

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number _____ Page _____ 1 _____

Supplementary Listing Record

NRIS Reference Number: SG100002918


Date Listed: 09/13/2018

Property Name: First National Bank of Davenport

County: Scott

State: IA

This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation



Signature of the Keeper

9/13/2018

Date of Action

=====
Amended Items in Nomination:

Classification

The Category of Property should be checked as *building*.

Bibliographical References

The box for *Preliminary determination of individual listing* (36 CFR 67) has been requested should be checked. [Project #38369 - First National Bank of Davenport, Part 1 Approved 04/12/18.]

The IOWA SHPO was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

56 2918

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in 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 First National Bank of Davenport

other names/site number Brenton Bank

Name of Multiple Property Listing n/a

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

2. Location

street & number 1606 Brady Street not for publication

city or town Davenport vicinity

state Iowa county Scott zip code 52806

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

Applicable National Register Criteria: X A B X C D

[Signature] Deputy State Historic Preservation Officer 1 AUG 2018
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

State Historical Society of Iowa
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:)

[Signature] 9/13/2018
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only **one** box.)

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

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

<u>Contributing</u>	<u>Noncontributing</u>	
1		buildings
		site
		structure
		object
1		Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/financial institution
COMMERCE/TRADE/professional

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/professional

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Modernistic

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: CONCRETE

OTHER: Quartz dash

roof: _____

other: _____

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Narrative Description

Summary Paragraph (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The First National Bank of Davenport is a three-story, poured concrete and steel girder building in the Modern style. Designed by the local architectural firm of Stewart-Robison-Laffan and placed in service in 1967, the building exhibits the stylistic characteristics of its construction era including a highly rectilinear form, overtly expressed structure, rhythmic presentation of fenestration, and tonal palette.

The resource is located in a suburban setting, amid a mid-20th century commercial development that has evolved in the years subsequent to its construction to be representative of current retail trends. The bank site is reflective of the commercial character of the development with paved parking areas dominating the setting.

The First National Bank building retains a generally high level of historic integrity with no additions; first floor organizational system intact; historic cantilevers retained without alteration; historic storefronts and upper story windows intact; minor alteration of the first floor interior plan; no significant alteration of basement or upper story floor plans; and retention of character defining features including open volume, exposed beams, and terrazzo floors of the first floor banking space and the floating staircase between the first floor and lower level.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

(Iowa SHPO Additional Instructions: After the main **Narrative Description**, discuss any physical alterations since the period of significance under the subheading **Alterations**, the seven aspects of integrity as it applies to the property in a **Statement of Integrity**, and any future plans for the property under the subheading **Future Plans**.)

The First National Bank of Davenport is situated in the southeastern Iowa city of Davenport. Located in Scott County in the southeastern quadrant of the state, Davenport is sited on the north bank of the Mississippi River, at a point where the stream bends to flow east-west, and opposite the mouth of Illinois' Rock River. Davenport is the largest community in the "Quad City" metropolitan area, which also includes Bettendorf (Iowa) and Rock Island and Moline on the Illinois side.

The First National Bank is located north of the city's historic commercial area, which grew up adjacent to the Mississippi River. The city's topography rises from the river valley north and westward to areas of relatively flat terrain; the visual character of the city being largely defined by the topography that rises from the river to the highland. Located approximately 1-1/2 miles north of the river, the bank building is located beyond the rising elevation, its site and adjacent land being generally flat.

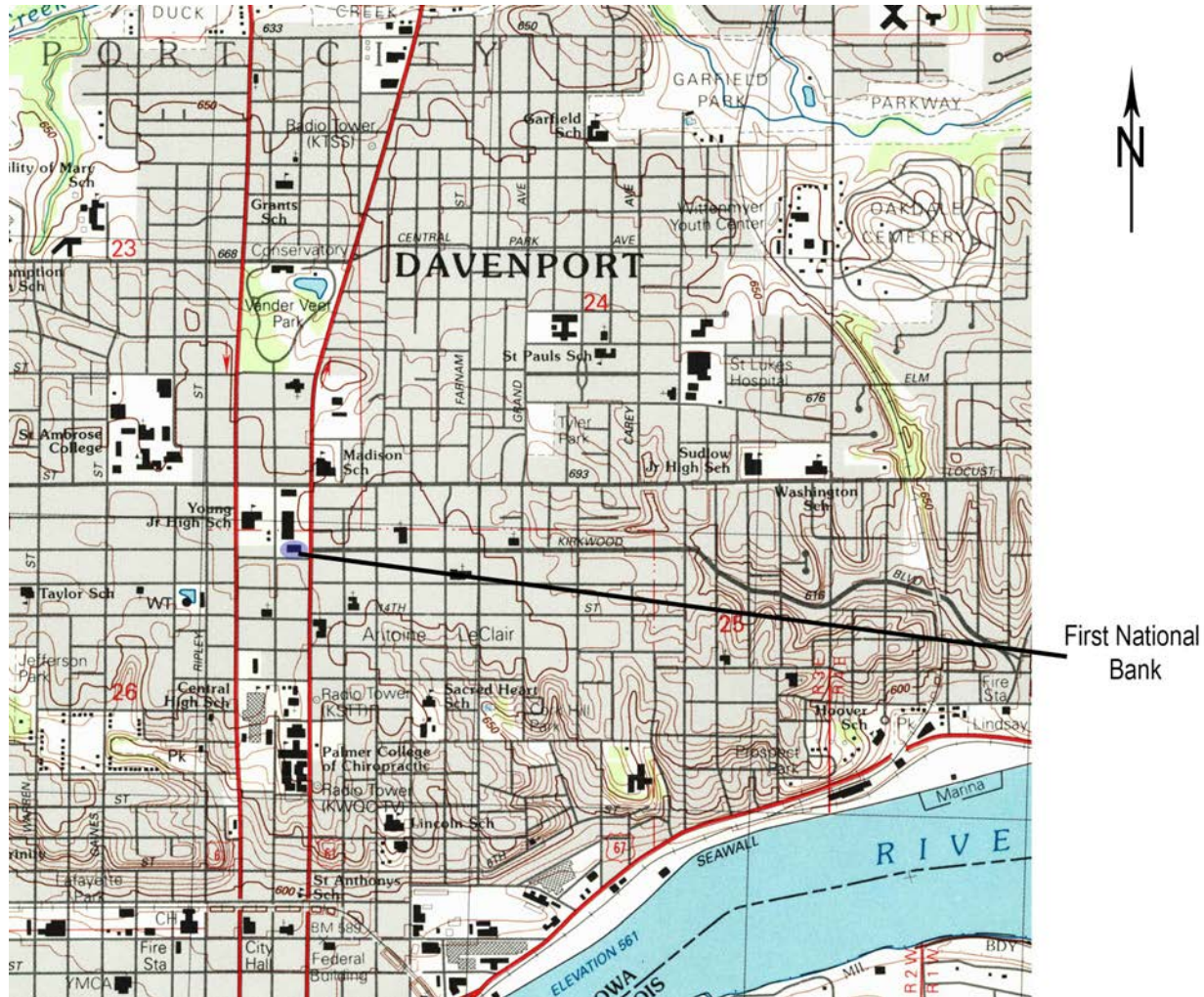
Having established a gridiron layout with its original plat, with few exceptions Davenport's streets run strictly north to south and east to west with Brady Street marking the centerline. Early commercial expansion north from the original plat occurred along Main and Brady streets, establishing them as the primary north to south arteries through the city (Figure 01).¹

¹ Martha Bowers, "Architectural and Historical Resources of Davenport, Iowa," National Register of Historic Places MRA, 1983: 6A.
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Figure 01. USGS 7.5 Minute Topographic Map – East Davenport Quad - 1993



(SOURCE: Base map – USGS 7.5 Minute Topographic Map, East Davenport Quad, 1993.)

The location of the First National Bank of Davenport is indicated.

The First National Bank of Davenport is situated on the Main-Brady Street corridor two blocks south of the intersection with the major east-west artery of Locust Street. Along its length from downtown to about 16th Street, the corridor contains an eclectic mix of buildings and land use. At the south end, the streets are lined by 19th century commercial buildings until about 9th street where the streetscape is dominated by the large-scale Central High School and the various buildings on the campus of Palmer Chiropractic College. Trinity Episcopal Cathedral marks a transition to a predominately residential composition to about Locust Street, where mid-20th commercial development (including the First National Bank) supplanted earlier residences.

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Figure 02. Aerial Map - 2017



(SOURCE: <https://www.google.com/maps>. Last accessed 10/03/2017.)

The resource (parcel indicated) is seen relative to the commercial development to which it is historically associated and within the larger context of its setting.

The First National Bank is located at the south end of a three-block commercial development. Developed in the mid-20th century with multiple buildings constructed in modernistic styles, the location now includes 21st century buildings such as an Aldi grocery store. The entire development, including the site directly associated with the bank building remains dominated by parking. A major design component of the historic commercial complex, the parking lots (specifically those directly associated with the bank building) are indicative of the influence exerted on mid-century development by the automobile.

The bank parcel occupies a half-block stretching between Brady and Main Streets on the north side of W. 16th Street (Figure 02). The building, which is centered on its site, is bound on the west and north by parking lots, on the east by a combination of parking, sidewalk, and grassy lawn, and on the south by the former drive-thru with a narrow stretch of lawn running along the south edge of the site (Image 01). Vegetation is limited to a row of trees planted along the south property line, with a single tree and limited,

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small shrubbery adjacent to the east elevation. Remnants of the historic landscaping remain intact on the Brady Street side; concrete curbing in rectilinear forms marks the outline of former landscape beds.

A public sidewalk runs the perimeter of the block and adjacent to the property on the east, south, and west; public sidewalks connect with building walkways and parking areas to provide entrance to the building on both the east and the west

Image 01. Site View – Looking SW across Brady Street



(Image by AKAY Consulting, 10/02/2017)

Property Description

The visual character of the First National Bank building is derived from the modernistic stylistic devices used in its design. The resource remains defined by its modern character on the exterior and on the interior, with a minimum of alteration made subsequent to its completion in 1967. As a result, it remains a significant example of the shift to a modern architecture that threw off the historic precedents, which, prior to the mid-20th century, dominated American architecture.

Exterior

The First National Bank building is a three-story, concrete and steel frame construction with a full basement level. The building is rectangular in form (71- x 165-feet) with a flat roof. It is constructed of a series of concrete column assemblies with a concrete, T-beam floor structure spanning them, tied together with an integral concrete slab on the first floor. The second and third stories are pre-cast concrete panels,

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supported by a steel structure. The second story floor is concrete T-beam construction with a concrete topping, with the third story floor being a composite deck over steel beams.

The exterior character of the building is defined by the rectangular form and the regularity of expression across all elevations. That expression involves a dominant vertical rhythm in the upper story fenestration, which is supported by a cantilevered ground floor structure. The visual expression of the ground floor structure supporting the upper story verticality is enhanced through the use of recessed planes of large expanses of dark glazing.

The façade (east) of the bank building faces Brady Street. The elevation represents the narrow end of the rectangular form, with the structural system stretching the full width of the 71-foot elevation (Image 02). The elevation sits near grade, with an approximate eight-inch curb.

Image 02. Exterior – View of the façade (east)



(Image by AKAY Consulting 10/02/2017)

From this perspective the first floor structure reads as two running-bands (sills) supported by the span. The span is comprised of corner piers with a very slightly arched beam between and curved cantilevers on either end. The elements of the structure are simply detailed with recessed edging; the cantilevers have a stepping termination in addition to the recessed edging. All elements of the ground floor structural system (up to the underside of the second story windows) are white in color. The glazing of the primary entrance fills the entire span, the contrast against white structure emphasizing the elegant form of the structural beam (Image 03). The metal framed glazing system (from this point to be referred to as a storefront) has multiple sub-divisions, including a horizontal datum that could be considered a reference to transoms long used in commercial storefronts. The metal frames are dark brown/black in color and the glass is darkly tinted. A two-door entrance with a vertical light between them is located on-center; painted signage over

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the door notes the current occupant and building address. The entrance doors feature chrome, vertical hand grabs and wide center stiles of metal. The doors have been modified for automated opening.

The upper façade of the elevation is characterized by the rhythmic pattern of alternating vertical slit windows and vertical structure. The structural elements are narrow, rectilinear cast concrete columns finished with embedded quartz that rise from the first floor structure to the roofline. The columns alternate with glazing that fills the void between the columns from the top of the ground floor structure to the roofline. The glazing is accomplished by use of dark panels at floor separations and glass of a lighter tint at each floor level. All glass panels are fixed and set in metal frames – the silver color suggests they are likely chrome or aluminum. This juxtaposition of the naturally toned concrete against the darkly tinted glazing follows the motif established on the ground floor. Further, it emphasizes the sense of verticality and the rhythm of the upper façade, a visual expression that varies by the angle from which the elevation is viewed.

Image 03. Exterior – View of the primary (Brady Street, east) entrance



(Image by AKAY Consulting 10/02/2017)

With one exception, the building's west elevation is identical to the east. Due to variations in slope, the west elevation curb is only about 5-inches and the grade from the parking lot has been raised to meet the curb at the point of entry. Otherwise the ground floor and upper stories are as described previously.

The building's north elevation represents the length of the rectangular form. The elevation, which sits near grade with an approximate 5-inch curb, reiterates the elements of the east and west elevations, but the visual experience of those elements varies with the change in perspective. From this perspective, the

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ground floor structure reads as a series of curved cantilevered beams alternating with recessed, glazed bays. The stepped termination and recessed edging is reiterated on the cantilevers on this elevation, as is the two-part running band. The glazed bays are also typical –tinted glazing set in a gridded, dark metal frame configuration. The upper stories continue the pattern of glazing and structure established on the façade, the dramatic effect created by the contrasting light and shade is made even more so by the elongation of the elevation (Image 04).

Image 04. Exterior Detail – View (south elevation)



(Image by AKAY Consulting 10/02/2017)

In this view the impact of the recessed ground floor with the darkly tinted windows framed by the cantilevered structure is apparent, as is the rhythmic expression of the upper stories.

The building's south elevation is identical to the north with one exception. The fourth bay from the west end of the building has been bricked in to the height of the transom datum. This alteration was done to accommodate the creation of a night depository. Although historic documentation indicates the bank had a drive-thru teller from the time it opened in 1967, it is not determined if the current appearance is representative of the original. The curving form of the curb on this elevation supports the former presence of a drive-thru teller.

In summary, the exterior of the First National Bank of Davenport building is visually defined by the design elements that tie it to its mid-20th century construction and the rising prevalence of modernistic architecture in Davenport. The building retains its rectangular form with cantilevered structure at ground level supporting the upper story and its dramatic use of contrasting light and dark to create rhythm. The exterior retains a very high level of historic integrity with a minimum of alteration.

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Interior

Like the building's exterior, the interior reflects its mid-century modernistic roots. Although some minimal alteration of the first story floor plan has occurred, all character-defining features including the exposed beam ceiling, expansive glazing, central staircase, and open volume are retained. Also retained with a very good degree of integrity are the upper story floor plans with corridors and finishes intact, secondary staircase with modernistic details, entrance lobbies, and original windows. The fully finished lower level also remains with little or no significant alteration.

The building's first floor historically served as the primary banking space, with dedicated professional offices located on the east and west ends of the building, adjacent to the entrance lobbies (Figure 03). The first floor is accessed from either the east or west. Each of the entrances has a large interior lobby with stairs to the upper floors; an elevator is located off the west lobby. The lobbies feature tall ceilings, brick walls, and terrazzo floors. The primary space is entered from each lobby via a metal-framed, glazed configuration that reiterates the storefronts of the north and south elevations and the exterior entrance configurations (sans the darkly tinted glass). Like the east and west entrances, the interior configurations feature paired doors with wide, center stiles and vertical hand holds.

Image 05. Interior – First Floor Banking Space - 2017



(Image by AKAY Consulting 10/02/2017)

In this view of the main first floor space (former bank space) looking to the east we see the exposed beam ceiling, entrance to the east lobby, office space adjacent to the lobby, and the staircase to the lower level.

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The primary space is visually characterized by its large volume, the curved form of the exposed ceiling beams, the rhythm of the alternating structure and expanse of glazing, lack of applied ornamentation, terrazzo floors, and strongly modernistic staircase to the lower level (Image 05). The space retains dedicated offices on the east and west ends, with some introduction of partition walls to create additional offices. Despite that alteration, the space remains an open volume (other work spaces were created with movable walls that can be easily removed).

The exposed ceiling beams span the full width of the space and provide the organization framework for the glazing. The beams are slightly curved along the length, meeting the columns with an elegant curve. The simple recessed profile established on the exterior is reiterated on the interior beam. The ceiling plane between the beams is finished with a contemporary acoustical tile. Four rows of four, long and narrow florescent light fixtures are suspended from the ceiling. Historic images support the original use of a gridded tile finish, but document different lighting.

The space also features terrazzo floors with carpeting also used. Offices incorporate metal frame and glass wall systems and flat panel wood doors in keeping with the established modernistic design.

Located near the center of the large banking space, the staircase to the lower level is a prominent interior element and an important design feature (Image 06). The staircase is a floating switchback incorporating poured concrete support columns with flared capitals, terrazzo treads (no risers), thin chrome spindles, and a narrow and flat, wood handrail. The staircase retains its historic form and materials. A significant alteration, however, is the infill of a fountain originally located in the lower level, beneath the staircase (Figure 04).

Image 06. Interior Detail – Main Staircase - 2017



(Image by AKAY Consulting 10/02/2017)

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Figure 04. Historic Image – Main Staircase – 1967



(SOURCE: *Quad-City Times*, 09/15/1967.)

The lower level fountain at the base of the staircase was in-filled at an undetermined time.

The lower level of the building houses the original bank vault, secondary circulation spaces (elevator) with a small lobby, and offices. The lower level remains without alteration of the historic floor plan; the corridor running the length of the building is retained with offices located along its length. Finishes include brick veneer in the elevator lobby, metal frame and glazed office wall systems, painted walls along the corridor, acoustical tile ceilings with inset lighting, and carpeted floors.

The second and third floors are each characterized by a centrally located corridor, circulation spaces at either end of the corridor, offices opening along the length of the corridor, and limited use of specialized finishes (Image 07). At each floor, the elevator lobby on the west end features brick walls with a flat panel wood door accessing the secondary stairwell. From the elevator lobby, the corridor narrows to approximately 8-feet. Offices are located with some regularity along the corridor; each features a single, flat panel wood door with a lively grain and a transom (fixed and glazed). A floor-to-ceiling glazed opening is located within three feet of each office door. The frames of the door and glazed openings are metal. The corridor ceiling is gridded acoustical tile with inset lighting, the walls are painted, and the floors are carpeted.

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Image 07. Interior – Typical Upper Story Corridor



(Image by AKAY Consulting 10/02/2017)

The upper story office spaces vary in size from a standard, single occupant office to a large meeting space. Historic documents (news accounts and plans) indicate the architect's intention to leave the floor plan of the third floor easily adaptable to changing occupants. The current conditions reflect that philosophy. Generally, the offices feature gridded acoustical tile ceilings with inset lights, carpeted floors (tile in bathrooms and break room), and painted walls. The windows are modestly recessed in the wall plane, which reiterates the rhythm established on the exterior. The openings have a narrow interior wood trim with a plain profile. The narrow dimension of the trim faces the room-side with the wider dimension filling the recess, making the trim most visible from an oblique angle (Image 08). The variation in tinting that is evident from the exterior is likewise evident from the interior spaces. All windows now have window blinds.

Circulation areas also account for spaces in the upper stories. As noted in the first floor discussion, a secondary staircase and elevator are located at the west end of the building with a secondary staircase located at the east end. The design and materials of the west staircase mark it for public use as far as the second floor – its materials and details reiterate those of the main staircase between the first floor and lower level. The west staircase becomes decidedly utilitarian above the second floor. The east staircase is likewise utilitarian in design and materials, marking it as primarily an emergency exit.

In summary, the interior of the First National Bank building reflects its mid-20th century character through retention of historic volumes, floor plans, significant features, and period finishes. Designed as a bank with professional offices in the upper stories, the building continues to be used in much the same manner with a minimum of impact to the historic character.

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Image 08. Interior Detail – Interior Window



(Image by AKAY Consulting 10/02/2017)

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Integrity Discussion

On the whole, the First National Bank of Davenport building retains a high level of historic integrity.

Regarding integrity of location, the property remains on its original site. As a result, ***integrity of location is high.***

In the months prior to its completion in 1967, the bank building was part of a planned commercial development. Initially, plans for the development called for construction of multiple buildings following mid-century design principles. When those plans changed as development progressed, the bank construction was self-financed independent of the larger vision. Still, its construction is representative of the early vision for the development. Today, the bank building is the only remaining resource from that development – the other completed building (the Professional Arts Building) and the remainder of the original development site now occupied by contemporary structures. However, the three-block site remains a commercial development with (per the original intent) a significant amount of parking, which provides a measure of balance against the loss of the original buildings. Alteration of the bank building's site landscaping, particularly the removal of the fountain on the east, presents a significant adverse impact to setting. That adverse impact can be partially mitigated through the rehabilitation of the landscape curbing (retained in good condition) and restoration of historically sympathetic vegetation. As a result of these factors, ***historic integrity as it relates to setting is fair.***

Integrity of association is also negatively impacted by the changes noted. However, much of the historic association is tied to the history of Davenport's commercial development as it moved outward from the central business district. In this location, the bank building retains its historic association with the major commercial arteries of Brady and Main streets near the Locust Street intersection, which was prime real estate for commercial development in the period of construction. As a result, the resource retains ***a good degree of integrity as it relates to historic association.***

Regarding integrity of design on the exterior, the resource stands without significant alteration of form or character-defining features. Of particular importance is retention of the ground floor cantilevered structure alternating with glazed bays and the rhythmic arrangement of the upper stories (complete with original windows). The partial infill of one bay on the south elevation to provide a night deposit is the sole alteration of the building's exterior. As a result, ***integrity of design on the exterior remains high.***

Regarding integrity of design on the interior, the building retains the majority of its character-defining features without significant alteration. Of particular importance, is retention of the open volume and exposed beams of the first floor banking space, the main floating staircase with its modernistic design, east and west lobbies, and upper story floor plans with central corridor. The sole significant loss of integrity of design relates to the infill of the fountain at the bottom of the main staircase. However, because the footprint of the fountain (including retaining wall) is retained, the adverse impact resulting from the infill is mitigated. As a result, ***integrity of design on the interior is high.***

As it relates to integrity of materials, the exterior retains historic materials without significant alteration. This includes original windows, metal and glass storefronts, poured concrete structural elements and quartz-embedded concrete elements. Further, the interior retains most historic finishes including those associated with the modernistic staircases (main and secondary on the west), terrazzo floors on ground level, metal and glass office wall systems, brick walls in lobbies, exposed concrete, window trim, flat paneled wood doors, and the original bank vault. Although not original, gridded ceilings are in keeping

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with the historic ceiling finish as is carpeting (also not original), and paint. As a result, *the historic integrity of materials (both inside and out) remains high.*

Regarding integrity of workmanship, development of a structural system that reflects modernistic style tenets required a level of craft and engineered that was a departure from earlier construction eras. The quality of workmanship developed is reflected in the elegant line of the first floor span, the form of the cantilevers, and the nuances of light and dark that create an active rhythmic character. As a result, *historic integrity of workmanship remains high.*

With these various aspects of historic integrity intact, a sense of time and place is retained resulting in *a high level of integrity of feeling.*

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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

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1967

Significant Dates

1967

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Architect/Builder

Stewart-Robison-Laffan, Architects

Waters Construction

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Statement of Significance

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The First National Bank of Davenport building is eligible for listing on the National Register of Historic Places under Criterion A. The resource is locally significant in association with the history of community planning and development, specifically related to Town Centre Village, the first major commercial development established on the Main-Brady corridor at its intersection with Locust Street, which transformed a historically residential neighborhood into one dominated by commercial enterprises centered on a high traffic area.

The First National Bank of Davenport building is eligible for listing on the National Register of Historic Places under Criterion C. The resource is locally significant as an important example of modernistic design, specifically representative of the design principles associated with New Formalism. Designed by the Davenport firm of Stewart-Robison-Laffan, the building was placed in service in 1967.

The Period of Significance and Significant Date is 1967 – the year the building was placed in service, which provides the best representation of the building’s architecture and the immediate impact of the commercial development to which construction of the building was initially associated.

New Formalism emerged in the 1960s as a rejection to the more restricted expressions of Modernism. Where Modernism was typified by formal minimalism and the functionalist curtain wall, New Formalism (1960-1975) focused on a careful arrangement of spatial hierarchy and an emphasis on the building structure and/or construction grid, while often setting a single volume on a raised base. New Formalistic designs are commonly highly symmetrical and incorporate a wider range of exterior finishes (e.g. brick, cast stone, etc.) than associated with earlier Modernism. In its move away from strict Modernism, New Formalism embraced many classical precedents while using modern technology in the adaptation of classical forms. New Formalism became widely embraced for the design of many public buildings and banking institutions; a trend that played out in Davenport with the design of the Davenport Public Library (1966) and the First National Bank of Davenport. As noted in the 2016 National Register nomination of the modernistic First Federal Savings & Loan Association (1966), two of Davenport’s most significant modernist buildings (both being examples of New Formalism) are the Davenport Public Library by Edward Durell Stone (Stewart-Robison-Laffan, associate architects) and the First National Bank Building. As design representing New Formalism, those two buildings demonstrate the reinvention of Modernism in the 1960s.²

The First National Bank building is located in a suburban setting, representative of the city’s expansion northward from the historic commercial core. Development patterns along the Main-Brady corridor, including zoning patterns, street widths, and traffic patterns, have been driven by the corridor’s longstanding role as connector between the main portion of the city and I-80 on the north. The establishment of a streetcar line along the Main-Brady corridor pushed development north in the closing years of the 19th century, but it was the automobile that lead to the transformation of a historically residential neighborhood to one dominated by commercial interests designed with the automobile in mind. By the mid-20th century, traffic along the Main-Brady corridor, particularly at the intersection with Locust Street, made for “Iowa’s busiest intersection.”

The automobile and commercial development went hand-in-hand and, in the early 1960s, pressure for commercial development along the Main-Brady corridor around the intersection of Locust Street was growing. The Town Centre Village development marked the point of no return for the area at that location. With

² Michael Allen, “First Federal Savings and Loan Association Building,” National Register of Historic Places nomination, 2016: 8.115.
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approximately 18 houses moved or razed to make way for the 3-block long development on the Main-Brady corridor between Locust and 16th Street, the project accounted for a major shift in the composition of that area. As part of the Town Centre project, the First National Bank building is representative of that shift in the landscape.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

(Iowa SHPO Additional Instructions: For properties not nominated under Criterion D, include a statement about whether any archaeological remains within or beyond the footprint of the property were assessed as part of this nomination under the subheading **Archaeological Assessment**.)

Historical Background

Davenport was platted in 1836, as a rectangle six blocks long and 6-1/2 blocks wide, on a long, narrow flood plain ringed on the west, north and east by hills rising to steep bluffs. The city's original and subsequent plats followed a typical gridiron pattern which, with few exceptions, resulted in city streets that run strictly north-south and east-west; Brady Street marks the centerline. The original plat was soon expanded through subdivision of LeClaire's Reserve – so named for one of the city's founders, Antoine LeClaire. Additional plats were made in subsequent years so that, by the end of the 19th century, the city extended north to about 16th Street. Beginning in the mid-1950s, annexation of extensive tracts north, west and east, up to and just beyond Interstate 80, constitutes the bulk of the footprint the city maintains today.³

At the time Martha Bowers completed the MRA of the city's historic resources in 1982, Davenport covered some 62 square miles in a roughly triangular area bounded on the east and south by the river, and by Interstates 80 and 280 on the north and west, respectively.⁴ Today, the city footprint remains largely the same, with a total of 65.08 square miles including land and water.⁵ Bowers made note of the transition of historically residential neighborhoods to commercial development that had begun in the mid-20th century, but given the defined boundaries of the project area and the limited time that had passed between any substantial development and preparation of the MRA, the subject of commercial development along the Brady-Main corridor around 16th Street was not examined.

The Main-Brady corridor, rising north from the central business district, has historically been the city's most heavily travelled north-south route and a major node for both residential and commercial development. Expansion of the streetcar line in the 1880s and 1890s along the Harrison-Main-Brady corridor to what had been the Scott County Fairgrounds (now Vander Veer Park) pushed residential development northward to Locust Street.⁶

Development patterns along the Main-Brady corridor, including zoning patterns, street widths, and traffic patterns, have been driven by the corridor's longstanding role as connector between the main portion of the city and I-80 on the north. A highly eclectic mixture of buildings and land use is represented along the length of the Main-Brady corridor. Nineteenth century commercial structures line the streets from the central business district north for several blocks above 4th Street. At about the 900 block, there begins a multi-block stretch dominated by educational and religious institutions – Central High School, the campus of Palmer Chiropractic College, and

³Martha H. Bowers, "Historical and Architectural Resources of Davenport, Iowa MRA." National Register of Historic Places nomination, 1982: 7B.2.

⁴Ibid., 7A.1.

⁵http://www.census.gov/geo/www/gazetteer/files/Gaz_places_national.txt. Last accessed 12/10/2018.

⁶Bowers: 7B.2.

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Trinity Episcopal Cathedral dominate this area. In the area between about 12th and 16th streets, residential construction predominates, gradually giving way to modern commercial structures, early 20th century residential districts around Vander Veer Park, and finally strip development and larger commercial development near I-80.⁷

Figure 05. Fire Insurance Map – 1950 Rev. of 1910



(SOURCE: Sanborn Company Fire Insurance Map, 1950.)

As the 1950 revision of the 1910 fire insurance map documents, the Main-Brady corridor north of 16th Street remained predominantly residential through that time, though gas stations were situated on three of the four corners at the intersection of Brady and Locust streets.

As noted, the establishment of a streetcar line along the Main-Brady corridor pushed development north. It also added to the congestion of the bustling roadway. The rise of the automobile brought an entirely different dimension to the idea of development along the length of the corridor and, by the mid-20th century, traffic had become such that one local writer made specific mention of the “maddening rush of traffic” crossing the intersection of Brady and Locust streets, which he noted as “Iowa’s busiest intersection.” In 1965 traffic counts

⁷ Bowers: 7A.3.

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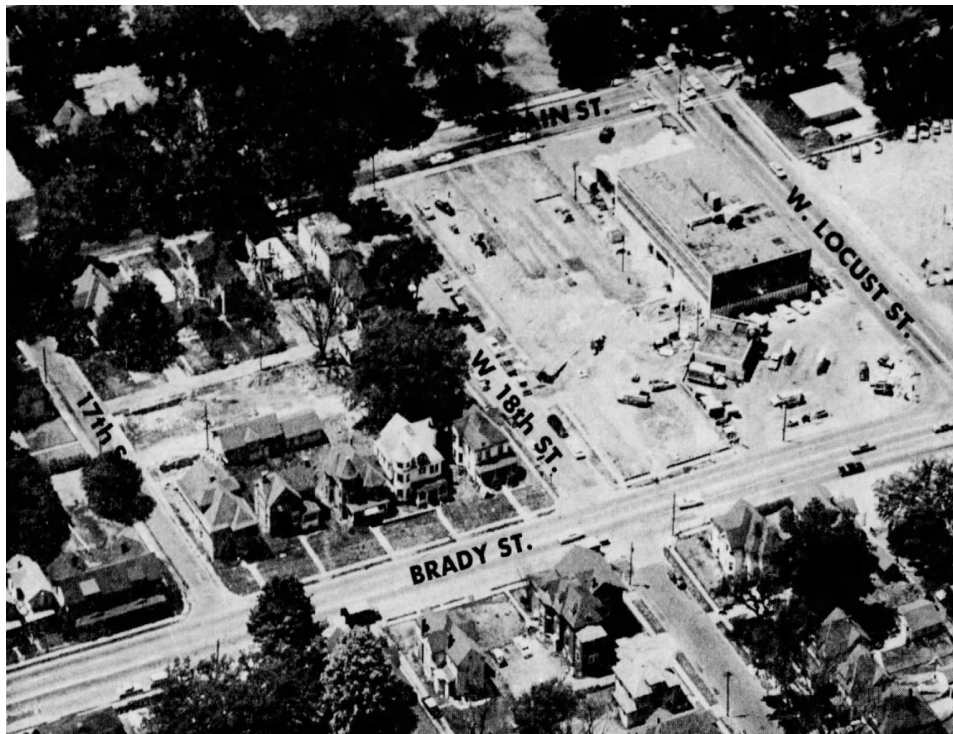
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showed that 40,000 vehicles passed through the intersection on a daily basis. Such traffic made the location ripe for commercial development in the years just prior to the 1965 report.⁸

By the early 1960s, pressure for commercial development along the Main-Brady corridor around the intersection of Locust Street was growing. In November of that year, local newspapers reported that two Davenport corporations were seeking rezoning of property at 18th and Brady streets for construction of an office and adjacent parking. The request for rezoning from multiple dwelling (E) to commercial zoning was made on behalf of Town Centre and Professional Arts Building, Inc. The corporations had, by the time of the rezoning request, obtained options to buy 11 residential properties located on the parcel.⁹ Those properties, and the neighborhood in general, were largely comprised of single-family dwellings with some conversions to apartments. Residents were predominantly blue collar, employed on factory lines, in sales, and as laborers. Women in the work place held positions as receptionists, nurses, school principals, and beauty operators. There were also several widows residing in the neighborhood in 1960; some of which held positions like Layaola Swain, who worked as a machine operator at the Rock Island Arsenal.¹⁰

Figure 06. Historic Aerial View of Town Centre Development - 1963



(SOURCE: "Providing New Office and Business Facilities," *Quad-City Times*, July 26, 1963: 10.)

In this view we see the transformation from residential to commercial in progress – the first building in the complex, the Professional Arts Building, is seen on the north end of the site, facing Locust Street. Ultimately, the Town Centre project would result in the demolition or relocation of the residences still in place in this view – the block between 17th and 18th streets as well as the block out of view to the south (left) would be cleared for development.

⁸ Bill Wundram, "Busy, Busy Brady Street," *Quad City Times*, June 06, 1965.

⁹ "Ask Rezone For Office On Brady," *Quad-City Times*, November 04, 1962: 03.

¹⁰ *Polk's Davenport City Directory 1960* (Milwaukee, WI: R.L. Polk & Co., Publishers, 1960) various entries.

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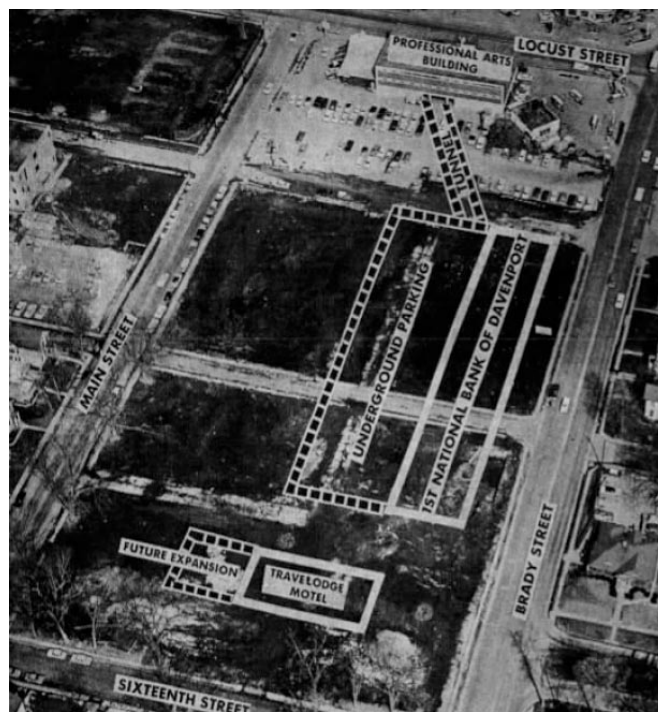
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The Town Centre project was only one of several contributing to near record levels in commercial building for the Quad-Cities in 1962. As noted in local news reports, the area “maintained its rating as one of the nation’s top retail sales center.” That status was credited as a driving force behind the city’s 12-month permitting total valued at \$15,300,669. In addition to the Town Centre project (including the First National Bank and the Professional Arts Building), the YMCA, the new WOC Radio and TV station on Brady Street, the Northwestern Bell Telephone Co. in northwest Davenport, and the million-dollar Watch Tower Plaza Shopping Center at 11th Street at 27th Avenue contributed to the successful commercial construction year.¹¹

Relocation and demolition of the existing residential properties located on the complex site south of the Professional Arts Building was well underway by the summer of 1963 (Figure 06). With the work to secure rezoning accomplished and much of the project site cleared, Town Centre, Ltd. undertook the process of designing, with the Professional Arts Building being the first building constructed. A building permit for construction of the \$1,146,000 three-story office building at 121 W. Locust Street was issued in June of 1962. In the fall of 1963, architects Stewart-Robison-Laffan provided a sketch of a 68-room Travelodge motel planned for the south end of the complex (Figure 13).¹²

Figure 07. Historic Site Plan – 1963



(SOURCE: *Quad-City Times*, March 19, 1963.)

This early site plan for the Town Centre complex shows the initial plan for the development. In 1963 the Professional Arts Building was in place on the north (fronting Locust Street), the proposed location for the bank building was near the center of the development, and the Travelodge Motel (with room for expansion to the west) was to be located at the south end of the development. The notion of the Town Centre building post-dates this plan, but it was to be constructed mid-site, behind the bank and facing Main Street. The planned underground parking near the center of the complex, along with the tunnel connection, is also noted.

¹¹ “Commercial Building. Construction: \$15 Million,” *The Daily Times*, December 29, 1962: 55.

¹² “Town Centre, Village. Big Projects Show Confidence in Area,” *The Daily Times*, October 25, 1963: 38 and “Bank and Store Site Clearing Is Speeded,” *The Daily Times*, July 08, 1963: 13 and “Office Unit Build Permit Is Issued,” *The Daily Times*, June 13, 1962: 33.

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Initial plans for the Town Centre development included a site for the bank's permanent building (Figure 07). In addition to the Professional Arts Building located at the north end of the complex, Town Centre – a business building to be located near the middle of the complex, facing Main Street – was to be completed by mid-1964 and the permanent First National Bank building, with its back to the Town Centre building and its 170-foot length facing Brady, was to be completed near the end of 1964. The Town Centre building and First National Bank would share surface parking for 150 cars and underground parking for 115 cars, with access to the parking made by a tunnel also connected to the Professional Arts Building. The Travelodge Motel was to be built at the north end of the complex at W. 16th Street.¹³

The transformation of the Main-Brady corridor between Locust and 16th streets was regularly reported with considerable interest in the ever-evolving plans and in the development's role as an economic force reflected in local news accounts. In the summer of 1963, the project was described to include the \$841,000 Professional Arts Building (on schedule for an opening that August), the Town Centre Building, and the First National Bank.¹⁴ Later than summer, the project plans were expanded to include construction of a motel and a retail store.¹⁵ With plans for the project expanding, by October it was reported that the Town Centre development, covering three city blocks, represented a \$4 million dollar investment. That iteration of the development plans included the completed Professional Arts Bldg., the Main-at-Locust Pharmacy, a proposed new Shell service station in the block north of Town Centre, a five-story, 68-room Travelodge Motel, a retail store building, and the First National Bank of Davenport.¹⁶

The common thread in all versions of the ever-evolving project was an emphasis on the amount and convenience of customer parking. One plan was presented that included surface parking for 150 cars and underground parking for an additional 115 cars complete with a tunnel connecting the parking to the Professional Arts Building and the First National Bank building.¹⁷

Early in 1964, advertisements for Town Centre, Ltd. appeared in the local newspapers promoting the opportunity for "urban renewal by private enterprise." The ads solicited private investors for its new Town Centre and Village Shopping Center, which was located on Kimberly and Harrison in Davenport.¹⁸

Despite the months of planning and its efforts to induce investors to the project, Town Centre, Ltd. failed to meet the financial requirements to complete the commercial development, leaving the First National Bank in a position to move ahead on their own. In 1965, the First National Bank purchased the site for its new bank at the south end of the three-block development from Town Centre, Ltd. The site on the north side of W. 16th Street (where the Travelodge Motel was to be located) had a 120-foot frontage on Brady Street and stretched the width of the block from Brady to Main Street. An announcement of the purchase noted that the new bank would offer a full range of banking services, including a drive-thru teller. Construction of the new bank was expected to begin in the spring of 1966.¹⁹

By 1965, with the Professional Arts Building completed, the First National Bank building under construction, and the daily traffic passing through the intersection of Brady and Locust streets hitting 40,000 vehicles, the transition of the area from residential to commercial was an accomplished (albeit evolving) fact. Where large,

¹³ "Providing New Office and Business Facilities," *The Daily Times*, July 26, 1963: 10.

¹⁴ "Pattern of Progress – Providing New Office and Business Facilities," *The Daily Times*, July 26, 1963: 10.

¹⁵ Paul Mendy, "\$3 Million Project. Motel, Retail Unit Is Set," *The Daily Times*, August 16, 1963: 2.

¹⁶ "Town Centre, Village. Big Projects Show Confidence in Area," *The Daily Times*, October 25, 1963: 7.

¹⁷ "Town Centre, Village. Big Projects Show Confidence in Area," *The Daily Times*, October 25, 1963: 7.

¹⁸ Advertisement, *Quad-City Times*, February 23, 1964: 24.

¹⁹ Historic Aerial, 1965. NEED and "First National Bank Buys Building Site," *Quad-City Times*, August 13, 1965: 15.

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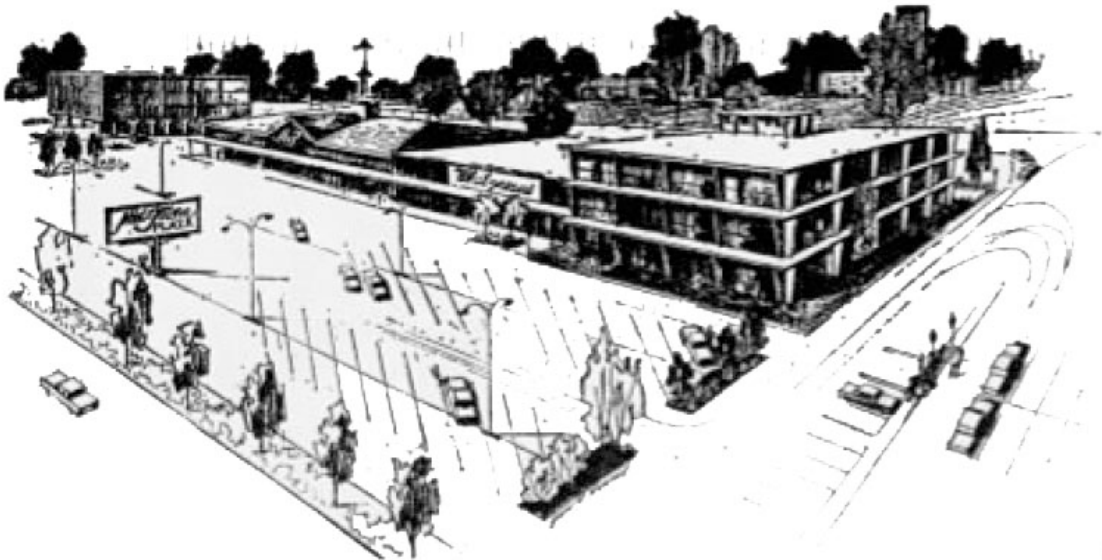
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middle-class residences once stood, “the Professional Arts building and a service station glare[d] at each other from opposite corners.” In 1965 the commercial area around that intersection was reportedly the most commercially lucrative in the Quad-Cities.²⁰

Although the Town Centre project was not completed as intended, the development marked the mid-20th century shift from residential to commercial property types on the Main-Brady corridor at Locust Street. Despite the shortcomings of the developer, a foundation for later efforts to complete a commercial complex was laid. In the 1967, developers Phillips and Associates proposed the Mid-Town Plaza which would fill the uncompleted development space between the Professional Arts Building on Locust Street and the First National Bank building on 16th Street (Figure 08). The proposal included a \$1.2 million business center, a supermarket, drug store, and a “tri-level building with retail firms on the first two floors and professional offices on the third.” Like its predecessor, the developer addressed the importance of sufficient and convenient parking in their plans – parking for more than 300 cars was provided.²¹

Figure 08. Artist’s Rendering of the Proposed Mid-Town Plaza - 1967



(SOURCE: “Commercial Business Center. A Striking New Neighbor,” *Quad-City Times*, September 15, 1967: 51.)

The First National Bank of Davenport

First National Bank of Davenport was established in August of 1963, opening in the newly constructed Professional Arts Building associated with the commercial complex under development. Situated on Locust Street between Brady and Main Streets, the location was in the “center of a burgeoning business area.” Although planned as a temporary location, the 2,400-square foot space in the Professional Arts Building was finished to suit the new bank with “interior décor in green and brown” and “modernistic furnishings.”²² That

²⁰ Bill Wundram, “Busy, Busy Brady Street,” *Quad City Times*, June 06, 1965.

²¹ “Commercial Business Center. A Striking New Neighbor,” *Quad-City Times*, September 15, 1967: 51.

²² “First National Bank Opens Saturday,” *The Daily Times*, August 02, 1963: 13.

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trend toward modernistic design was reflected in all plans for the commercial development, including the building that became the permanent bank home in 1967.

Although new to the community of Davenport, First National Bank was the 14th in the Brenton Bank Group, which was established in Dallas Center, Iowa in 1881. The new bank functioned independently with \$125 million in assets of the Brenton Bank Group providing significant security to the new Davenport bank. It wasn't long, however, and the First National Bank was thoroughly established in its own right.²³

With the failure of Town Centre, Ltd. to complete the development, First National Bank moved ahead on their own to construct their permanent home. In 1965, the First National Bank purchased the site for its new bank at the south end of the three-block development from Town Centre, Ltd. The site on the north side of W. 16th Street (where the Travelodge Motel was to be located) had a 120-foot frontage on Brady Street and stretched the width of the block from Brady to Main Street. An announcement of the purchase noted that the new bank would offer a full range of banking services, including a drive-thru teller. Construction of the new bank was expected to begin in the spring of 1966.²⁴

Figure 09. Historic Image – 1967



(SOURCE: *Quad-City Times*, September 15, 1967.)

²³ "Bank Plans Open House," *Quad-City Times*, September 15, 1967: 3 and "The Brenton Banks: Prominent For Years," *Quad-City Times*, September 17, 1967.

²⁴ "First National Bank Buys Building Site," *Quad-City Times*, August 13, 1965: 15.

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An open house for the newly completed bank was held on Saturday and Sunday, September 16 and 17, 1967. Completed at a cost of more than \$1,000,000, the First National Bank boasted 40,000 square feet of space, 15,000 square feet of which remained available for lease at the time the bank opened. The grounds of the new bank building featured landscaping and fountains as well as parking space for 102 cars "flanking the building."²⁵ The bank itself, as well as the local newspapers independently, expended considerable ink in describing the new building:

"A contemporary adaptation of the classic style of architecture, the building was designed by Stewart, Robison and Laffan and Associates of Davenport and constructed at a cost of more than a million dollars. Completed, it resembles the artist's conception of the plans exactly. Cantilevered seven feet wider than its base on two sides, the structure has a feeling of rising openness. Pre-cast quartz mullions form the repeated verticals that create an illusion of Parthenon grandeur, enhanced by vistas of semi-arches along the cantilevered sides. Landscaping is extensive but controlled, employing linden, dwarf quince, and Van Eseltine crab trees, yew hedges, buckthorn, and low junipers. Flower displays near the entrance change with the seasons, and chrysanthemums have just replaced the bright blaze of summer petunias. This park-like atmosphere in commercial surroundings follows the latest trends in city planning, showing a concern for the full range of human sensibilities. Seven fountain jets with under water lights play continuously in an angled pool at the building's entrance, calling attention to the hallmark of a Brenton Bank, the black outlined map of Iowa on a crimson ground bearing the invitation to "Brenton Bank." Lights between the second and third floors and those under the cantilevered sides operate on an electric eye that turns them on at sundown and turns them off at sunrise. Three rows of lights on the north and south exposures illumine the building through the night. Parking space for 102 cars flanks the structure of glass, steel, and pre-cast quartz aggregate. Windows are solar gray glare-reducing glass that filters out fabric fading sun rays. The site, which measures a block from east to west and 120-feet from north to south, is a former residential area purchased by First National Bank in August, 1965. Ground was broken for the new building on June 6, 1966, and the bank moved into its new quarters on August 23, of this year. The building contains 46,500 square feet of space, with 15,000 square feet still available for renting."²⁶

The building's interior was described thus:

"The interior of the Brenton Bank Building is open, airy, and functional. Appointments are bright and contemporary. Offices of IDS (Investors Diversified Services, Inc.) flank the Brady Street entrance corridor. Decorated by the wife and daughter of manager Ray Soenksen, they demonstrate the elegant possibilities of the new structure. Blue, green, turquoise, and gold are fused with a subtle selection of pattern and texture in walls and accessories. Dannatt Realty offices down the corridor to the right achieve special distinction with galleried paintings on soft, gold walls. Beyond through big glass doors is the bank lobby with its vaulted ceiling of total light augmented by translucent white cone lamps. Green-flecked terrazzo flooring gives way to blue-green tweedy carpet in lounge areas furnished with seats of taupe and cranberry."²⁷

"Paneling at the tellers' windows and throughout the building is warm-toned walnut. End walls of the bank lobby are a gold montage-style vinyl wallpaper, which picks up the gold of wide-woven gold draperies. Deep-tone exposed brick is the accent that balances the paneling. An open stairwell railed with slim bars of walnut-accent steel descends to the bank's lower lobby, which contains vault and conference rooms. The generous opening pours natural light into the lower area. Below the suspended stairs is a rectangular pool with fountain jets splashing over blue underwater lights. The lower lounge is carpeted in orange-rust with a vibrant blue sofa that echoes the blue lights and leather chairs in natural tones."²⁸

²⁵ "Bank Plans Open House," *Quad-City Times*, September 15, 1967: 3.

²⁶ Full page Advertisement for the Open House, September 15, 1967: 46.

²⁷ "A Beautiful New Building," *Quad-City Times*, September 15, 1967: 8.

²⁸ "Unusual Features In New Bank," *Quad-City Times*, September 15, 1967: 4.

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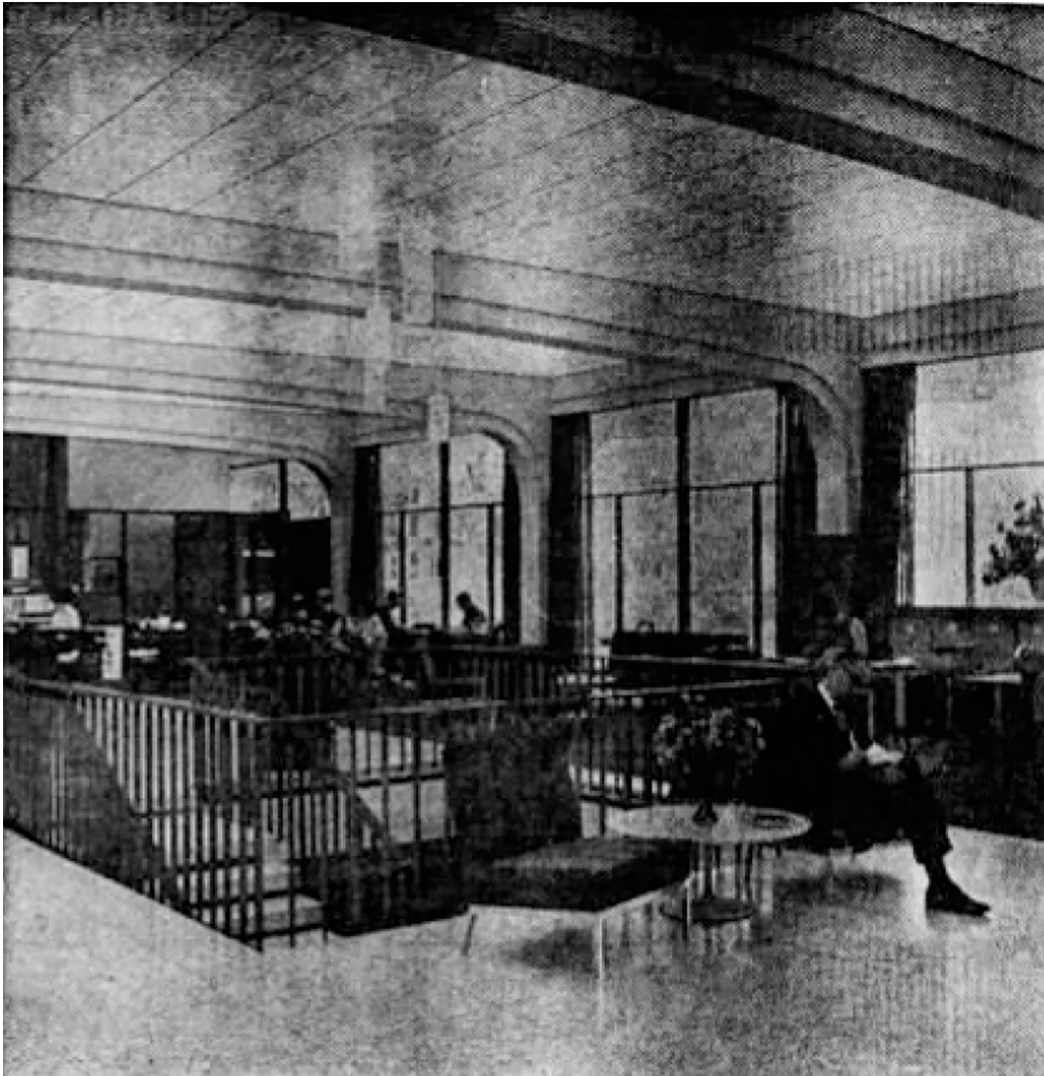
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The new bank building included spaces for professional office. Although much of the upper story space remained vacant at the time of its opening, the Ford Motor Credit Co. had offices on the west side of the building's lower level, with Norm Dean Realty Co. housed adjacent to the Main Street entrance, and Dannatt Realty in Suite 115. The third floor was built using a modular concept, which allowed the space to be arranged and re-arranged without altering permanent partition walls. The floor was marketed to doctors with suites located overlooking Kirkwood Boulevard on the east.²⁹

Figure 10. Historic Image of the First Floor Banking Space, looking northwest - 1967



(SOURCE: *Quad-City Times*, September 15, 1967.)

²⁹ "Unusual Features In New Bank," *Quad-City Times*, September 15, 1967: 4.
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Figure 11. Historic Image of the First Floor Banking Space, looking northeast – 1967



(SOURCE: *Quad-City Times*, September 17, 1967.)

The mechanical systems were also touted for their advanced technology. The air conditioning system, noted as the only one of its type in the area, utilized two separate plants. A low-pressure air handling system served the first floor and lower level, and a high-pressure system carried air to the upper floors. A two-pipe system permitted both heating and cooling to operate at the same time, controllable by each tenant.³⁰

Various notices congratulated the bank on its new building and advertised an extensive list of contractors responsible for its construction.³¹ They include:

Precast Concrete by Moline Consumers Co.
Painting & Decorating by W.F. Scott Decorating, Inc.
Glass by Baggerly Glass Co., Davenport
General Contractor, Waters Construction
Plumbing and Heating by Ragan Plumbing & Heating, Inc., Davenport
Structural Steel by Howard Steel Company, Davenport
Electrical and lighting fixtures by Davenport Electric Contract Company, Davenport

³⁰ "Unusual Features In New Bank," *Quad-City Times*, September 15, 1967: 4.

³¹ Various Ads, *Quad-City Times*, September 15, 1967: 2 and 4.

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Upon its opening in 1967, the First National Bank provided a variety of services to its customers including checking and savings accounts, certificates of deposit, and installment, real estate, and commercial loans. Soon thereafter, the bank began offering payroll accounting services, preparation of payroll checks and records by computer for their business clients. An indication of the mid-20th century culture in which the building was constructed, the bank prided itself on its personal and casual style, its friendly employees, and the comfort allowed “housewives” to “rush in wearing slacks with no feeling of constraint, and they have no trouble finding a parking place.”³²

Modernistic Architecture in Davenport

In the 2016 National Register nomination for the modernistic First Federal Savings & Loan Association building (1966) located in downtown Davenport, author Michael Allen elaborated on the impact of modern design on the city’s architectural landscape. While the National Register case presented for the First Federal building focused on the impact of modern design on the transformation of the city’s downtown, Allen did a fine job of illustrating the larger significance of modernistic architecture in Davenport. In discussing its spread of beyond the downtown area, Allen specifically called out the importance of the First National Bank of Davenport as a representative of the modern era architectural expression known as New Formalism.³³

Beginning in the early years of its existence, Davenport’s architecture generally reflected the stylistic and technological trends that typified Midwestern architecture. The quality of Davenport’s architecture was a reflection of the presence of highly skilled, local architects who have become widely acknowledged as some of Iowa’s most significant. With its strongly German ethnic base, vernacular architecture often took on the influence of that population, but still the city’s building stock largely followed American mainstream trends with numerous, significant examples of architectural designs in properties of all types. The Italianate was prevalent in Davenport in both residential and commercial (e.g. Forrest Block; 1875; Frederick Clausen; extant) designs in the 1870s and 1880s; the Victorian era Queen Anne is widely expressed in residential buildings, particularly prevalent in the upper middle class neighborhoods like the Gold Coast, which is located northwest of the historic downtown; the late 19th century Romanesque is masterfully represented in the JHC Petersen’s Sons’ Store (1892; Frederick Clausen; extant), located in downtown as well as the Davenport High School (1905; Clausen & Burrows; extant) located on Main and 12th streets; various forms of the Classical Revival rose in the city, including the Davenport Hotel (1906; Seth Temple; extant) and the massive Masonic Temple (1922; Clausen & Kruse; extant). The impact of the 20th American movements, the Craftsman and Prairie School styles are also well represented, particularly in residential neighborhoods that were the focus of development in the first quarter of the 20th century.

Development in the downtown peaked in the 1920s with architectural designs reflecting the trends of that era. Significant among the large-scale buildings are nine-story Davenport Bank Building (1923; Childs & Smith; extant) and the American Commercial and Savings Bank Building (1927; Weary & Alford; extant), both being conservative representations of classically derived designs. The Kahl Building/Capitol Theater (1920; Arthur Ebeling and Rapp & Rapp; extant) brought in the modern gridded form of the Chicago School.³⁴

By 1930, with national architectural trends rooted in the transmission of modernistic design influences coming from Europe, the Midwestern Prairie School and other sources, Davenport’s architecture began breaking from

³² “Unusual Features In New Bank,” *Quad-City Times*, September 15, 1967: 4.

³³ Michael Allen, “First Federal Savings and Loan Association Building,” National Register of Historic Places nomination, 2016.

³⁴ Allen: 8.13.

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historical precedents. The United States Post Office and Federal Building (1933; Seth J. Temple; extant) is an expression of federally supported modernist architecture; the building was funded through the New Deal Public Works Administration (PWA). Temple's design removed the decorative aspects of classicism, while still adhering to classical principles of symmetry, form and proportion. The RKO Orpheum Theater and Mississippi Hotel (1935-6; A.S. Graven; extant) introduced the city to its first major Art Deco building, which is more stylized in its interior spaces than its more simplified exterior.³⁵

Davenport's first major commercial building to fully and conclusively express the tenets of the International Style was the administration building at the Alcoa (Aluminum Ore Company of America) plant located on a 47-acre site on the city's west side (extant). The New York firm of Harrison & Abramovitz designed the building. Known as the associate architects on the modernistic Headquarters Building of the United Nations Center in New York City (designed by Brazilian architect Oscar Niemeyer and built by Harrison and Abramovitz; 1952), the firm brought their modernistic sensibility to the Alcoa building, marking a shift in Davenport's historically rooted approach to architectural design.³⁶

Modernism entered the Quad Cities scene in a big way with the design and construction of the John Deere headquarters (1964; extant). Built on a 1,400-acre site in East Moline, Illinois, the new complex was designed by Finnish architect Eero Saarinen, whose dark-glass and steel office boxes were integrated into a landscape design conceived by Hideo Sasaki. By the time of its completion in 1964, modern architecture was making an impact across the state with significant designs completed by Eliel Saarinen, Frank Lloyd Wright, and Mies van der Rohe.³⁷

The greatest build-up of modern architecture in Davenport dovetailed with a transitional period within American modernistic practice that is marked by a reaction against the formal minimalism and functionalist curtain wall design that the Alcoa building represented. New Formalism emerged in the 1960s as a rejection of the more restricted expressions of Modernism. Where Modernism was typified by formal minimalism and the functionalist curtain wall, New Formalism (1960-1975) focused on a careful arrangement of spatial hierarchy and an emphasis on the building structure and/or construction grid, while often setting a single volume on a raised base. New Formalistic designs are commonly highly symmetrical and incorporate a wider range of exterior finishes (e.g. brick, cast stone, etc.) than associated with earlier modern design. In its move away from strict Modernism, New Formalism embraced many classical precedents while using modern technology in the adaptation of classical forms.³⁸ New Formalism became widely embraced for the design of many public buildings and banking institutions; a trend that played out in Davenport with the design of the Davenport Public Library (1966) and the First National Bank of Davenport.³⁹ As noted in the National Register nomination of the First Federal Savings & Loan Association (1966), two of Davenport's most significant modern buildings (both being examples of New Formalism) are the Davenport Public Library by Edward Durell Stone and the First National Bank Building. As design representing New Formalism, those two buildings demonstrate the reinvention of Modernism in the 1960s.⁴⁰

At the time construction of the First National Bank was to begin in 1966, major modern buildings in the city were nearing completion. Stone's Davenport Public Library, (with Steward-Robison-Laffan acting as associate architects), was under construction to be completed in 1968; the First Federal Savings and Loan Association

³⁵ Allen: 8.13.

³⁶ Ibid.

³⁷ Ibid., 8.14.

³⁸ Joan M. Marter, ed, *The Grove Encyclopedia of American Art*. Vol. 1 (New York: Oxford University Press, 2011), 242.

³⁹ Charles Belfoure, *Monuments to Money: The Architecture of American Banks* (Jefferson, NC: McFarland & Co., 2005).

⁴⁰ Allen., 8.15.

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Building designed by William F. Cann of St. Louis, was opened in 1966; and an addition to the Davenport Bank and Trust Company, by Perkins & Will of Chicago, was being planned for completed set in 1971.⁴¹ Investment in major buildings expressive of modern tenets solidified the legitimacy of Modernism as an architectural style, and resulted in a collection of important buildings representative of that period in architectural design and the architects that brought it to Davenport.

Stewart-Robison-Laffan, Architects

The story of Stewart-Robison-Laffan, Architects is tied to one of Davenport's best-known architectural firms, Temple & Temple as well as to Temple's successor firm, Louis C. Kingscott & Associate. Like most firms, Stewart-Robison-Laffan's portfolio contains work of many property types reflecting a spectrum of architectural styles. Modernistic architecture, however, dominates those Davenport designs that have been attributed to the firm. Although most of their commission's are relatively small-scale, the firm served as associate architect on the 1965 Davenport Public Library, designed by internationally known, Modern architect Edward Durrell Stone and the influence of that association can be seen in their design of the First National Bank of Davenport.

Harold J. Stewart (1919-1996) was born in Boone, Iowa. After serving three years in the Army, Stewart attended Iowa State University, graduating in 1946. That summer he went to work in Davenport for Temple Architects, becoming a registered architect in both Iowa and Illinois.⁴² Seth Temple established the firm of Temple, Burrows and McLane in Davenport in 1904. As noted by Wesley Shank, "Temple was one of the most respected Iowa architects of his time and the first American Institute of Architects Fellow from Iowa nationally recognized." Temple's firm, under various names (including Temple & Temple when his son Arthur joined the firm in 1940), is responsible for some of Davenport's most significant historical buildings built between 1904 and 1952.⁴³

Following the death of Arthur Temple in January 1952, Louis C. Kingscott & Associates, Inc., of Kalamazoo, Michigan purchased Temple & Temple. Although the firm's name was soon changed to reflect the new ownership, the Temple staff remained with Harold Stewart named chief resident architect.⁴⁴ In 1957 Harold Stewart was elevated to the vice-presidency at Kingscott & Associates. His colleague, G. Douglas Robison was named a director at the same time.⁴⁵

G. Douglas Robison was a graduate of Iowa State University. After gaining experience at multiple firms in Illinois, Wisconsin, and Iowa Robison joined the Kingscott firm in 1953. He was registered as an architect in both Iowa and Illinois.⁴⁶ Robison was elected to the board of directors of the Iowa Chapter, American Institute of Architects for a one-year term.⁴⁷

William Laffan came to Davenport from South Bend, Indiana where he had worked as an architect. Laffan worked for Kingscott for six years.⁴⁸

⁴¹ Allen, 8.16.

⁴² Obituary, *Quad-City Times*, 10/02/1996. http://qctimes.com/news/obit/article_20a70dee-ed49-56cc-a295d447a1d5ac_98.html. Last accessed 10/20/2017.

⁴³ Wesley I. Shank, *Iowa's Historic Architects. A Biographical Dictionary* (Iowa City, IA: University of Iowa Press, 1999), 161.

⁴⁴ "Michigan Architects To Take Over Temple Company in Davenport," *Quad-City Times*, February 15, 1952: 16.

⁴⁵ "Area Firm Promotes 2 Architects," *The Daily Times*, February 14, 1957: 17.

⁴⁶ Ibid.

⁴⁷ "Architects Honor 3 Area Men," *The Daily Times*, January 26, 1957: 11 and "Area Firm Promotes 2 Architects," *The Daily Times*, February 14, 1957: 17.

⁴⁸ "Architects Form New Association," *The Daily Times*, November 05, 1951: 21.

First National Bank of Davenport

Scott County, Iowa

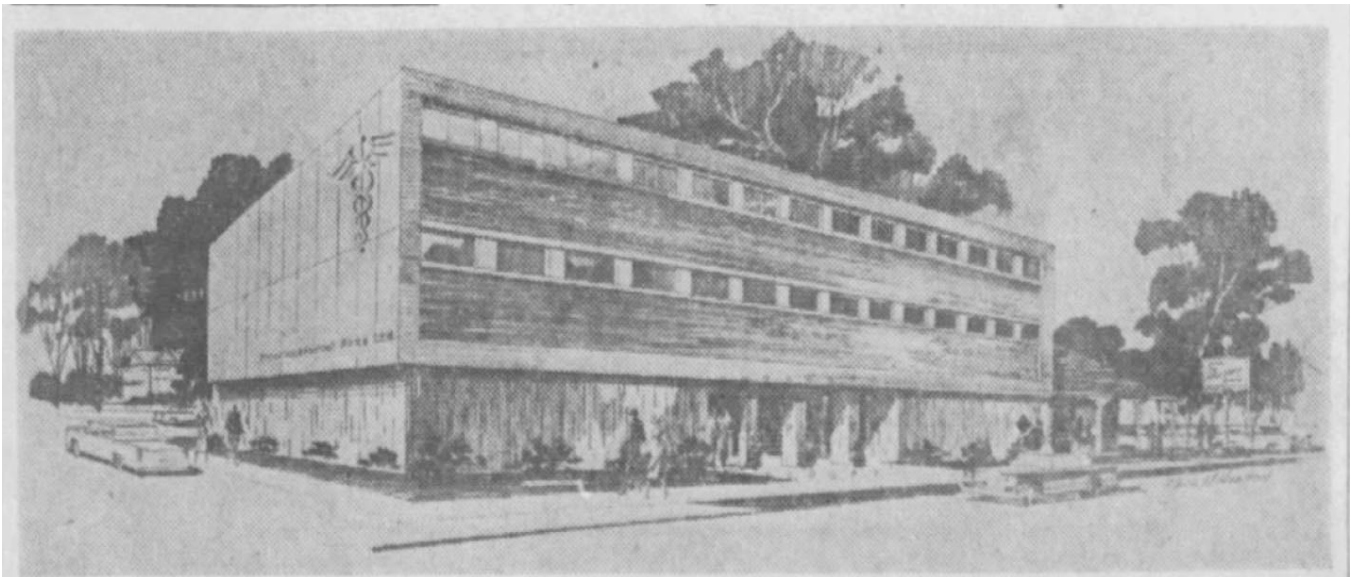
Name of Property

County and State

In 1958 Harold Stewart and Douglas Robison, along with William Laffan, left Kingscott to establish their own firm, which bore the name of its founding principals. A fourth designer, L. Herbert Tyler, shared the firm's offices in the Priester Building at 601 Brady Street, but remained independent of the firm. Over a period from 1958 through 1980, Stewart-Robison-Laffan completed a wide range of projects, the majority of which reflected the prevailing influence of mid-century modern design.⁴⁹

In the early 1960s, the firm was closely involved in the Town Centre Village commercial development, with which the First National Bank of Davenport was associated in the early planning stages. The firm was responsible for the design of four modernistic buildings proposed for the development. The first, the Professional Arts Building, was completed in 1963. The building is non-extant.

Figure 12. Historic Image –Rendering of the Professional Arts Building – 1961



(SOURCE: *Quad-City Times*, 11/03/1961.)

⁴⁹ "Architects Form New Association," *The Daily Times*, November 05, 1951: 21.
Section 8 page 32

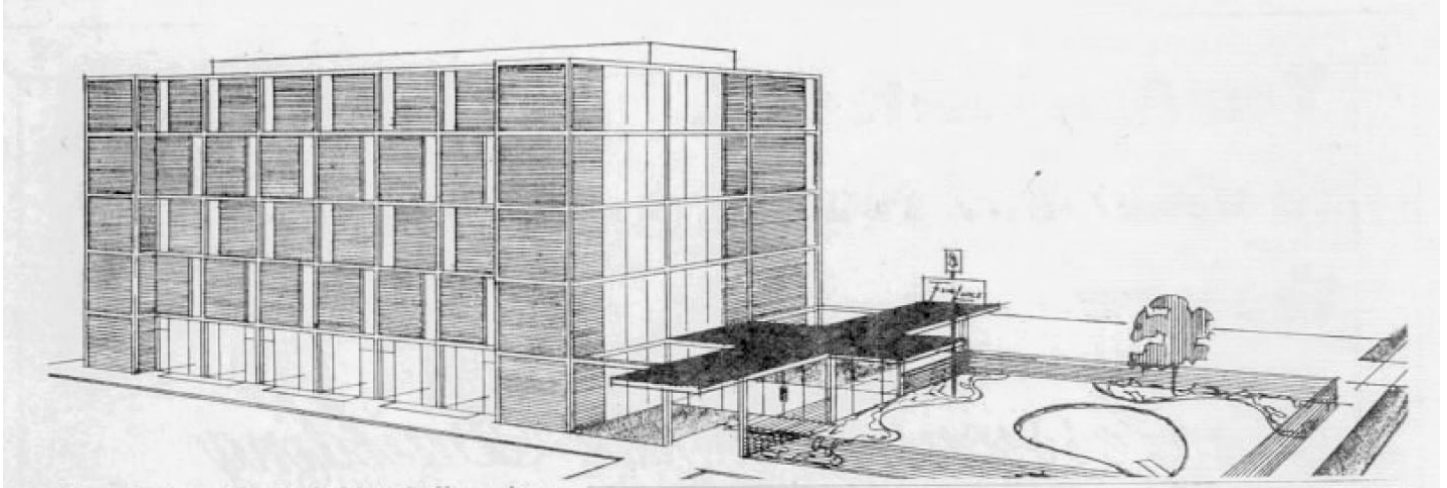
First National Bank of Davenport

Scott County, Iowa

Name of Property

County and State

Figure 13. Historic Image –Rendering of the Travelodge Motel (Not built) – 1961



(SOURCE: *Quad-City Times*, 10/25/1963.)

The firm provided this design sketch for the Travelodge Motel, which was proposed for the Town Centre Village development. Never constructed, the motel's site was purchased by the First National Bank in 1965 and the new bank building was constructed there.

Figure 14. Historic Image - Davenport YMCA – 1962



(SOURCE: AKAY Consulting postcard collection.)

First National Bank of Davenport

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In 1962 the firm completed the Davenport YMCA. Located near the west end of the central business district, the building features numerous modern design elements including concrete construction, ribbon windows, simplified decorative elements, and monotone palette. The most notable design element may well be the repeating pseudo-corrugation motif seen in the awning and roof details.

In 1963-64, Steward-Robison-Laffan was the associate architect on the Davenport Public Library. Designed by Edward Stone Durrell and placed in service in 1965, the library is representative of the quality of modern design widely associated with the renowned architect. The concrete block structure features deeply overhanging eaves supported on the façade by a series of sleek, two-story columns. Two-story glazing fills the façade bays. The interior is voluminous with a floating central stair.

Image 09. Davenport Public Library - 2017



(Image courtesy of the Davenport Public Library.)

Image 09. Davenport Public Library Interior – 2017



(Image courtesy of the Davenport Public Library.)

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The firm was also known in the area for the design of schools; in December 1967, they were among three others competing for a role in the North Scott School District's 10-year building program, which was at the time in the development stages. The firm completed additions to Sudlow, J.B. Young and F.L. Smart Junior High Schools in Davenport in 1963 and to John Glenn Elementary in Donahue and the Eldridge High School in 1970.⁵⁰ Typically, the firm was competing against their former employer, Louis C. Kingscott & Associates. In 1967 Kingscott was noted as the architect for Iowa City schools for "the last 14 years" as well as the designer of Hoover School in Bettendorf.⁵¹

In 1980 Stewart established his own firm, known as Stewart and Associates Architects, where he practiced until his death in 1996.⁵² Where his colleagues went from that time, is undetermined.

⁵⁰ "North Scott Construction Lags," *Quad-City Times*, July 29, 1970: 17 and "Notice of Hearing Public Improvement," *The Daily Times*, June 19, 1963: 16.

⁵¹ "North Scott Board Hears Architects' Presentations," *Quad-City Times*, December 20, 1967: 5.

⁵² Obituary, *Quad-City Times*, 10/02/1996. http://qctimes.com/news/obit/article_20a70dee-ed49-56cc-a295d447a1d5ac_98.html. Last accessed 10/20/2017.

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Relevant Cultural Resource Documents

While the City of Davenport has been proactively working to identify and protect its historic resources by way of intensive level survey, National Register nominations, and Multiple Property Documentation, most of those efforts pre-date consideration of mid-20th century resources as “historic.” It is, however, the successful utilization of the State and Federal Historic Tax Credit programs that have done much to document modern resources and to develop a context for understanding their significance. This nomination for the First National Bank of Davenport relied specifically on the 2016 nomination prepared by Michael Allen for the First Federal Savings and Loan Association building in downtown, the construction of which dovetails with that of the First National Bank.

Potential for Historic Archaeology

The potential for historic archaeology was not assessed as part of the present National Register nomination. The presence of paving parking areas associated with this mid-century building suggests the likelihood that the ground disturbance resulting from the construction of those elements may have destroyed localized archaeological resources. However, the paving may have been laid over ground previously occupied by Victorian-era residences (as well as resources pre-dating the housing) with a minimum of earth movement. In that case, archaeological resources may merely have been encapsulated. In the future, any significant excavation and/or grading should take into consideration the possibility that archaeological and/or sub-grade historical resources may remain.

Research Methodology

In addition to the nomination noted previously, this nomination utilized the historical foundation provided in the 1983 MPD prepared by Martha H. Bowers to understand both the growth and development of the physical city and the evolution of its architecture. Resources of the Richardson-Sloane Archives at the Davenport Public Library are a generally strong collection of historical documents and images. Building upon the foundation of the MPD and the Allen nomination, this nomination utilized a significant number of newspaper accounts that detailed construction in Davenport, commercial development expanding along Brady and Main streets, and the chronological history of the development to which the First National Bank was initially associated.

First National Bank of Davenport

Scott County, Iowa

Name of Property

County and State

9. Major Bibliographical References

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

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Newspapers

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The Daily Times. "Architects Honor 3 Area Men." January 26, 1957.

The Daily Times. "Area Firm Promotes 2 Architects." February 14, 1957.

The Daily Times. "Architects Form New Association." November 05, 1958.

The Daily Times. "Arts Building Construction Is Scheduled." January 03, 1962.

First National Bank of Davenport

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County and State

The Daily Times. "Building Work Hits \$3 Million." July 02, 1962.

Quad-City Times. "Ask Rezone For Office On Brady." November 04, 1962.

The Daily Times. "National Bank, Is Plan for Davenport." November 09, 1962.

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The Daily Times. "Nearing completion..." (Image of Professional Arts Building). December 29, 1962.

The Daily Times. "Commercial Building. Construction: \$15 Million." December 29, 1962.

The Daily Times. "New Bank To Begin Operations in May." January 10, 1963.

The Daily Times. "New Bank to Open In July." May 23, 1963.

The Daily Times. "Bank Opens Aug. 3; Agent Is Appointed." June 13, 1963.

The Daily Times. "Bank and Store Site Clearing Is Speeded." July 08, 1963.

The Daily Times. "Pattern of Progress." July 26, 1963.

The Daily Times. "First National Bank Opens Saturday." August 02, 1963.

The Daily Times. "\$3 Million Project. Motel, Retail Unit Is Set." August 16, 1963.

The Daily Times. "Town Centre, Village." October 25, 1963.

Quad-City Times. "Mystery of Lost House Unsolved." January 19, 1964.

Quad-City Times. "First National Bank Adds Two Directors to Board." January 25, 1964.

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The Daily Times. "1st National To Open Village Drive-In Bank." April 08, 1964.

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First National Bank of Davenport

Scott County, Iowa

Name of Property

County and State

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Quad-City Times. "You Are Invited." September 15, 1967.

Quad-City Times. "Thoughts On Money." September 15, 1967.

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Quad-City Times. "A Striking New Neighbor." September 15, 1967.

Quad-City Times. "The Brenton Banks: Prominent For Years." September 17, 1967.

Quad-City Times. "Pretty and Practical." September 17, 1967.

Quad-City Times. "Bank Figures Show Area's 'Health'." December 31, 1967.

Quad-City Times. Obituary: Harold Stewart. October 02, 1996.

Special Collections

Richardson-Sloane Special Collections Center. Davenport Public Library.
City directories, images, topical resources.

Online Resources

University of Iowa Digital Library.
www.digital.lib.uiowa.edu. Last accessed 01/11/2018.

First National Bank of Davenport
Name of Property

Scott County, Iowa
County and State

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 # _____
- recorded by Historic American Landscape Survey # _____

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): _____

10. Geographical Data

Acreeage of Property 1.25-acres

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1	<u>41.536443</u>	<u>-90.574746</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

Allen's Addition S 160" of Blk (Exc. Pt. to City)

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the building and the property to which the building is historically associated.

First National Bank of Davenport
Name of Property

Scott County, Iowa
County and State

11. Form Prepared By

name/title Alexa McDowell, Architectural Historian date 07/16/2018
organization AKAY Consulting telephone 515-491-5432
street & number 4252 Oakland Avenue email akaymcd@hotmail.com
city or town Minneapolis state MN zip code 55407

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**



- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

First National Bank of Davenport
Name of Property

Scott County, Iowa
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: First National Bank of Davenport
City or Vicinity: Davenport
County: Scott **State:** IA
Photographer: Alexa McDowell
Date Photographed: 10/02/2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 20: Site view - looking NE across Brady Street
- Photo 2 of 20: Site view - looking SW across Main Street
- Photo 3 of 20: Site view - looking SE across Brady Street
- Photo 4 of 20: Exterior – view of façade (west) and south elevations, looking NE
- Photo 5 of 20: Exterior – view of rear (east) and north elevations, looking SW
- Photo 6 of 20: Exterior Detail – primary (west) entrance and storefront level
- Photo 7 of 20: Exterior Detail – north storefront level, looking west
- Photo 8 of 20: Exterior Detail – stylistic details – cantilevered upper story and fenestration
- Photo 9 of 20: Exterior Detail – upper story fenestration
- Photo 10 of 20: Interior, First floor – looking SE
- Photo 12 of 20: Interior, First floor – looking west
- Photo 12 of 20: Interior, First floor – looking NW
- Photo 13 of 20: Interior, First floor – typical offices
- Photo 14 of 20: Interior, First floor, east lobby – looking west
- Photo 15 of 20: Interior, Second Floor – looking west along central corridor
- Photo 16 of 20: Interior, Second Floor – typical upper story corridor rhythm of door and glazing
- Photo 17 of 20: Interior, Second Floor – typical upper story office
- Photo 18 of 20: Interior, Third Floor – typical upper story, corner office
- Photo 19 of 20: Interior, Basement – view looking south, looking west
- Photo 20 of 20: Interior, Basement – view of the main staircase, looking SW

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 100 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.



Modern office building with a grid of windows and a white facade.

FISH MARKET

One-way street sign pointing right.





Ⓟ

FOOD





FOOD MARKET

WINDMILL COMMUNITY
SCHOOL DISTRICT
ADMINISTRATIVE BUILDING

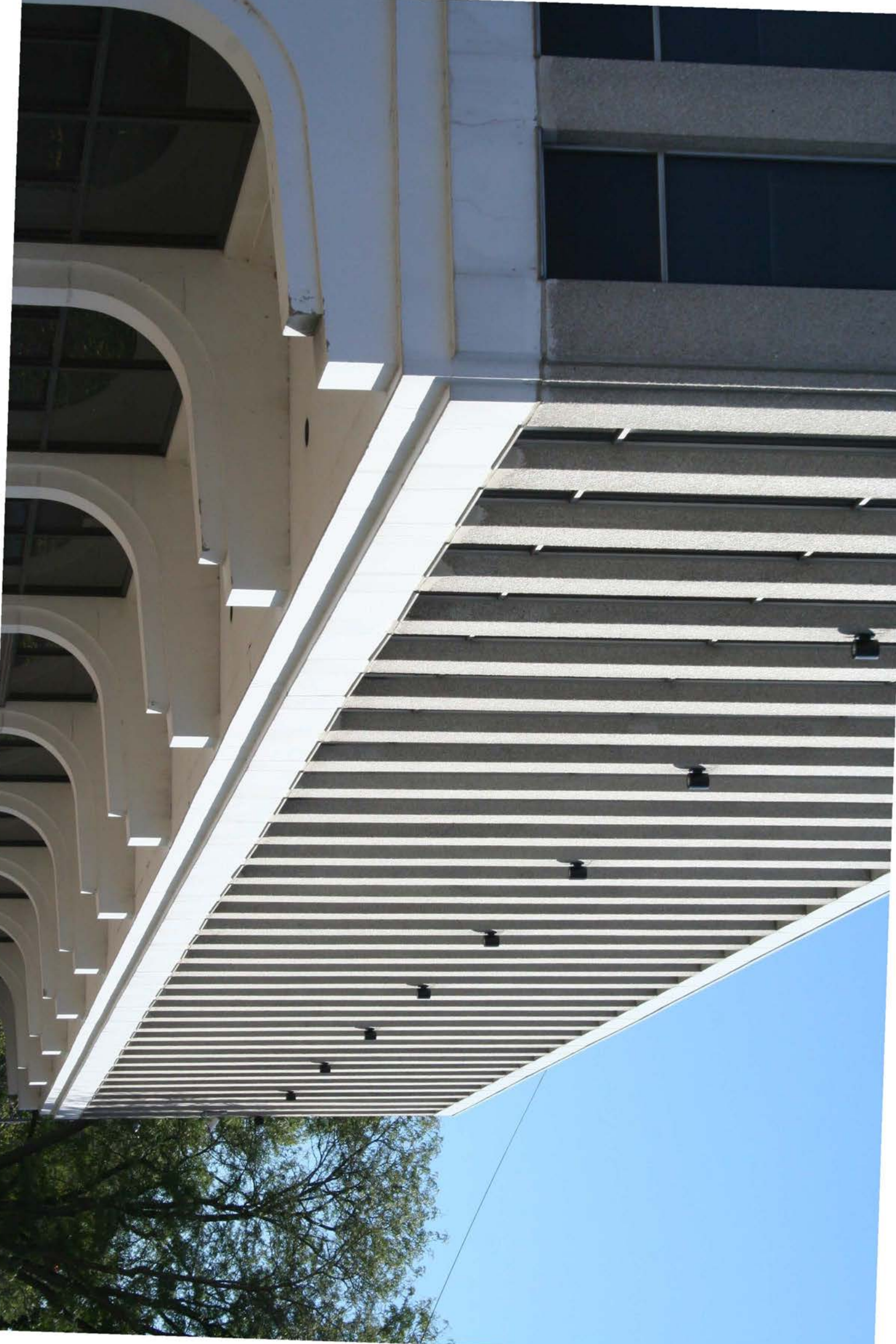
02X 551



DAVENPORT COMMUNITY
SCHOOL DISTRICT
ACHIEVEMENT SERVICE CENTER













High Quality Instruction
Cosmopolitan Environment
Caring and Supportive Learning Community

EXIT









Office Hours
Monday - Friday
9:00 AM - 5:00 PM
Saturday - Sunday
10:00 AM - 4:00 PM

FIRE ALARM
PULL HERE
IN EMERGENCY

NO STANDING
OR SLEEPING
IN THIS
AREA



NO STANDING
OR SLEEPING
IN THIS
AREA

2-1

AED
AED



STORAGE

2

PLEASE RECYCLE ONLY

219 CURRICULUM & INSTRUCTION



NOT
AN
ENTRANCE









Entrance to exhibit at
DASH/Archives, U.S. and Maritime
Museum Administration Center
Call: 580P or 5811
www.usnm.gov

Spotlight
on the
Civil War

USA
GERMANY



OFFICE HOURS
MONDAY - FRIDAY 9:00 AM - 5:00 PM
SATURDAY 10:00 AM - 4:00 PM
SUNDAY 12:00 PM - 4:00 PM
CLOSURE DURING SCHOOL HOLIDAYS



Walcott

NO FOOD
OR DRINK
HERE

JUNE 6

SLOPERTOWN
DIST. NO. 5



One morning Father said
Come here - Come here
He was so Father and said



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: First National Bank of Davenport

Multiple Name:

State & County: IOWA, Scott

Date Received: 8/2/2018 Date of Pending List: 8/27/2018 Date of 16th Day: 9/11/2018 Date of 45th Day: 9/17/2018 Date of Weekly List:

Reference number: SG100002918

Nominator: State

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input checked="" type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 9/13/2018 Date

Abstract/Summary Comments: The First National Bank of Davenport is locally significant under National Register Criteria A and C in the areas of Architecture and Community Planning & Development. The three-story, concrete and steel frame building designed by the local architectural firm of Stewart-Robison-Laffan Architects, represents an excellent local example of mid-twentieth century Modernist design. Set atop a cantilevered ground floor, the building's vertical emphasis with recessed glass panels and cast concrete columns conveys the significant characteristics of the New Formalism style. Completion of the building in 1967, as part of the planned Town Centre Development outside of the downtown core, highlights the important patterns of decentralization and automobile-oriented commercial development witnessed in Davenport in the post-war era.

Recommendation/ Criteria: Accept NR Criteria A and C

Reviewer: Paul Lusignan

Discipline: Historian

Telephone: (202)354-2229

Date: 09/13/2018

DOCUMENTATION: see attached comments : No see attached SLR : **Yes**

CHRIS KRAMER, ACTING DIRECTOR

August 1, 2018

IOWA ARTS
COUNCIL

PRODUCE
IOWA

STATE HISTORICAL
SOCIETY OF IOWA

STATE HISTORICAL
MUSEUM OF IOWA

STATE HISTORICAL
LIBRARY & ARCHIVES

STATE HISTORIC SITES

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA HISTORICAL
FOUNDATION

Joy Beasley, Keeper of the National Register of Historic Places
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240



Dear Ms Beasley:

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

First National Bank of Davenport

The First National Bank of Davenport building is eligible for listing on the National Register of Historic Places under Criterion A. The resource is locally significant in association with the history of community planning and development, specifically related to Town Centre Village, the first major commercial development established on the Main-Brady corridor at its intersection with Locust Street, which transformed a historically residential neighborhood into one dominated by commercial enterprises centered on a high traffic area. It is also eligible for listing under Criterion C. The resource is locally significant as an important example of modernistic design, specifically representative of the design principles associated with New Formalism. Designed by the Davenport firm of Stewart-Robison-Laffan, the building was placed in service in 1967. The Period of Significance and Significant Date is 1967 – the year the building was placed in service, which provides the best representation of the building’s architecture and the immediate impact of the commercial development to which construction of the building was initially associated.

Thank you for your consideration.

Sincerely,


Laura Sadowsky
State Historian and National Register Coordinator
State Historical Society of Iowa

Enclosures.