

City of Ottumwa, Iowa

**Request for Qualifications: Historic Structure Report for
First National Bank Building, 131 E Main**

Date: April 14, 2021

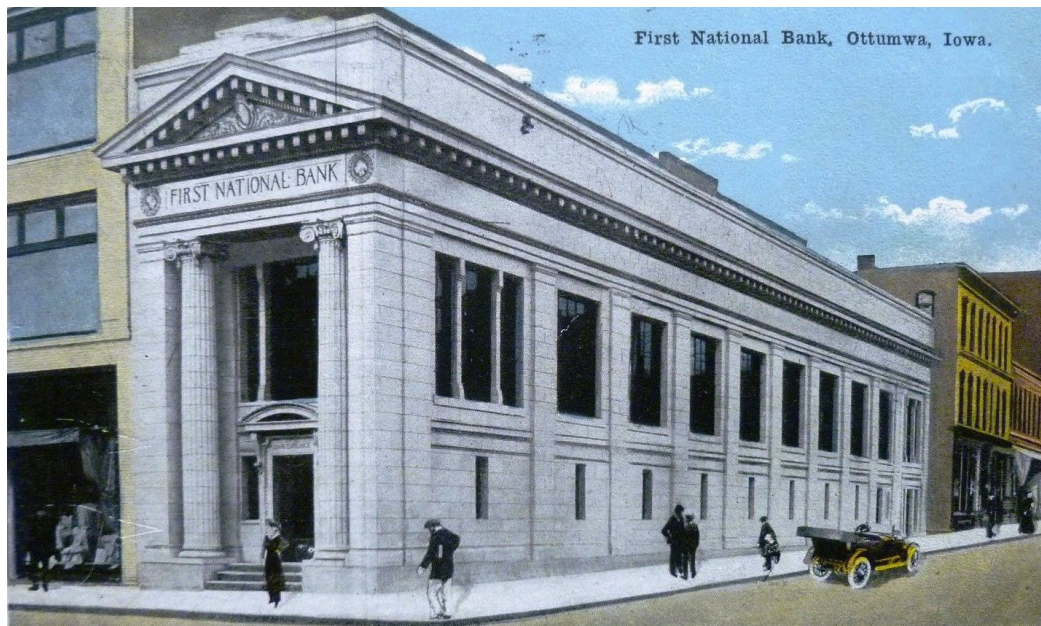
I. Project Introduction

The City of Ottumwa seeks qualified preservation architects to develop a Historic Structure Report for the First National Bank Building at 131 E Main in Ottumwa, IA.

II. Project Location and Current Initiatives

The First National Bank Building stands proudly at the critical Market Street and Main Street intersection in Downtown Ottumwa. The property was listed on the National Register of Historic Places in 1995 with significance under Register Criteria C. Standing on a corner, the builders in 1915 made a profound statement with the neo-classical facade that covers not just the front of the building but wraps all the way around the corner for 132 feet along Market Street.

When the building was acquired by the City in late 2020, it was packed floor to ceiling with debris, tools, antiques, and rubbish. Since acquiring the building, the City has coordinated with volunteers from Main Street Ottumwa and the Historic Preservation Commission to clean out the building. In addition, this project, the City is pursuing an Iowa's Rural Heritage Revitalization Grant with the State Historic Preservation Office to stabilize terra cotta on the facade and begin asbestos abatement.



III. Project Description

The proposed project represents a critical first step in a multi-phase plan to revitalize the First National Bank building that sits prominently on the corner of Market and Main Streets in downtown Ottumwa. The City acquired title to the building following a legal action to claim abandoned property. The City sees itself as a temporary custodian of this important historic asset. In that role, we have a duty for the preservation of history and economic development of our downtown to set the property on a path to a historic redevelopment.

The proposed Historic Structure Report will guide the City in determining what improvements, if any, we should pursue before seeking to hand the property to its next owner to complete the redevelopment. The report will also provide the critical information necessary for the next owner to complete the revitalization in a manner that suits their intended use while meeting the standards of an appropriate historic redevelopment.

This project will proceed if funded and supported by a State Historical Society of Iowa Historic Resource Development Program (HRDP) Grant.



IV. Submission Requirements

All respondents wishing to receive consideration must submit, in writing, the following information:

1. A **detailed description of the project team**, which includes descriptions and resume/background information for all principals and their proposed level of involvement. Minimum qualifications should be equivalent to the [required qualifications](#) for a Field Services Consultant with the State Historic Preservation Office Technical Assistance Network
2. **Demonstrated experience in delivering superior preservation planning and architectural work product**, especially in the context of downtown buildings and Midwest small cities. Specific examples of similar projects are preferred.

V. Selection Process

The responses to the Request for Qualifications will be reviewed by a small committee of individuals that represent the City of Ottumwa, Main Street Ottumwa, and the Historic Preservation Commission. If necessary, the committee will select two to three finalists for an interview with the committee for further discussion. Interviews will take place using Microsoft Teams.

VI. Timetable

- **April 14, 2021:** RFQ Released
- **April 21, 2021** 4:30PM CDT: Questions Due to Zach Simonson
- **April 22, 2021** 4:30PM CDT: Answers to All Submitted Questions Sent to All RFQ Respondents
- **April 28, 2021:** RFQ Responses Due
- **April 29 and 30, 2021:** Review of RFQs and Interviews if Necessary
- **May 1, 2021:** Selection and Project Negotiation
- **May 3, 2021:** HRDP Grant Submitted

VII. Contact Information and Questions

Please contact Zach Simonson with any questions prior to April 21, 2021. Any substantive questions and answers will be distributed to all RFQ respondents on April 22, 2021.

Zach Simonson, Interim Director of Planning and Development

Phone: (641) 683-0606

Email: simonsonz@ottumwa.us

VIII. Attachments

- **First National Bank Historic Register Nomination**
- **Photo Portfolio**

City of Ottumwa, Iowa

Request for Qualifications: Historic Structure Report for
First National Bank Building, 131 E Main

Appendix 1: Responses to Inquiries

1. What time are RFQ responses due on April 28, 2021?

Responses are due at the close of business at 4:30PM CDT on April 28, 2021.

2. How should responses be submitted? Is there an application portal? Is a hard copy required?

Responses should be submitted in a PDF document to Zach Simonson by email at simonsonz@ottumwa.us

3. Should the RFQ response include professional fees?

No. Professional fees will be negotiated with the selected respondent.

4. What was the architectural basis used for the 2021 Iowa's Rural Heritage Revitalization Grant?

The Iowa's Rural Heritage Revitalization Grant relied on a Facade Assessment Report prepared by Klinger and Associates for this and several other buildings on the 100 block of East Main St in 2016.

5. Do you expect to require the services of mechanical, electrical and plumbing engineers or structural engineers for preparing the report?

We do not want to duplicate work a developer with a specific intended use for the building will need to do on their own after purchase. We will not require a MEP engineering for the Historic Structure Report. There is a basement vault that extends some distance under the sidewalk and we would like an opinion about the structural condition of that vault and will leave up to the respondent whether that opinion requires the work of a structural engineer.

6. Should the Historic Structure Report contain the features described in National Park Service Preservation Brief #43: The Preparation and Use of Historic Structure Reports?

Yes, we used Preservation Brief #43 as the basis for seeking a Historic Structure Report.

7. Will the architect fees for the report be funded by the Historic Resource Development Program Grant?

Yes. At this time, we only intend to proceed with preparing the report if we are awarded the HRDP Grant.

8. Have you requested a Field Service Consultant Report from the Iowa State Historic Preservation Office?

We have not requested a Field Service Consultant Report. In preparing the Rural Heritage Revitalization Grant application it was indicated to us that the analysis needs required for this project exceeded what was available with that program.

9. Are original drawings of the building available?

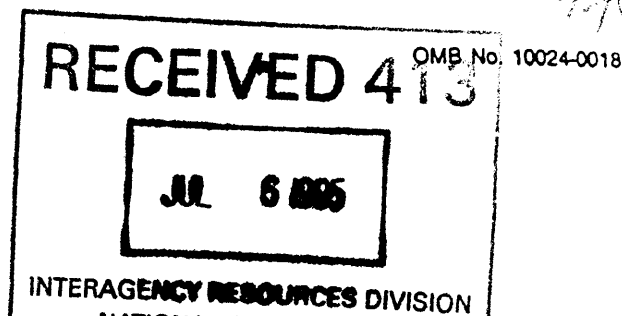
We do not possess original drawings of the building at this time. As we have cleaned out the building, we have uncovered original drawings for several other downtown buildings. We hope to discover the original drawings for this building as well.

10. How much are you budgeting for the Historic Structure Report in the HRDP Grant application?

As we draft the application, we are expecting to request a \$10 thousand grant award to cover a \$15 thousand project. We are open to further discussion around fees with the selected respondent.

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on how to complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name First National Bank

other names/site number N/A

2. Location

street & number 131 East Main N/A not for publication

city or town Ottumwa N/A vicinity

state Iowa code IA county Wapello code 179 zip code 52501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Patricia Ohlerting
Signature of certifying official/Title

6-27-95
Date

State of Iowa
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the
National Register
☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain): _____

Signature of the Keeper

Date of Action

Edson H. Beall
Entered in the
National Register 8-11-95

1st National Bank
Name of Property

Wapello County, 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

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

**Number of contributing resources previously listed
in the National Register**

Architectural/Historical Resources of Ottumwa, Iowa 0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE/Financial Institution

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/Specialty Store

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th & 20th Century Revival:

Neo-Classical Revival

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

Terra cotta

roof Asphalt

other Concrete

Narrative Description

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

1st National Bank
Name of Property

Wapello County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1915

Significant Dates

1915

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Arch: Stoddard, H.H. of Chicago

Cont: Blackhawk Const. Co. of Waterloo

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

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

Name of repository:

1st National Bank

Name of Property

Wapello County, Iowa

County and State

10. Geographical Data

Acreage of Property Less than one acre.

UTM References

(Place additional UTM references on a continuation sheet.)

1 15 549470 4540620
Zone Easting Northing
2

3
Zone Easting Northing
4
☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Molly Myers Nauman, Consultant (515) 682-2743

organization Ottumwa Historic Preservation Commission date February 1995

street & number 105 East Third telephone (515) 683-0606

city or town Ottumwa state IA zip code 52501

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Paul J. & Marcella C. Gettings

street & number 747 Riverside telephone (515) 682-1805

city or town Ottumwa state IA zip code 52501

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

RECEIVED 413
JUL 6 1995
INTERAGENCY RESOURCES DIVISION NATIONAL PARK SERVICE

CFN-259-1116

First National Bank
Wapello County, IA

DESCRIPTION:

The First National Bank (1916) is a rectangular building located on the north corner of Market and Main streets, the major intersection in downtown Ottumwa. It measures 20' x 132', with the primary facade located on the narrow end, facing Main Street. The flat roof slopes gently to the rear. Although the building appears to be two stories on the exterior, the interior originally featured a long narrow open bank lobby with a twenty-five foot ceiling. The rear portion of the building was divided into two floors for vaults and office space.

Neo-classical in style, both the primary and secondary elevations are sheathed in off-white terra cotta. A temple front is found on the primary facade, with monumental Composite Order columns flanking the entrance. The pediment and cornice feature modillions as well as dentils, with the cornice continuing around the side elevation. A terra cotta parapet caps the entire building. The pediment is not blank as is often found on Neo-classical designs, but features a cartouche with a foliated pattern of acanthus leaves. Directly below the pediment an identification panel in the entablature identifies this as the "Fidelity Savings Bank", a name acquired following the bank closings of the Great Depression. On each side of this panel is found a wreath of laurel leaves containing a single profile head: to the left is seen Mercury (10¢); and to the right is an Indian head (1¢) with the Roman numerals MCMXV. A stringcourse of acanthus leaves with a row of bead-and-reel is located just above the capitals. On the secondary elevation monumental pilasters separate ten sets of windows. Windows at street level are narrow slits with the diagonal star pattern so popular for public buildings and banks during this period, while those on the upper level are large rectangular openings, allowing light to flow into the bank lobby below. Windows throughout are of metal. At street level the original design provided two doors near the rear of the side wall (in section nine). Alterations include the opening of another narrow doorway in section seven, and converting section ten to a walk-up teller window.

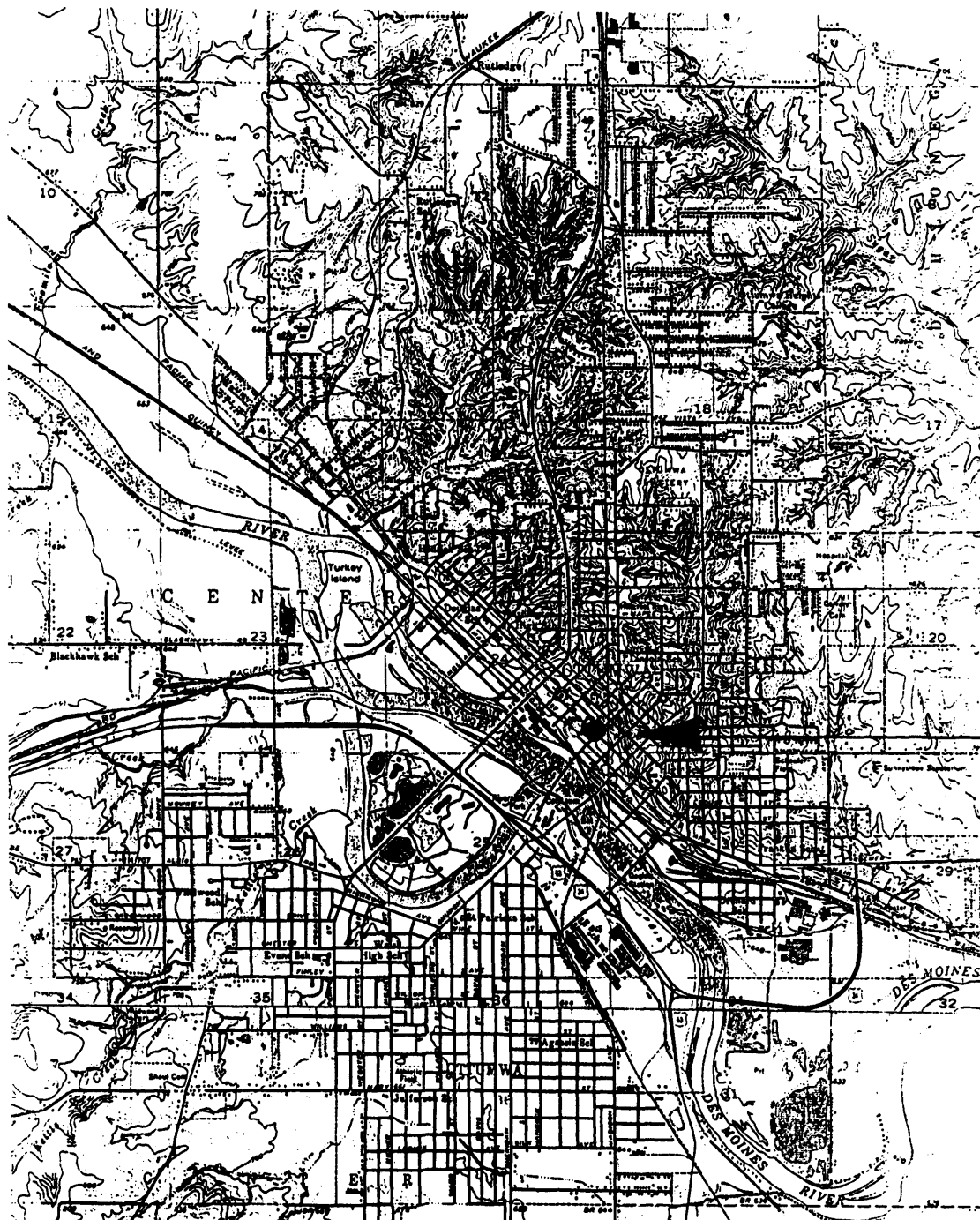
In 1956 the Fidelity Savings Bank (locally known as "the Friendly White Bank on the Corner") remodeled both the interior and the exterior facade. The original entrance was replaced by the present recessed two story plate glass wall. The tall single story interior was divided into two floors to provide additional office space. Although this alteration is not apparent from the exterior, the sense of space on the interior was changed totally. Recent conversion from financial institution to retail space has removed the last remnants of the interior bank design although the vaults remain in place. While the installation of the plate glass on the facade is unfortunate, the overall design of the building is so strong that this alteration is not considered significant enough to negate eligibility.

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

CFN-259-1116

DESCRIPTION (continued): U.S.G.S. map (reduced) indicates location in community.



United States Department of the Interior
National Park Service

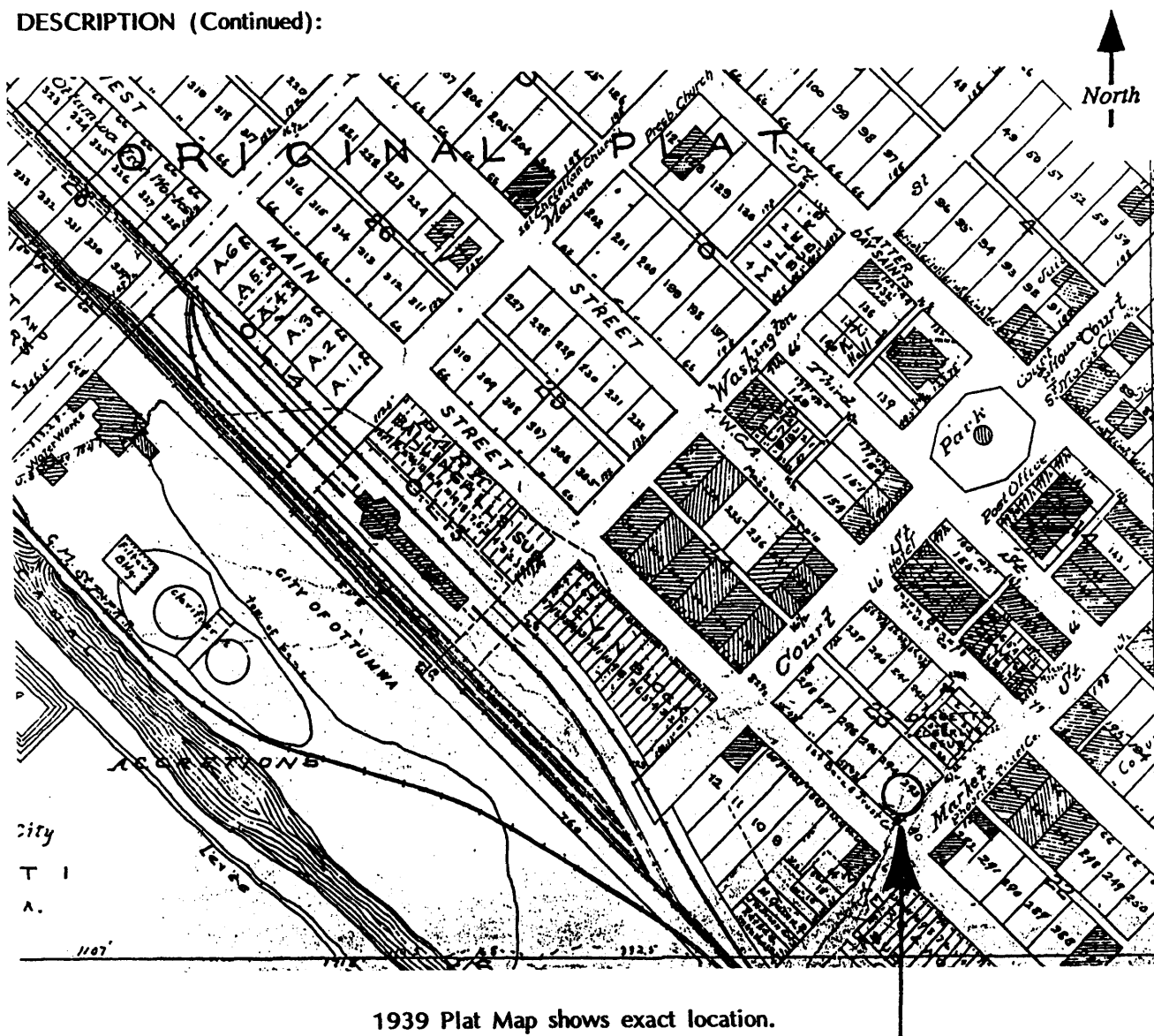
National Register of Historic Places Continuation Sheet

Section number 7 Page 3

CFN-259-1116

First National Bank
Wapello County, IA

DESCRIPTION (Continued):



United States Department of the Interior
National Park Service

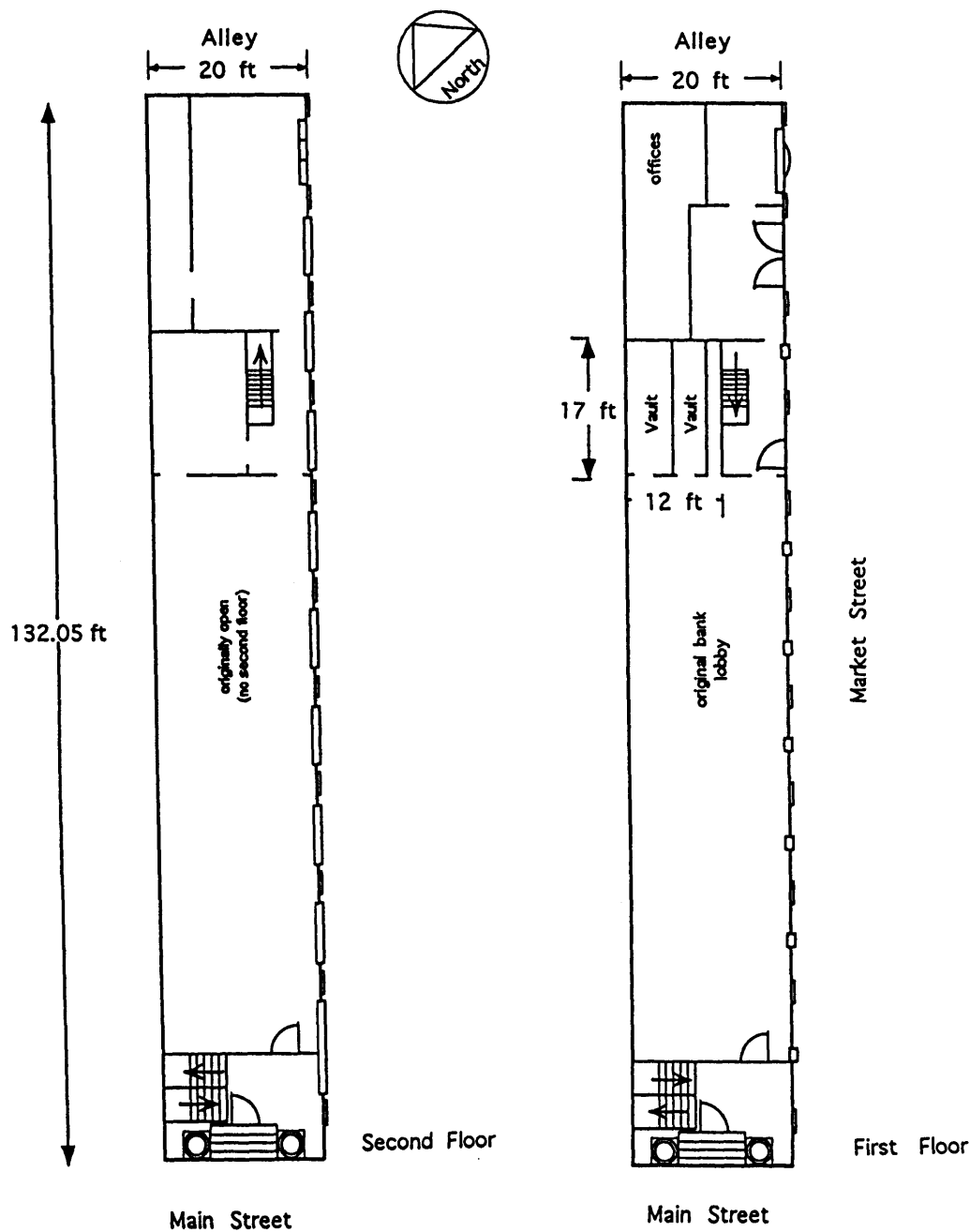
National Register of Historic Places Continuation Sheet

Section number 7 Page 4

CFN-259-1116

First National Bank
Wapello County, IA

DESCRIPTION (Continued):



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

CFN-259-1116

First National Bank
Wapello County, IA

SIGNIFICANCE:

The First National Bank of Ottumwa (1916) is locally significant under Criterion C as an outstanding example of early 20th century Neo-classical bank design and is the only bank design in Ottumwa executed in terra cotta.

The first First National Bank building was constructed on this location in 1868, and it was rebuilt following a fire in 1881. For a number of years there were bank buildings occupying three corners at the intersection of Market and Main. By 1915 the bank officers determined the need for a more modern building. The use of a Chicago architect, H.H. Stoddard, indicates the seriousness with which the bank approached construction of a new building. Stoddard selected the Neo-classical style for his design. This style was becoming very popular for bank buildings as it evoked a feeling of trust, as well as elegance, and was considered to be appropriate for a banking institution. The decision to cover the entire exterior with cream colored terra cotta was a costly one, but it created an outstanding appearance. The building contains examples of all of the common Neo-classical elements: monumental columns, denticulated pediment and cornice, and rows of egg and dart, bead and reel, acanthus leaves, etc. There is a restraint in the design of the facade...it is not covered completely with lavish details, but uses these sparingly.

The American Contractor (2 Jan 1915) identified not only the architect, but also the engineers (E. Jackson Casse Co) and the general contractor (the Blackhawk Construction Company of Waterloo). It noted that the cost of the one story with basement bank was to be \$65,000 and construction was to start March 1, 1915.

As noted above, the selection of an out of town architect seems to indicate that the First National officers were determined to have a building of outstanding design. Just as John Morrell & Co. brought in an architectural firm that specialized in meat packing and cold storage facilities, and the Sisters of the Humilty of Mary hired an architectural firm which specialized in institutional designs for St. Joseph Hospital, so the First National Board of Directors selected a firm with experience in designing financial institutions. Although Stoddard is not presently as well known in Iowa for his bank designs as the Lytle Co. of Sioux City, future surveys and research may uncover additional works.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 & 10 Page 6

CFN-259-1116

First National Bank
Wapello County, IA

BIBLIOGRAPHY:

Abstract of Title, City of Ottumwa, Original Plat, Block 23, E 20' Lot 293.

American Contractor, 2 Jan 1915, p 79.

Flower, Fred. Descriptive Illustrated Review of Ottumwa, Iowa. Ottumwa, IA: 1890,
photograph facing p 34.

Meagher, Glenn B. and Munsell, Harry B. Ottumwa Yesterday and Today. Ottumwa, IA:
Ottumwa Stamp Works, 1923, pp 135-6.

Ottumwa Courier, 12 Jan 1956.

Sanborn Fire Insurance Maps, 1885-1925 (updated).

VERBAL BOUNDARY DESCRIPTION:

City of Ottumwa, Original Plat, Block 23, E 20' Lot 293.

BOUNDARY JUSTIFICATION:

This is the area historically associated with this resource.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photo Page 7

CFN-259-1116

First National Bank
Wapello County, IA

PHOTOGRAPHS: First National Bank
131 E. Main Street
Ottumwa (Wapello County), Iowa

All photographs of the First National Bank were taken by Molly Myers Naumann in November, 1994, and all negatives are located in the State Historical Society of Iowa (SHSI), Des Moines, IA.

- #1 3/4 view of facade, looking east.
- #2 3/4 view of facade and secondary elevation along Market St., looking north.
- #3 3/4 view of rear and secondary elevation, looking west.
- #4 Detail: terra cotta patterning at top of pilaster and across entablature on secondary elevation, looking NW.
- #5 Detail: terra cotta pattern between first and second floor windows on secondary elevation, looking NW.
- #6 Detail: Neo-classical pediment, entablature and capitals from facade, looking NE.
- #7 Detail: terra cotta detailing on capital, looking north.
- #8 Detail: wreath containing head of Mercury from entablature, looking NW.
- #9 Detail: wreath containing Indian head from entablature, looking NW.



BUILDING

683-3036

682-8661

1st National Bank

131 E. Main St, Ottumwa

Wapello Co, IA

Photo #1



1st National Bank

131 E Main St, Ottumwa
Wapello Co, IA

Photo #2



1st National Bank

131 East Main, Ottumwa
Wapello County, IA

Photo # 3



1st National Band

131 E. Main St, Ottumwa

Wapello Co, IA

Photo #4



1st National Bank
131 E. Main St, Ottumwa
Wapello Co, IA

Photo #5



1st National Bank

131 E. Main St, Ottumwa
Wapello Co, Ia

Photo #6



1st National Bank

131 E Main St, Ottumwa

Wapello Co, IA

photo #17



1st National Bank Building

131 E Main St, Ottumwa

Wapello Co, Ia

photo #8



1st National Bank

131 E Main St, Ottumwa

Wapello Co, IA

Photo #9

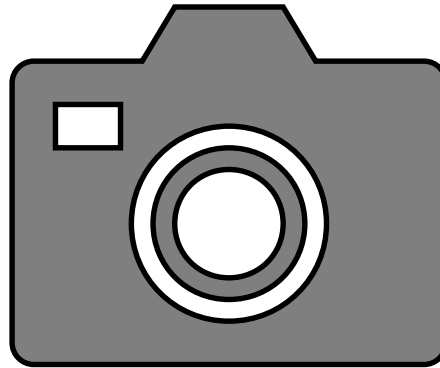
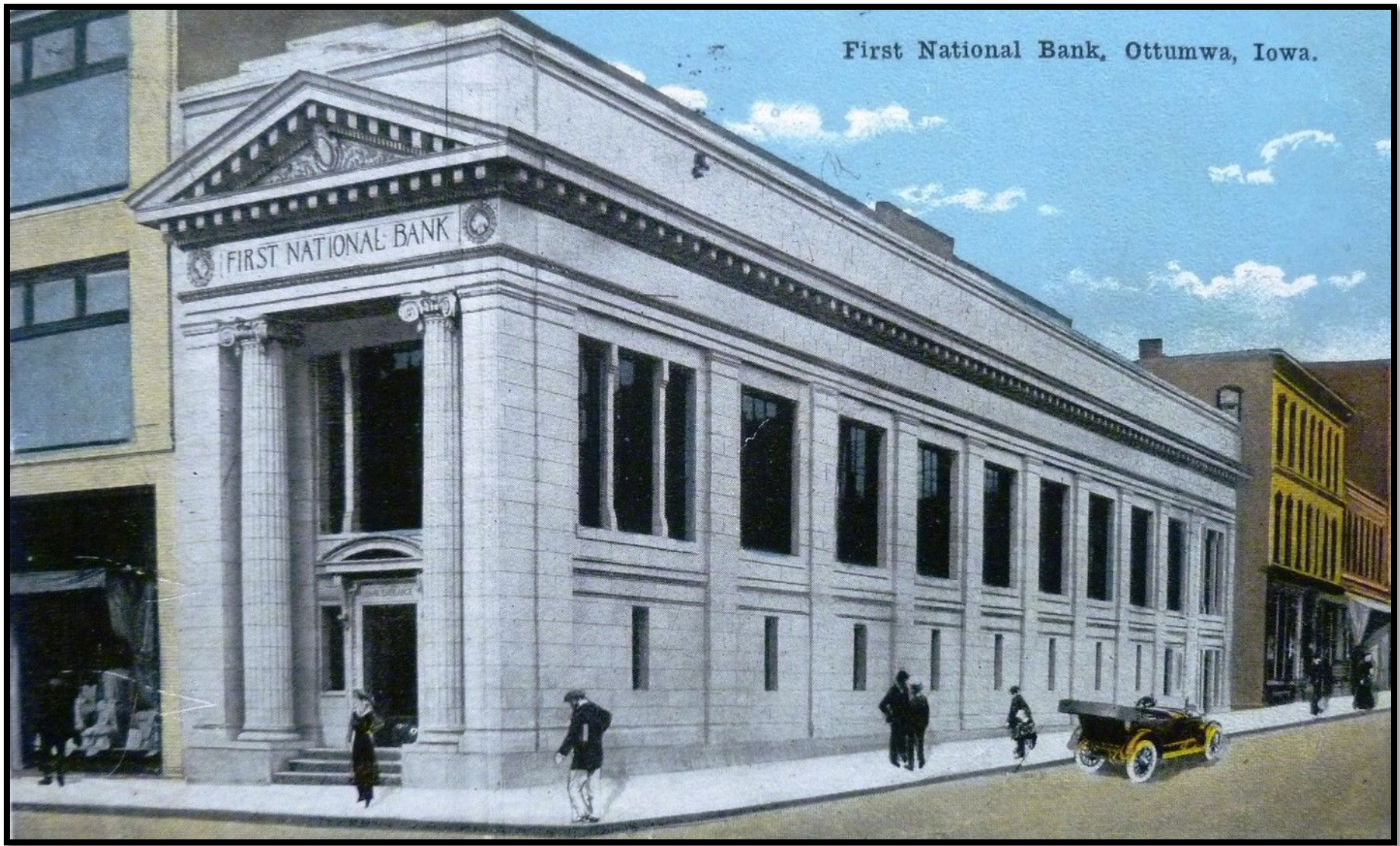


Photo Portfolio

131 E. MAIN ST.
OTTUMWA, IOWA



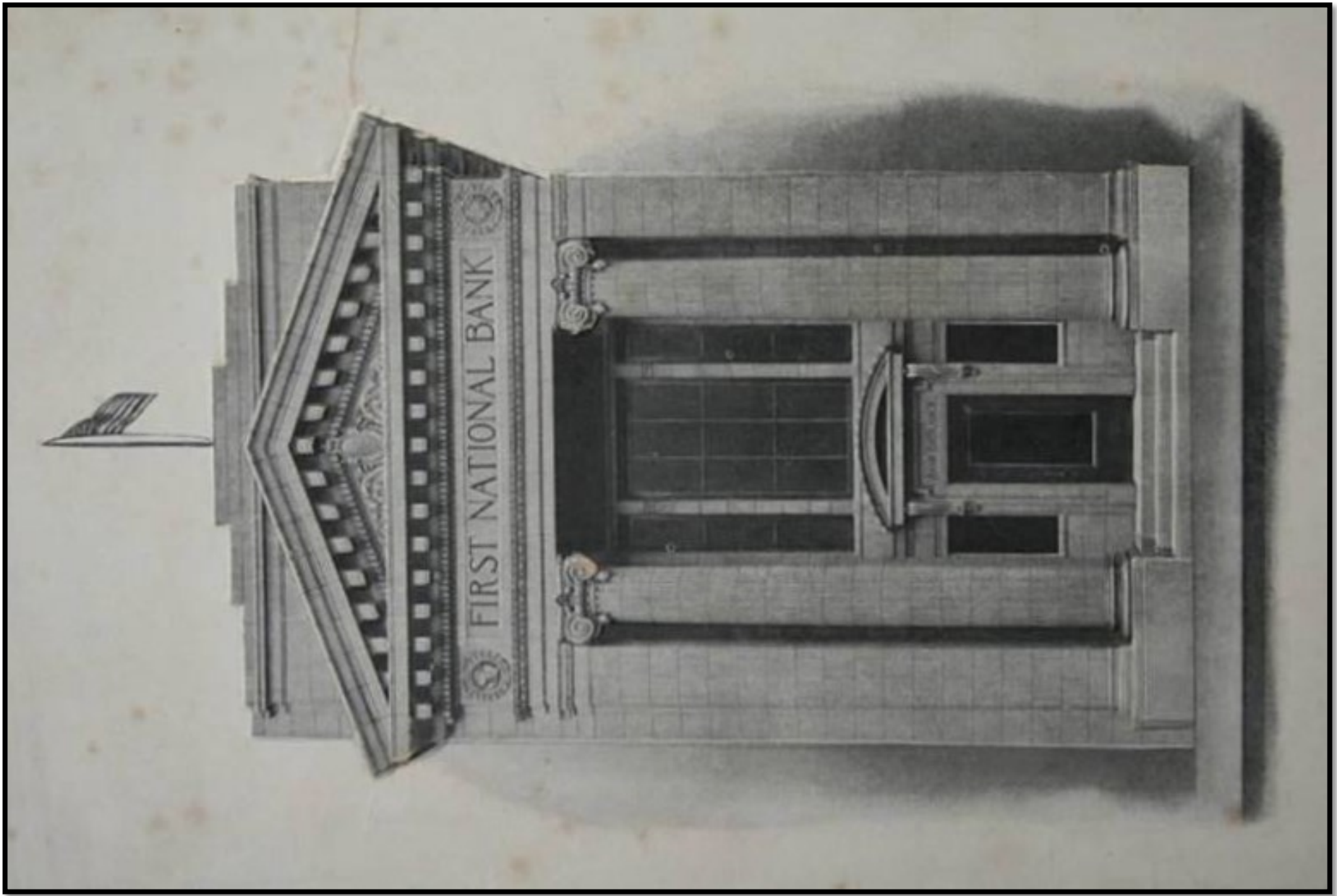
Front Corner (Ca. 1920)



Front Corner (Ca. 1965)



Front Corner (Current)



Front (Ca. 1916)



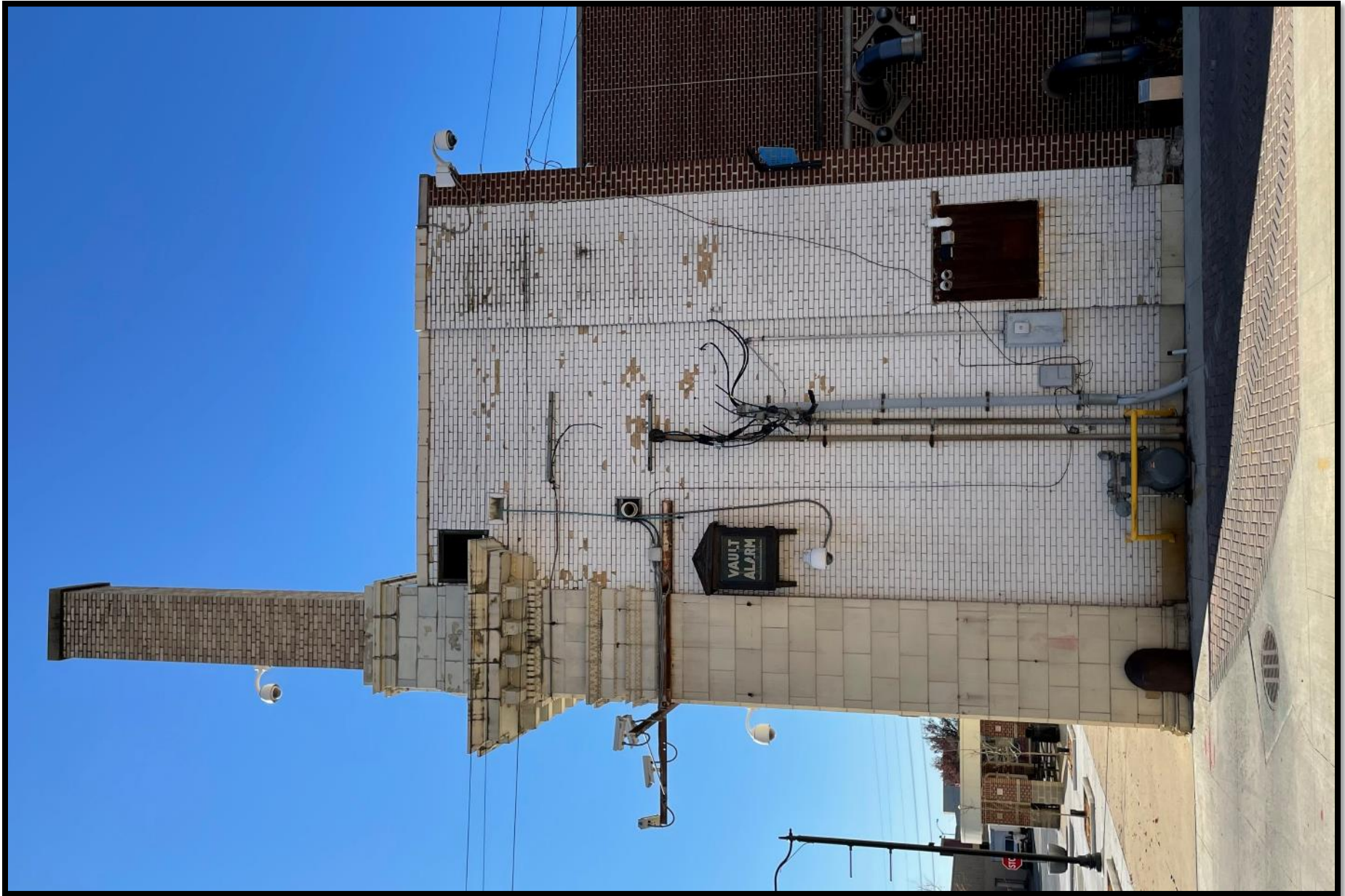
Front (Current)



Temple Front Details (Current)



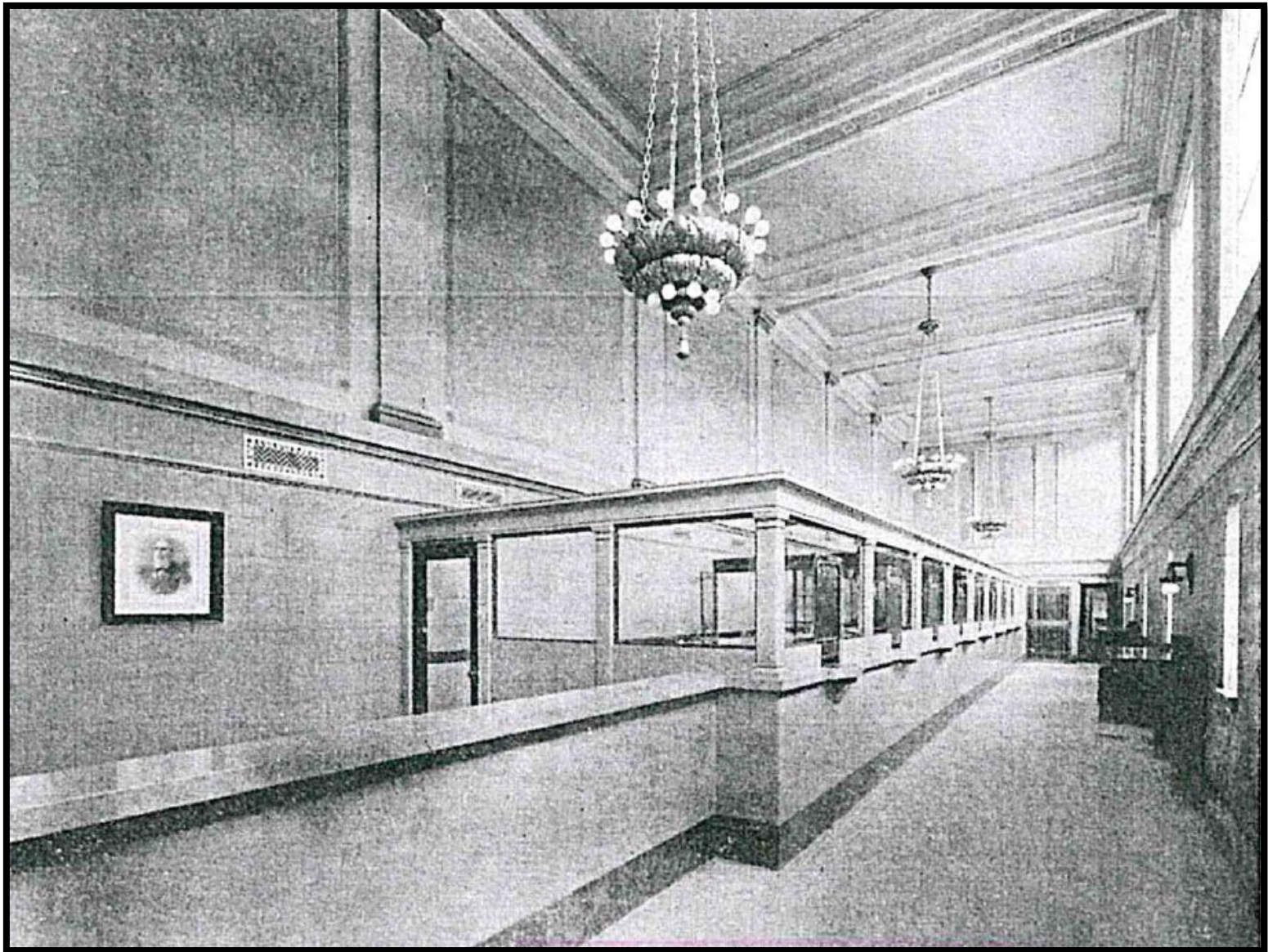
Terra Cotta Spalling (Typical)



Rear (Current)



Side & Roof (Current)



First National Bank Lobby – Looking to Rear (Ca. 1916)



First Floor “Lobby” View – Looking to Rear (Current)



Second Floor "Lobby" View – Looking to Rear (Current)



Original Ceiling Details Above Drop Ceiling (Typical)



Exposed First Floor Tile (Typical)



Basement Debris & Water Inundation (Typical)