previous documentation on file (NPS):

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

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): Iowa Site Inventory numbers – 82-00219 (block), 82-05642 (M.L. Parker Company Building), 82-05643 (Putnam Center Building – J.C. Penney Company), 82-05644 (Putnam Building)

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

10. Geographical Data

Acreage of Property approximately 1 acre
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1 15 702335 4599520
Zone Easting Northing

3 Zone Easting Northing

2 Zone Easting Northing

4 Zone Easting Northing

Verbal Boundary Description (describe the boundaries of the property)

The Putnam-Parker Block sits on Lots 1, 2, 3, 4, and 5 in LeClaire's 1st Addition to the City of Davenport. The boundary for this district follows these parcel lines for the property, beginning at the northeast corner of Main and 2nd streets, extending north along the west boundary of Lot 1, east along the north boundary of the five lots, south along the east boundary of Lot 5, and west along the south boundary of the five lots to the point of beginning. The boundary includes approximately one acre, and this area is depicted on Figure 3.

Boundary Justification (explain why the boundaries were selected)

These lots encompass the property currently and historically associated with the buildings of the Putnam-Parker Block. The three buildings of the Putnam-Parker Block are historically differentiated from the surrounding downtown through their unified development and management by the W.C. Putnam Estate.

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

11. Form Prepared By

name/title Rebecca Lawin McCarley
organization SPARK Consulting date July 12, 2011
street & number 17 Oak Lane telephone 563-324-9767
city or town Davenport state Iowa zip code 52803
e-mail sparkconsulting@octaspark.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Photographs:** **Representative** black and white photographs **of the property.**
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Property Owner:

(complete this item at the request of the SHPO or FPO)

name One Putnam Centre LLC (c/o Sunstone Properties)
street & number 6600 York Road - Suite 208 telephone 410-377-2266
city or town Baltimore state MD zip code 21212

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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Putnam-Parker Block

Scott County, Iowa

Name of Property

County and State

Photographs:

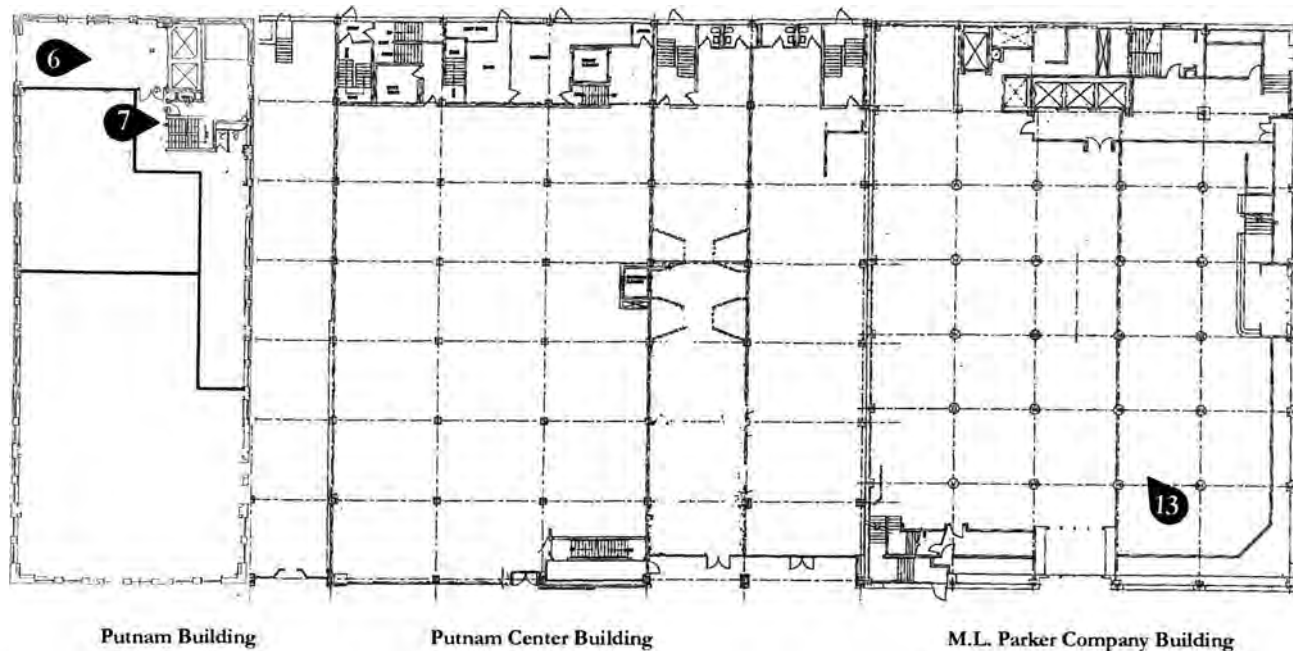
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

The photographs of the Putnam-Parker Block in Davenport, Scott County, Iowa, were taken by Rebecca Lawin McCarley, SPARK Consulting, on January 6, 2011. The digital photographs were printed with HP 100 photo gray Vivera ink on HP Premium Plus Photo Paper (high gloss). The photographs were also submitted digitally, per current guidelines. Sketch maps depicting the location of the photographs are found on the following three pages.

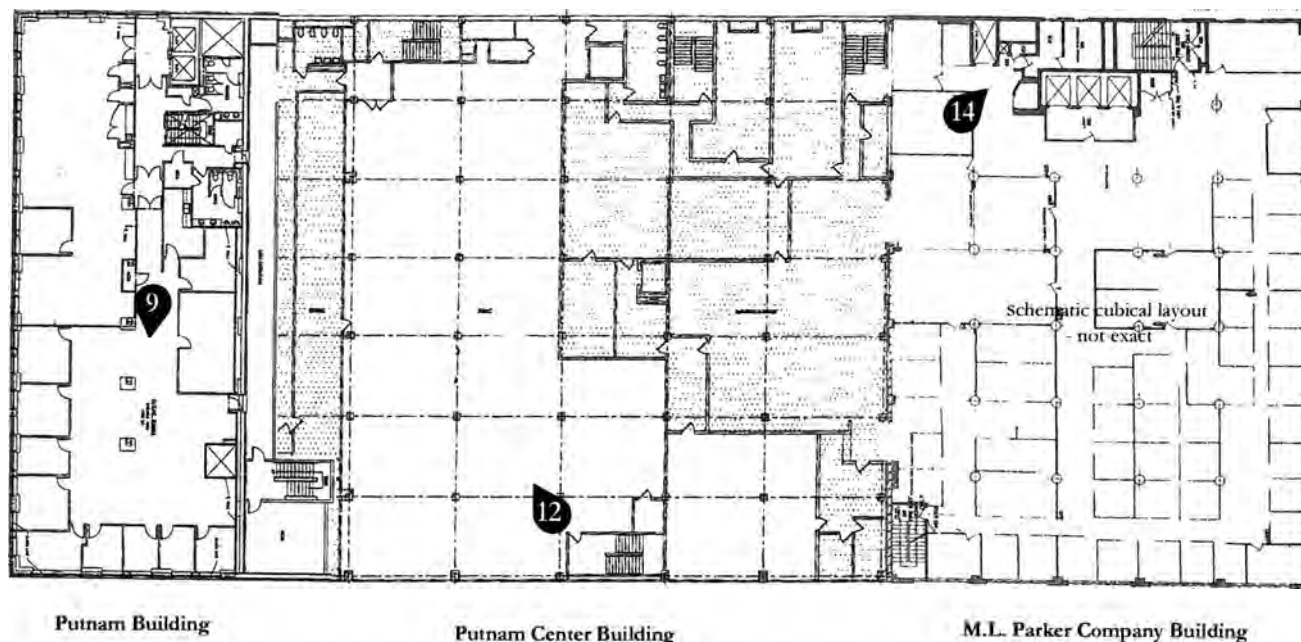
1. Putnam-Parker Block, facing northeast with Putnam Building in foreground.
2. Putnam-Parker Block, facing northwest with Parker Building in foreground.
3. East and rear elevations of the Parker Building, facing southwest.
4. Rear (north) and east elevation of the Putnam Center Building and Putnam Building, facing southwest.
5. Rear (north) and west elevation of the Putnam Building, facing southeast.
6. Elevator lobby in Putnam Building, facing east.
7. Main staircase in Putnam Building on first story, facing east.
8. Basement corridor with original trim in Putnam Building, facing south.
9. Typical condition of remodeled office space on upper stories of Putnam Building, facing south on second story.
10. Elevator lobby on fourth story of Putnam Building, facing northeast.
11. Stairs and elevator lobby on eighth story of Putnam Building, facing northeast.
12. Interior of second story of Putnam Center Building, facing northwest.
13. First story of Parker Building, facing northwest.
14. Service area at rear of Parker Building with freight elevator, paper chute, and spiral package chute, facing northeast on second story.
15. Historic trim on south wall of third story of Parker Building, facing southwest.
16. Fourth story of Parker Building, facing southeast.
17. Typical condition of remodeled office space on upper stories of Parker Building, facing southwest on sixth story.
18. Main "fireproof" stairs at north end of Parker Building, facing northwest on seventh story.

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



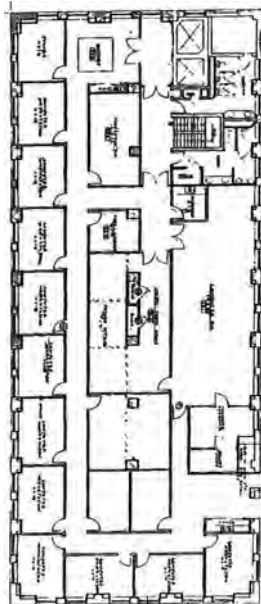
Drawing 1. First story of Putnam-Parker Block, with photograph key.



Drawing 2. Second story of Putnam-Parker Block, with photograph key.

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



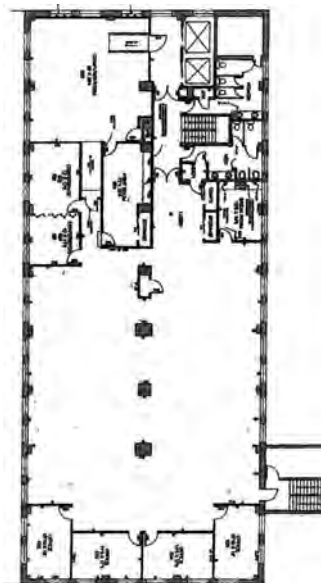
Third Story



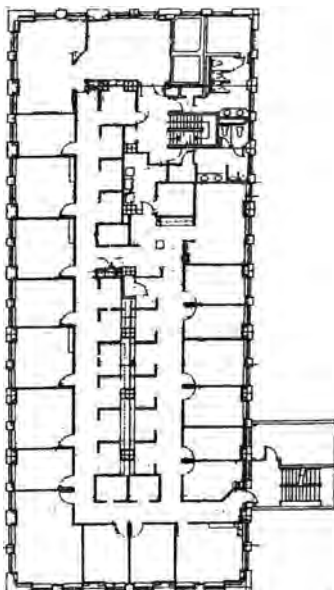
Fourth Story



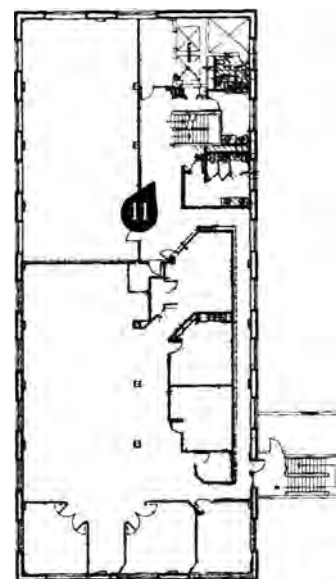
Fifth Story



Sixth Story



Seventh Story



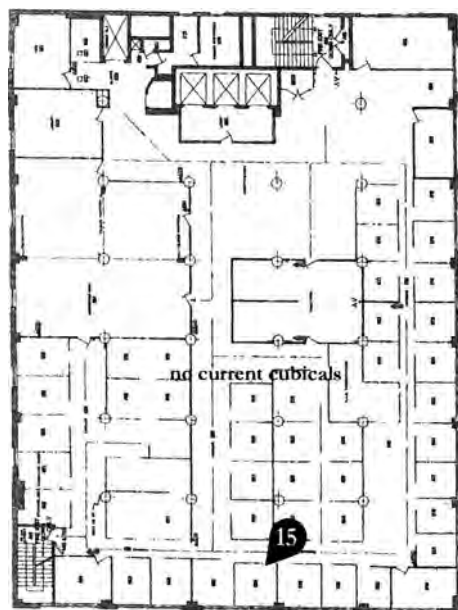
Eighth Story



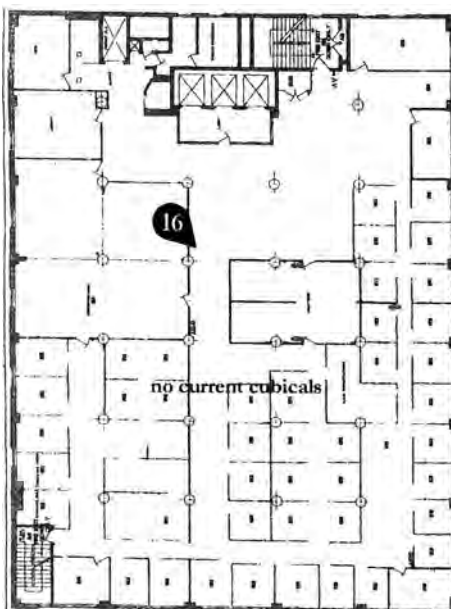
Drawing 3. Upper stories of the Putnam Building, with photograph key.

Putnam-Parker Block
Name of Property

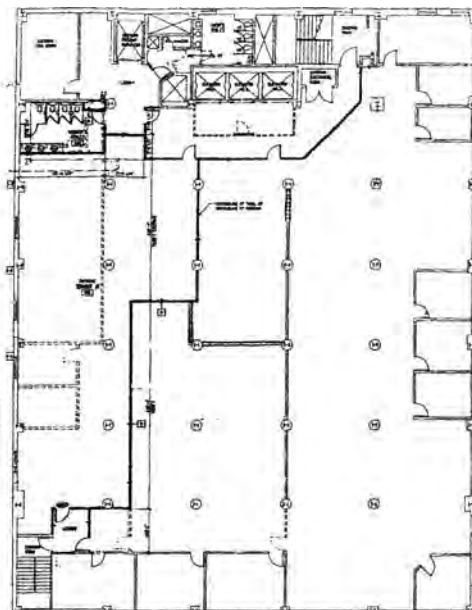
Scott County, Iowa
County and State



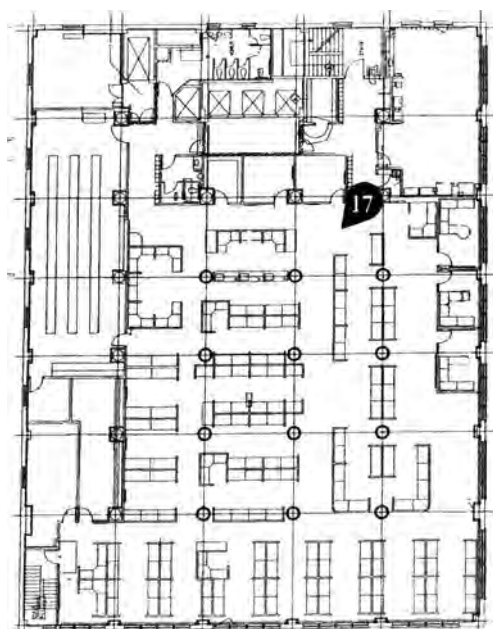
Third Story



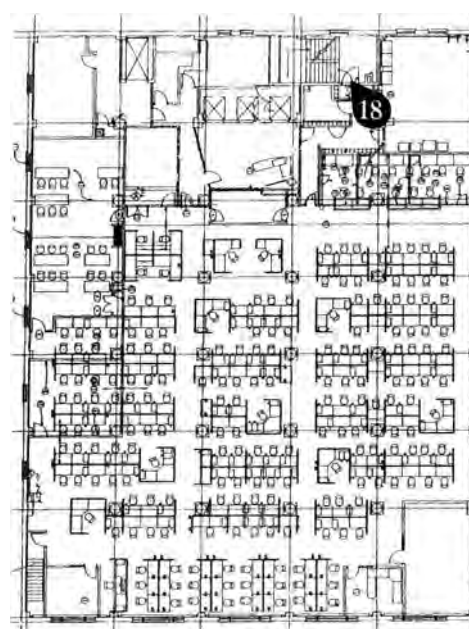
Fourth Story



Fifth Story



Sixth Story



Seventh Story



Drawing 4. Upper stories of the M.L. Parker Company Building, with photograph key.

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

Maps:



Figure 1. Location map.

(USGS topographic map, 1991: Iowa Geographic Map Server, ortho.gis.iastate.edu)

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

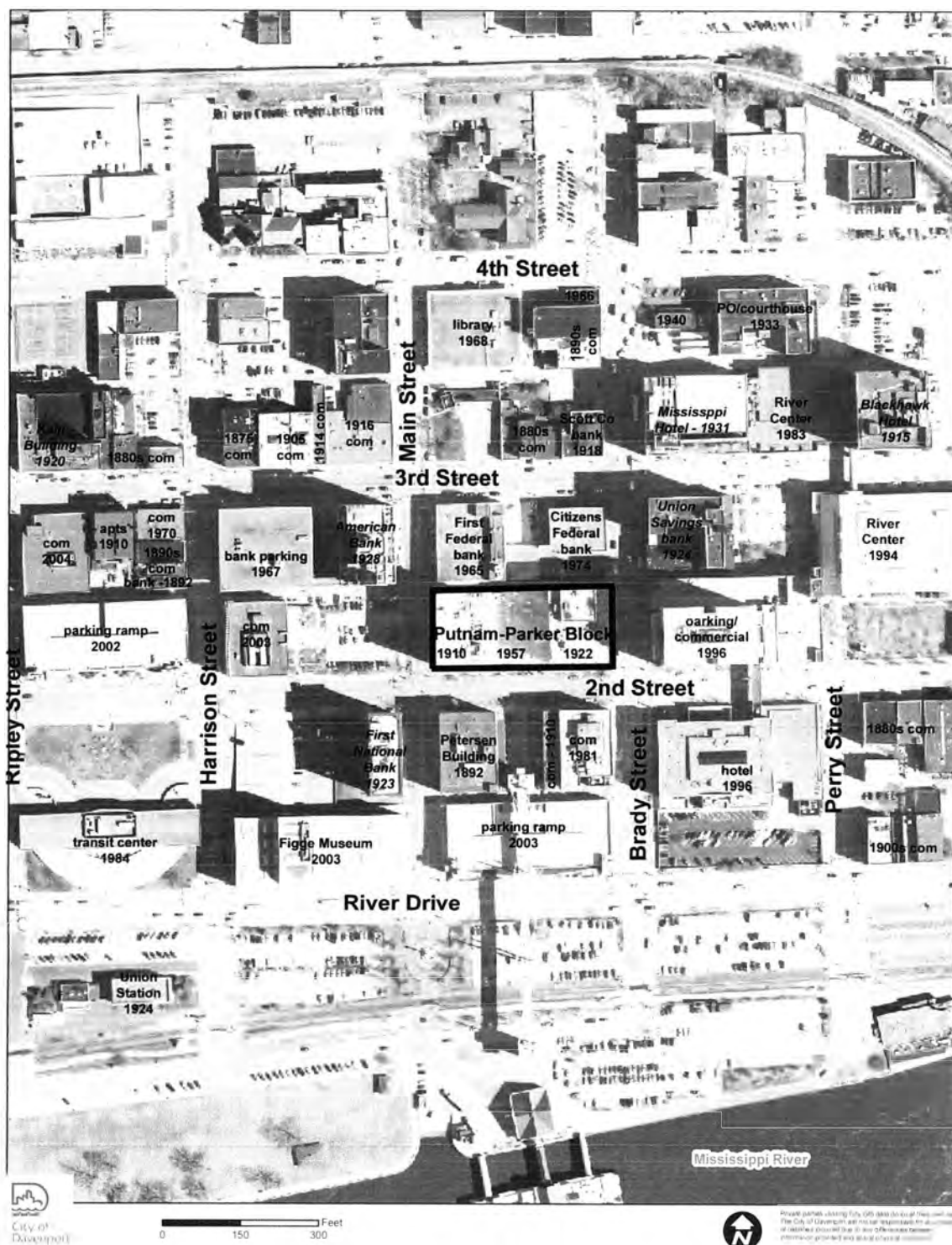


Figure 2. Putnam-Parker Block in downtown Davenport.

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



Figure 3. District map with National Register boundary. (C=Contributing, NC=Non-contributing)

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

Images:

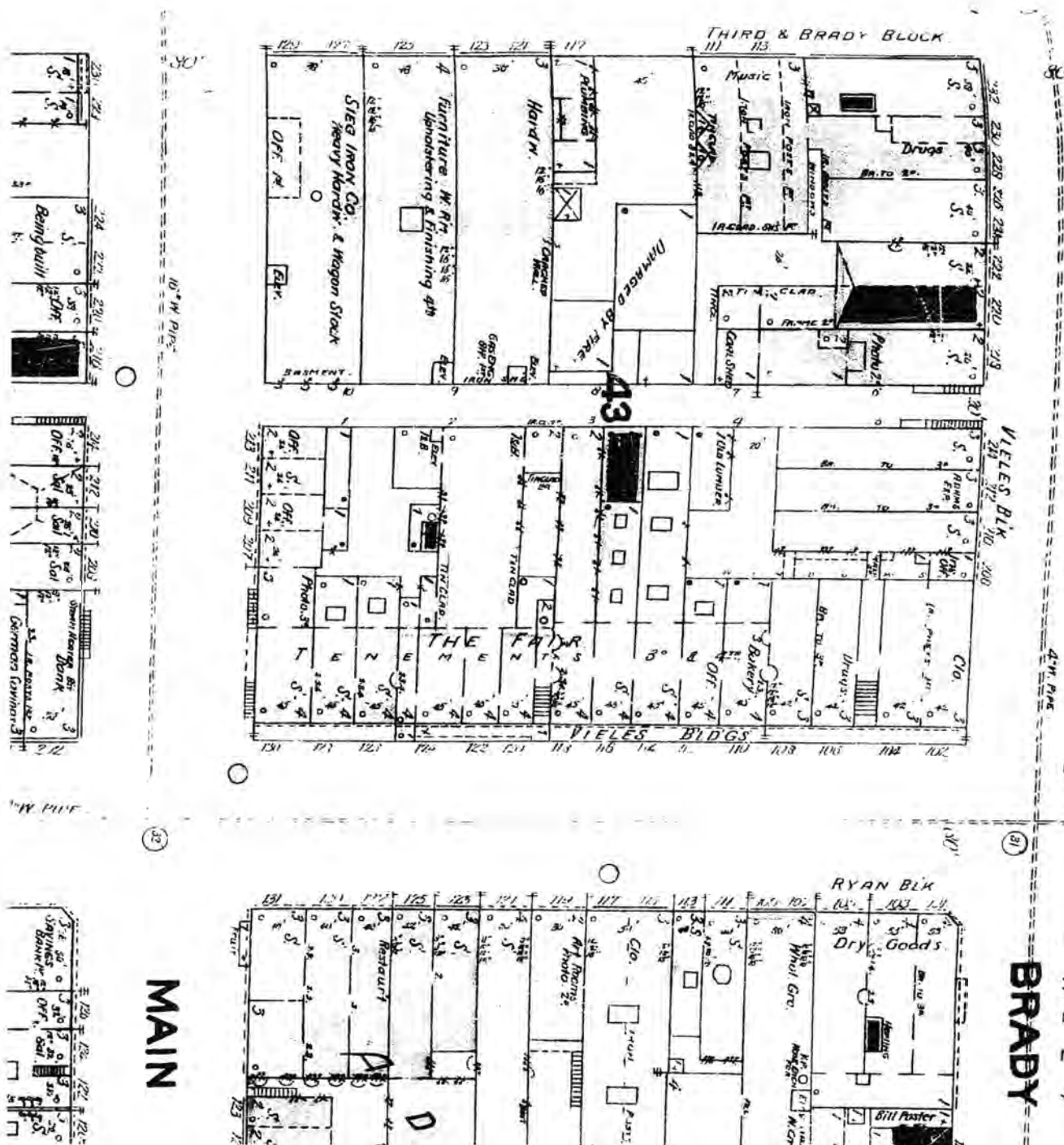


Figure 4. 1892 Sanborn fire insurance map (Sanborn Map Company 1892).

(north is up)

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



Figure 5. 1909 design concept for Putnam Block, D.H. Burnham and Company
(Putnam Trust collection, 2005.14.2www).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



Figure 6. 1909 design concept for Putnam Building, D.H. Burnham and Company
(Putnam Trust collection, 2005.14.2fff).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

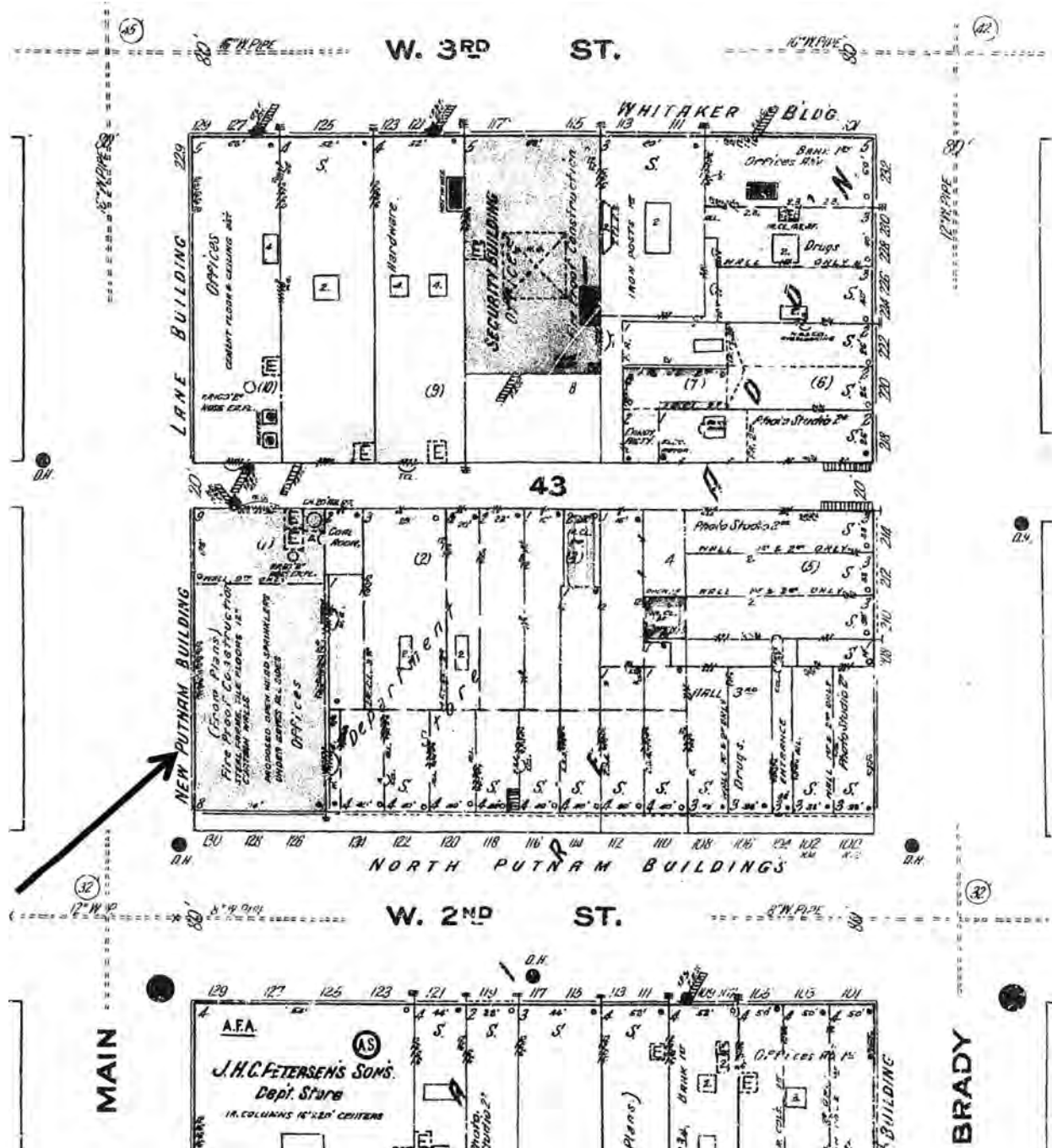


Figure 7. 1910 Sanborn fire insurance map, with Putnam Building indicated (Sanborn Map Company 1910).

(north is up)

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



Figure 8. Putnam Building under construction, September 2, 1910 (Putnam Trust collection, 2005.14.1bb1).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



Figure 9. Putnam Building complete, November 1910
(Putnam Trust collection, glass negative; also print 2005.14.1jj).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

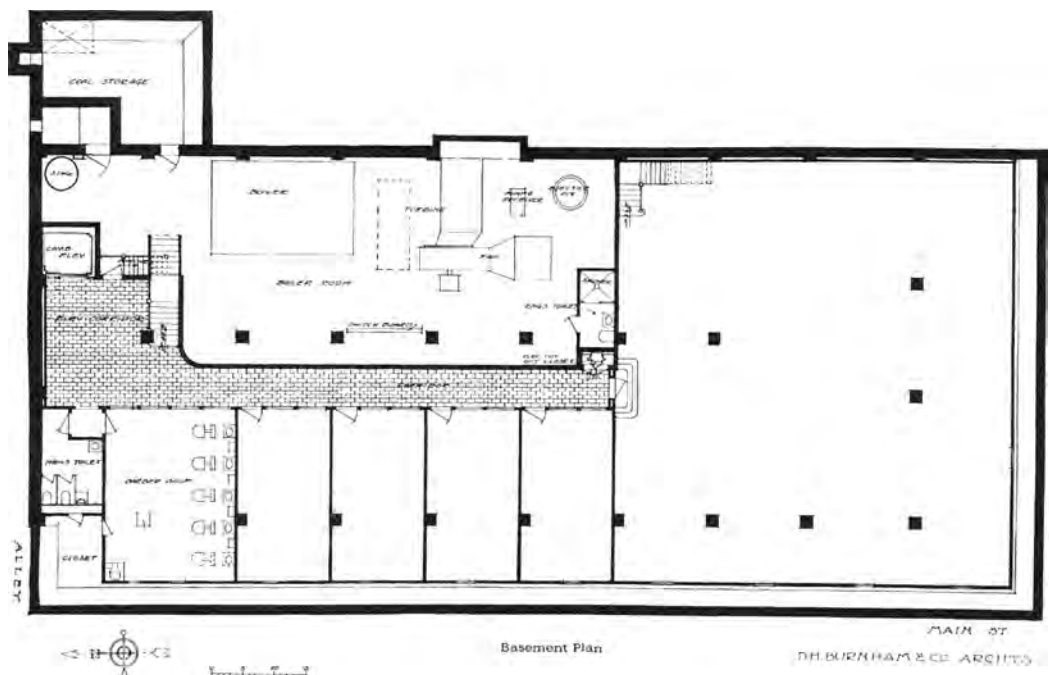


Figure 10. Basement plan in June 1910 promotional booklet (Putnam Trust collection).

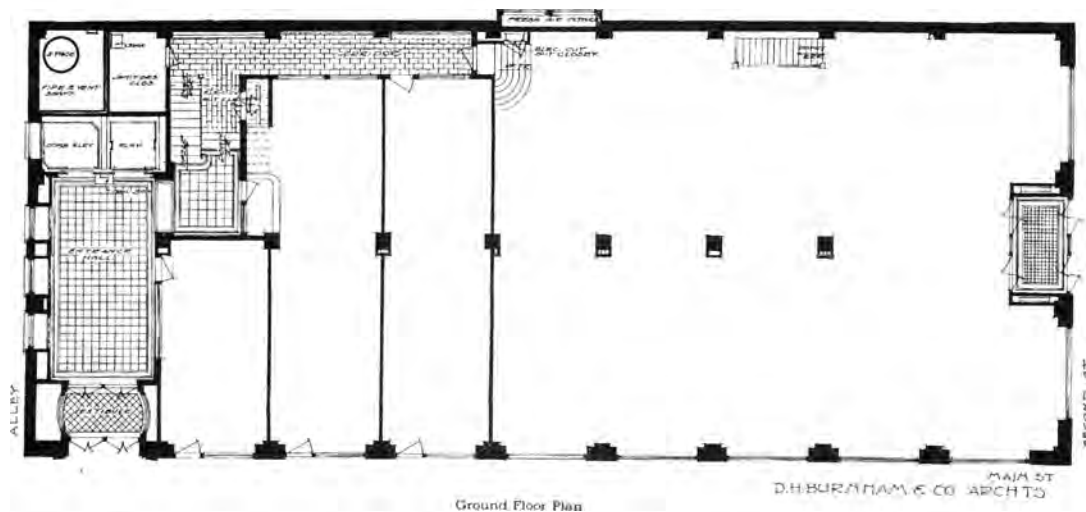


Figure 11. First story plan in June 1910 promotional booklet (Putnam Trust collection).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

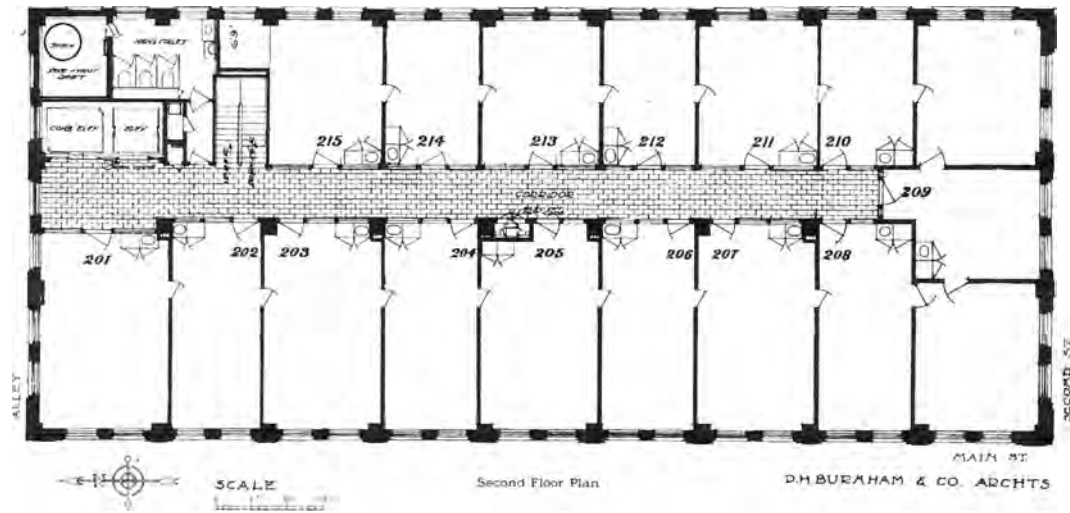


Figure 12. Second story plan in June 1910 promotional booklet (Putnam Trust collection).

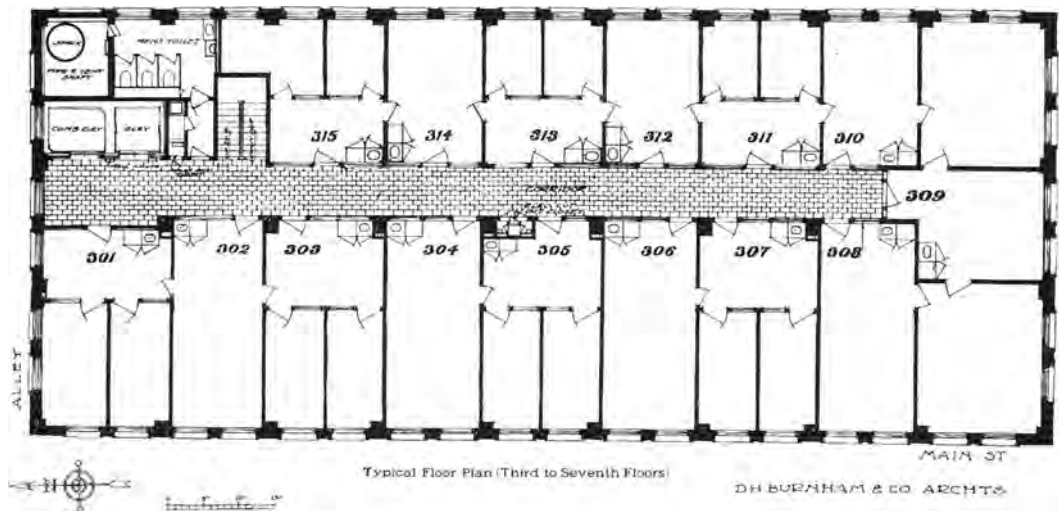


Figure 13. Divided upper story plan in June 1910 promotional booklet (Putnam Trust collection).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

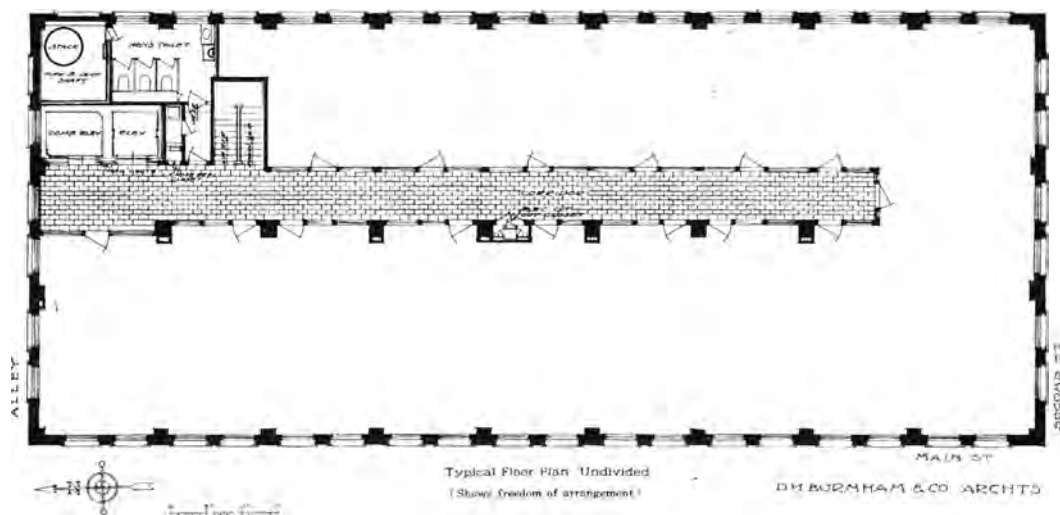


Figure 14. Undivided upper story plan in June 1910 promotional booklet (Putnam Trust collection).

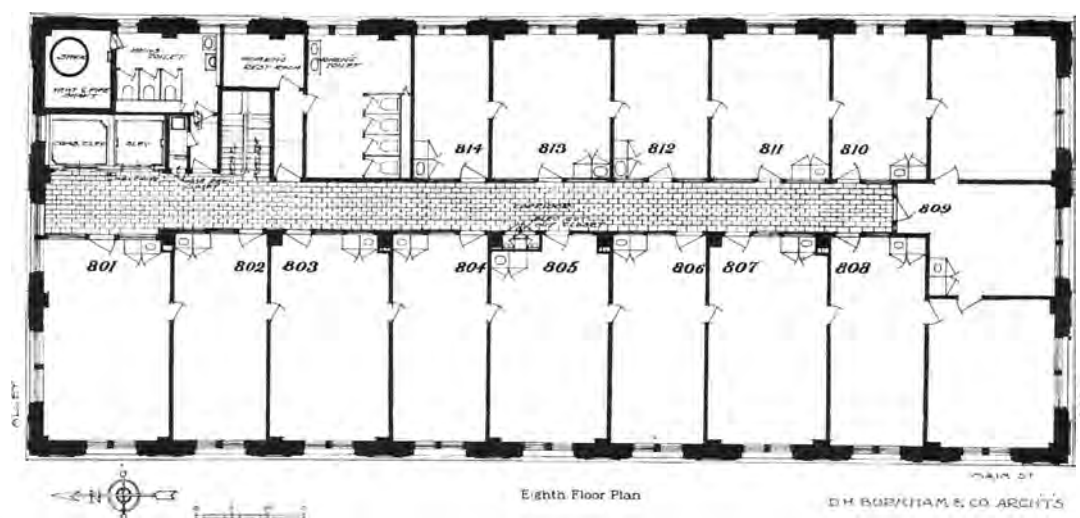


Figure 15. Eighth story plan in June 1910 promotional booklet (Putnam Trust collection).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



Figure 16. Putnam Building and block in 1910s (Putnam Trust collection, 2005.14.111).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

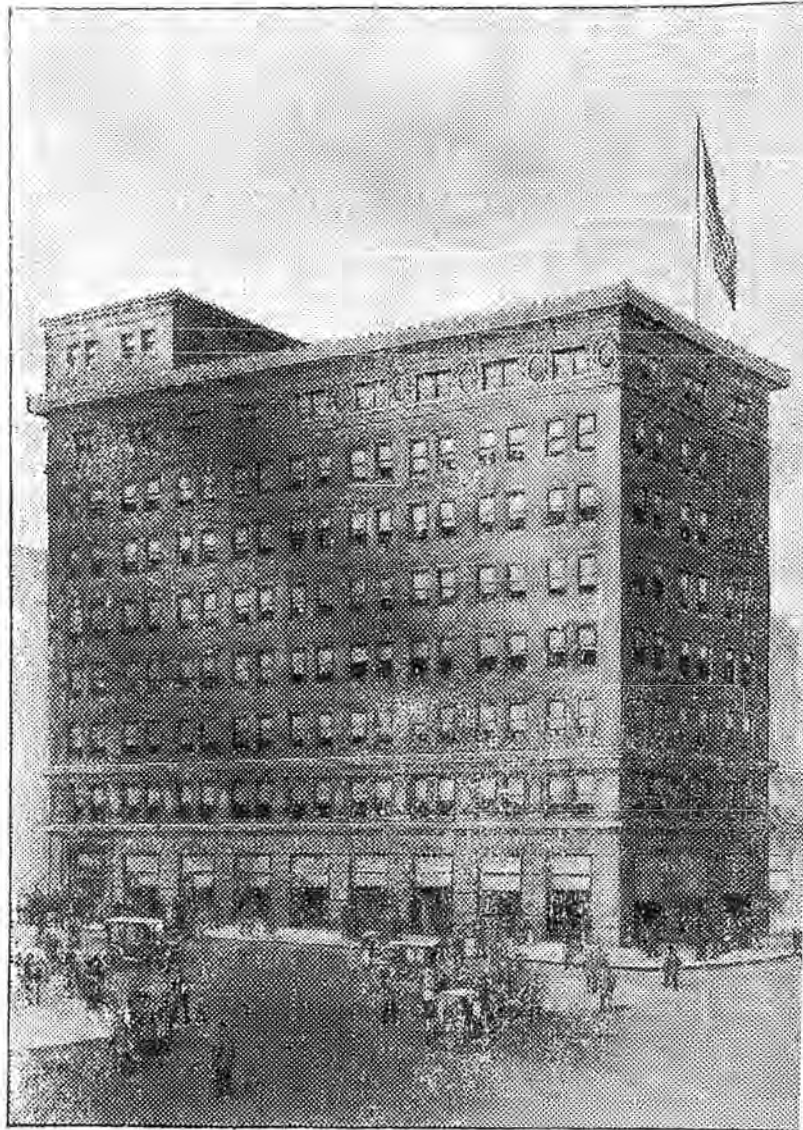


Figure 17. Putnam Building on Davenport skyline, 1915 (Putnam Trust collection, 2005.14.2jjjj).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

BUSINESS CENTER OF DAVENPORT PUTNAM BUILDING



This new 8-story, steel structure, fireproof office building
is substantial evidence of the solid growth of Davenport

W. C. PUTNAM ESTATE, Owne
D. H. BURNHAM & CO., Architec

Figure 18. Advertisement page in 1915 city directory for Davenport (Polk 1915: 8).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

Million Dollar Skyscraper to be Built for M. L. Parker Co. by Putnam Estate Will be the Finest Store in Iowa and Biggest Development in 1922



Figure 19. 1921 design concept for Parker Building and block, Graham, Anderson, Probst, and White (Davenport Democrat and Leader, January 1, 1922, 27).



Figure 20. 1921 design for M.L. Parker Company Building, Graham, Anderson, Probst, and White (Davenport Democrat and Leader, May 7, 1922, 31).

Putnam-Parker Block
 Name of Property

Scott County, Iowa
 County and State

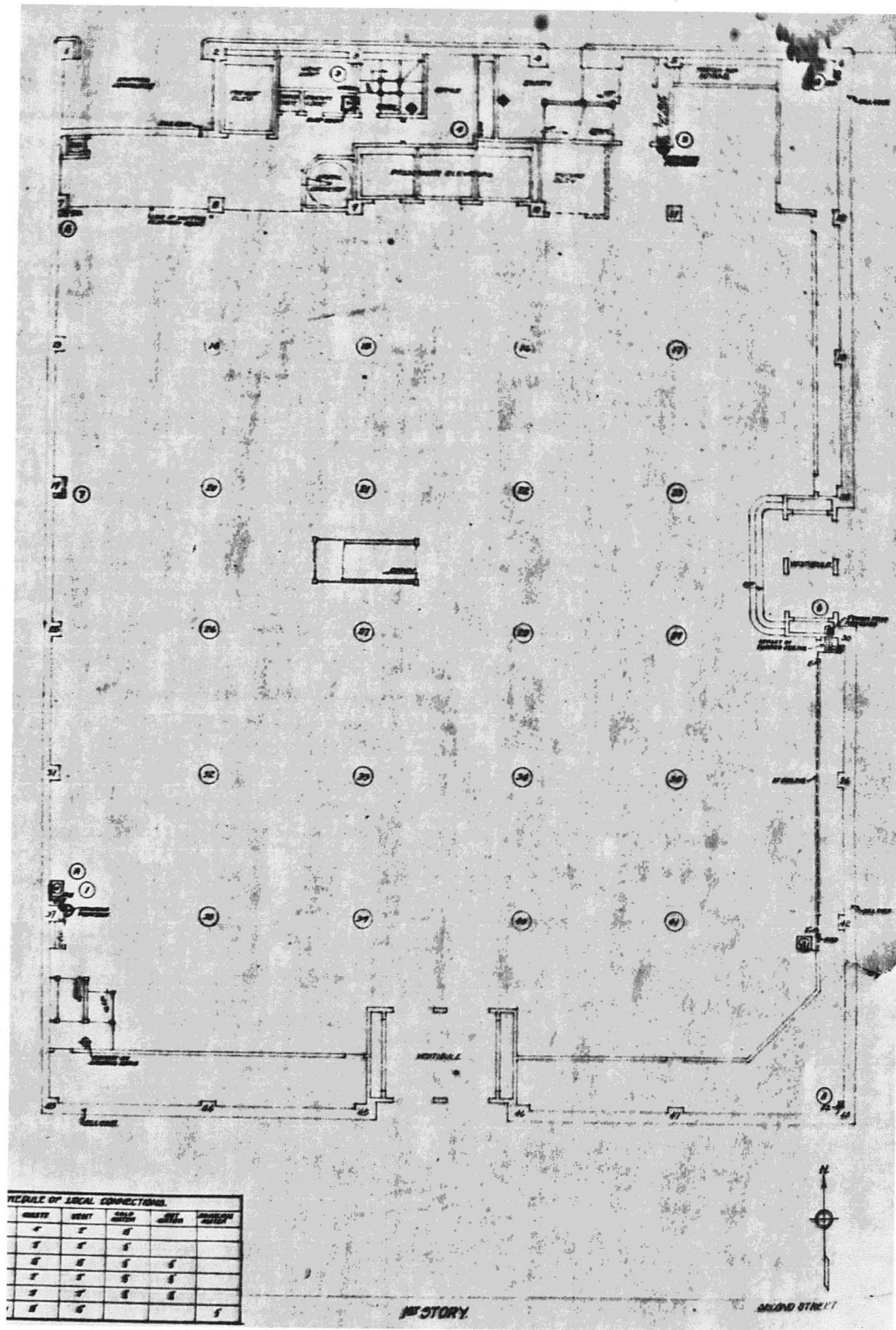


Figure 21. 1921 design for first story of Parker building, Graham, Anderson, Probst, and White (Putnam Trust collection, unprocessed drawings).

Scott County, Iowa
County and State

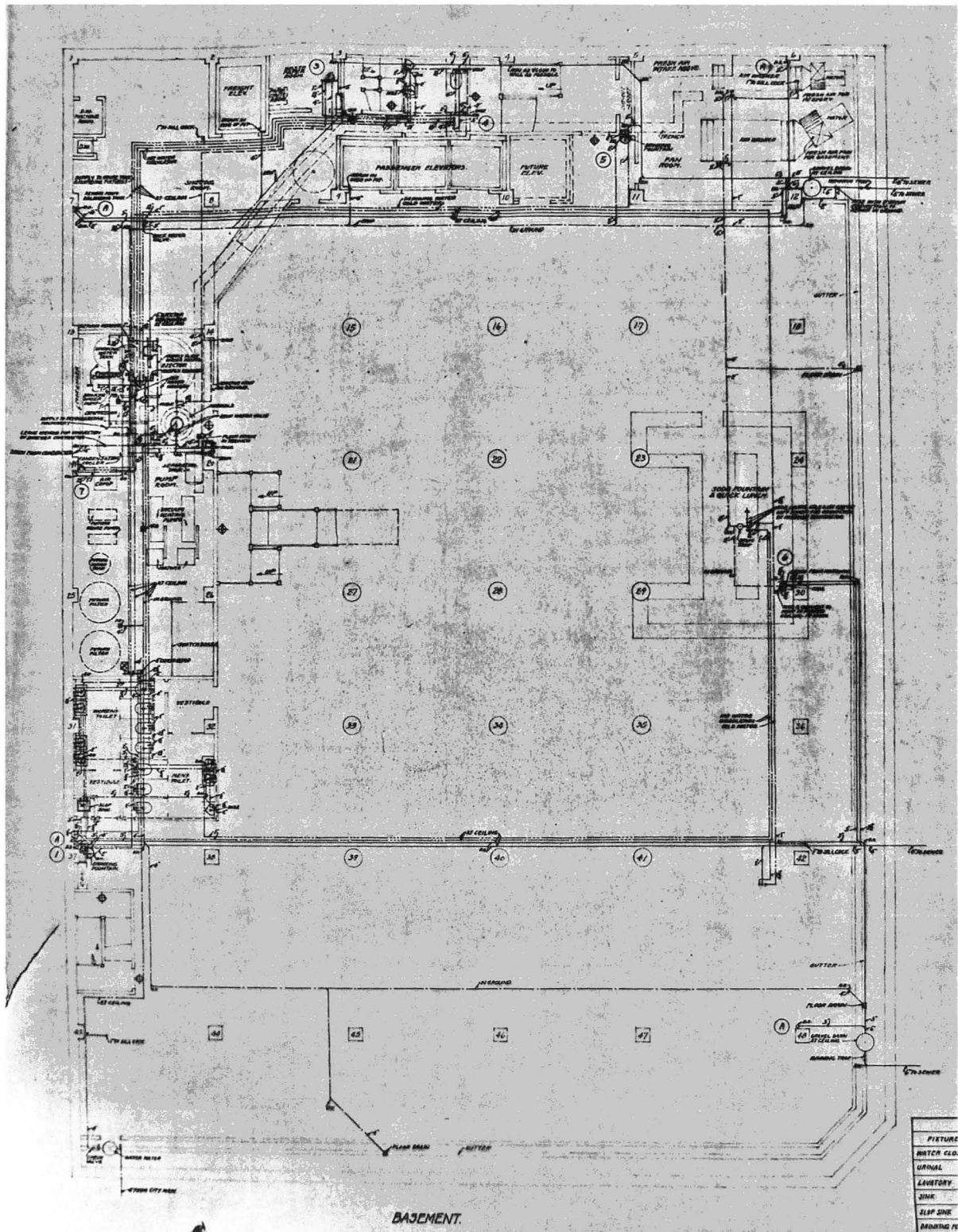


Figure 22. 1921 design for basement of Parker building, Graham, Anderson, Probst, and White (Putnam Trust collection, unprocessed drawings).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

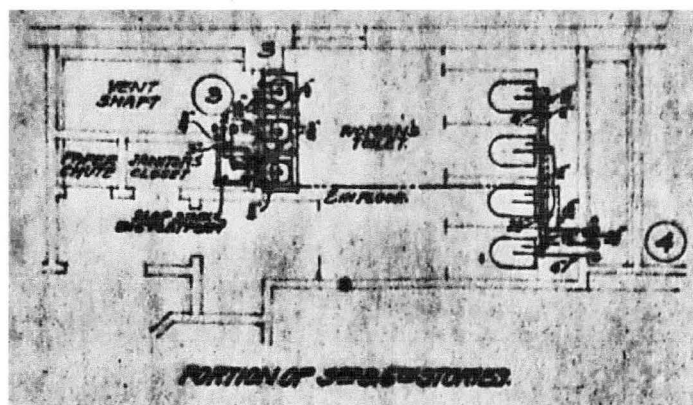


Figure 23. Typical restrooms on north end of third and fifth story of Parker building, north of elevators, Graham, Anderson, Probst, and White (Putnam Trust collection, unprocessed drawings).

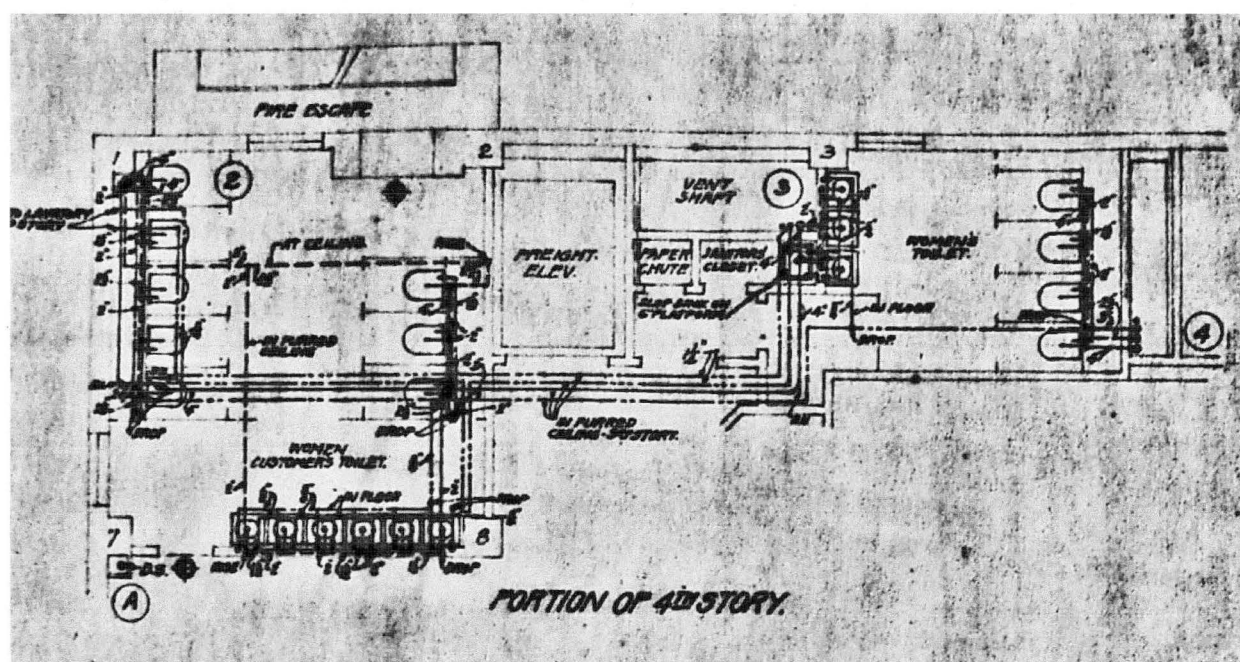


Figure 24. Special women's rest room area and general toilets on north end of fourth story of Parker building, Graham, Anderson, Probst, and White (Putnam Trust collection, unprocessed drawings).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



Figure 25. Parker store building under construction, August 29, 1922 (Putnam Trust collection 2005.14.1ccc).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



Figure 26. Parker store building substantially complete, December 30, 1922 (Putnam Trust collection 2005.14.1iii).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

MONDAY EVENING—THE DAVENPORT DEMOCRAT AND LEADER—FEBRUARY 12, 1923

Personal Services

Information Bureau

Free information regarding train schedules, motor routes and conditions of highways leading into Davenport, points of interest in the Tri-Cities and the most expeditious ways of reaching them, public meetings, current entertainments and amusements, and many other miscellaneous matters about which our customers may desire to know, will be obtained.

Personal Shopping Bureau

One of the most helpful agencies in the store for the convenience of customers will be the Personal Shopping Bureau. It will supply an expert shopper for those who are unable to visit the store themselves—whether they live in the Tri-Cities or in other parts of Illinois and Iowa. Customers coming to the store who desire assistance in solving shopping problems will have the personal assistance and advice of our Personal Shopper.

Writing and Rest Room for Women

This rest room on the Fourth Floor will be supplied with writing desks, comfortable, deep arm chairs, apparatus, and a Tri-City telephone.

Check Room

This room on our Main Floor will be convenient for customers who wish to relieve themselves of packages, umbrellas, surplus wraps, and other impediments while on a shopping excursion.

Lost-and-Found Bureau

Will receive reports of lost articles and will restore them to their owners when they are turned in.

Postal Sub-Station

Here stamps may be purchased, letters and packages mailed, and money orders bought or cashed.

Telephone Booths

Two booths conveniently located near the Women's Rest Room for the use of customers of the store.

Luncheonette and Soda Fountain

For the convenience of customers and employees a well equipped lunch room and soda fountain will be maintained in the Economy Basement. There will be both counter and table service. Hot plate luncheon will be served during the noon hours and a carte and soda fountain service will continue throughout the day.

The Gift Secretary

When you are puzzled as to what to give you will be greatly aided by consulting the Gift Secretary. She will aid you with valuable suggestions. If you desire information regarding what would prove most pleasing and acceptable in a prospective recipient, simply give the Gift Secretary the name and address and leave the rest to her. In a few days she will have the information for you without having in any way revealed your identity. She represents the "secret service" of gift-giving.

Interior Decorating Advisory Service

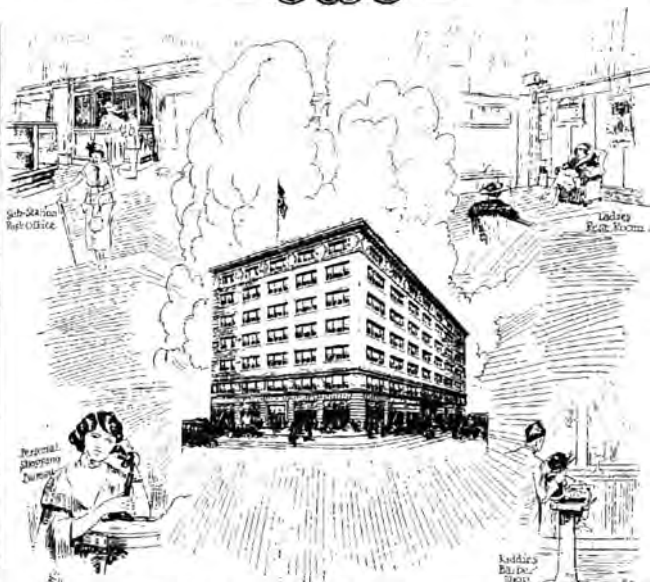
An expert in all matters pertaining to interior decorating will give advice without charge to customers who require his services.

Elevator Service

Three New Elevators, featuring a self-serving device that gives well-balanced, even transportation, will afford excellent facilities for customers without causing any unnecessary delay. These elevators are especially devised to stop even with the floor, dispensing with the necessity for the passenger to have either a step up or down when leaving the car.

Gift Shop

A shop that will be furnished with unusually attractive and unique merchandise of a special nature that is of real decorative value. It will be in charge of a competent corps of salespeople who will gladly give suggestions regarding purchases.



The Store of Service

JUST what is "Service"? We hear the word used so often that it becomes almost commonplace and meaningless. But the real idea back of it can never become commonplace. "Assistance or kindness to others" is the way Webster defines it;—the one fundamental idea that has made the continued success of every great business enterprise.

The spirit of service is, and always has been, a fundamental of our business—service in merchandise, safeguarding quality and keeping prices to the lowest level at which quality can be bought; service in equipment and conduct, presenting a comfortable store where it is easy to shop; service that offers you many conveniences that bespeak friendly and hospitable welcome and make your visit here a pleasure.

The New Store is only what the people of this community have wrought. It is an expression of the tastes and needs of our customers and friends—an institution of Service. In it they naturally evince a proprietary interest, as they would in any honored civic institution.

As convincing evidence of our effort to make this New Store one of which the Tri-Cities may feel proud, we enumerate a few of the factors that make it "The Store of Service"

Service in Merchandise

Superior Service would not mean much if it did not include the strict supervision of quality in every piece of goods in the store. We insist that even in the least expensive grades of merchandise, the idea of quality—worthy materials, good workmanship and practical service—shall always be strongly in evidence.

To make this ideal of Quality practicable, a large organization has been perfected which includes a permanent New York representative and other advantageous buying connections as well as a large corps of experienced buyers and specialists who scout the whole country to supply the needs of our customers.

Service in Equipment

The New Store was built with the single view of carrying out our ideal of Service. It was designed with the comfort and convenience of our customers in mind in every minute detail.

The thousands who will throng the New Store next Wednesday afternoon and evening will little realize the infinite pains taken to make it comfortable and attractive. Spacious isles, pleasing fixtures, thorough ventilation, splendid vistas and every facility for prompt service.

These physical perfections are only a background for the human element of the store; the atmosphere of freedom and cordiality, the attitude of treating every customer as a guest whether purchases are intended or not.

Merchandise Services

Women's Beauty Parlor

A hairdressing and beauty shop that will be under the direct supervision of a trained expert, equipped to satisfy the needs of Tri-City women in a most cosmopolitan manner. The most modern and scientific methods will be used.

Kiddies' Barber Shop

A three-chair children's barber shop on the Fourth Floor under the supervision of competent barbers.

Year 'Round Toyland

A large section on the Fifth Floor devoted exclusively to toys for boys and girls will be maintained the year round. The emphasis is placed on toys constructive and instructive.

Window Displays

Realistic figures in beautiful settings will set the fashions in pictorial review. The windows on either side of the Brady Street entrance to the store for men will be used to display men's apparel only.

Delivery Service

Promptness of delivery will be one of the store's feature services to its customers. A delivery fleet of three motor trucks will make two deliveries daily in Davenport and one a day in Rock Island and Moline.

Photo Studio

Specially planned for the convenience of our customers a large photo studio, located on the Seventh Floor will be equipped in every way to render satisfactory and high-grade photographic work.

Mourning Apparel

A complete service in mourning apparel and mourning millinery will be found in the ready-to-wear and millinery departments. Advice on correct mourning apparel will be given.

Other Service Features

Among other links in a chain of comprehensive service may be mentioned instructions in the making of lamp shades, head bags, and other fancy work; a fine China Display room, divisions for the repair of jewelry, toys, gloves, and a fine jewelry workroom.

Juvenile Departments

On the second floor are housed the three sections of the Juvenile Department—each will give special attention to the apparel needs of children of a certain age. There will be:

Boys' Store—will be equipped to meet the needs of boys from 2 to 18 years of age. There will be a complete line of boys' furnishings, clothing, hats and caps.

Girls' Store—carrying a complete line of girls' coats, dresses, undergarments and accessories.

Baby Shop—will be equipped with everything for baby's needs, including clothing, accessories, furniture for baby's room, and a special millinery section and babyette room.

The Store for Men

In planning The Store for Men, our purpose was to create a special men's store where he could supply his entire apparel needs in the kind of environment that he likes, away from the crowd of feminine shoppers.

That is just what men will find when they come in our Brady Street entrance—separate and distinct Men's Store where they can shop comfortably and conveniently.

Economy Basement

Here merchandise of the same dependable quality as that carried in the main store, but at lower prices, will be featured. Its purpose will be to afford the people of the Tri-Cities the best values obtainable in worthy merchandise at the low economy prices.

M.L. Parker Co.
DAVENPORT, IOWA.
QUALITY MERCHANDISE - REASONABLY PRICED

Figure 27. Services offered by M.L. Parker Company
(Parker's New Home Edition special insert, Democrat and Leader, February 12, 1923, 24).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



Figure 28. Parker Building and block, 1923 (Putnam Trust collection 2005.14.2ppp).

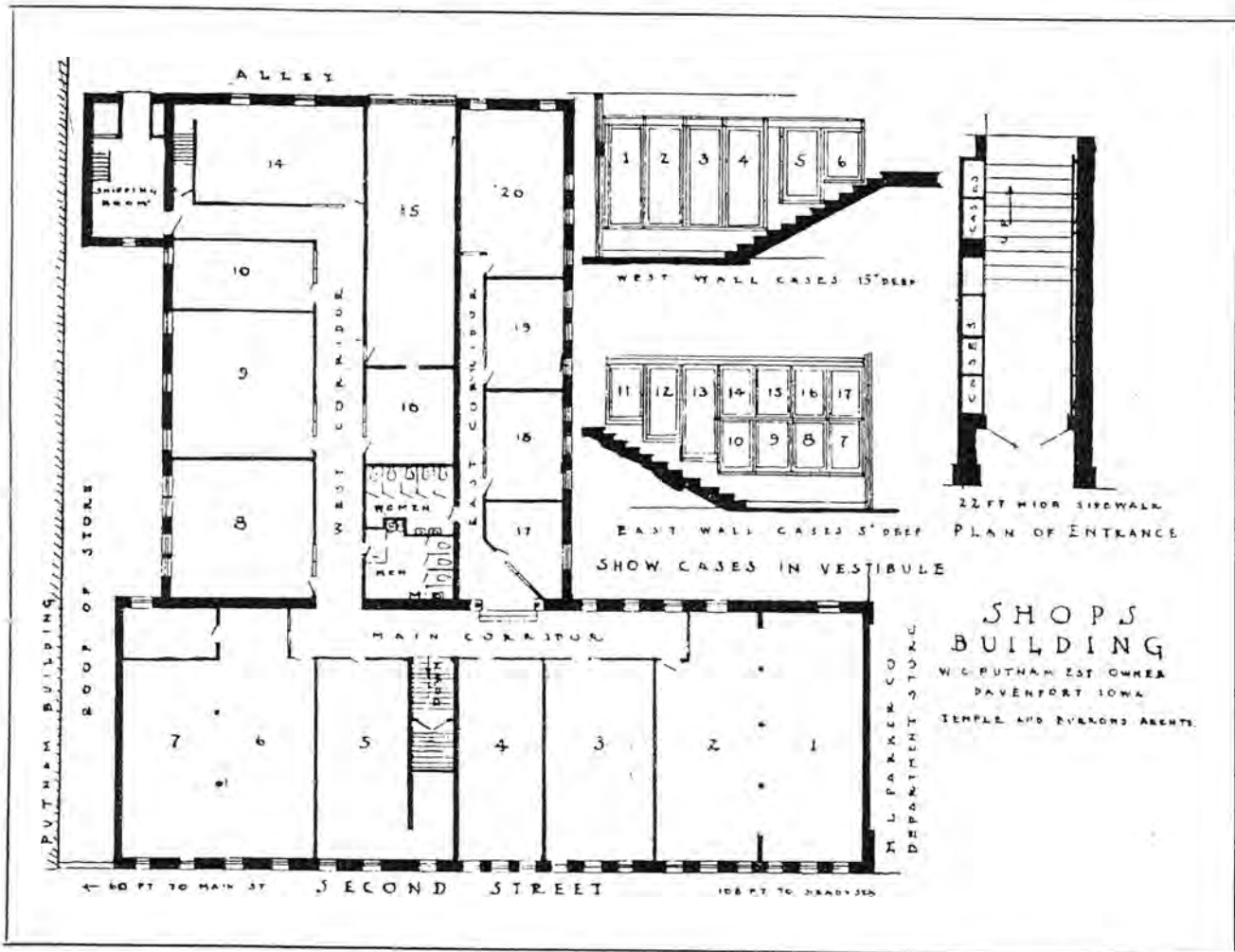
Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

20

BUILDINGS AND
BUILDING MANAGEMENT

September 3, 1923



Second floor plan. Plan of entrance lobby and sectional elevations of lobby and staircase leading to the Shops Building, Davenport

Figure 29. Floor plan and display cases for middle building remodeled as Shops Building in 1923 (Buildings and Building Management, September 3, 1923, 20).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



Figure 30. Key buildings/businesses in Davenport's business district, c.1930 (Putnam Trust collection).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

In the Business Center of Davenport

PUTNAM BUILDING

Northeast corner Second and Main Streets.
Fireproof. Office Building.

DEPARTMENT STORE BUILDING

Northwest corner Second and Brady Streets.
Fireproof. Leased to M. L. Parker Co.

RETAIL STORES

North side Second Street, from Brady to Main
Street. For 80 years a retail center.

SHOPS BUILDING (Retail Shops)

North side Second Street, between Parker's
and Putnam Building. Entrance 118½ West
Second Street.

SOUTH PUTNAM BUILDING

Southwest corner Second and Brady Streets.

Trustees W. C. Putnam Estate, Owners
804 PUTNAM BUILDING DAVENPORT, IOWA

Figure 31. Advertisement for property of W.C. Putnam Estate in 1925 Davenport city directory (Polk 1925: 8).
(faces title page in directory)

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

12

In the Business Center of Davenport

PUTNAM BUILDING

Northeast corner Second and Main Streets. Fireproof.
High Standard, Centrally Located Office Building.

DEPARTMENT STORE BUILDING

Northwest corner Second and Brady Streets. Fireproof. Leased to M. L. Parker Co.

RETAIL STORES

North side Second Street, from Brady to Main Street.
For 90 years a retail center.

Trustees, W. C. Putnam Estate, Owners

804 Putnam Building

Davenport, Iowa

(1930) R. L. POLK & CO.'S

Figure 32. Advertisement for property of W.C. Putnam Estate in 1930 Davenport city directory (Polk 1930: 12).
(faces title page in directory)

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



Figure 33. Putnam Building, old middle building, Parker Building, 1930s
(Putnam Trust collection, 2005.14.2sss).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

IN THE BUSINESS CENTER OF DAVENPORT



PUTNAM BUILDING

Northeast corner Second and Main Streets. Fireproof.
High Standard, Centrally Located Office Building.

Department Store Building

Northwest corner Second and Brady Streets.
Fireproof. Leased to M. L. Parker Co.

Retail Stores

North side Second Street, from Brady to Main Street.
For 97 years a retail center.

TRUSTEES, W. C. PUTNAM ESTATE, OWNERS

804 PUTNAM BUILDING

DAVENPORT, IOWA

Figure 34. Advertisement for property of W.C. Putnam Estate in 1936 Davenport city directory (Polk 1936: 390).
(faces title page in directory)

In the Business Center of Davenport



PUTNAM BUILDING
High Grade Office Building,
Northeast corner Second and Main

RETAIL STORES
North Side Second Street between Brady
and Main

DEPARTMENT STORE BUILDING
Northwest corner Second and Brady

TRUSTEES, W. C. PUTNAM ESTATE, OWNERS

Figure 35. Advertisement for property of W.C. Putnam Estate in 1937 Moline (IL) city directory (Polk 1937: 232).

OFFICE BUILDINGS

In the Business Center of Davenport



PUTNAM BUILDING
High Grade Office Building
Northeast cor. Second and Main

RETAIL STORES
North Side Second Street
between Brady and Main

DEPARTMENT STORE BUILDING
Northwest corner Second and Brady

TRUSTEES, W. C. PUTNAM ESTATE, OWNERS

Figure 36. Advertisement for property of W.C. Putnam Estate in 1940 Rock Island - Moline (IL) city directory (Polk 1940: 49).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



Figure 37. Remodeled lobby and elevators, c.1940 (Putnam Trust collection, 2005.14.2uu).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

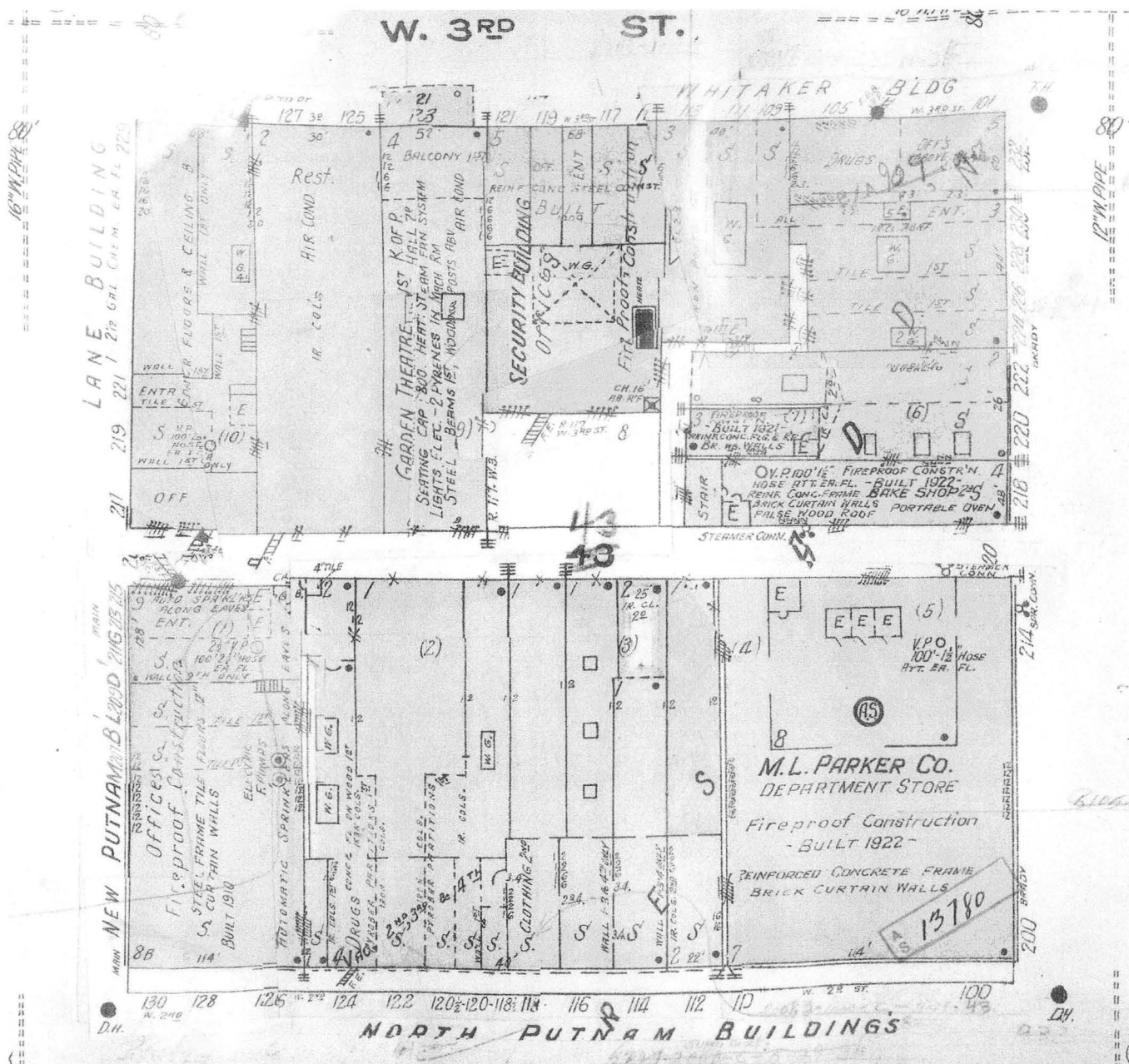


Figure 38. Sanborn fire insurance map, revised 1941 (Sanborn Map Company 1941).

(north is up)

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

36

OFFICE BUILDINGS

IN THE BUSINESS CENTER OF DAVENPORT



PUTNAM BUILDINGS

PUTNAM BUILDING

North-east corner Second and Main. Fireproof office building. High standard design, construction, maintenance and service. Up-to-the-minute finger-tip push-button control elevators. Refrigerated water. Centrally located, convenient to office, banking and retail districts. Reasonable rents.

RETAIL STORES—"LE CLAIRE ROW"

North side Second street, between Brady and Main. A retail center for over 100 years and with its wide sidewalk still the 100% district.

DEPARTMENT STORE BUILDING

Northwest corner Second and Brady streets. Seven stories. Fireproof. Leased to M. L. Parker Co.

TRUSTEES ESTATE OF W. C. PUTNAM, OWNERS

804 PUTNAM BUILDING

DAVENPORT, IOWA

(1944) R. L. POLK & CO.'S

Figure 39. Advertisement for property of W.C. Putnam Estate in 1944 Davenport city directory (Polk 1944: 36).

*(continued with this sketch and text in directories through 1964)
(same text with updated photograph from 1964 to 1974)*

Putnam-Parker Block
Name of Property

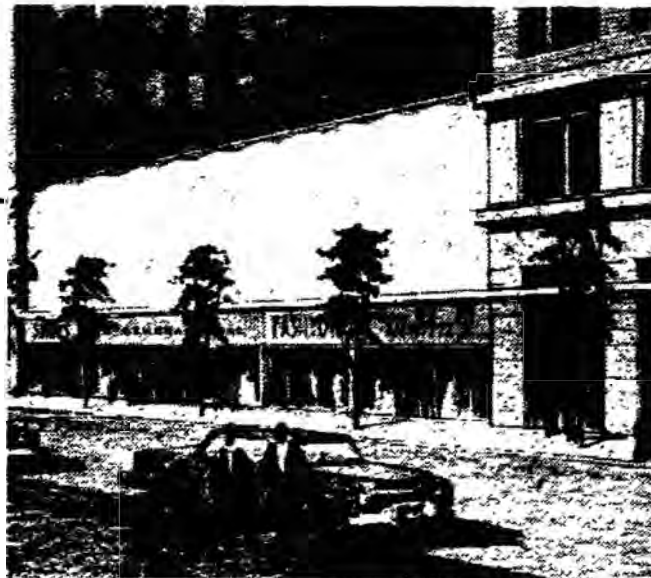
Scott County, Iowa
County and State



W. C. PUTNAM
1860 — 1906

1910
PUTNAM
Office Bldg.
2nd &
Main Sts.

1922
Dept. Store
Building
2nd &
Brady



Since 1906 the farsighted vision of W. C. Putnam has been unfolding in DAVENPORT'S RETAIL CENTER

Away back in 1839, when the population of Davenport was 600, Antoine LeClaire built a three-story brick hotel, the LeClaire House, at West Second and Main Streets. Later additions extended LeClaire Row to Brady Street. In 1859 a recorded deed included the LeClaire House, 15 stores, 2 public halls and numerous offices.

After managing this property for some years, W. C. Putnam took title in 1895 and began minor improvements before his death in 1906. By his will the property was left in trust for the benefit of the Davenport Public Museum. And the Trustees began to follow his outlined major improvements.

First the 8-storied Putnam Office Building, erected in 1910. Then the 7-storied Department Store Building (occupied by M. L. Parker Co.) in 1922.

Now, for 1936 comes the Center Building of two stories and basement (to be occupied by Bowman Shoes, J. C. Penney Co., G. R. Kinney Co. and American Dixie Shops).

Next a new building for the Davenport Public Museum and the Davenport Municipal Art Gallery, on the site of the Putnam Family's early residence.

TRUSTEES OF THE ESTATE OF W. C. PUTNAM

For the Benefit of the

DAVENPORT PUBLIC MUSEUM

Figure 40. Advertisement announcing plans for block on October 11, 1955 (*Democrat and Leader*, 32).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

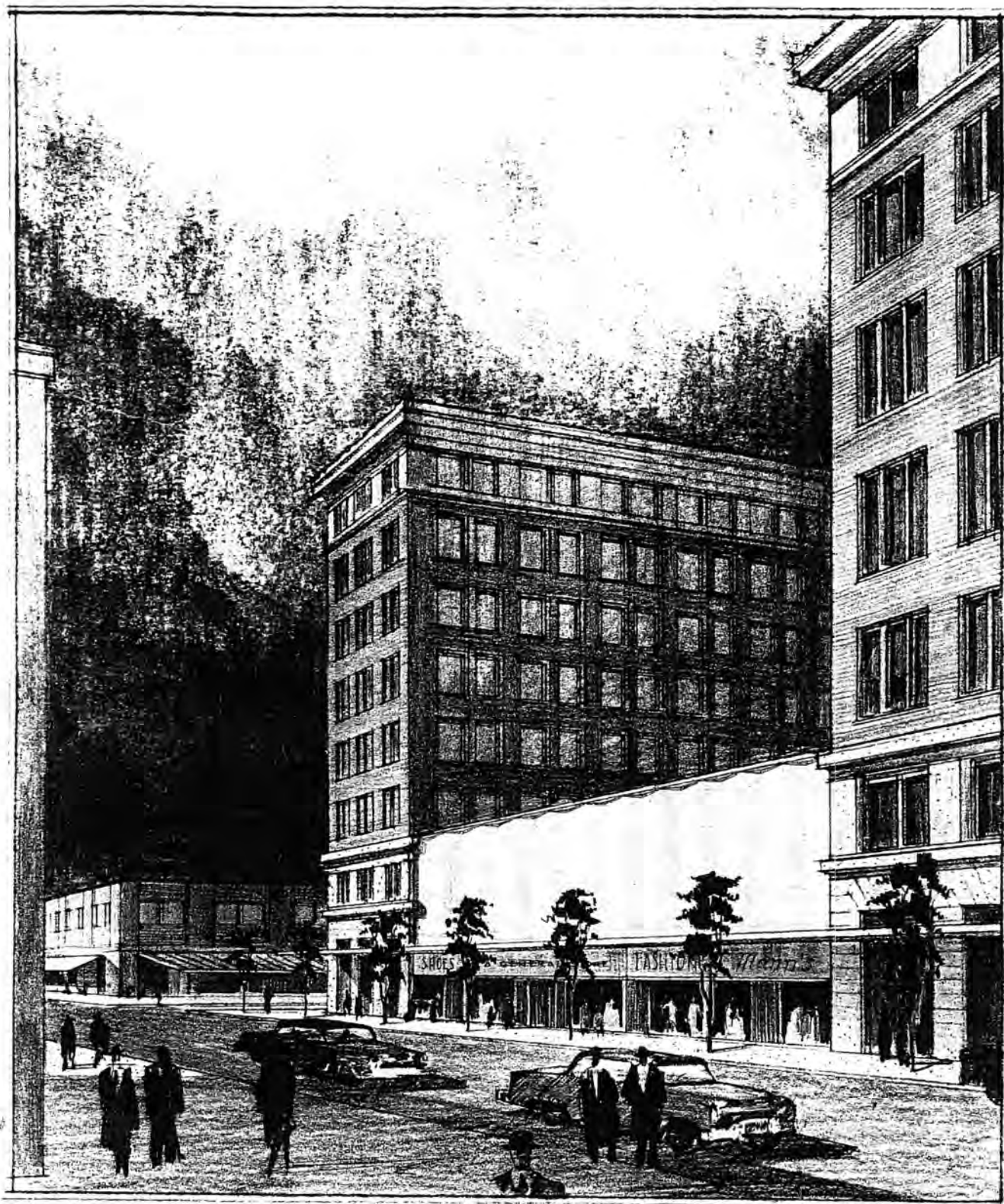


Figure 41. 1956 design concept for middle of Putnam-Parker block, Graham, Anderson, Probst, and White (Putnam Trust collection 2005.14.2ggg).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

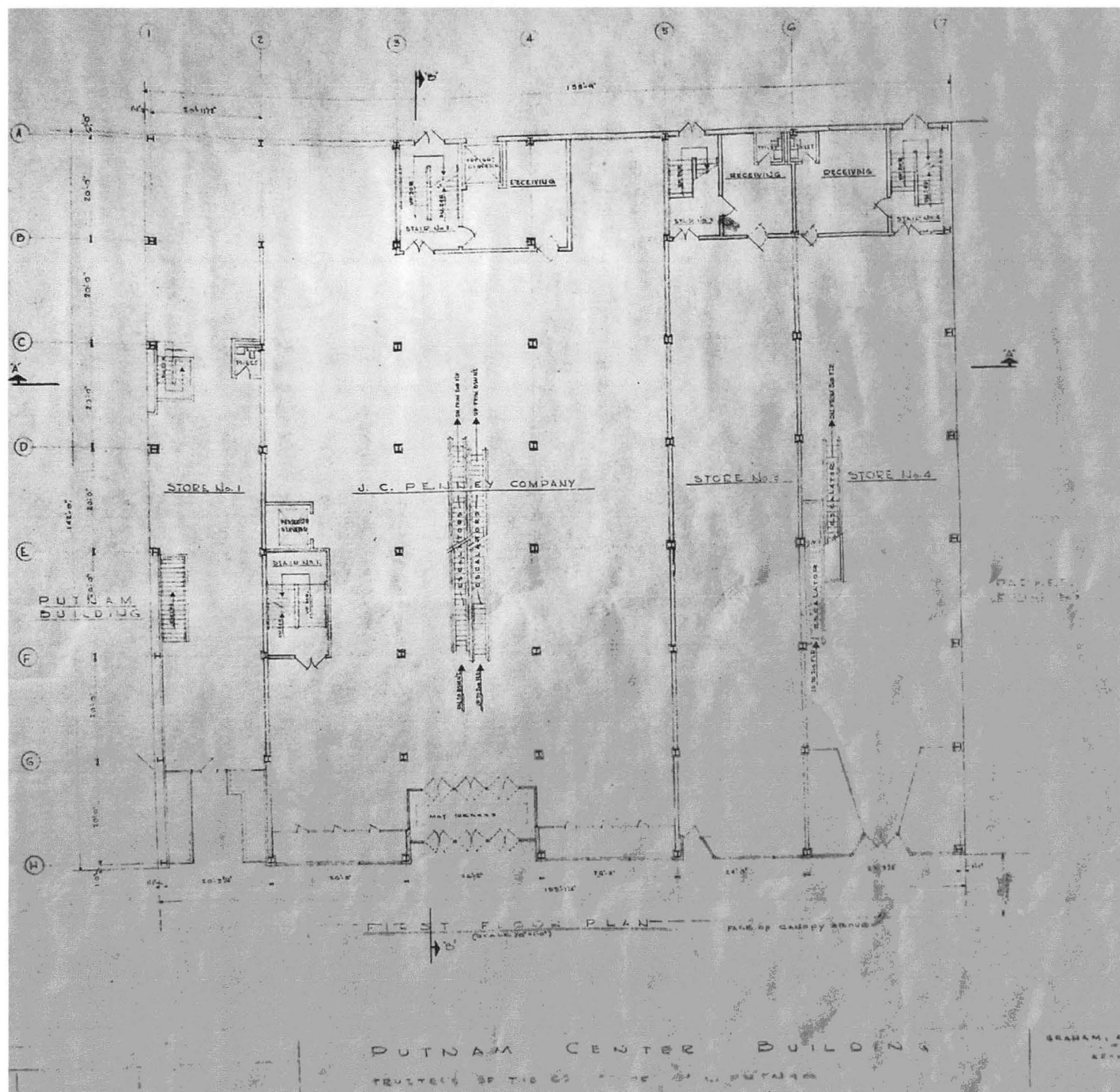


Figure 42. Layout of first story of Putnam Center Building
(Putnam Trust collection, unprocessed drawings).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

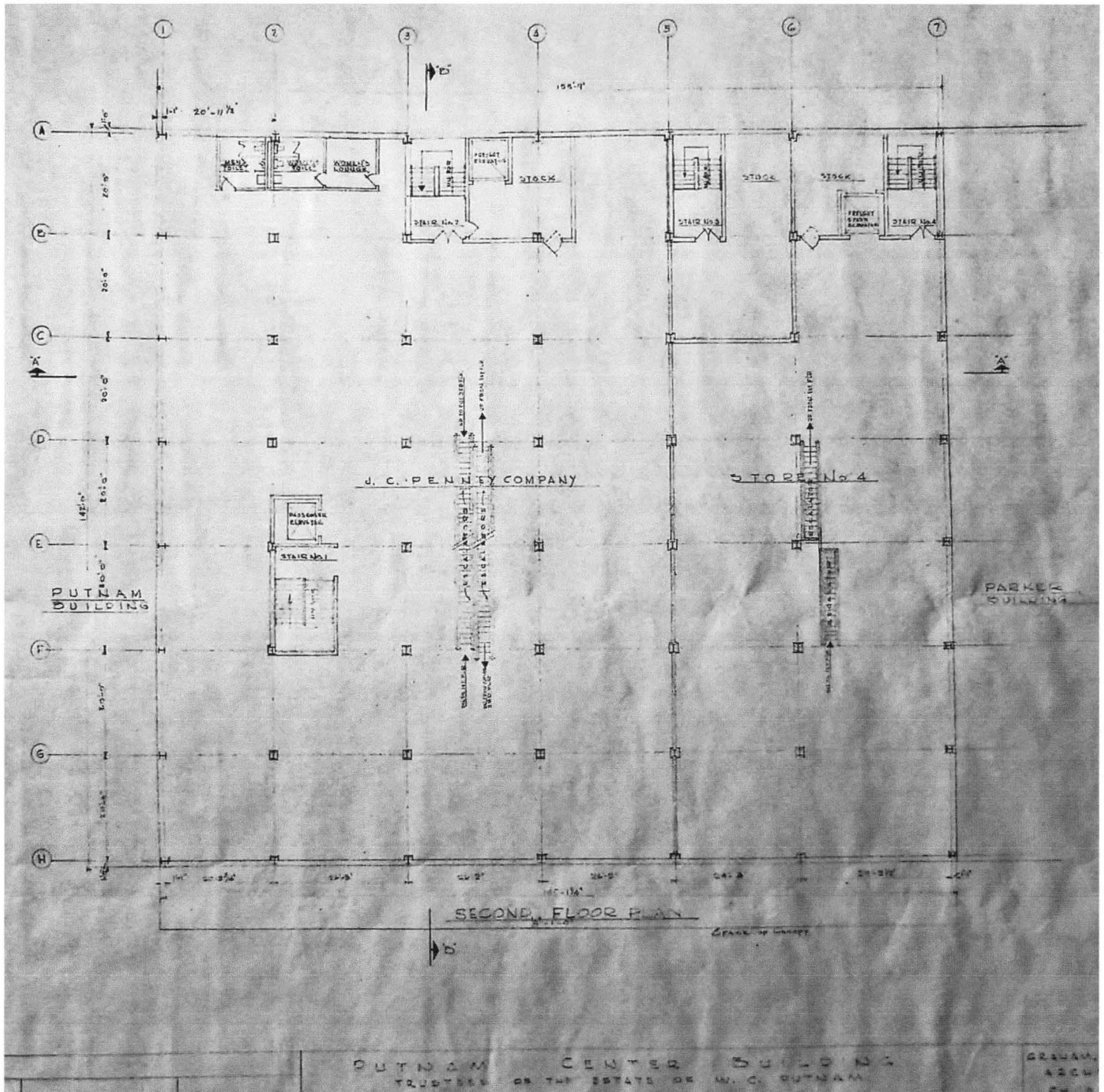


Figure 43. Layout of second story of Putnam Center Building
(Putnam Trust collection, unprocessed drawings).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

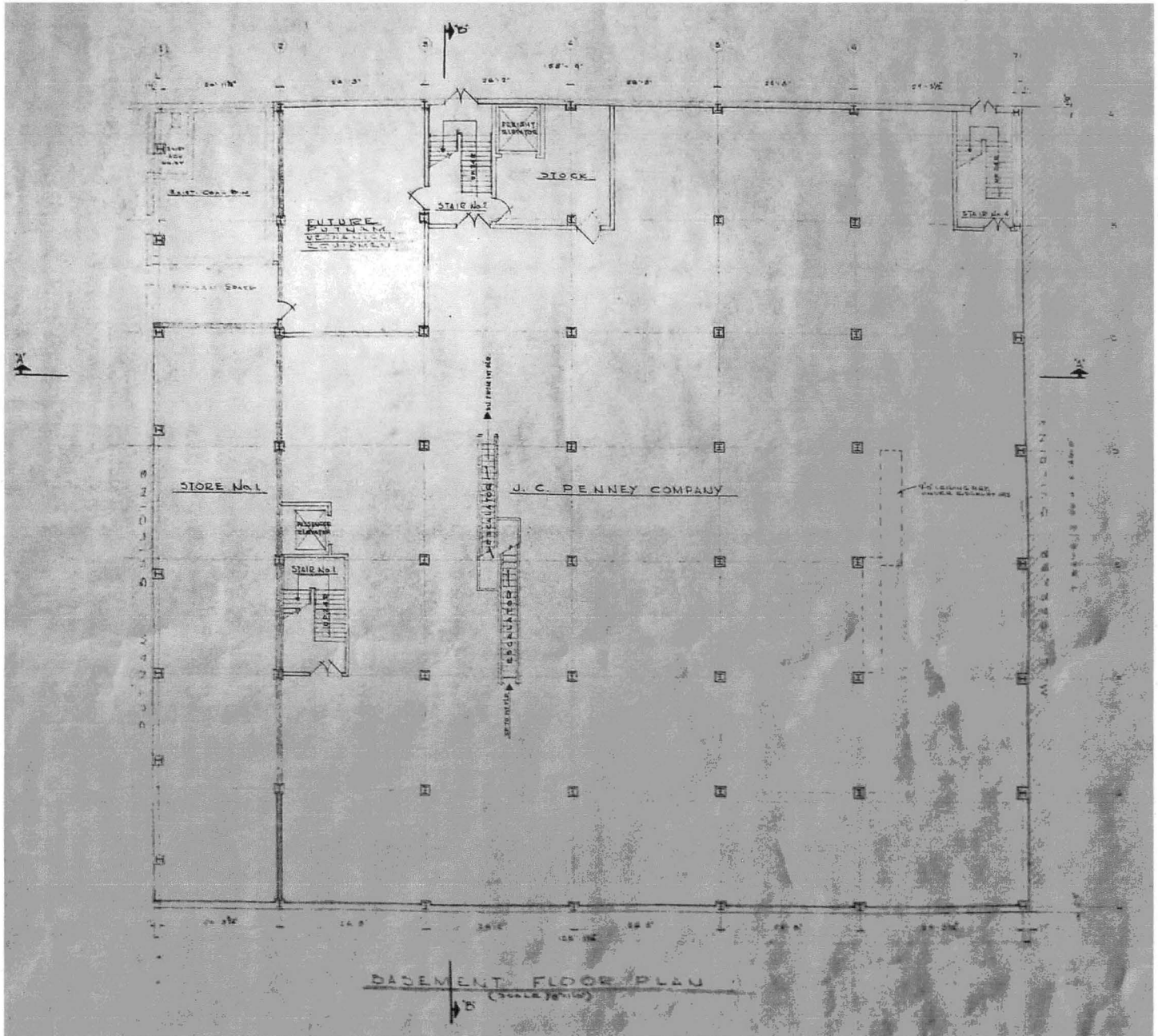


Figure 44. Layout of basement of Putnam Center Building
(Putnam Trust collection, unprocessed drawings).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



Figure 45. New building in middle of Putnam-Parker Block, September 17, 1957
(Putnam Trust collection 2005.14.2hhhh).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State



Figure 46. Putnam-Parker Block (Putnam Building, middle building, and Parker Building), July 1964
(Putnam Trust collection 2005.14.2mmm).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

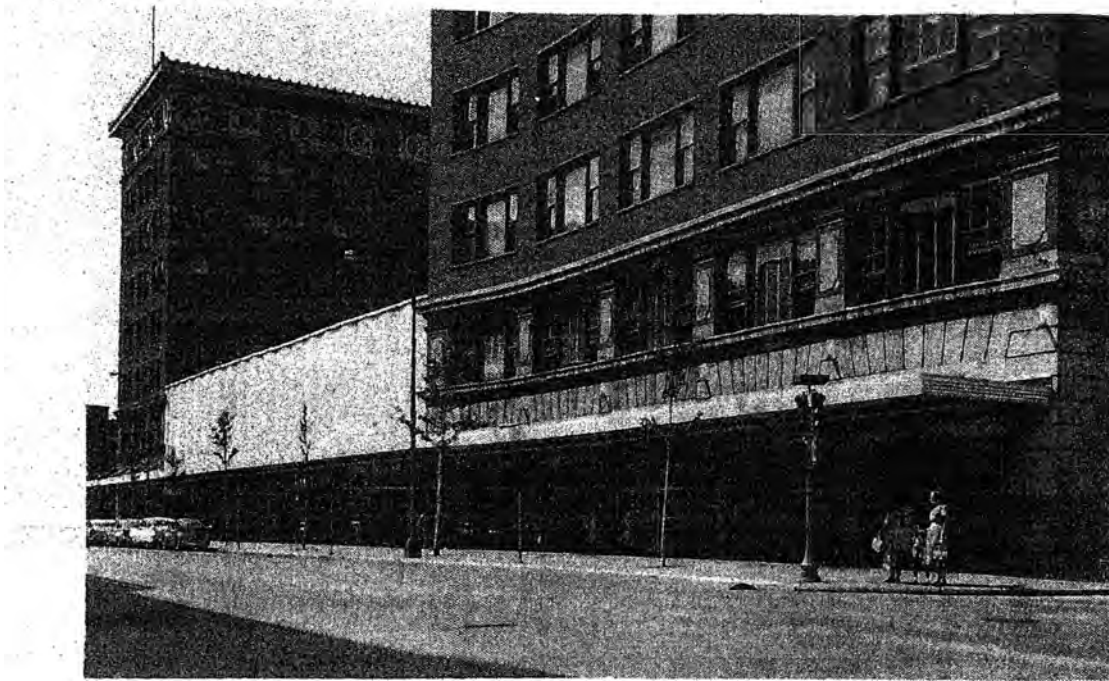


Photo by Phil Hutchison

One man's estate (W. C. Putnam) administered by a Board of Trustees for the sole benefit of the Davenport public museum has made possible the ultra-modern, block-long Putnam Shopping Center on the North Side of Second Street between Brady and Main. Three unusual features of this new downtown shopping center are the planting of live Gingko trees at regularly spaced intervals in the block (these trees repel birds), concrete sidewalk colored black which contains hot water pipes to melt snow and ice in the winter and the block long canopy with its two rows of fluorescent tubes. This downtown Shopping Center places Davenport on a par with the best, be it New York or Chicago.

Figure 47. Description of Putnam-Parker Block in 1965 Davenport city directory under statistical review of Davenport (Polk 1965: xii).

Putnam-Parker Block
Name of Property

Scott County, Iowa
County and State

OFFICE BUILDINGS

77



PUTNAM BUILDINGS

PUTNAM BUILDING

North-east corner Second and Main. Fireproof office building. High standard design, construction, maintenance and service. Signal control operatorless elevators. Centrally located, convenient to office, banking and retail districts. Reasonable rents.

PUTNAM CENTER BUILDING

North side Second street, between Brady and Main. A retail center for over 100 years and with its wide sidewalk, canopy and trees still in the 100% district.

DEPARTMENT STORE BUILDING

Northwest corner Second and Brady streets. Seven stories. Fireproof. Leased to M. L. Parker Co.

(SEE PICTURE & DESCRIPTION PAGE XIII DAVENPORT STATISTICAL REVIEW)

TRUSTEES, ESTATE OF W. C. PUTNAM, OWNERS

804 PUTNAM BUILDING

DAVENPORT, IOWA 52801

215 MAIN

DIAL 323-1754

Figure 48. Advertisement for property of W.C. Putnam Estate in 1974 Davenport city directory (Polk 1974: 77).

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Putnam--Parker Block
NAME:

MULTIPLE
NAME:

STATE & COUNTY: IOWA, Scott

DATE RECEIVED: 8/05/11 DATE OF PENDING LIST: 8/31/11
DATE OF 16TH DAY: 9/15/11 DATE OF 45TH DAY: 9/20/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000662

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 9-15-11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



Putnam-Parker Block, Davenport, Scott County, Iowa. Photo 1



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 2



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 3



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 4



Putnam-Parker Block, Davenport, Scott County, Iowa. Photo 5



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 6



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 7



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 8



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 9



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 10



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 11



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 12



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 13



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 14



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 15



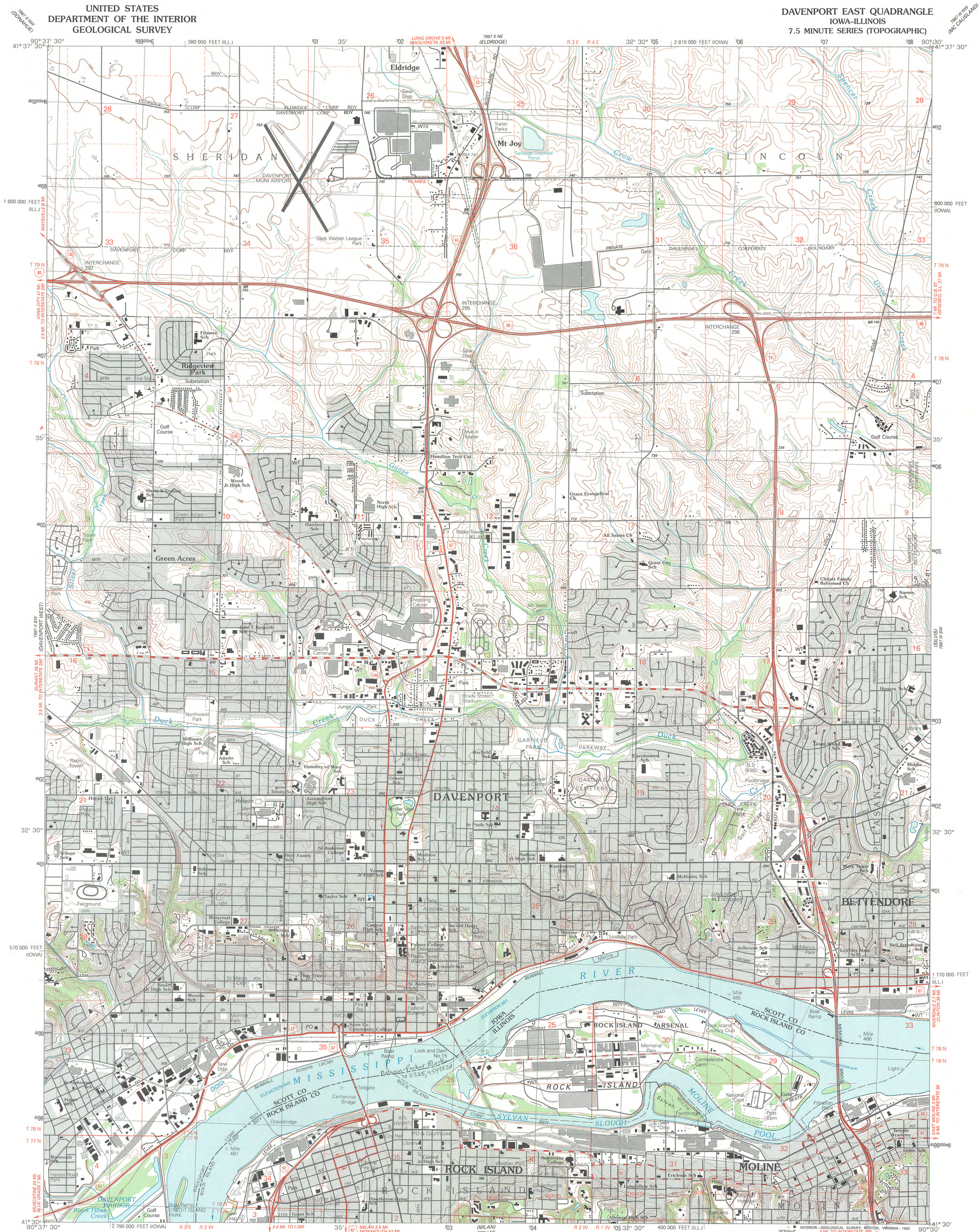
Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 16



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 17



Putnam-Parker Block, Davenport, Scott County, Iowa, Photo 18



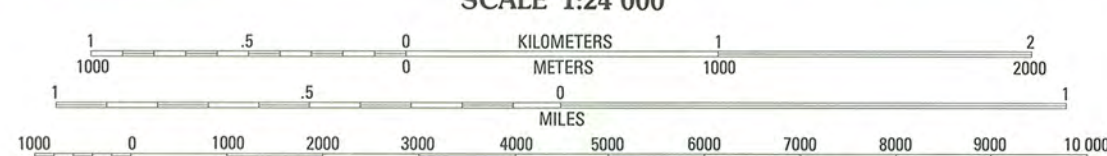
Produced by the United States Geological Survey
Control by USGS and NOS/NOAA

Compiled from aerial photographs taken 1986
Field checked 1988. Map edited 1991

Projection: Iowa coordinate system,
south zone (Lambert conformal conic)
10,000-foot grid ticks: Iowa coordinate system,
south zone and Illinois coordinate system, west zone
1000-meter Universal Transverse Mercator grid, zone 15
1927 North American Datum
The difference between 1927 North American Datum and North
American Datum of 1983 (NAD 83) for 7.5-minute intersections
is given in USGS Bulletin 1875. The NAD 83 is shown by
dashed corner ticks

There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Gray tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked

SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

UTM GRID AND 1991 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
AND ILLINOIS GEOLOGICAL SURVEY, CHAMPAIGN, ILLINOIS 61820
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Primary highway, Light-duty road, hard or
hard surface improved surface . . .
Secondary highway, Unimproved road . . .
hard surface Interstate Route U. S. Route State Route

DAVENPORT EAST, IOWA-ILL.
41090-E5-TF-024

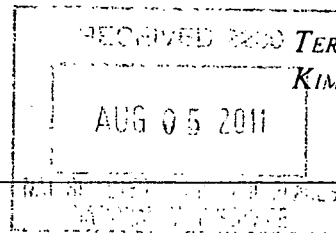
1991

DMA 7867 II SE-SERIES V876

IOWA DEPARTMENT OF

CULTURAL AFFAIRS

MARY TIFFANY COWNIE, DIRECTOR



STATE
HISTORICAL
SOCIETY of
IOWA

JEROME THOMPSON
ADMINISTRATOR



MATTHEW HARRIS
ADMINISTRATOR

600 E. LOCUST
DES MOINES, IOWA
50319

T. (515) 281-5111
F. (515) 282-0502

CULTURALAFFAIRS.ORG

July 27, 2011

Carol Shull, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

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

- Putnam-Parker Block, 100-130 W. 2nd Street, Davenport, Scott County, Iowa
- Holy Ghost Catholic Historic District

Sincerely,

Elizabeth Foster Hill

Elizabeth Foster Hill, Manager
National Register and Tax Incentive Programs