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United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in 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 Federal Savings and Loan Association Building

Other names/site number n/a

Name of related Multiple Property Listing n/a

2. Location

Street & number 131 W. Third Street n/a not for publication

City or town Davenport n/a Vicinity

State Iowa Code IA County Scott Code 163 Zip code 52801

3. State/Federal Agency Certification

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

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

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

national statewide local

Applicable National Register Criteria: A B C D



21 July 2016

Signature of certifying official

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

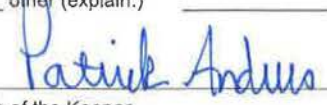
4. National Park Service Certification

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:)



10/25/2016

Signature of the Keeper

Date of Action

First Federal Savings and Loan Association Building
Name of Property

Scott, Iowa
County and State

5. Classification

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

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

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

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

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

Contributing	Noncontributing	
1	0	Buildings
		Sites
		Structures
		Objects
1	0	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 services

Current Functions

(Enter categories from instructions.)

VACANT

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movements

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Stone: Marble

Stone: Granite

roof: Composite

other: Brick

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

First Federal Savings and Loan Association Building
Name of Property

Scott, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

ARCHITECTURE

Period of Significance

1966

Significant Dates

1966

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.

Significant Person

(Complete only if Criterion B is marked above.)

n/a

Cultural Affiliation

n/a

Architect/Builder

Cann, William F.

Bank Building & Equipment Corporation

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

9. Major Bibliographical References

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

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: _____

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Historic Resources Survey Number (if assigned): __n/a__

10. Geographical Data

Acreage of Property Less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1 41°31'19.47 90°34'31.02 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____ _____ _____
Zone Easting Northing

3 _____ _____ _____
Zone Easting Northing

2 _____ _____ _____
Zone Easting Northing

4 _____ _____ _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Michael Allen/Director

organization Preservation Research Office date 27 November 2015

street & number 3407 S. Jefferson Avenue #207 telephone 314-920-5680

city or town St. Louis state MO zip code 63118

e-mail michael@preservationresearch.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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.).

First Federal Savings and Loan Association Building

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Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, 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 Federal Savings and Loan Association Building

City or Vicinity: Davenport

County: Scott State: IA

Photographer: Michael R. Allen (1-4); Jean Wells (5-10)

Date

Photographed: November 18, 2015 (1-4); March 5, 2015 (5-10)

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

1 of 10: View of the building looking southeast from the opposite corner of Third and Main Streets.

2 of 10: View of the building southwest from Third Street.

3 of 10: View of the western elevation looking northeast on Main Street.

4 of 10: View of the south elevation looking northeast from Main Street.

5 of 10: View of the drive-through addition looking south from Third Street.

6 of 10: View of the Third Street lobby looking northwest toward the entrance.

7 of 10: View across former banking hall looking southwest.

8 of 10: View northeast inside of Main Street lobby.

9 of 10: View of second floor elevator lobby looking northwest.

10 of 10: View of second floor looking southeast.

Figure Log:

1. Parcel map showing the property shaded.

2. Current basement plan.

3. Current first floor plan.

4. Current second floor plan.

5. Current third floor plan.

6. Current roof level plan.

7. Original basement plan.

8. Original first floor plan.

9. Original second floor plan.

10. Original third floor plan.

11. Alcoa administration building at the Davenport plant, 1949.

12. Priester Construction Company Building, 1959.

13. Northwestern Bell Telephone Company Building, reclad in 1965.

14. First National Bank Building, 1967.

15. The Davenport Public Library upon completion in 1968.

16. Davenport Bank and Trust Company addition, 1972.

17. The Northwest Tower, 1975.

18. Citizens Federal Savings and Loan Building, 1975.

19. The First Federal Savings and Loan Association Building at its opening in 1966.

20. The First Federal Savings and Loan Association Building financial services hall at its opening in 1966 and in place today.

First Federal Savings and Loan Association Building

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21. The First Federal Savings and Loan Association Building lobby at its opening in 1966 and in place today.
22. The First Federal Savings and Loan Association Building drive-through with teller window (location still extant, window removed) at its opening in 1966.
23. The First Federal Savings and Loan Association Building vault door at its opening in 1966 and in place today.
24. The First Federal Savings and Loan Association Building president's office at its opening in 1966 and in place today.
25. View of the basement parking area.
26. Bank Building and Equipment Corporation buildings designed by William F. Cann.

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First Federal Savings and Loan Association Building

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n/a

Name of multiple listing (if applicable)

Summary

The First Federal Savings and Loan Association Building, completed in 1966 in the Modern Movement style, is a three-story commercial building located at the southeast corner of Main and Third Streets in downtown Davenport, Iowa. The building is a cubic mass organized around a core stair, elevator and service tower on the Third Street elevation, which projects a full story above the flat roof line. The building construction is a steel frame with masonry cladding on each elevation. The building's primary elevations facing Third and Main Street are clad in ribbed divisions of alternating Vermont marble and glazing above a base of granite and glass. There is an original integral drive-through lane on the south elevation, and a later external drive-through and teller window addition dating to 1975 on the parking lot at the west. The interior of the building historically followed a mode of modernist minimalism, with surfaces emphasizing visual planes rather than ornament or texture. The two historic public spaces that provided customer access to financial services, the drive-through lane and financial services hall, remain in place with some alteration. Today the interior retains some historic elements in the building's two lobbies, but had been altered so that the historic open interior hall is no longer extant. The alterations to the interior along with minor exterior modifications do not remove the integrity needed for the building to embody its architectural significance.

Setting

The First Federal Savings and Loan Association Building sits at a prominent location in the center of downtown Davenport, at the southeast corner of Third and Main Streets (photograph 1). The Mississippi River lies three blocks south. Downtown Davenport's streets are laid out on an ordinal grid with square blocks of consistent dimensions marking the layout. Most of the buildings on Third Street are two-part commercial blocks from the late 19th and early 20th centuries, although several large buildings stand in the immediate vicinity. Directly to the west of the building stands the twelve-story, Classical Revival-style American Commercial and Savings Bank Building of 1927 (NR 7/7/1983). South across the alley is a row of commercial buildings anchored by the Putnam Building (1910) and the Parker Building (1922), both Chicago School commercial buildings designed by Daniel Burnham & Company; these two buildings and a center building are known as the Putnam-Parker Block (NR 9/15/2011). Immediately north of the First Federal building is a paved lot containing the Modern Movement drive-through structure built by the Davenport Bank & Trust Company in 1968. Just north of that structure is the main branch of the Davenport Public Library, built in 1968 and designed by Edward Durell Stone in a neo-expressionist mode of Modern Movement design. The downtown area demonstrated moderate urban density, and is most dense in the immediate vicinity of the First Federal Savings and Loan Association Building.

Exterior

The design of the building creates a division of form into two aspects: the horizontal retail-style base of the building, and the vertical emphasis of the upper floors (photographs 1 and 2). The street elevations each have both a lobby entrance and an opening to the original drive-through,

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emphasized equally in placement. The treatment of the primary elevations articulates the division of functions inside of the building while presenting a sense of verticality that matches adjacent earlier commercial buildings' own treatment. On the Third and Main street elevations, the upper two levels repeat alternating modules consisting of vertical runs of seven Vermont marble panels lit at night by projecting light housing, between vertical bays of dark gray glass recessed in projecting full marble housings. At the base of each window bay is a stamped metal spandrel panel with pyramidal patterning. The non-opening windows consist of plate glass set into cavities in the masonry walls with applied surrounds and seals. Some windows are boarded with plywood presently.

The treatment of the upper floors is broken by the tower on the Third Street elevation (photograph 2). The tower repeats elements of the modules, but is blind. The spandrel elements continue save at the central bay. Instead of windows set in surrounds, the alternative modules are vertical runs of marble panels set between vertical frames that run above the height of the tower and wrap its west elevation. On the Third Street elevation, the building's principal entrance is to the right (west) of the tower, and consists of double-leaf glass doors set in a metal frame with sidelights and a transom. This element is not original. There are four storefront-style window ribbons of vertical reflective panes divided by mullions composing the remainder of the first floor on this elevation. The easternmost (left) ribbon originally was open to the vehicular drive for drive-up banking, and was enclosed in 1975. This opening also features a recessed window where an entrance once was located. Dark granite clads the piers between these openings and forms bulkhead walls.

On the western elevation at the first floor, there are four paired sets of vertical windows with single vertical panes in metal frames above metal bulkheads (photograph 3). These are set in granite wall cladding to the north (left) of two large vehicle openings (photograph 4). The northernmost of these opens into a concrete ramp leading to structured parking in the building basement; the ramp is enclosed by brick side walls. The southernmost opening is covered by a metal roll-up grate, and originally was the entrance to drive-through banking. Presently the drive simply runs through the southern end of the building to the parking lot. The northern wall is blind brick. The teller area at the east end of the building is now interior space. On the south elevation, adjacent to an alley, granite-clad piers stand between an openwork glazed concrete block *brise soleil*. Above the wall is blind and clad in panels of Vermont marble (photograph 4).

The eastern elevation was originally not exposed, but clad after 1975 when the drive-through banking area was relocated to a new parking lot area (photograph 5). The eastern elevation is clad in brown brick at its base and southern end, enclosing a field of pale fiber cement board panels that attempt to match the Vermont marble. Four windows are set in jack-arch openings on the base, beneath projecting can lights, ahead of the teller wing. The wing consists of a brick-clad entrance box and a long flat canopy with fiber cement panel eaves supported by two steel columns at the east. On the entrance box, an opening facing Third Street encloses double-leaf glass doors flanked by sidelights. To the south of the entrance box is a jack-arch opening to the remaining portion of the original drive. Originally, there was no entrance at this location. The current opening dates to 1975.

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Interior

The interior of the building retains several significant historic features, while reflecting decades of changing uses (figures 2 through 10 illustrate the floor plan changes). The two largest changes to the building's layout are the removal of the mezzanine that visually connected the first and second floors, as well as defining the original public lobby, and the enclosure of the eastern lane of the original auto-teller drive. Additionally, in 2015 the owner removed all asbestos from the building, necessitating removal of most nonhistoric and historic partitions, ceilings and floor coverings. Despite the changes in layout and the asbestos abatement, however, some original details remain throughout the building.

While the main entrance once was accessed through an "air door" in which the double-leaf doors on the interior were recessed in an open climate vestibule that was climate-controlled. Today there is an outer pair of doors set in a surround, with the air door overhead handler still present. Yet the small entrance lobby is intact, with its marble floor square tiles, dark granite wall cladding on the run from the entrance to the interior, and Vermont marble panels around the paired elevators (photograph 6; figure 21). The metal elevator surrounds and doors remain the original anodized steel, which matches the still-extant building directory between the doors. The surrounds match those on the second and third floors, and feature rounded corners and projecting plastic indicator light housings. Above the original suspended plaster ceiling retains its grid of square openings for light fixtures and vents, although some fixtures are missing. The lobby opens to a stair tower that features an intact aluminum railing running from the basement to the roof.

The Third Street lobby also retains historic features including granite walls, marble steps and floor and a stylized stainless steel handrail (photograph 7). Much of the rest of the first floor is altered to reflect the remodeling of 1975, and later remodeling in 2002. The original two-story main lobby was infilled with a new floor slab in 2002, with perimeter columns still displaying historic travertine cladding (featuring vertical gold bands on two faces) on the first floor (photograph 8; figure 20). Inside of the former lobby space, there are no remaining historic teller counters, fixtures or finishes. Along the west wall, the layouts of offices are somewhat intact, including the original president's office located adjacent to the Main Street entrance (figures 3 and 8; figure 24). The president's office retains original wood wall paneling on its north wall. The Main Street lobby is separated from the main lobby by a partition today, but once was open. At the south end of the building, located where the entrance drive once made its curve, the original bank security vault remains intact with its steel security door (figures 3 and 8; figure 23). At the east, the historic brick wall that ran alongside the vehicle drive is now on the interior, but remains exposed and in good condition. This now encloses additional office space bearing carpeting and partitions from a later remodeling, although the original function is legible in the width and exposed former exterior wall.

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On the first, second and third floors, the window surrounds and stone returns are intact, with beveled air circulation registers even present beneath some windows. The elevator lobby areas on both floors retain original Vermont marble wall cladding and door surrounds (photograph 9). Lobby flooring and baseboards, however, are missing. The remainder of most of each of these levels is open and devoid of partitions, flooring or ceilings following recent gutting for asbestos removal (photograph 10). The outline of the original financial services hall opening to the second floor, which was rendered a mezzanine, can be detected in the exposed concrete floor slab. On the south end of the second floor, remaining partitions still enclose the original central file room and a supply closet (figures 4 and 9). The second floor layout was gravely reconfigured by a previous tenant in 2002, and was not largely intact ahead of the asbestos removal program in 2015. On the third floor, some partitions remain enclosing historic restrooms and the men's lounge, as well as the stairwells (figures 5 and 10). However no flooring or wall and ceiling finishes remain in any significant manner. The open character of these floors exposes the building's structure, and in some ways is more visually harmonious with the building than the later remodeled appearances suggest through evidence.

The basement level parking area remains largely unchanged, with exposed glazed block walls, floor and ceiling (see figure 25). In 1975, the basement parking area was expanded to include a section beneath the teller lanes and parking lot to the east. The basement elevator lobby remains intact as well, with glazed block walls, painted steel doors and steel casings intact. The basement elevator lobby ceiling was removed during recent asbestos abatement work, however. The elevator and stair towers descend to connect to lobbies at this level.

Integrity

The First Federal Savings and Loan Association Building retains integrity of materials, design, workmanship, location, setting, feeling and association. The architectural significance of the building still resounds in its intact building form, largely intact exterior appearance and somewhat intact interior. One factor in analyzing integrity is examination of the two spaces that would have served customers in accessing financial services: the drive-through lane, and the financial services hall. Since the architect intended the building to be accessed by automobile as well as on foot, the drive-through is as integral to connoting historic function as is the interior.

Exterior: The exterior of the building clearly conveys historic appearance despite some modifications. The 1975 drive-through remodeling is mitigated by the partial presence of the drive-through lane on the south side, and the drive-through wing on the east had no visual impact on the original building. Changes to storefront glazing and the main entrance foyer have only a minimal visual impact.

Interior: The interior retains several of its original architect-designed features, including lobbies, the president's office, elements of the financial services hall and the vault. The most evident interior change consists of the loss of the original financial services hall configuration (figure 20). The open two-story space has not existed since 2002, although its first floor layout is still largely legible in the current layout. However the financial services hall's volume is compromised by the

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infill of the large opening to the second floor. Since much of the building's interior consisted of private offices and open work areas, rather than the formal lobby, the current state still conveys its historic use and financial services function. The building retains intact public areas in the parking areas and lobbies, so that its intended historic use sequence is partially intact. The interior's remaining historic features strongly denote historic association with the financial services architecture of the BBEC and the modernist architecture of Davenport.

Overall, the First Federal Savings and Loan Association Building embodies the seven aspects of integrity as follow:

Setting: The building's setting remains intact from the period of significance. The setting conveys the densely-built commercial environment of downtown Davenport.

Location: The building has not been moved, and its relationship to the sidewalk and street remain intact.

Feeling: The building's appearance conveys the sense of its original design and use.

Association: No changes to the building have removed the visual traits that strongly identify the building with its architectural significance, and none have removed its legibility as a modernist financial services building.

Materials: The building retains its historic material constitution, except on the interior where the lobby was removed. The exterior reflects original materials with few major modifications. The interior's historic materials that have been removed are replaceable, and largely consisted of mass-produced elements while the exterior was completely architect-designed.

Design: The building conveys its exterior architectural program well, with only the partial infill of the drive-through lane. However that modification does not remove evidence of the drive-through function. Similarly, although the mezzanine opening is missing, the building's interior still presents evidence of historic function with the financial services hall layout, teller wall, vault and president's office remaining. The greatest change is the removal of the volume of the financial services hall. The retention of the two public lobbies in nearly intact condition ensures that entrance to the building occurs through areas with strong historic character.

Workmanship: The building's material construction is evident despite modifications. Historic features including the masonry envelope, building structure, windows, elevator lobbies, basement garage and drive-through lane display the materiality of the building.

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Summary

The First Federal Savings and Loan Association Building, constructed in 1965-66 and located in Davenport, Iowa, is a locally significant example of modernist architecture eligible for listing under Criterion C for Architecture. The building is associated with the architectural modernization of downtown Davenport in the 1960s, when the city struggled to reaffirm the importance of downtown to regional commerce. Throughout the 1940s and 1950s, Davenport enjoyed economic growth that propelled suburbanization around the historic city. During this same period, the city rose to become the undisputed leader in the Quad Cities area for financial services and general business power. Leading corporations such as the First Federal Savings and Loan Association took deliberate acts to ensure that downtown Davenport would be revitalized in the postwar era through a wave of new construction that brought the styles of the Modern Movement to the city, and the work of nationally-renowned designers including Edward Durrell Stone. First Federal's selection of the Bank Building and Equipment Corporation (BBEC) to design its new downtown headquarters occurred early in this growth period, and helped set the architectural tone for subsequent downtown projects. BBEC's lead designer on the project, William F. Cann, crafted a formal work of modernist architecture that exemplified a shift away from earlier transparent "glass box" design toward experimentation in mass, form and masonry cladding. By the time of the construction of the building concluded in 1966, BBEC was the most accomplished design/build firm in financial services architecture, and had brought modernist financial services architecture to a majority of states in the union. The new First Federal building was the first of several modern financial buildings to rise in downtown Davenport between 1965 and 1975. The building has undergone typical renovation and remodeling for a mid-century modern financial services building, but still retains integrity necessary to express its catalytic role in transforming downtown Davenport architecture.

Context: Modernist Architecture in Davenport, 1940-1975

Davenport developed from an original six-by-seven block grid laid out in 1836 into a larger urban city by the twentieth century. By the 1850s, Davenport and its development stretched for miles along the Mississippi River, and the city benefited from river access as well as the first railroad bridge across the Mississippi River built in 1856.¹ The city's commercial blocks emerged closest to the river adjacent to the wood truss bridge that was replaced by an iron truss bridge in 1872. Residential construction took hold on the hills around the lower area that became downtown. By the 1880s, the city boasted an architectural stock that included Classical Revival public buildings as well as row houses largely in the prevalent Italianate style.² Davenport recorded a population of 21,131 by 1880. That number rose to 35,254 by 1900, and the growth ushered in suburban residential outgrowth from the city core.

Meanwhile, downtown Davenport emerged as a showcase of two-part commercial blocks evincing modern commercial forms. The Reeves & Ramsey-designed riverfront park laid out in 1911 implemented City Beautiful ideals while also supporting increased investment in downtown

¹ David Gebhard and Gerald Mansheim, *Buildings of Iowa* (New York/Oxford: Oxford University Press, 1993), p. 65.

² Gebhard and Mansheim, p 67.

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commercial blocks. Yet Davenport's continued growth generally mirrored larger Midwestern architectural trends. The turn of the century building boom produced many examples of Romanesque Revival and Classical Revival buildings, with an eventual turn toward a few examples of Craftsman and Prairie Revival styles.³ The downtown development heyday arrived in the 1920s and largely continued the earlier architectural trends. Buildings like the nine-story Davenport Bank Building at 2nd and Main streets (1923; Childs & Smith; extant) and the American Commercial and Savings Bank Building at 3rd and Main streets (1927; Weary & Alford; extant) adhered to a classicism that was spectacular but conservative. The Kahl Building/Capitol Theater at 326 W. 3rd Street (1920; Arthur Ebeling and Rapp & Rapp; extant) brought in the modern gridded form of the Chicago School, cloaked in delicate white enamel terra cotta adorned with decorative motifs borrowed from the Italian Renaissance, Hispanic Plateresque and even Gothic Revival.⁴

By 1930, after Davenport's population reached 60,000 and national architectural trends were rooted in transmission of modern design trends coming from Europe, the Midwestern Prairie School and other sources, Davenport's architecture began breaking from precedents. The United States Post Office and Federal Building at 4th and Perry streets (1933; Seth J. Temple; extant) brought the mode of federal modernism associated with its Public Works Administration funding. 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 at 110 E. 3rd Street (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 rather simplified exterior.⁵

Davenport recorded little new construction during the late 1930s and most of the 1940s, but at least two buildings advanced modernist design. A two-story retail building, now demolished, that stood to the northeast corner of Locust Street and Iowa Avenue was noted in *Buildings of Iowa* for its curved corner, narrow vertical glass block windows and for being "a white Moderne object that seeks to project one into the new age."⁶ A peer to this lost building, still standing, was the Monroe Elementary School at 1926 W. 4th Street (1940; Childs & Smith; extant). Monroe Elementary School's horizontal form emphasizes ribbons of steel sash windows and lines of red brick drawing upon the International Style, while its curved entrance comes from the Art Moderne style.

Davenport's first major commercial building to employ definitively the tenets of the International Style was the administration building at the Alcoa (Aluminum Ore Company of America) plant on the west side of the city (figure 11; extant). Designed by Harrison & Abramovitz, a New York-based firm that later was continuously serving as lead architect on the United Nations Center in New York City (completed in 1952), the Alcoa building ushered Davenport away from tradition-bound modes of design. The four-story building sat on 47 acres outside of the city, and thus also embodied the suburban drive away from downtown Davenport that the First Federal

³ Ibid.

⁴ Gebhard and Manheim, p 70.

⁵ Ibid.

⁶ Gebhard and Manheim, p. 74.

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Savings and Loan Association Building would attempt to stem. The Alcoa administration building presented nearly sculptural cubic forms clad in aluminum panels.⁷ The project was a precursor to Alcoa's construction of its famous aluminum-clad, 30-story headquarters tower in Pittsburgh (1953, designed by the same architects). Alcoa dubbed the Davenport building the "guinea pig" for testing the new aluminum curtain wall construction.⁸ The light curtain wall contrasts with the masonry envelope of the First Federal Savings and Loan Association Building, indicating the shift away from light curtain walls in modernist architecture toward the end of the 1960s.

Suburban growth also led to the deployment of modernist designs for mostly minor commercial buildings a few noteworthy dwellings, including the Bruser House at 62 Elmhurst Lane (1959; Keck & Keck; extant). The architects of the Bruser House also designed the Kirk Fowler Residence (1962; extant) in Bettendorf.⁹ Architectural modernism made its biggest foray into the Quad Cities when John Deere acquired 1,400 acres in East Moline and employed architect Eero Saarinen to design its still-extant headquarters there. Saarinen's dark-glass and steel office boxes were slipped into a landscape designed by Hideo Sasaki of Sasaki Associates, and the complex opened in 1964. By then, modernist architecture could be found across Iowa, especially in Des Moines where Saarinen, his father Eliel Saarinen, Frank Lloyd Wright and Mies van der Rohe had completed buildings, and I.M. Pei and Harry Weese would soon take commissions.

Throughout the postwar years, Davenport's position as largest city in the Quad Cities propelled development in its suburban reaches. By 1960, the city's population reached 88,981, and the new influx of residents settled mostly outside of the city. New residents brought demands for services, infrastructure and public buildings. The location of Interstate 80, opened in 1966, seemed to cast the die toward continued land development when the state of Iowa placed the new interstate north of the city with the river crossing at LeClaire, rather than Davenport proper. Interstate 280, the connector loop, also avoided the center of the city by routing west of the city. These highways were opened in a decade that ended with a recorded population of 98,469 by 1970.

When the directors of the First Federal Savings and Loan Association sought to build a new building, downtown development had become a civic priority. The flow of real estate capital to construction in Davenport accelerated between 1963 and 1964, when residential construction figures grew from \$4.6 million to \$21.9 million of a total \$41.7 million in construction spending.¹⁰ Bank debits also soared in the same period from \$400 million to \$4.2 billion. There seemed ample capital for downtown to absorb, although much of the new spending could be seen in the outskirts of the city. Downtown benefitted from the widening of Brady Street north from Kimberly Street to the new Interstate 80 as well as from the widening of Locust Street in central

⁷ "Aluminum: New Alcoa administration building at Davenport plant," *Architectural Forum* 90 (June 1949), p. 76-80.

⁸ Arthur R. Friedman, "'Pilot Plant' for Aluminum Skyscraper Here Erected," *Pittsburgh Post-Gazette*, 22 June 1949, p. 22.

⁹ Gebhard and Manheim, p. 76.

¹⁰ "Interstate Highways will Give Quad-Cities Boost," *Davenport Times-Democrat* 31 December 1964, p. 1.

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Davenport to four lanes in 1964.¹¹ These improvements provided easier automotive circulation between areas of new growth and downtown.

The build-up of modern architecture in Davenport was strongest in a moment of transition within American modernist practice, with an emergent reaction against the formal minimalism and functionalist curtain wall design that Harrison & Abramovitz Alcoa building represented. Architectural historian Vincent Scully describes the architectural turn toward heavier massing, ornament and envelopes of masonry and concrete as “confrontational.”¹² Other architectural historians have observed that by the early 1960s, modernism had become an expected style for public buildings, museums, large churches and corporate headquarters – although not as prevalent for middle-class housing, small churches or small businesses.¹³ Thus modernism became an accepted and conservative approach to works signifying social status, corporate power and civic might. The acceptance of a formerly *avant garde* movement led a new generation of practitioners, galvanized by figures like Paul Rudolph, Louis I. Kahn and Edward Durrell Stone, to question aesthetic orthodoxy while producing new strains of modernist architecture that were sculptural, playful and disruptive. Davenport’s most significant modernist buildings, including Stone’s Davenport Public Library and the nominated building, both works engaging principles historians call a “new formalism,” thus demonstrate the reinvention of modernism in the 1960s.¹⁴

New construction accompanied infrastructure investment, but before the First Federal Savings and Loan Association Building had not produced many new buildings of such an impressive caliber. The Putnam Museum constructed a major building completed in 1964 on the Division Street bluff line, and the building exhibited modernist traits. Today that building has been subsumed by additions, although it is partly visible on the exterior. The Davenport YMCA Building at 2nd and Gaines Streets (now demolished) opened in 1964 at the same time as two new downtown parking garages, but none of these were architecturally distinguished. That same year, downtown Davenport saw the completion of the Clayton Motor House Hotel at 3rd and LeClaire streets and the Lee Building at 2nd and Brady streets.

Architecturally, the low-rise Priester Construction Company Building at 601 Brady Avenue, completed in 1959 (figure 12), and the remodeling and complete refacing of the earlier extant Northwestern Bell Telephone Company at 6th and Main streets, completed in 1965 (figure 13), represented the most significant advances for modern architecture.¹⁵ The three-story, L-shaped extant Priester Construction Company Building offered a strong essay in the International Style, while the refacing of the massive telephone company building in polished red granite and stylized aggregate concrete panels demonstrated the emergence of the new expressionist movement in modernist architecture. These buildings would be joined within one year by other new modern works, including the Davenport Motor Inn Motel at 605 Main Street (1965;

¹¹ Ibid.

¹² Vincent Scully, *Modern Architecture* (New York, George Braziller, 1974), p. 50.

¹³ Alan Gowans, *The Styles and Types of North American Architecture: Social Function and Cultural Expression* (New York: IconEditions, 1992), p. 281.

¹⁴ Gowans, p. 311.

¹⁵ “Downtown Davenport to Show New Faces,” *Davenport Times-Democrat*, 31 December 1964, p. 29.

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demolished) and the Town Centre expansion at 16th and Locust Streets (1965; Stewart-Robinson-Laffran; extant).¹⁶ These buildings' use of masonry envelopes is in keeping with the First Federal Savings and Loan Association Building's construction, while their reverence toward the International Style is stronger.

By the time that the First Federal Savings and Loan Association Building was underway in 1965, Davenport had seen a glimpse at the dramatic new Davenport Public Library Building design by Edward Durrell Stone (extant; figure 15). Although the library would not be completed until 1968, after the nominated building was completed, its publication signaled the acceptance that modernist architecture would become the desired new form of downtown redevelopment. Stone's symmetrical, nearly classical exterior design matched an open, transparent interior that opened the public library's departments into a continuous space. Stone's library program, which emphasized a sense of spatial volume, matched the First Federal building's original open financial services hall and its architects concern for transparency at the sidewalk. The library building also continued Stone's exploration of ornamental pattern in modern design, which was a significant break from the dominance of International Style minimalism in American practice.¹⁷

By the end of 1965, Davenport recorded \$21.2 million in new construction activity.¹⁸ Downtown continued to see new, modern buildings through the next few years. In 1966, as the First Federal building opened, the neighboring Davenport Bank and Trust Company engaged Perkins & Will of Chicago to design an addition to the west of its building that finally was completed in 1971 (figure 16). In 1967, the First National Bank completed its new building at 1606 Brady Street, which appropriated the new formalist modernism of the Davenport Public Library (figure 14). Downtown Davenport's growth, however, would level off after this building's completion. The same year in which the new library opened, First Federal Savings and Loan Association opened its first branch location at 4004 Northwest Boulevard (extant; also designed by BBEC).

Davenport population reached nearly 100,000 in 1970, but the residential growth continued to sprawl outward from the center of the city. In 1973, the NorthPark Mall opened, and several downtown businesses relocated to be close to the suburban customer base. One of the last prominent works of architectural modernism built in Davenport was the Northwest Tower (1975; extant) at the mall, which was developed by downtown-based Northwest Bank and Trust Company (figure 17). Construction of a nine-story office tower nearly three miles from the riverfront after a significant effort to revitalize downtown marked the end of that era—and the end of the reign of modernist architecture in Davenport. The contemporary Citizens Federal Savings and Loan Association Building, located just east of the First Federal Building and completed in 1975, embodied traits of the New Brutalism and marked the final modernist work built downtown (extant; figure 18). By then, the wave of design had established the First Federal Savings and Loan Association Building as one of the earliest and most architecturally significant works of the era of modernism in Davenport.

Background: First Federal Savings and Loan Association

¹⁶ Ibid.

¹⁷ Mary Anne Hunting, *Edward Durrell Stone: Modernism's Populist Architect* (New York: W.W. Norton, 2013), p. 78.

¹⁸ "Another Boom Year for Building," *Davenport Times-Democrat*, 31 December 1965, p. 35.

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Davenport's financial services industry had roots in the 1860s, strengthened during the panic of 1893 despite national recession, and saw two banks large enough to build major new buildings in the 1910s and 1920s in downtown.¹⁹ Earlier buildings, the Union Savings Bank Building (229 Brady) and the Scott County Savings Bank (302 Brady), are in classical styles. In 1923, the merger of the First National Bank and the Iowa National Bank produced a nine-story neoclassical building designed by Chicago architects Childs & Smith at 201 W. 2nd Street. One year later, the merger of the Union Savings Bank, Davenport Savings Bank and Scott County Savings Bank resulted in the six-story addition atop an earlier bank building at 229 Brady Street. This expanded building demonstrates classical design principles. The German Savings Bank, also absorbing smaller banks, rose to build the tallest building in downtown Davenport in 1927, located at 203 W. 3rd Street.

In 1925, Davenport city directories list 11 financial institutions. Comparatively, Bettendorf had one bank, and Rock Island had two. Circumstances would change drastically during the Great Depression, and many financial institutions in the Quad Cities closed. By the 1930s, Davenport had two banks and two savings and loan associations, making it the financial center of the Quad Cities. Within the Quad Cities, only Rock Island had a bank by 1940. Davenport emerged from the Depression as the leading center of banking and investment in the Quad Cities, and even witnessed a new bank rise by the late 1940s. By 1965, Davenport city directories reported four banks and two savings and loan institutions.

Incorporated in December 1933, the First Federal Savings and Loan Association was one of the institutions that emerged during the Great Depression.²⁰ The original officers were William Blaser (Independent Banking Company), president; Ben Comenitz (Comenitz News Agency), vice president; John C. Shenk (secretary of the Davenport Chamber of Commerce), secretary-treasurer; and Frank Betty, Otto Scillert, George Dempsey, Al Thomas, John Hynes and W.P. Peterson, directors. First Federal's operating budget soared from \$5,487 in 1935 to \$287,776 in 1941. The savings and loan association was able to purchase the Lane Building at 131 W. 3rd Street by 1939, after having leased it for three years. After World War II, First Federal Savings and Loan Association continued its rise. Assets were reported at \$14.8 million in 1947 and \$53.5 million in 1959.²¹

First Federal's rise embodied a growth trend in the regional financial services industry. By 1965, there were four banks and two savings and loan associations in Davenport. Rock Island had two banks, Bettendorf had one bank and Moline had one bank by 1965 as well. That same year, director John C. Shenk became president of First Federal, and the institution offered its first insured savings accounts and long-term mortgage loans. By 1966, the First Federal Savings and Loan Association had become the largest savings and loan in eastern Iowa and western Illinois, and had financed 24,805 homes in the previous year. First Federal specialized in financing home construction and purchase, aiding in capitalizing Davenport's growth in the mid-

¹⁹ Marlys A. Svendsen and Martha H. Bowers, *Davenport: Where the Mississippi River Runs West* (Davenport, Iowa: City of Davenport, 1982), p. 4-5.

²⁰ "First Federal Benchmarks," *Davenport Times-Democrat*, 16 June 1963.

²¹ Ibid.

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twentieth century. First Federal Savings and Loan Association had become testament to Davenport's trajectory out of the Great Depression, as well as to its financial centrality to its region for over a century. Alongside the rise of the institution, Davenport grew as population increased from 66,039 in 1940 to 88,981 in 1960. By 1964, the expenditures for residential construction in Davenport, including that financed by First Federal, reached \$21.9 million.²²

Completion of its new modern headquarters in 1966 and its first branch bank in 1968 found First Federal in excellent standing. Company growth compelled remodeling of the downtown building as early as 1972 and installation of three new island tellers at the branch in 1973. First Federal remained a regional leader in home construction, purchase and improvement lending. In 1976, First Federal expanded the motor bank operation at the downtown headquarters by building the teller drive-through addition and partially enclosing the old drive-through for office space. By 1995, the institution – already reorganized as the First Federal Savings Bank in 1993 – folded into Mercantile Bank. Mercantile Bank vacated the downtown headquarters in 1997.

The First Federal Savings and Loan Association Building

The directors of the First Federal Savings and Loan Association decided to invest in the renewal of downtown, and purchased two older commercial buildings adjacent to their building in 1963. Here the First Federal Savings and Loan Association would build a new modern headquarters worthy of its stature in Davenport's development as well as in line with the civic redesign of downtown Davenport. The opportunity to design a new building also presented the chance for both First Federal and Davenport to embrace the national trend toward financial services architecture in the Modern Movement style. The new building also connected Davenport to the architectural practice of the St. Louis-based Bank Building and Equipment Corporation (BBEC). St. Louis-based BBEC was a major national designer of financial architecture with works spanning the period between 1913 and 1991. Between 1950 and 1965, under the direction of chief designers W.A. Sarmiento and later William F. Cann, BBEC produced hundreds of bank and financial services buildings around the nation that were exclusively in Modern Movement styles.²³ BBEC introduced Modern Movement architecture to many towns and cities by persuading financial services companies to embrace its design philosophy. After World War II, banks and saving and loans found assets growing, and sought to build new buildings to both handle and announce growth to customers. By the early 1950s, most new financial services buildings were in the Modern Movement style. In Davenport, the First Federal Savings and Loan Association Building represented the first modernist financial services building built after 1950.

The financial services industry began embracing modern architecture in the 1930s, but the styles of the modern movement were not dominant until after World War II. Modernist bank architecture started to rise before World War II, in response to trends in the financial services industry. In the 1930s, banking transformed from an elite practice to a mass retail-style

²² "Interstate Highways will Give Quad Cities Boost," *Davenport Times-Democrat*, 31 December 1964.

²³ Huffaker, Kirk. *Defining Downtown at Mid-Century: The Architecture of the Bank Building and Equipment Corporation of America*. (<http://www.midcenturybanks.recentpast.org/>) Accessed 22 October 2015.

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activity.²⁴ Federal legislation increasing bank insurance and encouraging savings accounts led to increased banking by working and middle-class Americans. The growth in banking led to industry reconsideration of the reliance on the image of classical architecture, which had connoted stability but also distance from the average American.²⁵

World War II restricted construction funding nationwide, delaying changes in bank architecture. However, by the end of World War II, the financial services industry began to shed its classical image in favor of a look epitomized by a wave of streamlined buildings that emphasized natural light, transparency (large windows allowing people to see in and out of banking halls) and access between the customer at the teller window and the bankers in their offices (increasingly placed in view of the banking halls). By 1951, industry periodical *Banking* was promoting the "New Bank Houses" including the Farmers & Stockmens Bank in Phoenix, designed by Pereira & Luckman (extant).²⁶ The bank in Phoenix located all functions on a single level, arranged activities around a banking hall with large plate glass windows, and eschewed any architectural ornament. The building drew upon the modernist architecture of the International Style.

Construction of the Fifth Avenue Branch of the Manufacturers Hanover Trust in New York City in 1954 (extant), designed by Skidmore Owings & Merrill, effectively announced to nation that the look of bank architecture had rapidly changed.²⁷ The Manufacturers Hanover Trust broke from precedents that relied on classical details connoting security and strength, to embrace the International Style. There was no ornament, and no symbolism. Instead the new bank building displayed its structural system beneath glass curtain walls, and the interior had an open floor plan. Architects quickly responded by designing a new generation of Modern Movement banks that embraced open interiors with ample natural light, striking minimalist exteriors and, eventually, drive-through lanes for automobile banking.²⁸ The Manufacturers Hanover Trust only gave the movement an icon, and was not the origin of Modern Movement financial architecture; BBEC President Joseph Gander noted that 90 percent of banks were in Modern Movement styles as early as 1953.²⁹

Changes in banking meant that financial institutions had to accommodate large numbers of depositors of small amounts. Modernism embraced the populist nature of banking by advancing interiors that were spacious, devoid of distinctions among customers, and furnished to ensure an inviting interior. Interior furnishings embraced simple, planar finishes of wood and stone paneling, colored wall-to-wall carpets or terrazzo floors and ample lighting through large windows and overhead lights. Decorative gestures were reserved for elements like metal light fixtures, wall murals and metal staircases and elevator surrounds, which allowed banks to break from the somber appearances of older lobbies.³⁰

²⁴ Carol Dyson and Anthony Rubano. "Banking on the Past: Modernism and the Local Bank," *Preserving the Recent Past 2*. Washington, D.C.: National Park Service, 2000, p. 2-44.

²⁵ Ibid.

²⁶ Charles Belfoure, *Monuments to Money: The Architecture of American Banks* (Jefferson, N.C.: McFarland & Company, 2005), p. 244-5.

²⁷ Belfoure, p. 248.

²⁸ Dyson and Rubano, p. 2-46.

²⁹ Huffaker.

³⁰ Dyson and Rubano, p. 2-47.

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For the rest of the 1950s, financial services architecture continued to explore modernist themes of transparency, functional simplicity and open circulation. Bank buildings such as Eero Saarinen's Irwin Union Bank & Trust Company in Columbus, Indiana (1954; extant), BBEC's Jefferson Bank & Trust Company Building in St. Louis, Missouri (1955; extant) and the South Bay Bank in Manhattan Beach, California (1957; extant) represent various approaches that share formal commitment to modernist principles. By the end of the decade, however, architects of bank and financial services buildings began deploying new concrete shell forms, and delved into forms that used circular and elliptical layouts.³¹ Architects also explored climate control measures, such as overhanging elements in hot climates and flat planar walls in cooler climates to maximize winter sunlight.

By the 1960s, financial services buildings had shifted their modern vocabulary to one that was "more box like than sculptural" according to historian Charles Belfoure.³² The new architecture de-emphasized glazing in favor of building mass, material texture and overall composition. Changing tastes and energy costs both led to the shift toward buildings that returned somewhat to the old boxy form of the bank. Bankers again felt the need to express certainty and security in the building form. Savings and loan associations were the first to adapt to the new architecture, which embraced expressionist modernism espoused by Stone and Minoru Yamasaki.³³ Symmetry became popular once more, alongside exploration of precast concrete and traditional building materials like marble and limestone. Financial services architecture, however, still tended toward unusual buildings that fit the singular purpose of the building. The banks and savings and loan associations of the 1960s still wanted their buildings to be inexorably iconic.³⁴

Another established element of new modernist financial services buildings by the 1960s was the "motor bank" or drive-through teller function. By 1950, banking industry periodicals had already touted that automotive banking had become a permanent part of banking, and banks would do best to adapt.³⁵ Automotive banking both accommodated new mobility and the recognition of the difficulties of families bringing children into the lines inside lobbies. Originally, the teller windows were simple exterior openings, but by the end of the 1950s they had spawned whole lines of technologically-advanced security windows. Later, closed-circuit television banking supplied by pneumatic tubes would become state of the art.³⁶ First Federal made the transition between these technologies in the new building. The new building in Davenport also addressed the common problem of accommodating automotive banking on small urban sites by fully integrating the drive-through with the building (a feature that proved insufficient for growing business).

When the First Federal Savings and Loan Association turned to BBEC to design its modern building, it was turning to an authority. BBEC was one of only a few architectural firms

³¹ Belfoure, p. 257.

³² Belfoure, p. 259.

³³ Dyson and Rubano, p. 2-47.

³⁴ Ibid.

³⁵ Dyson and Rubano, p. 2-46.

³⁶ Ibid.

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specializing in financial services architecture, and a leader in innovative thinking about Modern Movement architecture. Although the firm was primarily working on remodeling and recladding existing buildings through 1953, by 1963 it had completed many of its own original works. The company's chief architect from 1950 through 1965 was W.A. Sarmiento, a native of Peru who would design some of America's most significant modernist buildings, including Newport Balboa Savings (1954; 1960; extant) in Newport Beach, CA; First Security Bank (1955; extant) in Salt Lake City, UT; Glendale Federal Savings & Loan (1958; extant) in Glendale, CA; Liberty National Bank & Trust in Louisville, KY (extant); and the Phoenix Financial Center (1964; 1970; extant) in Phoenix, AZ. BBEC's other designers, including W.G. Knoebel and William F. Cann, also were talented and well-regarded. While headquartered in St. Louis since its founding in 1913, BBEC was active widely. BBEC also had offices in New York, San Francisco, Atlanta, Chicago, Dallas, Miami and Mexico by 1956.

BBEC emphasized not only the aesthetic distinction of modern architecture, but its cost efficiencies and business effectiveness. BBEC promoted design ideas such as dramatic curtain walls, luxurious interior lobbies (with wall-to-wall carpeting or terrazzo floors, murals, fountains and other features), open floor planning, exterior plazas, and the hint of monumentality in sweeping staircases and material finishes. BBEC broke from the vernacular bank tradition of having a symmetrical, classical composition, in favor of often asymmetrical compositions relying on masonry masses for dramatic effect and glass or glass and metal curtain walls for cladding. Some BBEC banks were clad in stone, especially in larger cities where clients had greater assets. Yet the BBEC design philosophy also embraced mass materiality, so its prowess was rooted in producing striking works of modern design that also were not unrealistically expensive for smaller institutions to build. This BBEC's works were found often in smaller cities and towns where other major modernist designers did not work.

BBEC received several contracts for financial services buildings in Iowa between 1945 and 1970, and designed buildings both large and small depending on the scale of the locality. All of these buildings are in modernist styles. Iowa buildings by BBEC identified so far include: the German Bank Building of Iowa in Walnut (pre 1950); State Savings Bank in Council Bluffs (1946; W.G. Knoebel, lead designer; extant); the Burlington Federal Savings and Loan Association Building in Burlington (1963; William F. Cann, lead designer; extant); the National Building of Waterloo Building in Waterloo (c. 1954; extant); the Union National Bank and Trust Company Building in Ottumwa (c. 1956; extant); and the Clinton National Bank Building in Clinton (1954; extant).³⁷

Architect William F. Cann, designer of the First Federal Savings and Loan Association Building, was the principal designer of several works by BBEC in the 1960s. Cann had joined the BBEC staff in 1948 after completing a degree in architecture at Washington University in 1941.³⁸ Not

³⁷ Huffaker, *Defining Downtown*, Iowa Inventory; (<http://www.midcenturybanks.recentpast.org/architecture/featured-buildings/itemlist/category/17-iowa>). Accessed 22 October 2015; also Frevert, Steve, Barb Mackey and Rebecca L. McCarley. *Site Inventory Form: Burlington Federal Savings and Loan Association Building*. State Historical Society of Iowa, 2013.

³⁸ Huffaker, *Defining Downtown*, William F. Cann. (<http://www.midcenturybanks.recentpast.org/architecture/meet-the-architects/item/216-william-f-cann>). Accessed 18 January 2016.

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only did Cann leave his mark on BBEC designs, he served as company president from the mid-1960s through 1976, after which he remained as vice chairman and consultant. Cann's work is less celebrated than Sarmiento's, but demonstrates a strong interest in the visual expressionism of geometric forms. For BBEC, Cann designed buildings as disparate as the circular Washington Federal Savings and Loan Association of Nampa in Nampa, Idaho (1962); the towering 33-story, concrete-grid-adorned First National Bank of Mobile in Mobile, Alabama (1965); and the beveled glass A-frame of the Elmhurst Branch of the Jamaica Savings Bank in Queens, New York City (1968). (Figure 26 shows several of Cann's works.) Cann also designed the prototype for the Howard Johnson's gate house, which helped define the look of the hotel chain throughout the 1960s.

Cann's design for the Burlington Federal Savings and Loan Association Building pre-dated his work for the First Federal Savings and Loan Association Building, but demonstrates similar design principles. The one-story building in Burlington is on a far more modest scale than the larger building in Davenport, but its placement at the street corner gives it similar prominence. The Burlington Federal Savings and Loan Association Building makes use of glass, aluminum, stone panels and brick in geometric contrast, which demonstrates Cann's novel approach to the "bank box."³⁹ The smaller building's materials emphasize the creativity inherent in mass-produced materials, while embracing some natural materials like stone that offset the severity of the glass and aluminum systems.⁴⁰ Other Iowa buildings by the company seem to point the way toward architectural characteristics of the First Federal Savings and Loan Association Building as well. The ribbed curtain walls on the Union National Bank & Trust Company in Ottumwa (1956), for instance, echo Cann's primary elevation patterns in Davenport. The Iowa banks demonstrate BBEC's long-term refinement of modernist design principles, façade treatments and interior organization.

For the \$1.2 million First Federal Savings and Loan Association Building, Cann turned to BBEC's philosophy and created a strongly-articulated three-story modern building. Here Cann delved into a BBEC tendency that actually put it at odds with other modernist designers: the architect concealed the structure beneath a curtain wall of white Vermont marble, a conspicuously heavy material. This cladding emphasized the building's mass rather than volume, associating it with the New Formalism movement in modern architecture led by works from Sarmiento, Stone and Paul Rudolph (figure 19). The masonry mass accentuated the building's drive-through opening and contrasted with the open financial services lobby inside. Both of these spaces provided customers with access to banking services, and the articulation of entrances on the first floor weights both lobby and vehicle entrances equally to state the building's acknowledgement of motor banking while showing its commitment to the elegant form of a traditional downtown financial services headquarters branch. Cann's design created two possible use sequences: one for the pedestrian and one for the motorist (figures 20 and 22).

Above the base of the building, clad in polished granite and storefront glazing, the building's street-facing walls consist of ribbed vertical rises of marble punctuated by recessed vertical

³⁹ Frevert, Mackey and McCarley, p. 3.

⁴⁰ Ibid.

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window bays glazed with dark glass above pyramidal spandrel panels at the base. The building's visual anchor is the stair and elevator tower, adjacent to the primary entrance. The First Federal Savings and Loan Association Building offers a stark contrast between its open first floor, where much of the envelope is glass on the primary elevation, or broken for windows and the drive-through entrance on the other elevation, and its hermetic upper body. The resulting design emphasizes geometric mass, but also fosters a verticality that belies the relatively low mass. Cann's vertical window lines and tower are monumental features in line with BBEC's philosophy that even small bank buildings should exemplify the stature of the institution.

One innovation that Cann implemented was the bank's first-ever drive-through banking facility. Since the savings and loan was attempting to compete with automobile-served financial services facilities outside of downtown, the drive-through function is a crucial design element. Customers would have used the drive-through in the same manner that they would have used the interior financial services hall. The architect concealed the drive-through function completely inside of the building, to maintain the urban form of the building. A 1975 expansion of office space relegated the motor bank function to the exterior at the east. Cann placed an entrance to the drive-through and to enclosed parking at the west of the building. This modern convenience was paired with a spacious, inviting interior lobby, accessed through an "air door" on Third Street where air was temperature controlled around the entrance. Lighting was recessed. The interior provided teller stations, ground-floor offices and an installation of nine marble plaques by local artist Robert Campbell extolling the deeds of significant Davenport historic figures (since removed; existence unknown). Floating staircases or three modern elevators led to the mezzanine, where the loan department was located, or the third floor operations area. Red lobby carpeting gave way to charcoal carpeting above, to differentiate the functional use of each floor. The exterior was accented with a corner time/temperature sign, lighting and BBEC-designed sidewalk heating.

Upon completion of the building in 1966, Cann stated that his design attempted to deploy a design philosophy rooted in the concept of "form follows function." The architect stated that he chose materials that allowed design freedom, and give the building a "dynamic image" without being "flamboyant."⁴¹ Cann believed that the street elevations were a "face" for the building and needed to be as modern and inviting as the interior. The architect already had dealt with the challenge of building the new building in two phases to allow for continued operation in the old building during construction.

The First Federal Savings and Loan Association Building project came at the end of BBEC's embrace of modernism, and its later designs were far less stylistically interconnected. Cann took over the role of chief designer in 1965, after Sarmiento's famous reign and at the end of the strongest influence of the International Style on American architects. When Davenport's next modern financial services building would rise in 1967, when the First National Bank built a facility at 1606 Brady Street designed by local architects Stewart-Robinson-Laffan, the influence of the First Federal Savings and Loan Association Building was apparent. The later Davenport

⁴¹ "Functional Aspects and 'Merchandising' Chief Consideration of First Federal Architecture," Davenport Times-Democrat, 16 June 1966.

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Bank and Trust Company Building (1971-2; extant) at 229 W. 3rd Street shows continued influence of Cann's design. However, the late 1960s proved to have only a brief modernist era in financial architecture in Davenport. When the Citizen Federal Savings and Loan building was completed at 101 W. 3rd Street in 1975, less than ten years after the First Federal Savings and Loan Association Building, a new era of stylistic influence was evident.

The First Federal Savings and Loan Association Building underwent several changes since completion. In 1975, the drive-through was enclosed on the east to create five new offices, and the drive-through operation was relocated to a new drive-through teller wing on the parking lot to the east. The eastern wall was altered with brick cladding at its base then. The brick bounding wall on the east still remains inside, providing a sense of the original function. After the First Federal Savings and Loan Association's descendent operation vacated the building in 1997, larger changes occurred. The blade sign at the corner of the building disappeared, and the interior layouts were altered on each level. In 2002, a subsequent owner infilled the opening between the financial services hall and the second floor, which had historically created a mezzanine. In 2015, asbestos removal took place. During removal, the main three floors were gutted and most partitions removed. However, historic design elements still exist at each street lobby that are remarkably unchanged. The current plan is to convert the building into an educational building for Eastern Iowa Community College, which will rehabilitate the building to retain and repair its historic architectural features following the *Secretary of the Interior's Standards for Historic Rehabilitation*. In January 2016, the City of Davenport added the First Federal Savings and Loan Association Building to the Davenport Register of Historic Places. Despite the interior and drive-through alterations, the building retains sufficient integrity to convey its significant role in the history of modernist architecture in Davenport.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 25

First Federal Savings and Loan Association Building
Name of Property
Scott, Iowa
County and State
n/a
Name of multiple listing (if applicable)

Bibliography

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 26

First Federal Savings and Loan Association Building
Name of Property
Scott, Iowa
County and State
n/a
Name of multiple listing (if applicable)

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 27

First Federal Savings and Loan Association Building
Name of Property
Scott, Iowa
County and State
n/a
Name of multiple listing (if applicable)

Boundary Description

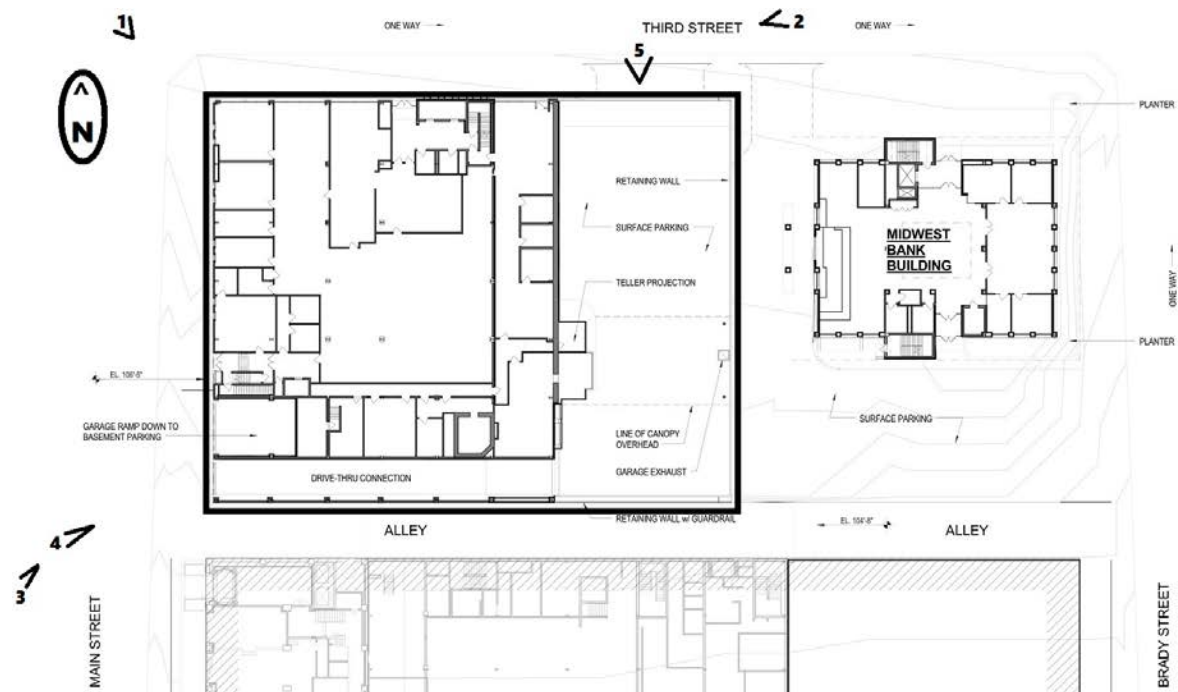
The First Federal Savings and Loan Association Building nomination includes the entire parcel given the identification number L0007-08B by the Scott County Assessor.

Boundary Justification

The nomination site includes all of the historic site of the First Federal Savings and Loan Association Building.

The nomination property is demarcated by a thick line on the map entitled "First Federal Savings and Loan Association Building Boundary Map" appearing here.

First Federal Savings and Loan Association Building Boundary Map (created by Thalden Boyd Emery Architects, 2016; marked for photograph locations)



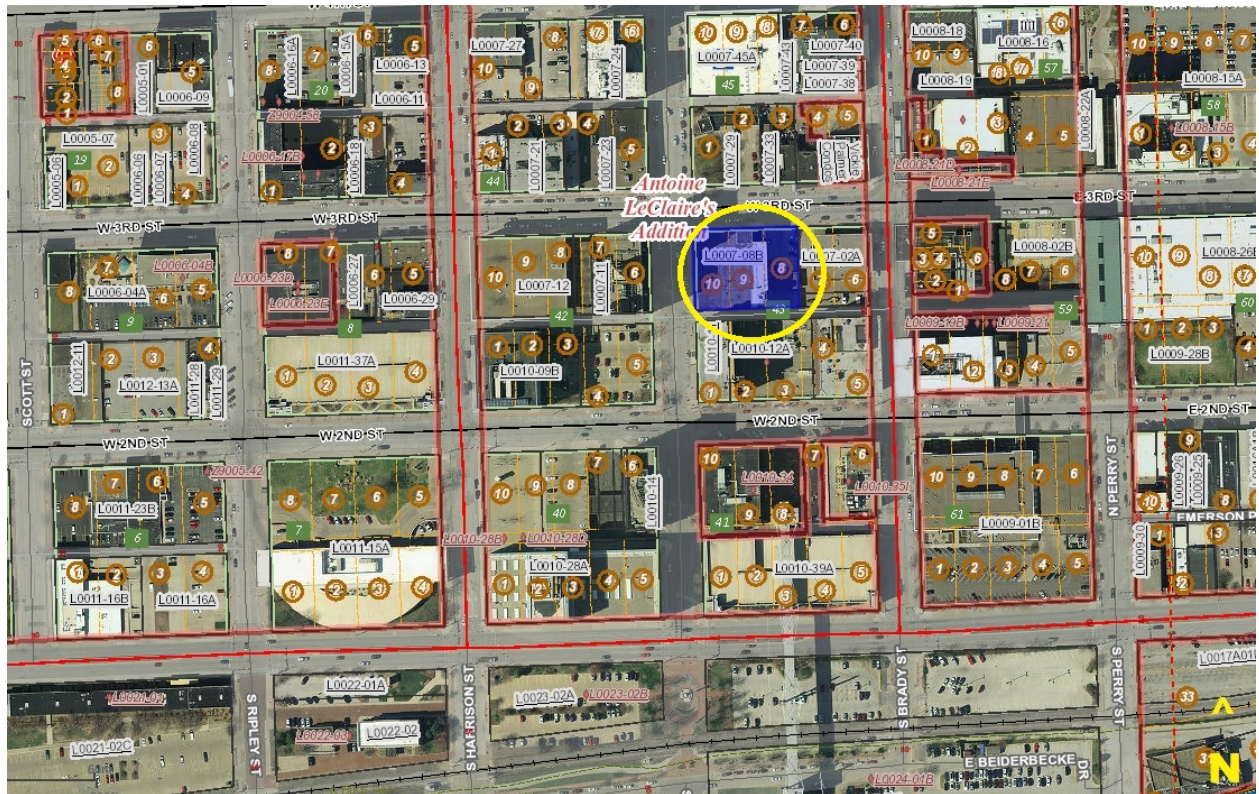
United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section number Misc Page 29

First Federal Savings and Loan Association Building
Name of Property
Scott, Iowa
County and State
n/a
Name of multiple listing (if applicable)

Figure 1: Parcel map showing the nominated property marked by circle and shading. Source: Scott County Assessor, 2016.



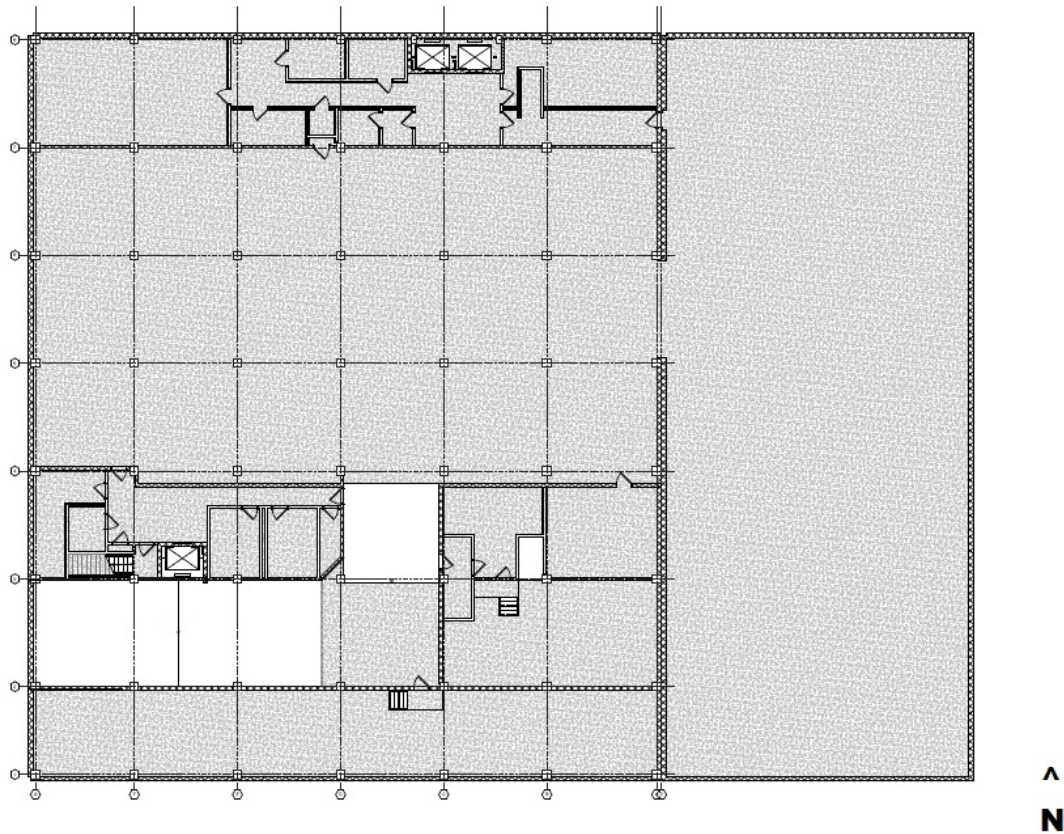
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National Register of Historic Places
Continuation Sheet

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First Federal Savings and Loan Association Building
Name of Property
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n/a
Name of multiple listing (if applicable)

Figure 2: Existing basement plan. Source: Thalden Boyd Emery Architects, 2016.



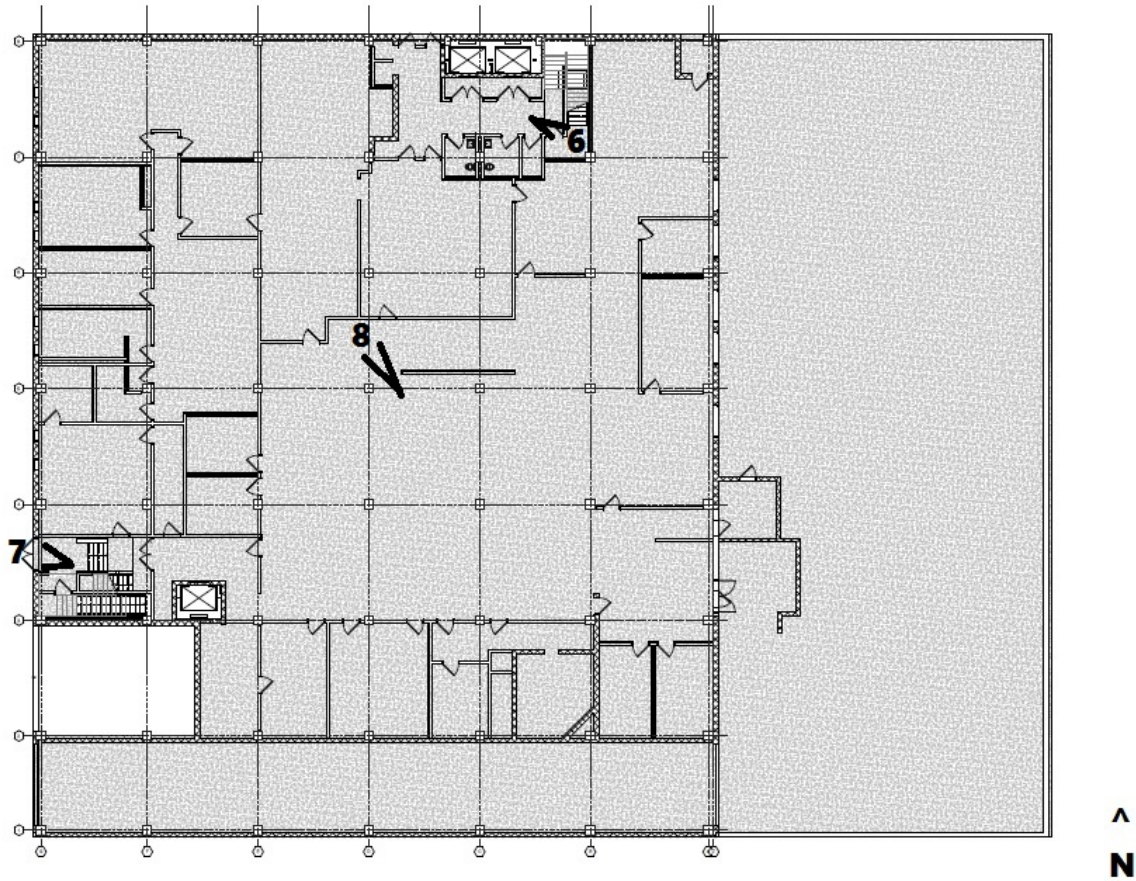
United States Department of the Interior
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Continuation Sheet

Section number Misc Page 31

First Federal Savings and Loan Association Building
Name of Property
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n/a
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Figure 3: Existing first floor plan. Source: Thalden Boyd Emery Architects, 2016.



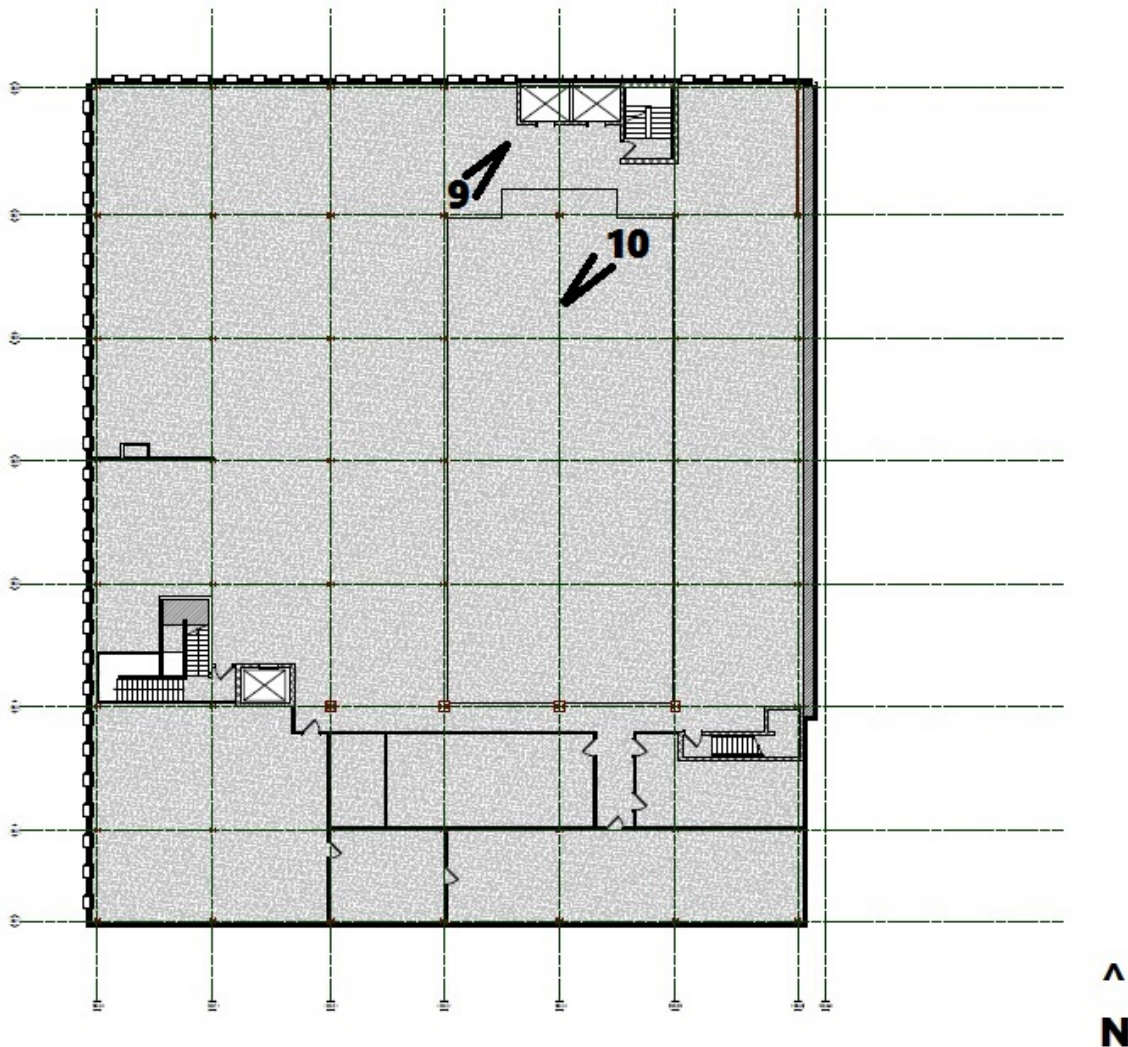
United States Department of the Interior
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First Federal Savings and Loan Association Building
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n/a
Name of multiple listing (if applicable)

Figure 4: Existing second floor plan. Source: Thalden Boyd Emery Architects, 2016.



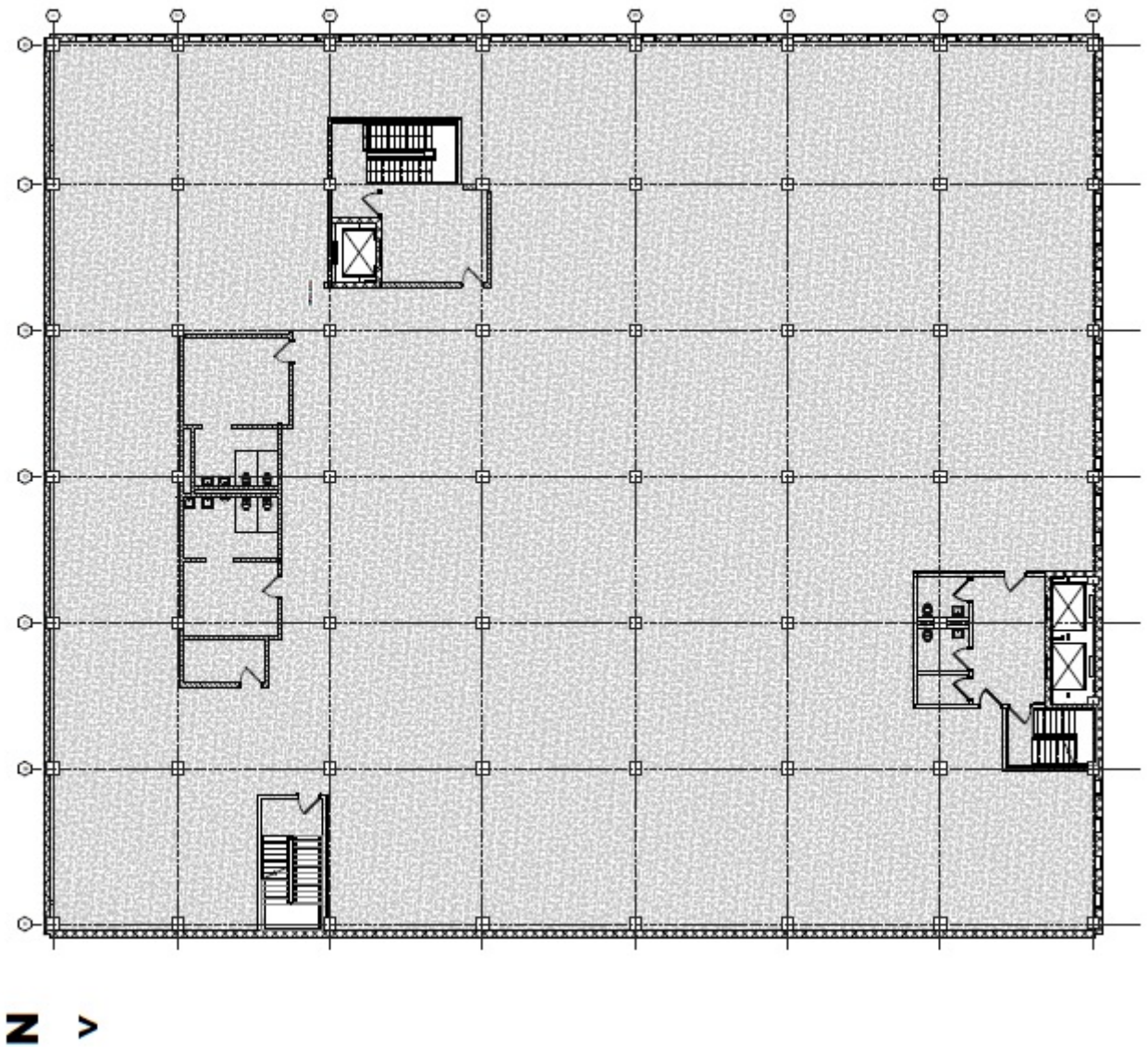
United States Department of the Interior
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Continuation Sheet

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First Federal Savings and Loan Association Building
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County and State
n/a
Name of multiple listing (if applicable)

Figure 5: Existing third floor plan. Source: Thalden Boyd Emery Architects, 2016.



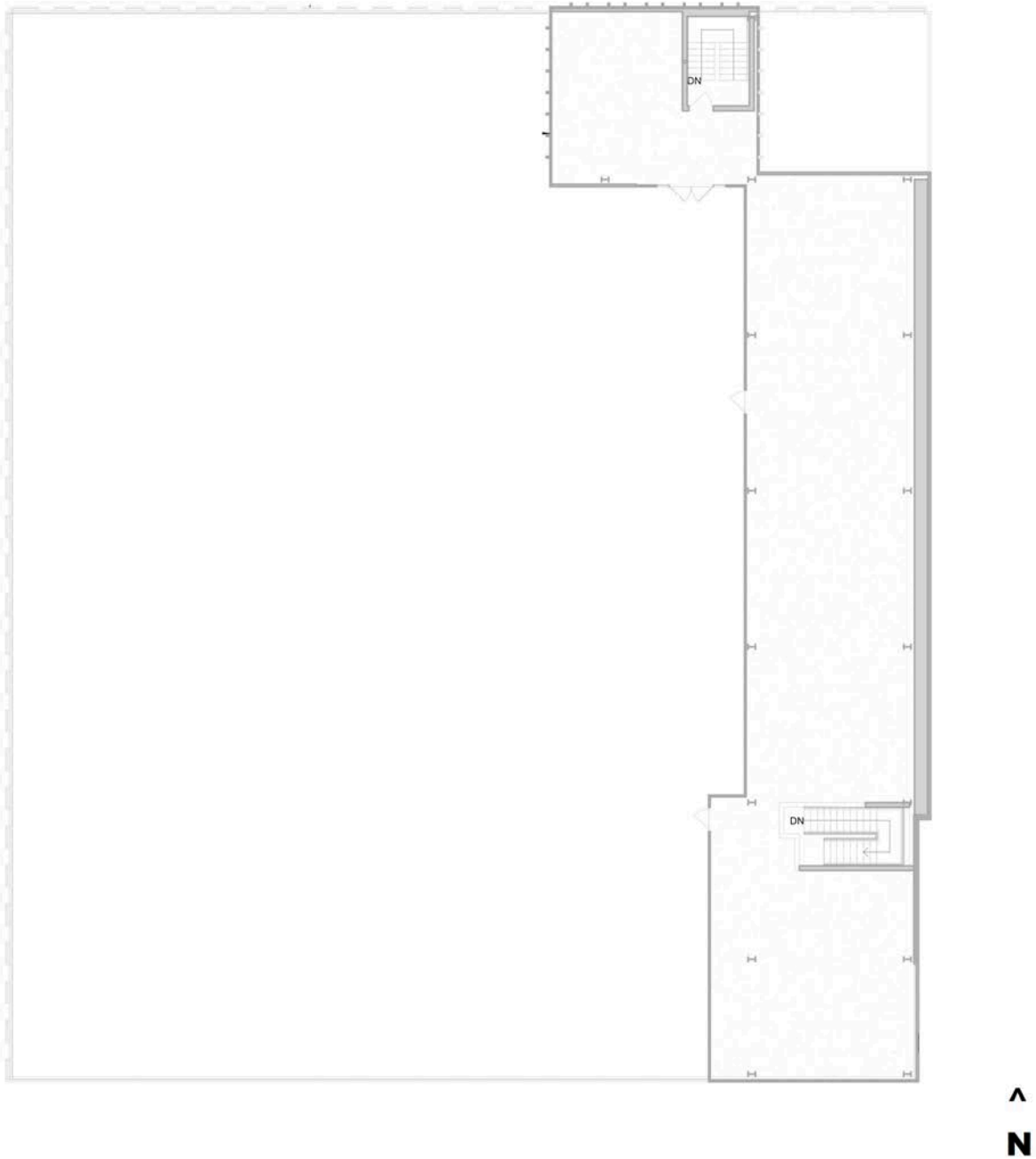
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Continuation Sheet

Section number Misc Page 34

First Federal Savings and Loan Association Building
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County and State
n/a
Name of multiple listing (if applicable)

Figure 6: Existing roof level plan. Source: Thalden Boyd Emery Architects, 2016.

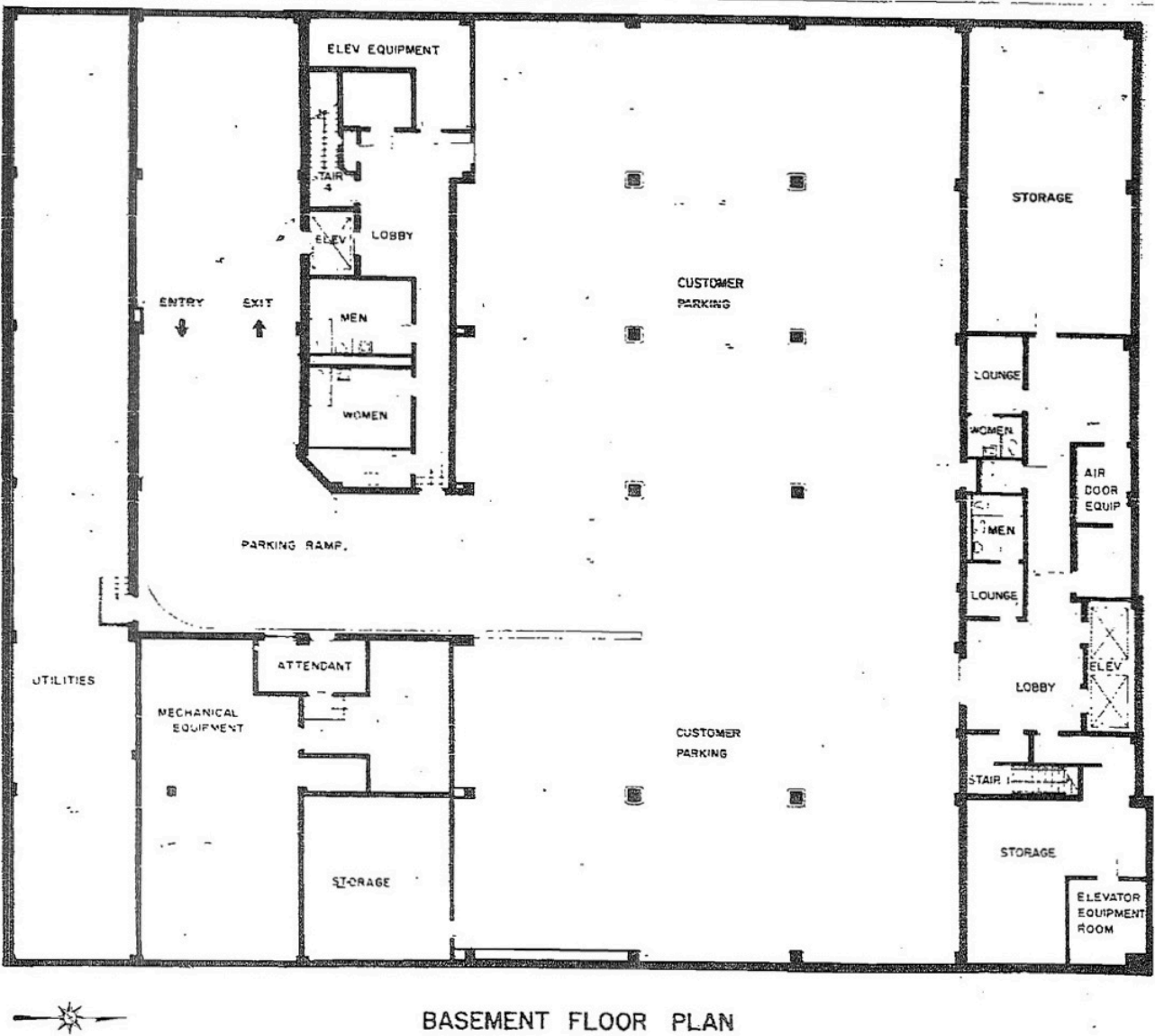


National Register of Historic Places
Continuation Sheet

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First Federal Savings and Loan Association Building
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Figure 7: Original basement plan. Source: First Federal Savings Advertising Section; *Davenport Times-Democrat*, 26 June 1966.



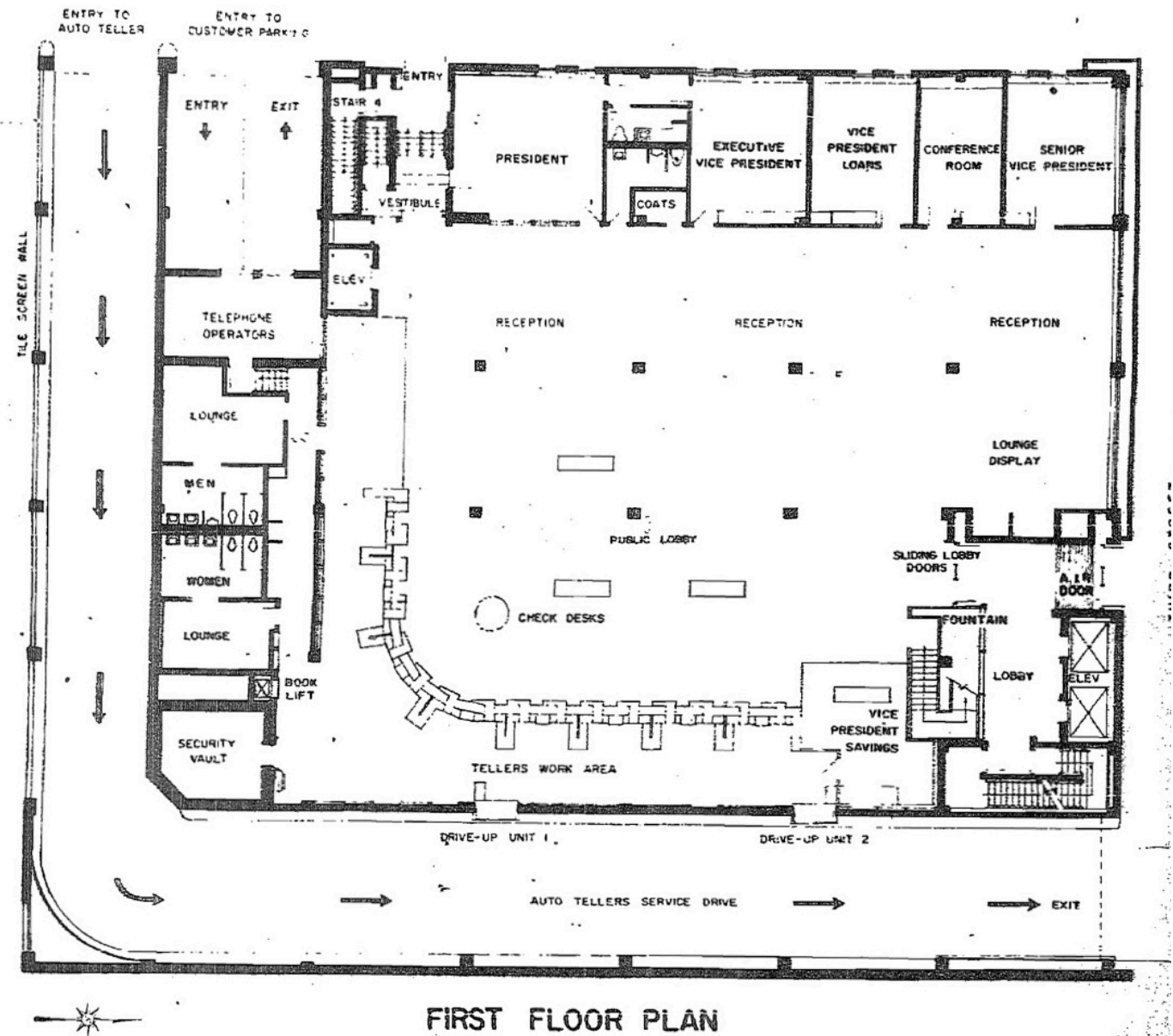
BASEMENT FLOOR PLAN

National Register of Historic Places
Continuation Sheet

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First Federal Savings and Loan Association Building
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Scott, Iowa
County and State
n/a
Name of multiple listing (if applicable)

Figure 8: Original first floor plan. Source: First Federal Savings Advertising Section; *Davenport Times-Democrat*, 26 June 1966.



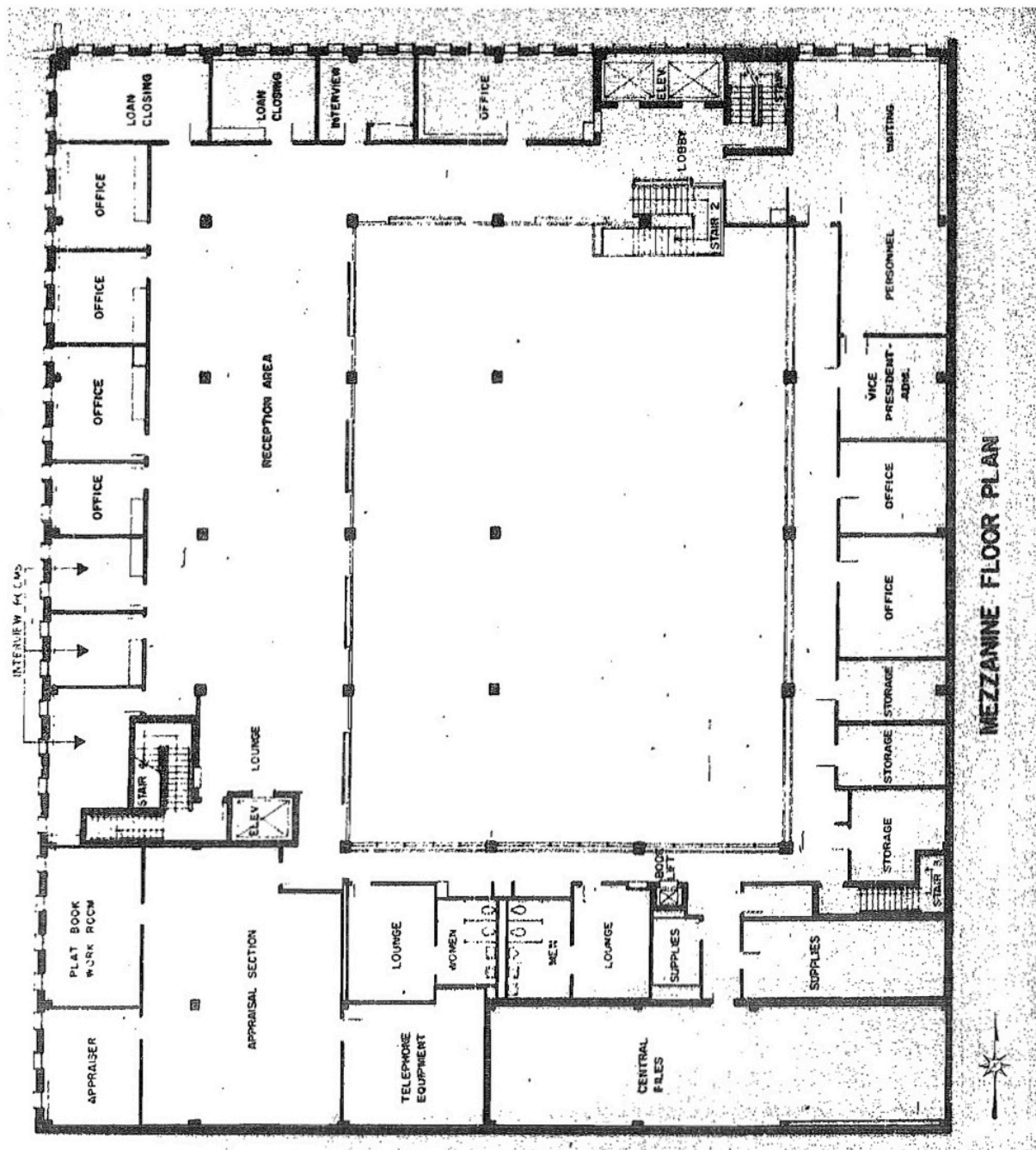
United States Department of the Interior
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First Federal Savings and Loan Association Building
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Figure 9: Original second floor plan. Source: First Federal Savings Advertising Section; *Davenport Times-Democrat*, 26 June 1966.

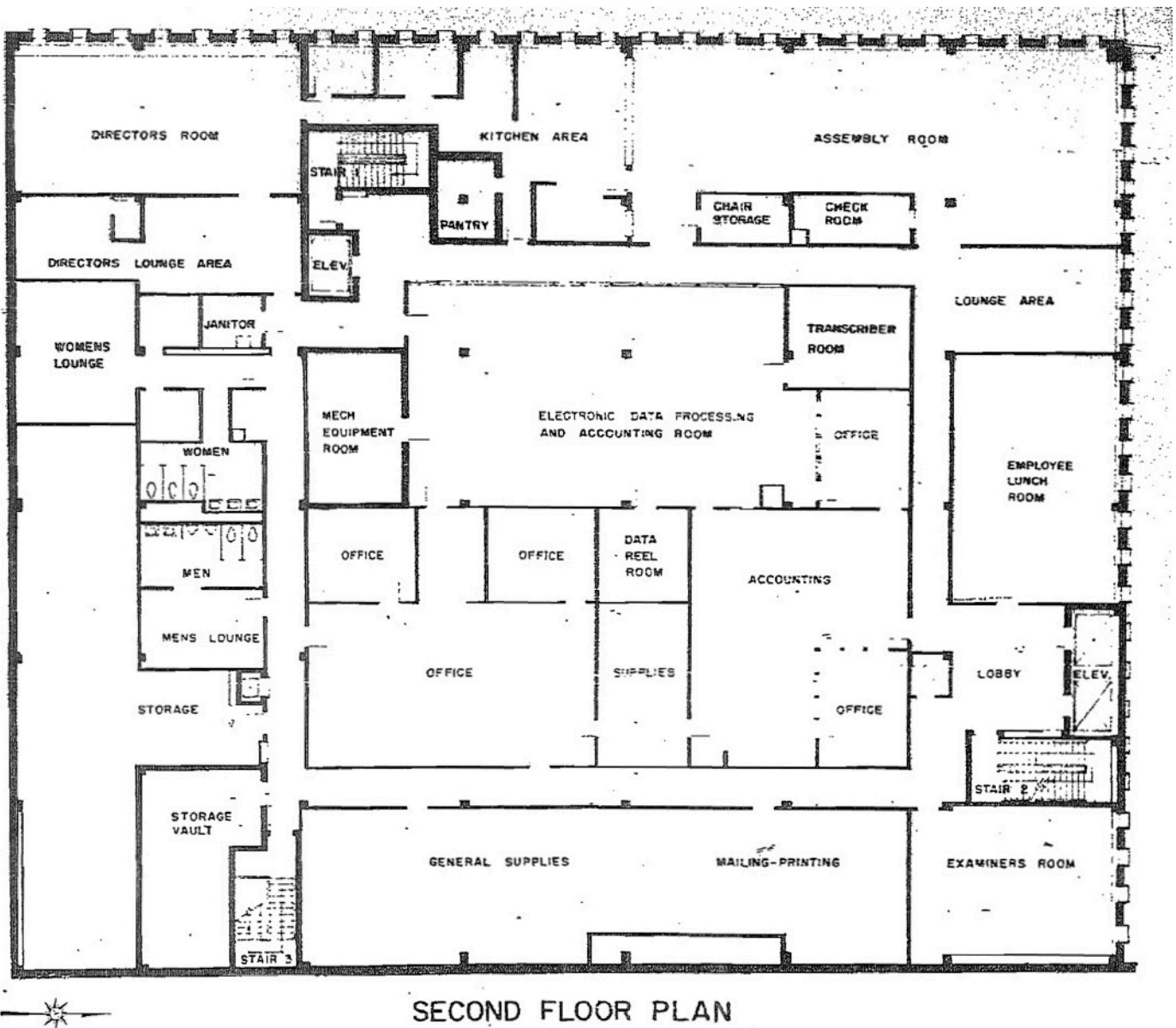


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First Federal Savings and Loan Association Building
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Figure 10: Original third floor plan. Source: First Federal Savings Advertising Section; *Davenport Times-Democrat*, 26 June 1966.



SECOND FLOOR PLAN

United States Department of the Interior
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First Federal Savings and Loan Association Building
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Figure 11: Alcoa administration building at the Davenport plant, 1949. Source: *Architectural Forum* (June 1949).



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First Federal Savings and Loan Association Building
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Figure 12: Priester Construction Company Building, 1959. Source: Google Streetview image capture by preparer, 25 November 2015.



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First Federal Savings and Loan Association Building
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Figure 13: Northwestern Bell Telephone Company Building, re clad in 1965. Source: Photograph by preparer, November 2015.



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First Federal Savings and Loan Association Building
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Figure 14: First National Bank Building, 1967. Source: Davenport Community School District Website, 2015.



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First Federal Savings and Loan Association Building
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Figure 15: The Davenport Public Library upon completion in 1968. Source: Collection of the Davenport Public Library.



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First Federal Savings and Loan Association Building
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Figure 16: Davenport Bank and Trust Company addition, 1972. Source: Photograph by the preparer, November 2015.



United States Department of the Interior
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First Federal Savings and Loan Association Building
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Figure 17: The Northwest Tower, 1975. Source: Wikipedia Commons, 2015



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First Federal Savings and Loan Association Building
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Scott, Iowa
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n/a
Name of multiple listing (if applicable)

Figure 18: Citizens Federal Savings and Loan Building, 1975. Source: Photograph by the preparer, November 2015.



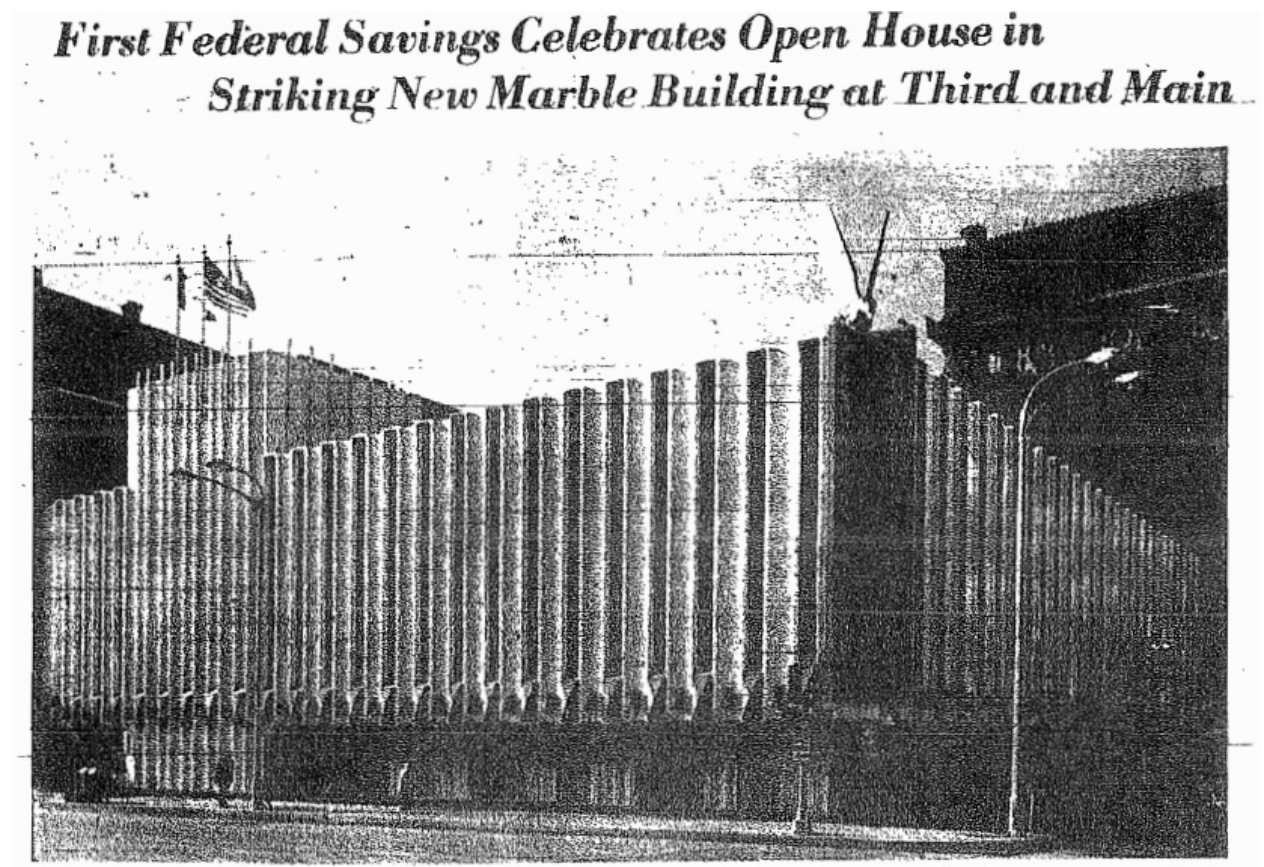
United States Department of the Interior
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Continuation Sheet

Section number Misc Page 47

First Federal Savings and Loan Association Building
Name of Property
Scott, Iowa
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Name of multiple listing (if applicable)

Figure 19: The First Federal Savings and Loan Association Building at its opening in 1966.
Source: First Federal Savings Advertising Section, *Davenport Times-Democrat*, 26 June 1966.



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First Federal Savings and Loan Association Building
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Figure 20: The First Federal Savings and Loan Association Building financial services hall at its opening in 1966 and today. Source: First Federal Savings Advertising Section, *Davenport Times-Democrat*, 26 June 1966 and Michael R. Allen photograph, 2016.



United States Department of the Interior
National Park Service

National Register of Historic Places
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First Federal Savings and Loan Association Building
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Figure 21: The First Federal Savings and Loan Association Building lobby area at its opening in 1966 and today. Sources: First Federal Savings Advertising Section, *Davenport Times-Democrat*, 26 June 1966 and Michael R. Allen photograph, 2016.



United States Department of the Interior
National Park ServiceNational Register of Historic Places
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First Federal Savings and Loan Association Building

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County and State

n/a

Name of multiple listing (if applicable)

Figure 22: The First Federal Savings and Loan Association Building drive-through with teller window (location still extant, window removed) at its opening in 1966. Source: First Federal Savings Advertising Section, *Davenport Times-Democrat*, 26 June 1966.



United States Department of the Interior
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First Federal Savings and Loan Association Building
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Figure 23: The First Federal Savings and Loan Association Building vault door at its opening in 1966 and in place today. Sources: First Federal Savings Advertising Section, *Davenport Times-Democrat*, 26 June 1966 and Michael R. Allen photograph, 2016.



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First Federal Savings and Loan Association Building

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County and State

n/a

Name of multiple listing (if applicable)

Figure 24: The First Federal Savings and Loan Association Building president's office at its opening in 1966 and in place today. Sources: First Federal Savings Advertising Section, *Davenport Times-Democrat*, 26 June 1966 and Michael R. Allen photograph, 2016.



United States Department of the Interior
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Section number Misc Page 53

First Federal Savings and Loan Association Building
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Figure 25: View of the basement parking area. Source: Thalden Boyd Emery Architects, 2015.



United States Department of the Interior
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First Federal Savings and Loan Association Building
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Figure 26: Bank Building and Equipment Corporation buildings designed by William F. Cann.



Burlington Federal Savings and Loan Association Building; 1963; Burlington, Iowa.
Source: Rebecca McCarley photograph from State Historical Society of Iowa Inventory Form, 2012.



Washington Federal Savings & Loan Association Building; 1962; Nampa, Idaho.
Source: Google Streetview image captured by the preparer, 2016.



Jamaica Savings Bank, Elmhurst Branch; 1968; Queens; New York, New York.
Source: Michael Perlman photograph from Defining Downtown website, accessed 2016.



First National Bank of Mobile Building; 1965; Mobile, Alabama.
Source: Defining Downtown website, accessed 2016.

United States Department of the Interior
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First Federal Savings and Loan Association Building
Name of Property
Scott, Iowa
County and State
n/a
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Owner

NORTH BLOCK LLC
3701 LINDELL BLVD
ST LOUIS MO 63108



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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY First Federal Savings and Loan Association Building
NAME:

MULTIPLE
NAME:

STATE & COUNTY: IOWA, Scott

DATE RECEIVED: 9/09/16 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 10/25/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000577

DETAILED EVALUATION:

ACCEPT RETURN REJECT 10/25/2016 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept C
REVIEWER Patrick Andrus DISCIPLINE Historian
TELEPHONE _____ DATE 10/25/2016

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

IOWA DEPARTMENT OF CULTURAL AFFAIRS

MARY OGWINE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

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

RECEIVED 2280

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Nat. Register of Historic Places

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National Park Service
JUL 22 2016

July 21, 2016

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

Dear Mr. Loether:

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

- First Federal Savings and Loan Association Building, 131 W. Third Street, Davenport, Scott County, Iowa

Thank you for your consideration.

Sincerely,



Elizabeth Foster
National Register Coordinator
State Historical Society of Iowa

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ARTS
COUNCIL

PRODUCE
IOWA

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SOCIETY OF IOWA

STATE HISTORICAL
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HISTORICAL
FOUNDATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: First Federal Savings and Loan Association Building

MULTIPLE NAME:

STATE & COUNTY: IOWA, Scott

DATE RECEIVED: 7/22/16 DATE OF PENDING LIST: 8/10/16
DATE OF 16TH DAY: 8/25/16 DATE OF 45TH DAY: 9/06/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000577

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9/2/2016 DATE

ABSTRACT/SUMMARY COMMENTS:

Section 3 of the form not filled out - not clear if SHPO supports the nomination. Return for clarification.

RECOM./CRITERIA Return
REVIEWER Patricia Andrews DISCIPLINE Historian
TELEPHONE _____ DATE 9/2/2016

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

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



Andrus, Patrick <patrick_andrus@nps.gov>

First Federal Savings and Loan Association Building, Davenport, Iowa

1 message

Mohr, Paula [DCA] <Paula.Mohr@iowa.gov>

Fri, Sep 9, 2016 at 12:05 PM

To: "Andrus, Patrick" <patrick_andrus@nps.gov>

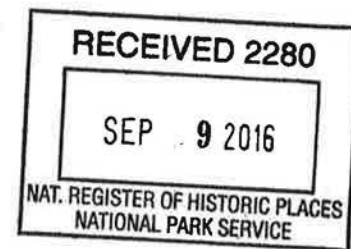
Cc: "King, Steve [DCA]" <Steven.King@iowa.gov>, "Andre, Sara [DCA]" <Sara.Andre@iowa.gov>, "Foster, Beth [DCA]" <Beth.Foster@iowa.gov>

Patrick,

Please see the attached.

Thank you,

Paula

**Paula Mohr, Ph.D.**

Architectural Historian

Certified Local Government Coordinator

State Historic Preservation Office

600 East Locust

Des Moines, Iowa 50319

Paula.mohr@iowa.gov | 515.281-6826 | iowaculture.gov

Iowa Arts Council | Produce Iowa | State Historical Society of Iowa

Iowa Department of Cultural Affairs

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IOWA
HISTORICAL
FOUNDATION

September 9, 2016

Patrick Andrus, Historian
National Register of Historic Places
National Park Service

Re: First Federal Savings and Loan Association Building, Davenport, Iowa

Dear Mr. Andrus,

I understand that through a clerical error, we neglected to check the opinion of eligibility for the above nomination. I request that an "X" be placed in front of "meets" the National Register criteria on the first page of this nomination.

There are concerns at the staff level about the interior integrity of this building, however, based on Iowa's State Nomination Review Committee recommendation, I am forwarding this nomination for the National Register staff's substantial review.

Please contact me if you have questions or need additional information.

Sincerely,

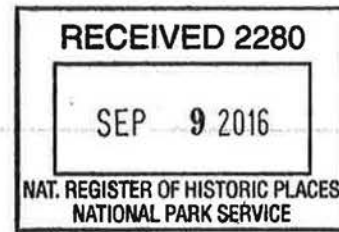


Steve King
Deputy State Historic Preservation Officer

**IOWA DEPARTMENT OF
CULTURAL AFFAIRS**

MARY COWNIE, DIRECTOR
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HISTORICAL
FOUNDATION

September 9, 2016

Patrick Andrus, Historian
National Register of Historic Places
National Park Service

Re: First Federal Savings and Loan Association Building, Davenport, Iowa

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There are concerns at the staff level about the interior integrity of this building, however, based on Iowa's State Nomination Review Committee recommendation, I am forwarding this nomination for the National Register staff's substantial review.

Please contact me if you have questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Steve King".

Steve King
Deputy State Historic Preservation Officer