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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Nomination Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 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 Iowa Wind Mill and Pump Company Office and Warehouse  
other names/site number Iowa Pipe and Supply Company; Cedar Rapids Presort; Mott Building

2. Location

street & number 42 7th Avenue SW not for publication N/A  
city or town Cedar Rapids vicinity N/A  
state Iowa code IA county Linn County code 113 zip code 52404

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination        request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets        does not meet the National Register Criteria. I recommend that this property be considered significant        nationally        statewide X locally. (       See continuation sheet for additional comments.)

[Signature] 9/12/12  
Signature of certifying official Date

**STATE HISTORICAL SOCIETY OF IOWA**

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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] 10.31.12  
Signature of Keeper Date of Action  
Edson H. Beall

**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 count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>2</u>	<u>0</u>	structures
<u>  </u>	<u>  </u>	objects
<u>4</u>	<u>1</u>	Total

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

Commercial and Industrial Development of Cedar Rapids, Iowa, c.1860-c.1945

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

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

INDUSTRY/manufacturing facility

COMMERCE/business

COMMERCE/warehouse

**Current Functions**  
(Enter categories from instructions)

VACANT/not in use

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE VICTORIAN

**Materials**  
(Enter categories from instructions)

foundation STONE: Limestone

walls BRICK

roof ASPHALT

other   

**Narrative Description**

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

**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 a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

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

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE \_\_\_\_\_  
 INDUSTRY \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Period of Significance**

1902-1951 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Dates**

1902 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A \_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Architect/Builder**

unknown \_\_\_\_\_  
 \_\_\_\_\_

**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: \_\_\_\_\_

Iowa Wind Mill and Pump Company Office and Warehouse  
Name of Property

Linn County, Iowa  
County and State

## 10. Geographical Data

**Acreage of Property** 1.7 acres

### UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>15</u>	<u>610424</u>	<u>4647365</u>	3	<u>15</u>	<u>610385</u>	<u>4647260</u>
2	<u>15</u>	<u>610477</u>	<u>4647304</u>	4	<u>15</u>	<u>610352</u>	<u>4647326</u>

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 Leah D. Rogers, Principal Investigator, and Melissa A. Allen, Research Associate  
organization Tallgrass Historians L.C. date July 20, 2012  
street & number 2460 S. Riverside Drive telephone 319-354-6722  
city or town Iowa City state IA zip code 52246

### 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 the SHPO or FPO.)

name Linn County  
street & number 930 First Street SW telephone 319-892-5000  
city or town Cedar Rapids state IA zip code 52404

**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 the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.



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7. Narrative Description

*Building Description*

The historic office and warehouse of the Iowa Wind Mill and Pump Company, currently known as the Mott Building, is located at 42-7th Avenue SW along the southwest bank of the Cedar River in downtown Cedar Rapids, Linn County, Iowa.<sup>1</sup> It was built in 1902 in the Highland Addition to serve as the main warehouse and office for the expanding windmill company. The building is three stories in height, with a half-length basement. The building has brick walls, heavy timber interior supports and framing, and a massive limestone block foundation. It measures approximately 136 feet in length by 64 feet in width. This design accommodated high ceilings and an open floor plan for storage of the company products and movement of goods through the warehouse and between floors via a freight elevator in the center of the building. The Iowa Wind Mill and Pump Company building is in good condition structurally. However, the basement and first floor suffered water damage to the finish materials during the June 2008 flood in Cedar Rapids.

The building is in the heart of the historic industrial district of Cedar Rapids that included the former Douglas Starch Works located to the south along the same side of the river. With ample access to the river and close proximity to busy rail lines, the Iowa Wind Mill and Pump Company was in a strategic position. It is the only historic building left on the company property, although at its peak, the complex included at least four documented buildings dating from the late nineteenth to very early twentieth centuries. The other historic buildings have since been demolished, and no above-ground evidence of these former buildings is extant on the property surrounding the subject building. A standing building to the northeast of the historic building is sited at the location of the Iowa Wind Mill & Pump Company's original tank factory and is oriented in the same direction as the non-extant building. However, the standing building is a modern addition to the property and was built on a poured concrete form/slab foundation. The standing building is counted as a non-contributing building to the nominated property.

Two sections of remnant rail line spur tracks are visible on the surface off the east side of the subject building and closer to the river. The tracks along the east side of the building would have serviced the former loading dock on that side of the building. The second set of tracks is closer to the river and would have serviced the non-extant steel tank factory building. These tracks are counted as two contributing structures to the nominated property.

The front entrance of the historic building is on the building's south side and sits just a few feet off the north curb of Seventh Avenue SW. Seventh Avenue still holds its historical character since most of this block is paved with its original brick pavers. While the street is not within the nominated property boundary, the brick-paved street does enhance the historic setting of the property. A curving brick drop-off shoulder for the main entrance sits on the north side of the street but is part of the city right-of-way for Seventh Avenue and is

<sup>1</sup> While the proper spelling is "windmill," the name of the company most often appears as "Wind Mill" (including in the painted signs once on the building itself). Therefore, for the purposes of this nomination, the spelling of the company name will be "Wind Mill," while all references to the product will use the "windmill" spelling.

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outside of the nominated property boundary.

The historic building sits at the southwest corner of the nominated parcel, with the current property line essentially following along the south and west sides of the building. As it extends north, the west boundary follows along the east edge of the alley that separates this property from the property to the west. The east end of the historic building is just over 200 feet from the current channel of the Cedar River. The east boundary follows along the river bank and parallel to the river. The north boundary is a lot line that was historically the north boundary of the Iowa Wind Mill and Pump Company property. The boundary encompasses the extant buildings, railroad spur tracks, and an empty lot that previously functioned as the lumber yard for the windmill company.<sup>2</sup> The entire parcel is considered to have some potential for archaeological features associated with the historic windmill manufactory and is counted as a contributing site.

The foundation of the building consists of rock-faced limestone blocks laid in a coursed ashlar pattern. A six to one (6:1) American bond pattern was used in the laying of the brick on all exterior walls from foundation to roof. The brick wall of the first floor has an extra layer of brick on the exterior for added reinforcement given the height of the building and the weight of its thick masonry walls. The brick walls of the north and south sides rise to meet the roofline. The low-pitched gabled roof is concealed on the east and west ends by stepped parapets. An additional flat parapet of the brick wall rises in the northeast corner and was historically associated with a water tank and windmill pump that were on top of the roof in that corner. Both the tank and the windmill are non-extant.

The window openings throughout the building are uniform. All windows openings have dressed stone sills and segmental arched brick lintels. The windows on the second and third floors are fitted with metal-framed storm windows on both the interior and exterior but lack the actual window sashes except for the westernmost window on the second floor north wall. This window is the only surviving original window on the upper floors and is a 6/6 double-hung wood sash window. Two windows on the north side of the building, one each on the second and third floors, are covered over with plywood at the location where a modern elevator was installed on the interior. While there are currently no shutters, there are iron shutter accessories flanking both sides of all windows except on the south side. All of the windows on the first floor are boarded over with plywood because of flood damage and the current vacant state of the building. However, a number of the historical windows are still in place and visible on the interior of the first floor. These windows include 1/1 and 4/4 double-hung wood sash windows.

The south façade contains the main entryway off the street. The ground slopes gently downward towards the east, exposing the foundation walls and five shallow basement windows. There is currently a great deal of brush concealing the foundation; however, there was no vegetation surrounding the building historically.<sup>3</sup>

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<sup>2</sup>"Iowa Wind Mill and Pump Co.," *Developer Illustrated*, 1902, 19. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

<sup>3</sup>"Iowa Wind Mill & Pump Co. Branch Plant, Cedar Rapids, IA Advertisement," *Cedar Rapids Evening Gazette*, January 9, 1904. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

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The single windows are equally spaced, fifteen in a row across. The second and third floors have this same pattern. On the first floor, there are six windows on the westernmost side of the façade in keeping with the pattern above but there is a large opening for the main entry. The entryway currently is framed in wood with a classical entablature above, all painted white. Four concrete stairs ascending west to east serve as the stairway to this entrance. The entry is altered from the original, which was capped with a segmented brick arch and was entered at ground level. This was historically an entrance for horse-drawn wagons moving through the factory from the lumber yard.<sup>4</sup> Three windows are missing from the typical fenestration pattern because of the placement of this entrance and the location of the interior vault room. Next to entryway are five cast iron stars in a horizontal row along the wall that mark the ends of tie rods embedded in the brick wall. These tie rods are used for structural reinforcement of the masonry walls of the vault room located on the interior behind this wall. Four windows follow in pattern to the east on the first floor façade beyond the tie rods, with a space between these four and the final window at the end of the wall.

A difference in the ceiling height creates a larger spacing between the first and second floor windows than the second and third. Historical images show the north and south walls painted with "IOWA WIND MILL & PUMP CO." on the space between the second and third floor.<sup>5</sup> The gutters and downspouts of the building are made of copper and are historical to the building.<sup>6</sup>

On the west wall, the first one to two feet of bricks were replaced. This was possibly caused by vehicle damage from the use of the abutting alley or by a previous water issue, or a combination of both. There are no basement windows on this side because there is only crawlspace beneath this half of the building. As this is the narrower, gable end of the building, only four equally-spaced windows run along the first through third floors. There are nine rectangular stones inlaid with the brick on the side of the building, three between the first and second floor, three in line with the top of the windows on the second floor, and three above the running along the roof line. The top three are concealed by paint. These stones sit between the windows and support the heavy timber girders of the interior floors. The brick of the third story is a lighter color than that of the first and second stories. "MOTT, INC." is painted in blue along a white stripe above the third floor windows. Part of the "N" and the entire "C" are covered in white paint but can be faintly recognized. Historically, "IOWA WIND MILL AND PUMP CO." was painted along the same white stripe.<sup>7</sup>

The north side, or rear of the building, is similar to the south wall. It is difficult to see the foundation and windows because of overgrown vegetation and a loading dock that obscures much of the visibility. However, some of the windows that can be seen are currently filled with concrete blocks. The rock-faced limestone foundation is visible on the northwest corner where the ground slopes downward from east to west. A 1902 historical illustration of this building shows five basement windows running from the east side over to the

<sup>4</sup> *ibid.*

<sup>5</sup> *ibid.*

<sup>6</sup> *ibid.*

<sup>7</sup> "Iowa Wind Mill And Pump Co.," *The Developer*, Dec. 1902, 19. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

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original large wagon door opening.<sup>8</sup> The current loading dock is a modern addition that extends from the first window on the east to the fourth window from the west. It sits on supports roughly three feet above the ground. A metal roof supported on metal poles shelters the concrete dock. The 1902 illustration of this side of the building shows that it originally had a single entryway and no loading dock.<sup>9</sup> Twelve of the wall's typical row of fourteen windows were shown in the 1902 illustration, with three omitted for the placement of the large single passageway. This entrance mirrored that of the south wall in placement and design. Specifically, it had a segmental arch lintel and provided entry for the horse-drawn wagons from the lumber yard into the interior of the building. However, this exit is now obscured due to the renovations made over the years including the insertion of newer overhead garage door openings.

The fenestration of the north wall shows six original window openings, five on the westernmost side and one on the easternmost, on the first floor. Later additions include: an entry door, two overhead garage doors, a metal-sided machine room that bumps out from the exterior wall, and a cargo door. The machine room and cargo door are related to the addition of a modern freight elevator on the interior. The top two floors of the north wall show a pattern of fourteen equally-spaced single windows. This is different from the south wall because the north wall has one less window on the easternmost side. Four chimneys currently extend past the roof, running in a line from the northeast corner of the building over to a downspout. These are seen as brick pilasters on the interior of the building. The northeast corner of the building extends dramatically above the roof line. This portion is encased in an extra layer of brick, extending up from the extra layer of brick that wraps the entire first floor. The fifteenth window or window farthest west on the south wall is omitted on the north wall due to this added reinforcement. As noted previously, this reinforcement was needed to support the windmill and water tank that were originally atop the building in this corner.

The east side of the building has the stone foundation exposed for roughly three feet along the wall. A coal chute is located in the south half of the wall. The three windows on the first floor are not equally spaced but reflect the sizes of the interior offices where they are located. The original doorway, with a segmental arched brick lintel, is north of the windows and appears to be the original three-panel wood door with a single pane and a two-light transom. A stone sill and iron hanger accessories surround the doorway. A wider and shallower opening is just north of the doorway. The second opening has a segmental arched brick lintel. It sits lower than the previous door reflecting the interior space, the floor of which is below the level of the main floor. Iron hanger accessories flank this opening. The original doors are removed, and the space is now filled with a modern door, wood paneling, and a window air conditioning unit. Both doorways sit high above the ground level and originally exited onto a loading dock. Historical images show that the length of this side of the building held the loading dock, with at least one staircase running from ground level up to the dock on the south side.<sup>10</sup> There are no other windows on the second and third floors on the east wall in contrast to the fenestration of the west wall. Nine stones are seen embedded in the brick of this wall mirroring the pattern on the west side. Again, these are the stones on which the timber girders rest on the interior on all

<sup>8</sup> *ibid.*

<sup>9</sup> *ibid.*

<sup>10</sup> "Iowa Wind Mill & Pump Co. Branch Plant, Cedar Rapids, IA. Advertisement," *Cedar Rapids Evening Gazette*, January 9, 1904. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

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three floors. The brick of the third story is a lighter color than that of the first and second. Just below the stepped parapet, a faint stripe of white paint is visible. "IOWA WIND MILL AND PUMP CO." was originally painted on this band.<sup>11</sup>

Moving to the interior, the basement is unfinished and flood damaged. The concrete floor is covered in mud deposited from the flood waters. There are many loose items and shelves strewn across the basement from the rising waters. The stone foundation is exposed on the interior. The four brick chimneys on the north wall and one on the south begin in the basement and rise past the roof. These brick shafts start two feet below the beams of basement ceiling and are embedded flush within the foundation wall. A metal pipe emerges from the center; it appears to be cut off and filled with concrete. These were likely flues for hot air from the furnace and/or general ventilation shafts for the basement. Also along the base of north wall are rock bulges thirty inches wide and twenty inches tall. It is assumed that these large glacial boulders were encountered during the original construction of the basement and were incorporated into the stone foundation rather than being removed.

The modern concrete block pit and machine room for the cargo elevator sit along the north wall. The historical elevator and machine room original to the building's construction sit directly north of the interior stairs. The original mechanical system for the elevator is extant within the machine room. Heavy timber posts and beams were used to frame the shaft for this elevator. The machine room is clad in wood siding. The coal chute now covered with boards, sits along the east wall and opened through to the exterior. The foundation windows are currently filled with concrete block. The limestone foundation for the vault room on the first floor extends out twelve feet from the south wall into the basement floor space. It was built with the same rock and pattern as the main foundation walls. The upper floors are supported by three rows of one foot square, heavy timber posts running north to south, five posts in each row along the interior of the basement. Large 12 by 16 inch timber girders rest on these posts east to west and smaller wood/timber secondary beams run north to south. The west half of the basement was never fully excavated and contains only a crawlspace.

The first floor of the building contains both finished and unfinished space. The exposed heavy timber posts at 7½ to 8½ inches square run seven east to west and three north to south. The exposed cross beams are 14 inches tall and 12½ inches wide. The southern half of the first floor was used as the office and customer lobby space of the facility. There is a large area of clear floor space on the southwest quadrant of the building. The front entry door opens into this space. Linoleum covers part of the floor, and fluorescent lights run along the ceiling. There is a small furnace room in the far southwest corner and a closet space in the northwest corner of the quadrant. There are 4/4 double hung windows along the south wall in this space. The columns (non-load bearing walls) and ceilings are covered with drywall. There is a partition between the southwest quadrant of the floor and the southeast that has a wide, cased opening and window.

The 12-foot square brick-walled vault room also separates the quadrants. Five cast iron stars are seen again on the north wall of the vault room, marking the interior ends of the tie rod reinforcements seen on the

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<sup>11</sup> ibid.

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exterior of the south wall of the building. The vault is entered via an elaborate, painted metal door on its west side. "Cary Safe Co./Buffalo, NY" is stenciled on the interior of the door, with a landscape tableau on the exterior framed by stenciled borders.<sup>12</sup> The door is capped with a decorative metal lintel that features a bas relief of a woman's head with gilded face and the name "Iowa Wind Mill & Pump Co." stenciled below. The interior of the vault room features wood shelving around the walls and a free-standing metal safe that is also elaborately painted and stenciled. The safe is labeled with "Mosler/Bahmann & Co." and "Cin[cinnati]" and painted with a landscape tableau and stenciled borders, flowers, and butterflies.<sup>13</sup>

The southeast portion of the first floor has more elaborate original finishes, including wood-paneled posts, wainscoting, and an egg-and-dart cap on the wainscoting. This area functioned historically as the public lobby for the business office. The front windows in the lobby are 1/1 double-hung wood-sash windows. Both men's and women's restrooms are located along the north wall of this space. The women's room opens from this space, while the men's room opens into the unfinished, northern half of the building. These restrooms appear to be historical to the building. Two side offices sit in the far southeast corner and appear to be original to the building because the window pattern aligns precisely with the office layout. Both offices have 1/1 double-hung wood-sash windows. The original pressed tin ceiling is extant above a modern drop ceiling. A door to the exterior is just to the north of these offices.

Two additional offices sit along the north wall of this quadrant in-between the bathrooms and the east side of the building. The easternmost room is sunken one foot from the finish floor of the rest of the building. It was converted in more recent years into an office with modern wood paneling and a six-inch wide wooden plank floor. It has a modern door and window to the exterior filling the historical wide-arched doorway as noted previously. Historical photographs show this doorway exited onto the original loading dock on the east side of the building.<sup>14</sup> Almost all of the wood and metal interior finishes were damaged by the 2008 flood waters.

The north half of the first floor is all unfinished with the heavy timber framing exposed. The area is currently being used for storage by Linn County and has numerous modern shelving units throughout. The high ceilings in this area of the first floor allowed for several loft spaces that were used for additional storage. The

<sup>12</sup> The Cary Safe Co. operated from 1878 to 1929 ("Cary Safe Co.," Wikipedia article accessed at [http://en.wikipedia.org/wiki/Cary\\_Safe\\_Company](http://en.wikipedia.org/wiki/Cary_Safe_Company), December 2011).

<sup>13</sup> The Mosler-Bahmann Safe Company was founded in 1867 in Cincinnati, Ohio, and was later incorporated as the Mosler Safe Company before moving to Hamilton, Ohio. However, there was a split in the original company prior to that time, with "Mosler-Baumann & Co." manufacturing safes in competition with the "Mosler Safe & Lock Company" in the 1880s-90s and accused of patent infringements by the Mosler Safe Company. It would appear that the safe in the Iowa Wind Mill and Pump Co. building is an older safe than the building. It was probably the original safe used by the pump company and was moved into this building when it was built in 1902 ("The Mosler Safe Company, Hamilton," Butler County Historical Society, 2000. Article accessed at <http://freepages.history.rootsweb.ancestry.com/~butlercounty/mosler.html>, December 2011; "Mosler Safe Company," Wikipedia article accessed at [http://en.wikipedia.org/wiki/Mosler\\_Safe\\_Company](http://en.wikipedia.org/wiki/Mosler_Safe_Company), December 2011; Mosler Safe & Lock Co. v. Mosler-Baumann & Co., 1888 lawsuit summary accessed at <http://www.law.cornell.edu/supremecourt/text/127/354>, December 2011).

<sup>14</sup> "1907 Iowa Wind Mill & Pump Co. Advertisement," *Atlas of Linn County, Iowa*. Davenport: The Iowa Publishing Co., 1907, 124. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

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northern half of the building has access to the extant loading dock. There are various garage doors and doorways opening onto the dock. The historical elevator is in the center of the building adjacent to the staircase. It is supported by heavy timber posts and beams in a pattern that repeats on all floors. The opening for the elevator shaft is concealed with wood decking most likely applied when the modern freight elevator was installed along the north wall of the building. The modern elevator sits just east of the center of the building and is made of concrete block. The flooring throughout this area is poured concrete, although there is plywood flooring in the far northeast corner. A metal overhead track for moving freight curves into the northeast corner of the building from the north side loading dock. The four brick chimneys are visible as pilasters along the north wall. There is an added layer of brick on the interior of the northeast corner of the wall where the added reinforcement is located on the exterior to support the weight of the water tank and windmill once atop the building.

The second floor is accessed by a dog-legged set of wood stairs open on all sides. The second floor is a nearly fully open space. The flooring is made of wooden planks 5 to 5¼ inches wide. This level takes on the same pattern of timber post supports and cross beams as seen in the floors below. The square sawn posts are smaller on this floor being only 7 to 8 inches square; some are painted white. The primary beams consist of five wooden planks nailed together totaling 7½ to 8 inches wide and 12½ inches tall. All of the posts have cast iron caps to secure the girders and posts above as well as steel strips added horizontally along the girders for additional structural strength. The primary beams run east-west and rest on stone caps embedded in the walls. Simple electric light fixtures with exposed light bulbs run east to west along the ceiling between the primary beams. Two balloon-framed rooms occupy the northwest corner of the floor. The south room has a vertical wooden plank frame with wooden shelving and a four-panel wooden door with a black ceramic knob. The north room has a five-panel wooden door with a light cut out of one panel. Both rooms are later additions.

The window openings on the second floor all have wooden sills. The only remaining original window is in the northwest corner on the north wall of the second floor. It is a 6/6 double-hung, wood-sash window and is in poor condition. The brick pilasters, brick reinforcement, the historical elevator, and the modern elevator noted previously are all seen on this floor as well. There is shelving and other various pieces of supplies and equipment spread throughout the area from previous occupants. Several cut-outs and holes in the floors and ceilings are present and probably reflect the evolution of industrial equipment and mechanical and electrical systems applied to the building through the years. The name "R.L. Reid, Marion, Iowa" is hand-painted on the back of a riser of the staircase to the third floor, and is among other graffiti seen on the wood posts and other locations from prior occupants of this building. A cast iron pump mechanism is leaning against one of the corners on the second floor, perhaps a historical left-over from the company's products.

The third floor is accessed by a straight flight of stairs with a partition wall on the north side and open on the south. Similar to the second floor, the third floor is a completely open space. The timber posts on this floor are roughly 7½ inches square. The ceiling is open to the rafters of the low pitched gabled roof. Similar to the second floor, there are random storage items as well as items from previous machinery seen throughout the space. There is a framed hole in the floor on the north side of the space near the third post from the east in the center row. There is a small adjustable metal platform on the second post west from the northeast corner



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of the room. A wood fuse box is attached to the southeast post. Some of the cross beams have old wooden crate box pieces tied in. There is an angled, metal tie at the east end of the center primary beam on the south side and the west end on the north side. The brick pilasters, brick reinforcement, the historical elevator, and the modern elevator are again all seen on this floor. The top of the historical elevator retains the original iron pulley wheels set on a diagonal beam at the top of the shaft.

*Seven Aspects of Integrity*

- Location - The Iowa Wind Mill and Pump Company Office and Warehouse retains its integrity of location; it is situated on its original foundation, on its original site, and in its original orientation.
- Design - It further retains good integrity of design retaining many original construction and design elements on both the exterior and interior. Some of the historic integrity was impacted as a result of flood waters and modern renovations, primarily on the first floor and basement levels of the building. Additionally, all but one of the original windows on the second and third floors were removed but the window openings remain intact. The building does retain a significant amount of the original features, such as the woodwork and tin ceilings in the office and public lobby spaces and the metal doors, interior shelving, and free-standing safe in the vault room; the original elevator framing and mechanical systems; and the open interior spaces on the second and third floors. As such, the building still retains its overall form, plan, space, structure and industrial style from its original construction in 1902, and the exterior still closely matches the historical illustrations and photographs of the building.
- Setting - The property retains only fair integrity of setting, with the original pump company complex of buildings and structures no longer extant save for the subject building. In addition, much of the surrounding industrial neighborhood has been impacted by building demolition in the modern era, with large vacant lots and modern buildings now dominating to the south, west, and north. Only a few historic-period industrial buildings remain in this neighborhood making the survival of this historic building even more significant.
- Materials - The historic materials of the building are still present including the stone foundation, brick walls, and interior heavy timber framing and woodwork.
- Workmanship - The original workmanship of the building retains good integrity as seen in the wall and foundation construction and the interior details.
- Feeling - The Iowa Wind Mill and Pump Company Office and Warehouse still presents a strong historic feeling despite the loss of the other buildings in this complex.
- Association - The building is still recognizable as a large historic industrial property along the west bank of the Cedar River and for its association with the industrial history of this city.



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The building is being nominated under the 1997 MPDF *Commercial and Industrial Development in Cedar Rapids, c.1865-c.1945*.<sup>15</sup> According to the MPDF, a resource should be considered eligible for registration unless diminished historic integrity has resulted in the loss of the sense of time and place associated with the industrial corridor. The Iowa Wind Mill and Pump Company Office and Warehouse still retains sufficient integrity to convey that sense of time and place and is still immediately recognizable as a key building in the historic industrial corridor on the west bank of the Cedar River within the city.

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<sup>15</sup> Marlys A. Svendsen, "Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945." National Register of Historic Places, Multiple Property Documentation Form, 1997.

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**8. Narrative Statement of Significance**

The Iowa Wind Mill and Pump Company Office and Warehouse is locally significant under Criterion A for its association with the industrial history of the west side of Cedar Rapids along the banks of the Cedar River. It is one of two extant historic pump companies that played an important role in Cedar Rapids' late nineteenth to early twentieth century industrial history, particularly in their role in Iowa's agricultural development. The second company is the Cedar Rapids Pump Company, which is also being nominated to the National Register of Historic Places in a separate submittal.<sup>16</sup> The Iowa Wind Mill and Pump Company is being nominated under the 1997 MPDF *Commercial and Industrial Development in Cedar Rapids, c.1865-c.1945*, which noted that properties eligible for registration must reflect "the trends and patterns that typified the development of Cedar Rapids' industrial corridor" during the period between the Civil War and World War II. Such resources should possess a significant association with "the industrial trends, manufacturing and wholesaling practices, and business leaders who gave definition to the industrial corridors that developed along Cedar Rapids' railroads during the more than six decades (1880-1945) that Cedar Rapids grew from an economy of home consumption to a significant statewide and national food processor and machinery manufacturer."<sup>17</sup> The Iowa Wind Mill and Pump Company Office and Warehouse is also locally significant under Criterion C for its architectural significance as a comparatively well preserved example of an early 1900s industrial building in Cedar Rapids' industrial core. It specifically functioned as the warehouse and main office for the company. The extant building is the only surviving building from the complex of buildings once associated with the Iowa Wind Mill and Pump Company. This large, three-story masonry building is an example of the industrial progress of this company and of Cedar Rapids in general at the beginning of the twentieth century. The simple Late Victorian industrial design is also representative of the masonry buildings and heavy timber framing typically used to advance industrial progress at the time and were designed more for function than style. The period of significance extends from 1902, when the building was constructed, to 1951, when the company ceased manufacture of windmills and pumps. The significant date is 1902 when the building was constructed.

*Architectural Significance of the Iowa Wind Mill and Pump Company Office and Warehouse*

The three-story brick office and warehouse building erected by Iowa Wind Mill and Pump Company in 1902 possesses good historic integrity, despite having been damaged during the June flood of 2008 in Cedar Rapids. The building is one of many industrial buildings of the very early twentieth century that was constructed utilizing thick masonry walls and a heavy timber interior structure. At the time, masonry was the necessary material for facilitating the size of these large industrial buildings and to provide some measure of fire protection and insulation. The heavy timber interior support structure was useful in creating tall ceiling heights and large spans to create the large open space necessary to house industrial equipment, production activities, and warehouse storage. The ability of heavy timber posts and beams to hold their structural

<sup>16</sup> Alexa McDowell, "Cedar Rapids Pump Company Factory & Warehouse, Cedar Rapids, Linn County, Iowa" National Register of Historic Places Registration Form, AKAY Consulting, Boone, Iowa, July 2012.

<sup>17</sup> Marlys A. Svendsen, "Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945," National Register of Historic Places, Multiple Property Documentation Form, 1997, F-68 and F-69.

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integrity in a fire was also integral to these large industrial facilities. The tall and numerous windows throughout the building would have been useful for ventilating and lighting the interior spaces. The ornate molding of the first floor finished space and the elaborately appointed vault is telling of the period and indicates an area of the building meant to impress customers with the financial health and security of the company. Overall, the simple design of the original building was devoid of much stylistic detail, with the design more for function than for style. However, the use of brick, the simple segmental-arched openings, and the tall rectangular windows reflect some influence from Late Victorian industrial buildings of the late nineteenth century.

The addition of the loading dock and other alterations of the north exterior wall and the loss of all but one of the original windows on the second and third floors have impacted the historic character; however, the building as a whole still retains comparatively good integrity. Overall, the stately character of the building still reflects the peak of the manufacturing industry of the west-side industrial corridor. Due to flooding and the general decline of manufacturing in Cedar Rapids, many of the city's industrial buildings in this neighborhood have been demolished through the years, making the survival of this building all the more significant.

Prolific contractor/builder, Amos H. Connor, was responsible for the construction of at least one of the pre-1901 buildings at the Iowa Wind Mill and Pump Company, but it is not yet certain that he built the extant 1902 warehouse/office building being nominated herein.<sup>18</sup> Connor was responsible for the construction of many of the industrial and business buildings in Cedar Rapids in the late nineteenth and very early twentieth centuries including: the American Cereal Plant (both the original and its post-fire replacement); Kimball Building; Rock Island Office Building; Masonic Temple; Security Savings Bank; Cedar Rapids Savings Bank; Post Office Building; Kern Building; Cedar Rapids Cornice Works; Clement Building; Hamilton Bros. Implement House; T.A. Wilcox Building; Frick and Kaupke Wholesale House; Allison Hotel; Y.M.C.A.; the Burlington, Cedar Rapids & Northern (BCR&N) buildings and shops (over a period of 23 years); Granby Building; Ely Building; Douglas Starch Plant; T.G. White Cereal Company; Denning Fence Plant (next door to the Iowa Wind Mill and Pump Company where Connor also built one of the company's plant buildings as noted above); Golden Eagle; Wilcox and Pickering Blocks; Grace and Congregational churches; Harrison, Taylor and Fillmore Schools; Union Passenger Station; and Carmody Foundry.<sup>19</sup> He also built the warehouse for the Cedar Rapids Pump Company in 1901, which is a two-story rectangular brick building on a limestone block foundation and having segmental-arched window and door surrounds similar, but not identical, in design to the of the 1902 warehouse at the Iowa Wind Mill and Pump Company.<sup>20</sup> Connor had recently been elected the Mayor of Cedar Rapids at the time of his death in 1906. He died suddenly while checking on this most recent construction job—the construction of the Pawnee Cereal plant.<sup>21</sup> While it is

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<sup>18</sup> "The Pioneer Contractor," *Cedar Rapids Evening Gazette*, January 2, 1901. Article accessed <http://www.newspaperarchive.com/>, September 2011.

<sup>19</sup> *ibid.*; also "Mayor A.H. Connor Dies Suddenly Death at Noon, Without Warning," *Cedar Rapids Weekly Gazette*, October 31, 1906. Article accessed <http://www.newspaperarchive.com/>, September 2011.

<sup>20</sup> McDowell 2012.

<sup>21</sup> *ibid.*

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uncertain that he built the extant building for the Iowa Wind Mill and Pump Company, it is suspected that he did so since he had already built at least one building for the company.

*Historic Significance of the Iowa Wind Mill and Pump Company Office and Warehouse*

The Iowa Wind Mill and Pump Company began as a distributing branch for the parent company, Flint & Walling Manufacturing Company, based in Indiana. The local business soon emerged as a manufacturing facility for a tremendous supply of windmills and water tanks serving the agricultural economy of the region and points west. The company first began in rented space but soon expanded. The company built its own complex beginning in the Riverside Park Addition to the City of Cedar Rapids along the Chicago and North Western Railroad tracks and parallel to the west bank of the Cedar River. As it developed, the business expanded into the adjacent Highland Addition to the north also along the railroad tracks and the riverbank. The company was influential in the creation of the west-side industrial district and positively impacted the local economy. The extant building is the only remaining piece of the historic Iowa Wind Mill and Pump Company complex.

The 1997 MPDF *Commercial and Industrial Development in Cedar Rapids, c.1865-c.1945* noted that companies, such as the Iowa Wind Mill and Pump Company, helped Cedar Rapids grow "from an economy of home consumption to a significant statewide and national food processor and machinery manufacturer."<sup>22</sup>

The buildings that were constructed to house the individual manufacturing and processing concerns were erected along the trunk lines of the Chicago and Northwestern Railroad, the Chicago, Milwaukee and St. Paul Railroad, and the Chicago, Rock Island and Pacific Railroad. A number of buildings demonstrate singular significance - the story of the growth and development of a specific business, the creativity or industrial genius of its owner(s), the changing role the business played in the national industrial scene and its success and/or demise over a period of time. Still other buildings derive significance from the industrial technology and engineering practices they embody.<sup>23</sup>

The Iowa Wind Mill and Pump Company Office and Warehouse is one of those buildings that reflect the story of the growth and development of a specific business in Cedar Rapids but also of the windmill industry as a whole in the Midwest.

The Iowa Wind Mill and Pump Company was specifically a branch of the Flint & Walling Manufacturing Company of Kendallville, Indiana, which organized as a partnership in 1872. Plows and open-head mills were manufactured at the beginning of this business. In 1878, the "Star Mill" was patented by Mr. Walling. Soon after, the company was manufacturing more wind mills, pumps, and other supplies. The company incorporated in 1886 just as sales of the Star windmill increased to the point the company had to establish branch houses in the most successful regions. The need for windmills was booming; windmills provided water for the growing cattle industry in the southwest and west, water for the home, and water for fire

<sup>22</sup> Marlys A. Svendsen, "Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945," National Register of Historic Places, Multiple Property Documentation Form, 1997, F-68.

<sup>23</sup> *ibid.*

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protection in factories. The parent company's branch in Cedar Rapids began around 1890 under the name "Iowa Wind Mill and Pump Company." The initial facility was 4,000 square feet of rented space from the Ogden Plow Company, which was located at the southeast corner of 6th Street W and H Avenue in the northwest side of Cedar Rapids and west of the river.<sup>24</sup> It served as the parent company's distributing center in Iowa and was supplied with products from the main plant in Indiana brought in by the railroad.

Around 1892, the company found that "the freights on certain lines of their goods, such as towers and tanks, were against them, and in order to take care of their trade to good advantage it would be necessary to manufacture these at Cedar Rapids."<sup>25</sup> The company then purchased real estate in the Riverside Park Addition on the west side of the Cedar River and constructed its first building. It was reported in October 1891 that the Iowa Wind Mill and Pump Company was getting bids from contractors for their new two-story, 60 by 200 foot brick building.<sup>26</sup> By December of that year, the local newspaper reported that the building was under construction in the Riverside Park Addition and would "be one of the largest buildings in the city" at that time.<sup>27</sup> Here they would manufacture water towers and tanks in a 28,000 square foot facility.<sup>28</sup> It was situated along the Chicago & North Western railroad tracks providing the supply and delivery access needed for an industrial manufactory.<sup>29</sup> Business was such that a second building was soon needed. This was reported as being 60 by 94 feet in size.<sup>30</sup>

The 1895 fire insurance map of this area shows only a single two-story warehouse and office building parallel to the railroad and the river, with a one-story tank factory to the rear. The lumberyard for the factory was shown to the west of the building. The lot on the south side of 7th Avenue West from the building was labeled as vacant. At that time, there was single track paralleling the river, with a side spur track curving along the east side of the plant. The map describes the Iowa Wind Mill and Pump Company as providing wooden windmill tanks.<sup>31</sup> The map further noted that the plant had no watchman, lights, electricity, or steam heat. What is somewhat odd about the 1895 map is that there should have been more than one building in the plant complex by that time, and the building shown was in the Highland Addition, not the Riverside Park Addition where the first building was reported under construction in 1891. Further, the building shown on the

<sup>24</sup> "An Enterprise of Distinction," *Cedar Rapids Evening Gazette*, January 9, 1904. 10. Print. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa; Sanborn Map Company August 1889 fire insurance map of Cedar Rapids, Iowa. Digitized version accessed at [http://www.statelibrary\\_ofiowa.org](http://www.statelibrary_ofiowa.org), August 2011. On that map, the Odgen Plow Company was labeled as "closed."

<sup>25</sup> *ibid.*; The Panic of 1893, which caused a nationwide economic recession may also have contributed to the wind mill company's need to restructure their business.

<sup>26</sup> "Personal and Local," *Cedar Rapids Evening Gazette*, October 5, 1891.

<sup>27</sup> "Personal and Local," *Cedar Rapids Evening Gazette*, December 8, 1891.

<sup>28</sup> "An Enterprise of Distinction," *Cedar Rapids Evening Gazette*, January 9, 1904. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

<sup>29</sup> "Personal and Local," *Cedar Rapids Evening Gazette*, October 5, 1891.

<sup>30</sup> "An Enterprise of Distinction," *Cedar Rapids Evening Gazette*, January 9, 1904. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

<sup>31</sup> Sanborn Map Company 1895 fire insurance map of Cedar Rapids, Iowa. Digitized version accessed at [http://www.statelibrary\\_ofiowa.org/](http://www.statelibrary_ofiowa.org/), August 2011.

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1895 map measures out to be closer in size to the 60 by 94 foot building reported as the second building constructed in the complex rather than the 60 by 200 foot building reported under construction late in 1891 for the company.<sup>32</sup>

Regardless of the progression of early buildings, by the end of the 1890s, the company was reportedly doing the largest business in the windmill industry in Iowa.<sup>33</sup> Their field of business was said to comprise "the entire northwest," with their products being highly regarded.<sup>34</sup>

The output of the company requires the constant employment of a large force of employees, and comprises all the pumping paraphernalia necessary on farms and ranches. The pumps turned out have successfully withstood that most crucial of all tests, that of experience, and the demand for them has grown enormous; while in the way of windmill and accompanying pumping machinery, the Iowa Wind Mill and Pump Company has by merit gained a position second to no company kindred in the business. A specialty is tanks, small and large, the timber for which is brought from far Washington, and before worked up is the marvel of all who examine it, the dimensions such as to astound a person. The plant is very advantageously located on the west side of the river and has a spur track to its doors to accommodate its very large income of raw material and output of finished product.<sup>35</sup>

Success was such that space once again became an issue, with the company having insufficient room "to manufacture and carry enough stock to supply their trade."<sup>36</sup> As a result, the company undertook the construction of a third building in 1900 and a fourth in 1902 to accommodate greater production.<sup>37</sup> The company had purchased additional land in the Highland Addition, specifically Lots 8-9 where the three-story building now stands, to provide space for this expansion.<sup>38</sup> With the new buildings and other internal improvements to existing buildings, the company was capable of making their own castings for mills and pumps and to manufacture most of the windmill and pump products at their Cedar Rapids location. The galvanized parts were still produced in the parent plant in Kendallville, Indiana.<sup>39</sup>

An illustration of the plant in 1900 shows three buildings as part of the complex. The smallest building on the south half by the railroad tracks was labeled as the "pipe house," while the westernmost two-story building

<sup>32</sup> "Personal and Local," *Cedar Rapids Evening Gazette*, October 5, 1891.

<sup>33</sup> "An Enterprise of Distinction," *Cedar Rapids Evening Gazette*, January 9, 1904. (Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

<sup>34</sup> "Iowa Wind Mill and Pump Company," *Cedar Rapids Evening Gazette*, June 10, 1899. Article accessed at [www. NewspaperArchives.com](http://www.NewspaperArchives.com), September 2011.

<sup>35</sup> "Iowa Wind Mill and Pump Company," *Cedar Rapids Evening Gazette*, June 10, 1899. Article accessed at [www. NewspaperArchives.com](http://www.NewspaperArchives.com), September 2011.

<sup>36</sup> "An Enterprise of Distinction," *Cedar Rapids Evening Gazette*, January 9, 1904. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

<sup>37</sup> *ibid.*

<sup>38</sup> Property Abstract for Lots 8-10, Highland Addition to West Cedar Rapids, IA. In possession of Iowa Title Company, Cedar Rapids, Iowa.

<sup>39</sup> "An Immense Plant," *Cedar Rapids Evening Gazette*, January 6, 1900. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

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on the north half was the "machine shop," and the easternmost two-story building, with the one-story foundry on the rear, was labeled as the "tank factory."<sup>40</sup> The machine shop was removed when the fourth building, the extant three-story warehouse and office building, was added to the company complex in 1902.<sup>41</sup> This new building was described as being "the most complete and best appointed warehouse and office building for windmill and pump purposes [then] in existence."<sup>42</sup> In 1904, it was reported that the company was planning to build a new foundry and machine shop but it is uncertain whether this building was actually constructed.<sup>43</sup>

In 1901, the plant had two railroad switches to connect the works with all railroads entering the city. The facility occupied just over two acres of land at the time including the factory building, warehouses, lumber yard, and offices. Much of their business at the time was in Iowa, Nebraska, and South Dakota.<sup>44</sup> The plant was further accommodated by the extension of the West Belt line in 1902, serviced by the Burlington, Cedar Rapids and Northern Railroad (BCR&N) into the plant.<sup>45</sup>

Flooding appears to have been a historical problem for the plant, with the July 1902 flood along the Cedar River flooding the basement of one of the Iowa Wind Mill and Pump Company buildings by five feet. The cost of the damage was estimated to be \$1,500.<sup>46</sup>

In 1910, it was reported that the company sold Star windmills, Hoosier pumps, Star steel towers, Hoosier pneumatic air pressure systems, Holland feed grinders, boilers and radiators, wood and steel tanks, and brass goods and fittings.<sup>47</sup> In 1911, the county history book reported:

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<sup>40</sup> *Illustrated Review, Cedar Rapids, Iowa*, 1900. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

<sup>41</sup> "Annual Dinner of Cedar Rapids Commercial Club," *Cedar Rapids Evening Gazette*, February 25, 1903. In this article, the "three-story brick building" of the Iowa Wind Mill and Pump Company was listed among the industrial enterprises improvements of the prior year (i.e., 1902). The Cedar Rapids Pump Company was also reported as having added a foundry, while the Chandler Pump Company had added a foundry and warehouse that same year. The illustration showing the three-story building published in December 1902 (*The Developer* 1902) may have been of the proposed plan for the building to be constructed in 1902 or was under construction at that time. The above-noted 1903 article specifically lists the three-story brick building for the company as having been built in 1902; hence, the use of 1902 as the date of construction for the nominated building.

<sup>42</sup> "An Enterprise of Distinction," *Cedar Rapids Evening Gazette*, January 9, 1904. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

<sup>43</sup> *ibid.*; "Insures Big Improvement," *Cedar Rapids Evening Gazette*, April 16, 1904; "Plans a Great Building," *Cedar Rapids Evening Gazette*, April 9, 1904.

<sup>44</sup> "Iowa Windmill and Pump Company," *Cedar Rapids Republic*, March 24, 1901.

<sup>45</sup> "Excellent Hind-Sight," *Cedar Rapids Evening Gazette*, May 6, 1902.

<sup>46</sup> "Damage at Iowa Wind Mill and Pump Company Plant Estimated at \$1,500," *Cedar Rapids Evening Gazette*, July 5, 1902. It is not known for certain that the flooded basement in question was in the extant office/warehouse building because the earlier two-story building in the complex also had a basement level.

<sup>47</sup> "Iowa Windmill & Pump Company Advertisement," *Cedar Rapids Evening Gazette*, May 27, 1910. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

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field do not bear this accessory.”<sup>69</sup>

In 1884, the company dissolved by mutual consent of all partners but was immediately re-established as the Flint & Walling Manufacturing Company operated by Flint, Walling, Park, and Rufus G. Marcy. The company was recapitalized at \$90,000 in the process. By 1886, the company was rapidly expanding and the firm was incorporated with Walling as president. By the late 1890s, the company was making 23 different styles and sizes of windmills in either wood or galvanized steel for use by farmers, ranchers, and the railroads. The company also manufactured the wood and steel towers and tanks as well as the iron pumps to operate the systems.<sup>70</sup> On the success of its designs, the company expanded greatly to the point in the late nineteenth century that branch distributing houses were needed in the regions it was servicing. One of those branch houses west of the Mississippi River was the Iowa Wind Mill and Pump Company in Cedar Rapids. In a July 1, 1891, notice in the *Cedar Rapids Evening Gazette*, the Iowa Wind Mill and Pump Company introduced the Star wind mill product line to local farmers as follows:

In nearly every other state in the union it would not be necessary to say anything about the Star mill, as they have been manufactured so long and been so thoroughly introduced that nearly every farmer knows them. The short time we have been in Iowa we have had unprecedented success, and every farmer to whom we have sold a Star mill is loud in praise of it. Space will not permit us here to explain why the Star Mill is the best, but will say that we are at Cedar Rapids to stay. We are near you and if any repairs are needed you can soon get them, and we stand ready at all times to make everything right about our mill. Farmers, do not be persuaded that a wind mill that has to make over three revolutions to one stroke of the pump rod is an advantage, as in the light wind the pump rod works so slow that you will get no water if your pump valve is worn some. Don't buy a wind mill that will compel you to do a great deal of pumping by hand. Buy a Star wind mill at Cedar Rapids. We will guarantee it to suit you and do all the work. We guarantee the Star windmill against flaws, of imperfect material, of workmanship for three years....We are prepared to put up any kind of job you want and can make you a complete system of farm water works.

In addition to North American markets, the Flint & Walling Manufacturing Company was exporting windmills overseas including a larger order to Russia in 1892. By 1902, the company was marketing “water tanks, steel towers and tank supports, and a variety of pumps in addition to windmills, employed about 400 workers on a typical day in five large buildings, including a foundry, galvanizing department, woodshop, general manufacturing plant, and warehouse.”<sup>71</sup>

The original Star model was followed by numerous additional Star designs, including the Steel Star, the

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<sup>69</sup> T. Lindsay Baker, “Product History of the Flint & Walling Line of Windmills,” Special Issue: The “Star” Mills. *Windmillers' Gazette* 1, No. 3 (Summer 1982), 3.

<sup>70</sup> “Something About the Goods Made in the Mammoth Plant at Kendallville--1896,” *Farm Implement News* (Chicago), XVII, No. 23 (4 June 1896):34. Reprinted in *Windmillers' Gazette*, 1, No. 3 (Summer 1982), 10; “Flint and Walling,” article accessed at <http://www.indianahistory.org/our-services/books-publications/hbr/flint-walling.pdf>, December 2011.

<sup>71</sup> “Flint and Walling,” article accessed at <http://www.indianahistory.org/our-services/books-publications/hbr/flint-walling.pdf>, December 2011.



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Leader, and then many versions simply referred to by Star model numbers. In 1937, the company invented a major improvement to windmill design by introducing an aerodynamic windmill. This mill was "designed along aircraft lines to produce 30% more power than conventional steel windmills"<sup>72</sup> and was called the "Star Zephyr."<sup>73</sup> This windmill was produced into the early 1950s but generally "arrived too late to have a major impact on windmill design as manufacturers were already faced with the prospect of diversifying or going out of business."<sup>74</sup>

Simeon Flint died in 1894, with Walling retiring in 1906. Henry I. Park succeeded as president of Flint and Walling until his death in 1916. The company continued, however, and throughout the Great Depression the company survived by reducing its workload to one day a week. During World War II, the plant was converted to war production manufacturing pumps, tracer shells, and fuel cell casings and rubber patterns for the military. By war's end, electric water pumps had superseded windmills in popularity as the nation's rural areas became electrified. The company responded by developing convertible jet pumps, centrifugal pumps, and sump pumps. "In the 1950s the company began to manufacture submersible pumps."<sup>75</sup> To further survive, the company merged with a foundry company in 1954, the same year that they formally ceased production of Star Windmills. The new company continued to operate into the late twentieth century by manufacturing a wide variety of products but primarily over 900 different models of pumps.<sup>76</sup> Today, the company operates as Flint & Walling, Inc., and continues to manufacture a variety of pumps and electric motors for a variety of applications.<sup>77</sup>

In general, the windmill industry peaked in the 1920s when American manufacturers sold more than 95,000 windmills.<sup>78</sup> However, by the 1930s, a combination of the economic hardships of the Great Depression and the electrification of rural areas began a slow decline in the demand for wind-powered mills and water pumps. The windmill industry never fully recovered as a result. By 1956, windmills sales in the nation had dwindled to less than 10,000.<sup>79</sup> In order to survive, many windmill companies shifted their production to other products. For a time, the Iowa Wind Mill and Pump Company was a dealer for Quonset huts but ultimately decided to focus on the plumbing and pipe supply aspect of their business. By doing so, the company survived into the late twentieth century long after it had ceased production of windmills.

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<sup>72</sup> A. Clyde Eide, "Free as the Wind," *Nebraska History* 51(1970), 42.

<sup>73</sup> T. Lindsay Baker, "Product History of the Flint & Walling Line of Windmills," Special Issue: The "Star" Mills. *Windmillers' Gazette* I, No. 3 (Summer 1982), 6.

<sup>74</sup> A. Clyde Eide, "Free as the Wind," *Nebraska History* 51(1970), 42.

<sup>75</sup> Flint and Walling," article accessed at <http://www.indianahistory.org/our-services/books-publications/hbr/flint-walling.pdf>, December 2011.

<sup>76</sup> *ibid.*

<sup>77</sup> "Company Profile," Flint & Walling, Inc. website accessed at <http://www.flintandwalling.com/fwcompanyprofile>, December 2011.

<sup>78</sup> *ibid.*, 25.

<sup>79</sup> *ibid.*

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**Section** 8    **Page** 22    **Property name** Iowa Wind Mill and Pump Company Office and Warehouse  
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Several companies in the United States still manufacture windmills. These include: the Aermotor Windmill Company, Inc., of San Angelo, Texas; Dempster Industries, Inc., of Beatrice, Nebraska; Muller Industries, Inc. of Yankton, South Dakota; and KMP Pump Company, of Earth, Texas. Some modern companies import and sell windmills from Mexico, Argentina, and South Africa.<sup>80</sup>

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<sup>80</sup> T. Lindsay Baker, "Brief History of Windmills in the New World." *Windmillers' Gazette*. Article accessed at <http://www.windmillersgazette.com/history.html>, October 21, 2011.

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Section 9 Page 23 Property name Iowa Wind Mill and Pump Company Office and Warehouse  
County and State Linn County, IA

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**9. Major Bibliographical Sources**

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- "Something About the Goods Made in the Mammoth Plant at Kendallville--1896," *Farm Implement News* (Chicago), XVII, No. 23 (4 June 1896), 34. Reprinted in *Windmillers' Gazette*, I, No. 3 (Summer 1982), 10.
- Svendsen, Marlys. "Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945." National Register of Historic Places, Multiple Property Documentation Form, 1997.
- The Developer*, Vol. 9, No. 12, Dec. 1902. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

**Newspaper Articles (accessed at NewspaperArchives.com except where otherwise indicated)**

- "Annual Dinner of Cedar Rapids Commercial Club," *Cedar Rapids Evening Gazette*, February 25, 1903.
- "An Enterprise of Distinction," *Cedar Rapids Evening Gazette*, January 9, 1904. Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.
- "An Immense Plant," *Cedar Rapids Evening Gazette*, January 6, 1900.
- "Damage at Iowa Wind Mill and Pump Company Plant Estimated at \$1,500," *Cedar Rapids Evening Gazette*, July 5, 1902.
- "Excellent Hind-Sight," *Cedar Rapids Evening Gazette*, May 6, 1902.

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**10. Geographical Data**

**Verbal Boundary Description**

The boundary of the Iowa Wind Mill and Pump Company Office and Warehouse is shown as the solid white line on the accompanying map entitled "Topographic Map Showing the National Register Boundary & UTM Coordinate Reference Points of the Iowa Wind Mill and Pump Company Office and Warehouse, Linn County, IA." This boundary encompasses Lots 8-10 and Out Lot B of the Highland Addition to the City of Cedar Rapids, Iowa.

**Boundary Justification**

The boundary includes the parcel on which the historic office/warehouse building sits and the former lumber yard area on the north side of the building and the location of the former steel tank factory, all part of the original complex of the Iowa Wind Mill and Pump Company. Also included within this boundary are two remnant sections of railroad spur tracks associated with this manufactory and a non-contributing building added to the property in more recent years.

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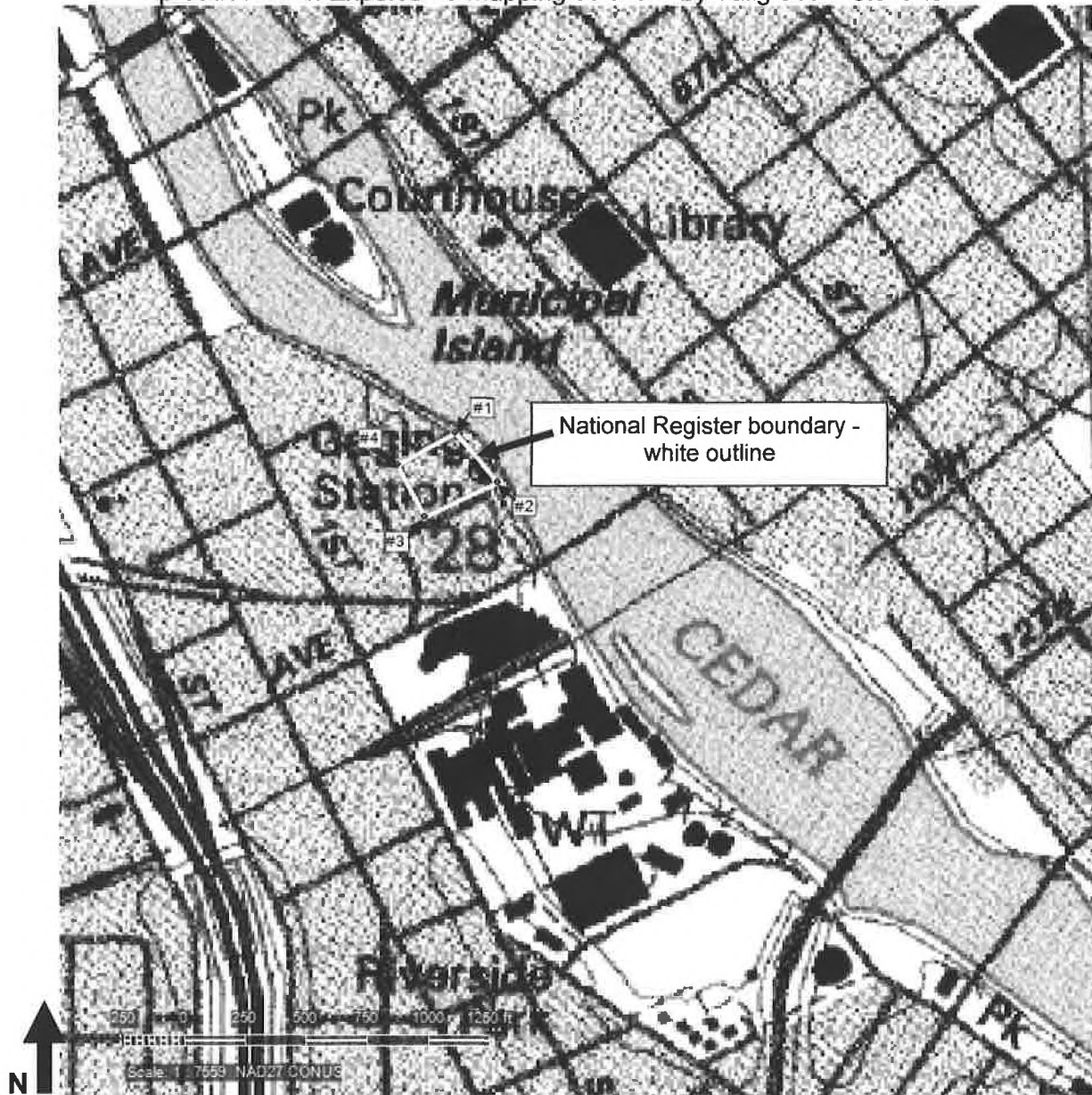
Section Documentation Page 26 Property name Iowa Wind Mill and Pump Company Office and Warehouse

County and State Linn County, IA

Additional Documentation

Topographic Map Showing the National Register Boundary & UTM Coordinate Reference Points of  
the Iowa Wind Mill and Pump Company Office and Warehouse, Linn County, IA

Source: USGS Cedar Rapids South 1994, digitized map with mapped points  
produced with ExpertGPS mapping software by Tallgrass Historians L.C.



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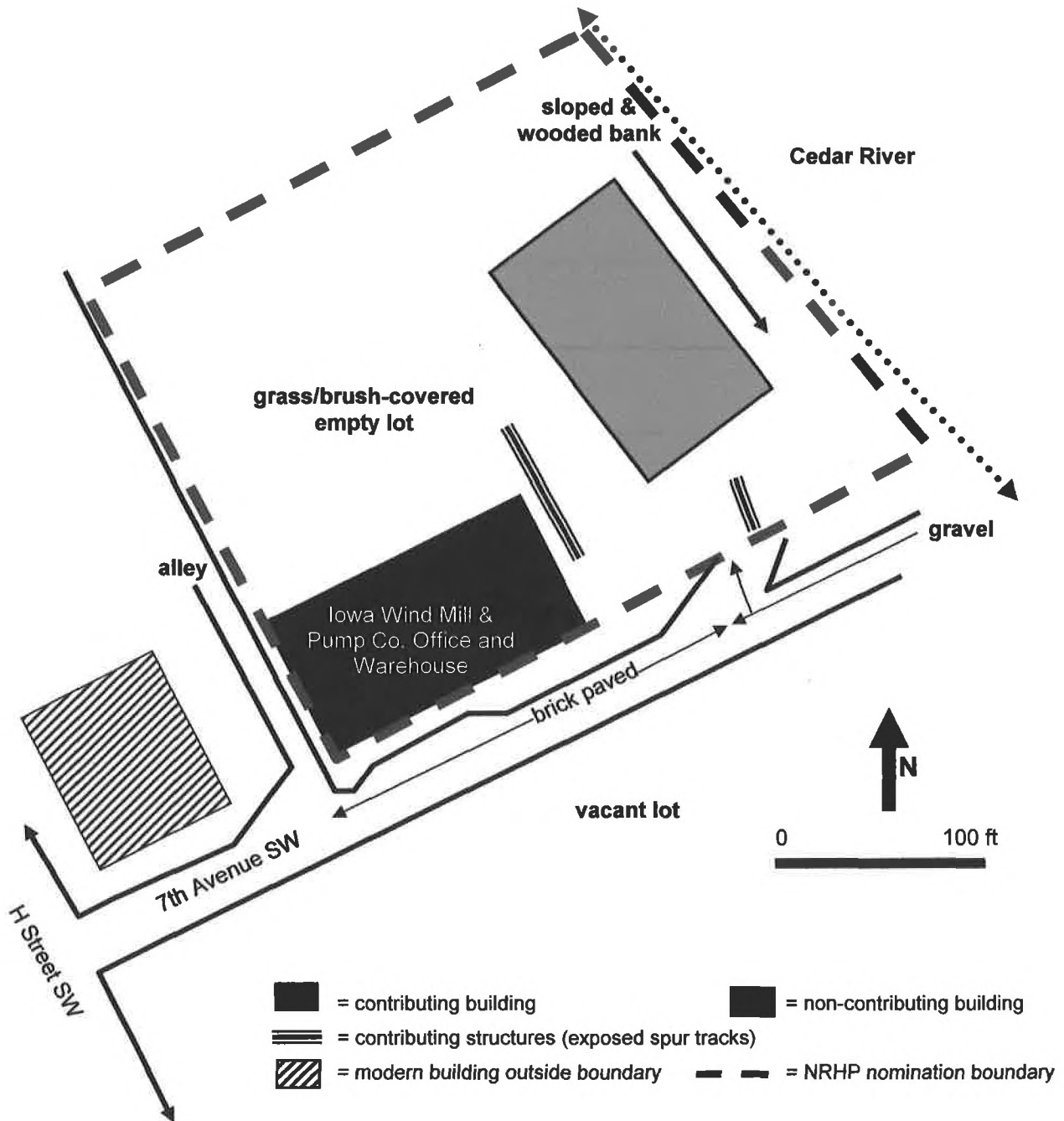
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**Sketch Site Plan Map of Iowa Wind Mill and Pump Company**  
Map drawn by Leah D. Rogers based on current aerial photograph of property.



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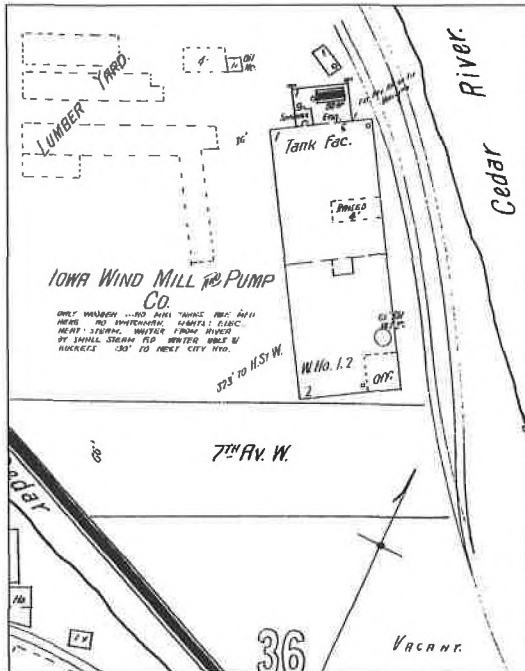
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Section Documentation Page 28 Property name Iowa Wind Mill and Pump Company Office and Warehouse

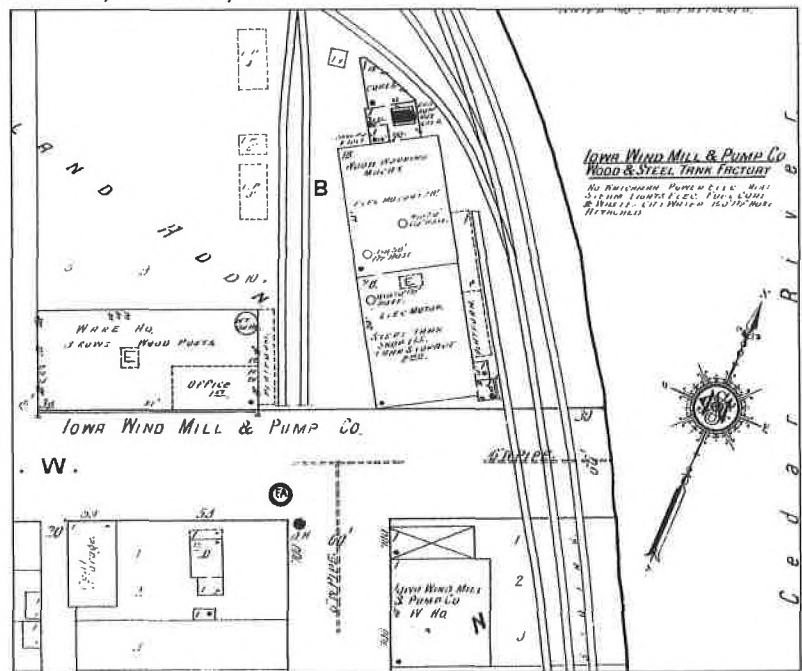
County and State Linn County, IA

Fire Insurance Maps of the Iowa Wind Mill and Pump Company Complex

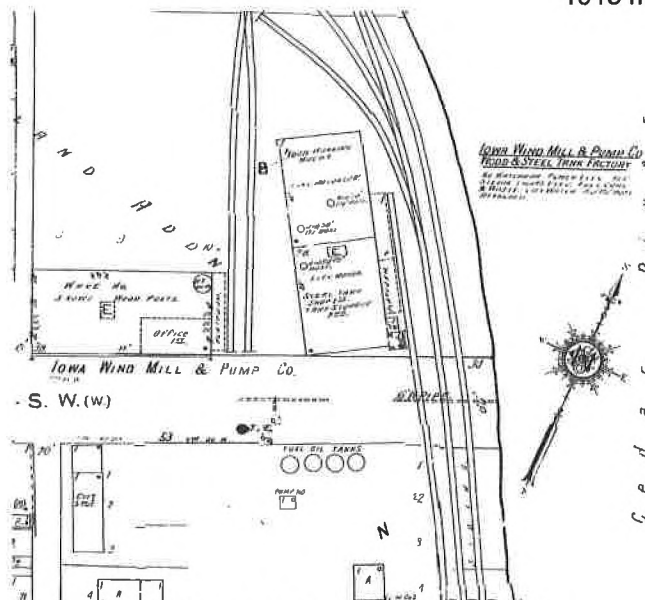
Sources: Sanborn 1913, 1913-49; Sanborn-Perris 1895



1895 map



1913 map



1913 map updated to Feb. 1949



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Additional

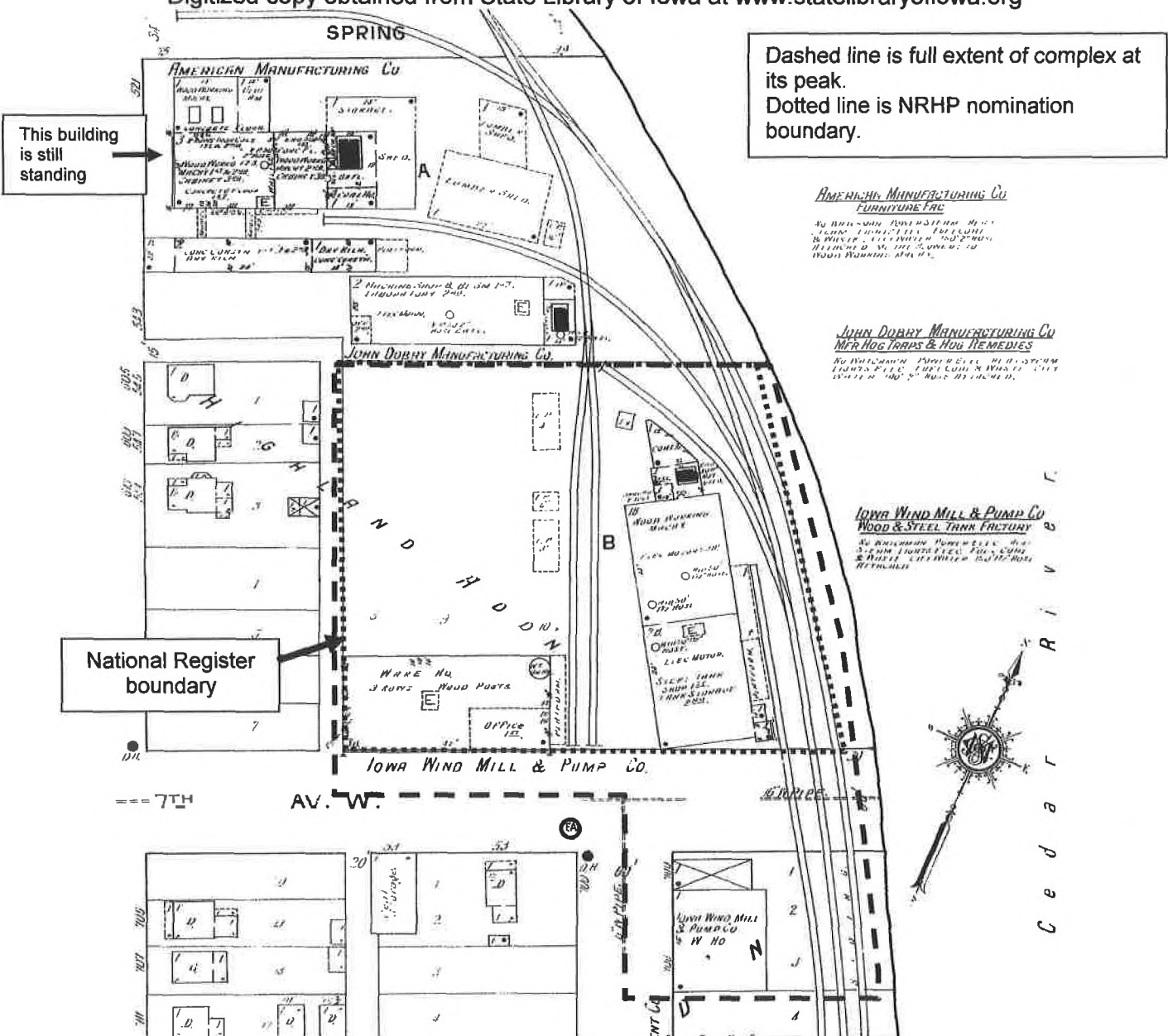
Section Documentation Page 29 Property name Iowa Wind Mill and Pump Company Office and Warehouse

County and State Linn County, IA

Fire Insurance Map of the immediate neighborhood around the  
Iowa Wind Mill and Pump Company Complex in 1913.

Source: Insurance Maps of Cedar Rapids, Iowa. New York: Sanborn Map Company, 1913, sheet 92.

Digitized copy obtained from State Library of Iowa at [www.statelibraryofiowa.org](http://www.statelibraryofiowa.org)





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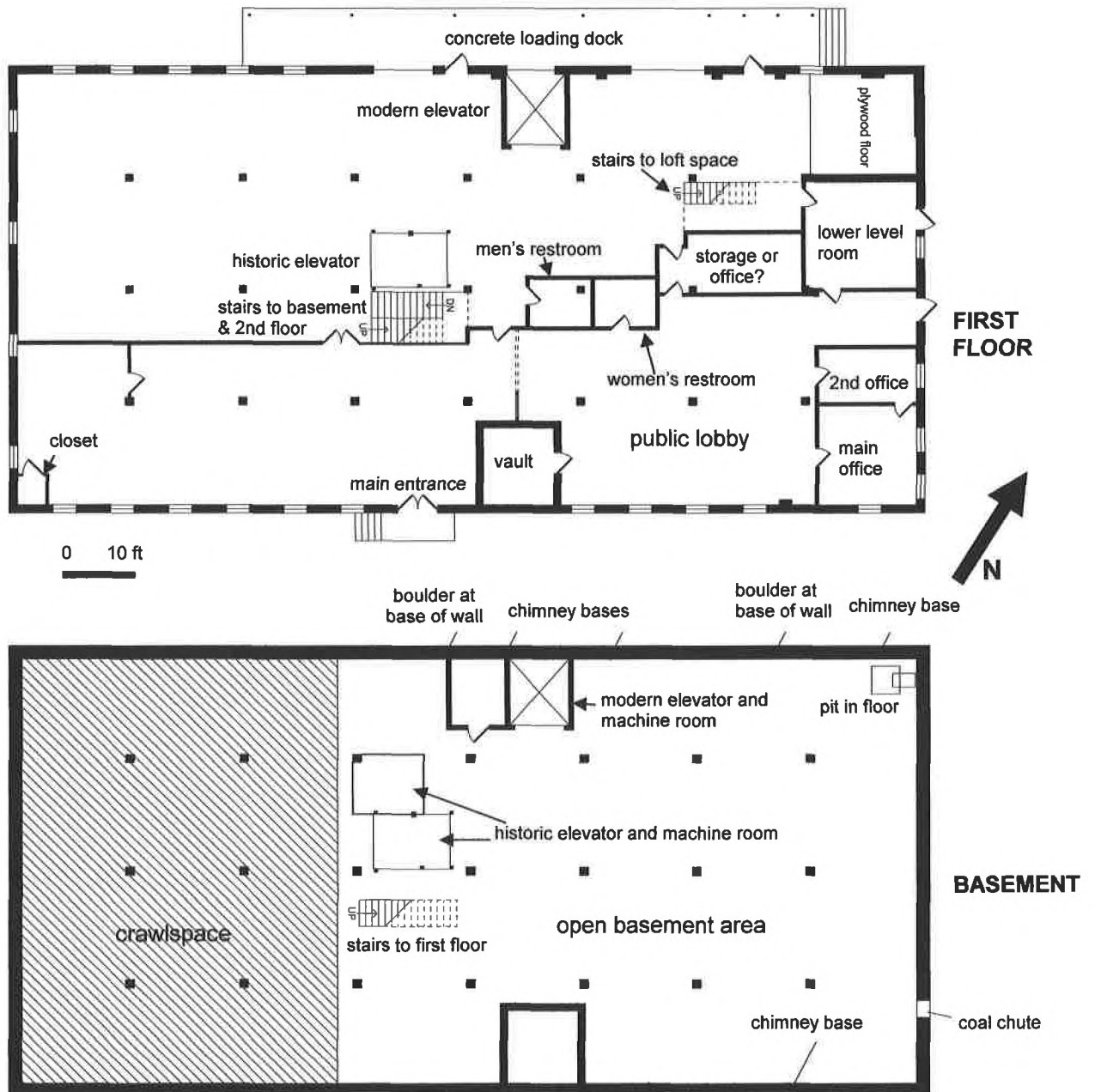
National Register of Historic Places  
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Additional

Section Documentation Page 30 Property name Iowa Wind Mill and Pump Company Office and Warehouse

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Current Floor Plans of the Iowa Wind Mill and Pump Company Office and Warehouse  
Prepared by Melissa Allen, Tallgrass Historians L.C., Iowa City, IA



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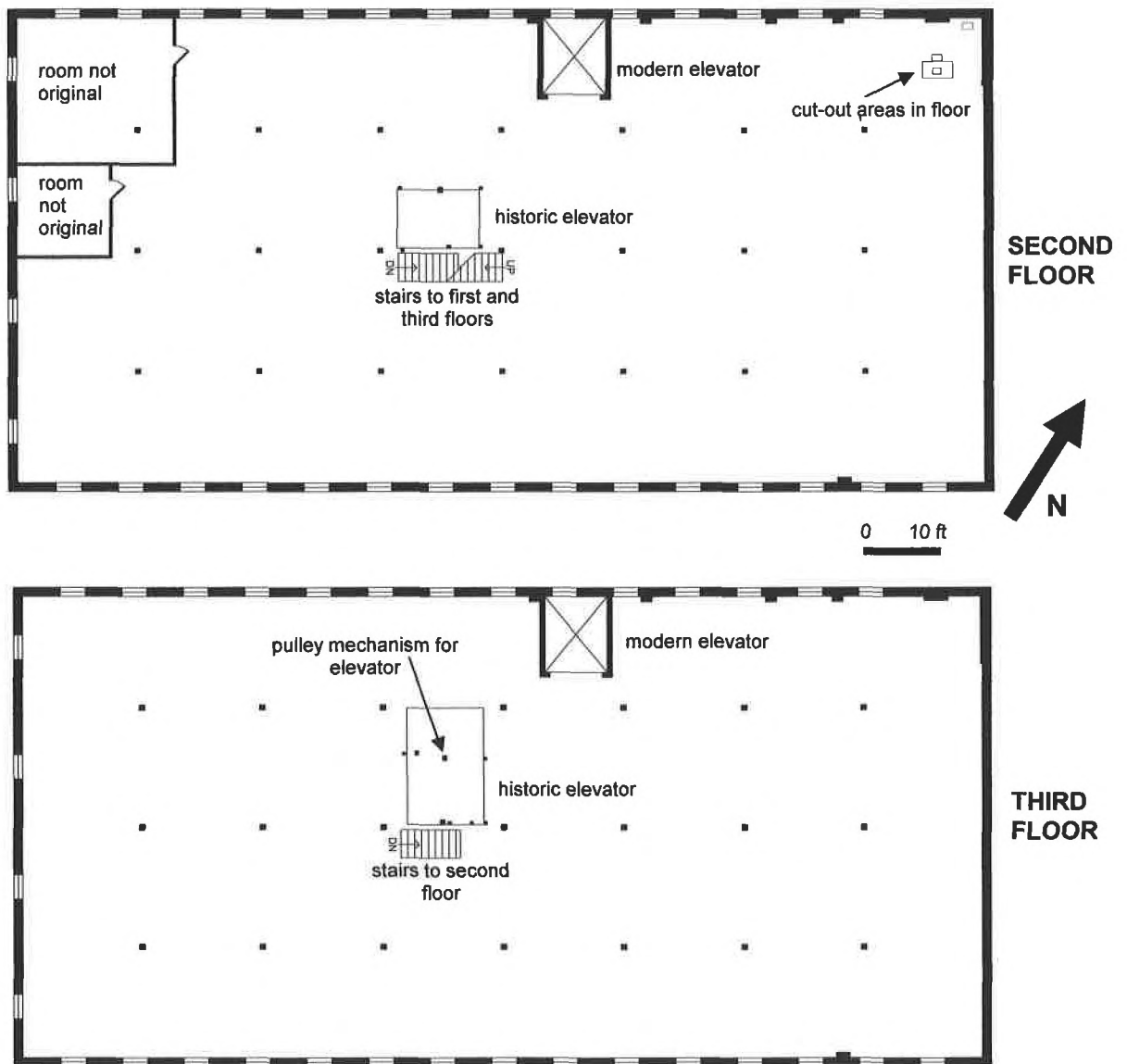
National Register of Historic Places  
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Additional

Section Documentation Page 31 Property name Iowa Wind Mill and Pump Company Office and Warehouse

County and State Linn County, IA

Current Floor Plans of the Iowa Wind Mill and Pump Company Office and Warehouse  
Prepared by Melissa Allen, Tallgrass Historians L.C., Iowa City, IA



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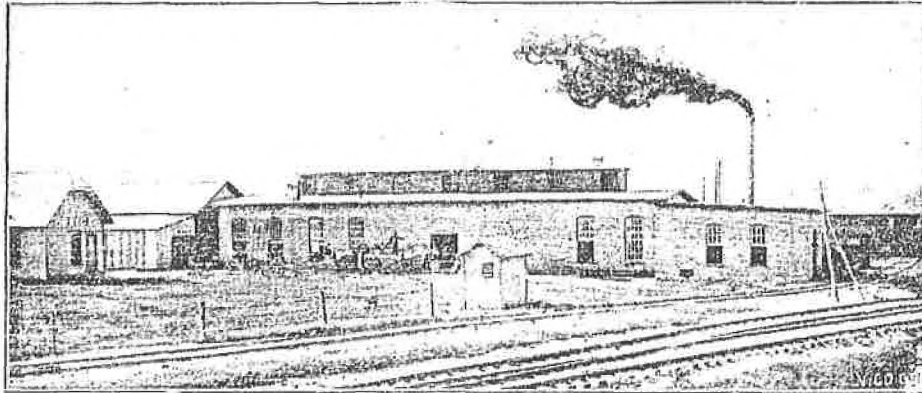
National Register of Historic Places  
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Additional

Section Documentation Page 32 Property name Iowa Wind Mill and Pump Company Office and Warehouse

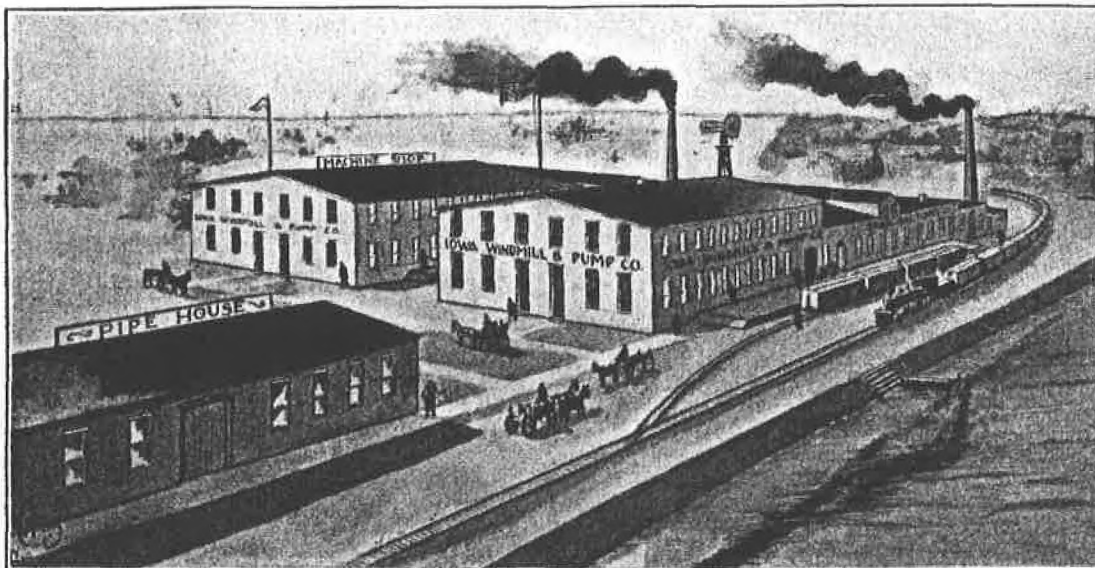
County and State Linn County, IA

Historical Photographs, Advertisements, and Newspaper Articles



Building and Office, Iowa Windmill and Pump Co. and A. Wilcox Harrow Co  
Photograph of original plant in 1891. This was rented space in the Ogden Plow Factory located at 6th Street  
W and H Avenue W in West Cedar Rapids. The view is looking to the NW.

Source: *Booklet: Cedar Rapids: Iowa, USA, 1891*. Copy provided by the Carl and Mary Koehler  
History Center Archives, Cedar Rapids, Iowa.



PLANT OF IOWA WIND MILL AND PUMP CO.

Illustration of plant on 7th Avenue SW on west side of river in 1900, View to the NW. The machine shop  
building was replaced by the extant building in 1902. Source: *Illustrated Review, Cedar Rapids, Iowa, 1900*.

Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

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Additional

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IOWA WIND MILL & PUMP CO.

36 7TH AVE W.

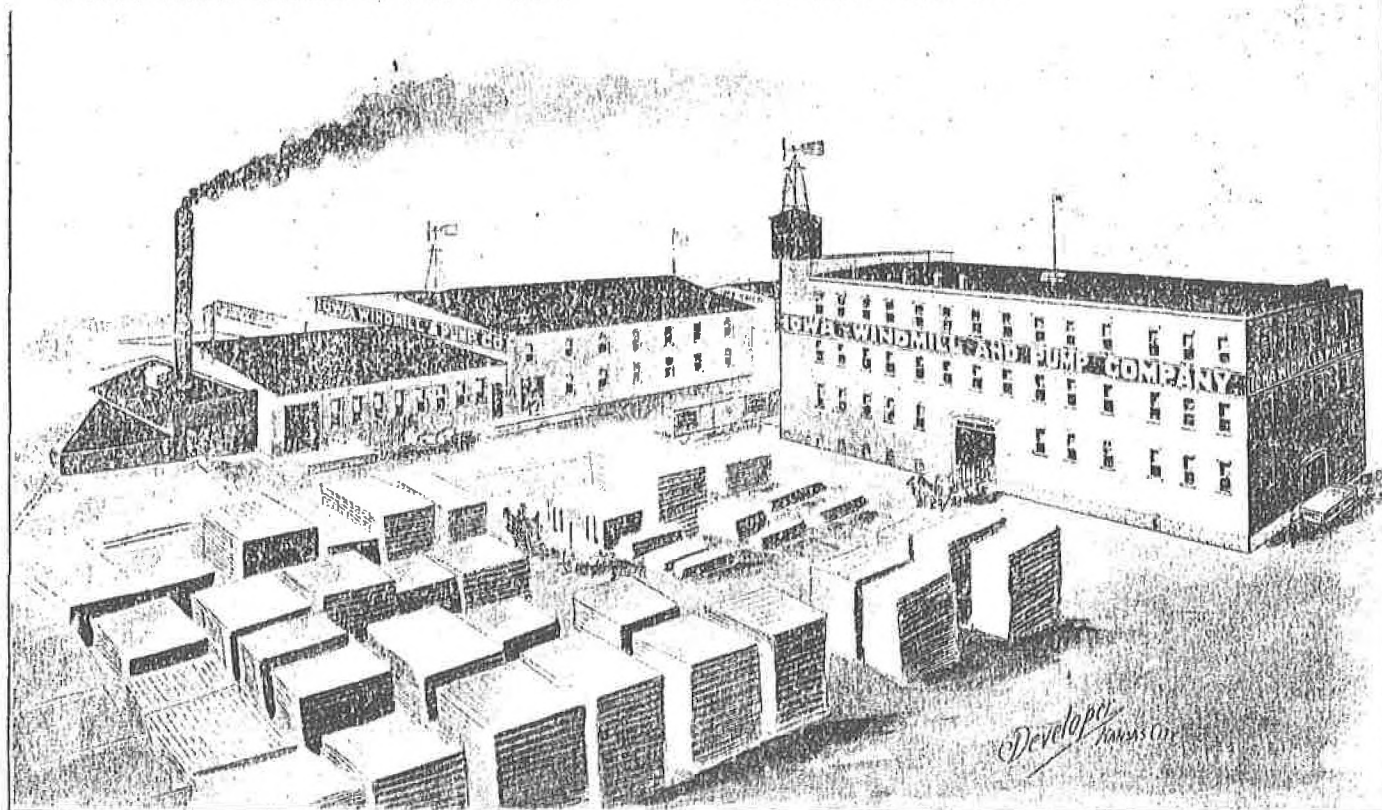


Illustration of Iowa Wind Mill and Pump Company plant at its height in 1902.  
Extant building in upper right, View is to the SE, with the lumberyard in the foreground.

Source: *The Developer*, Dec. 1902.

Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

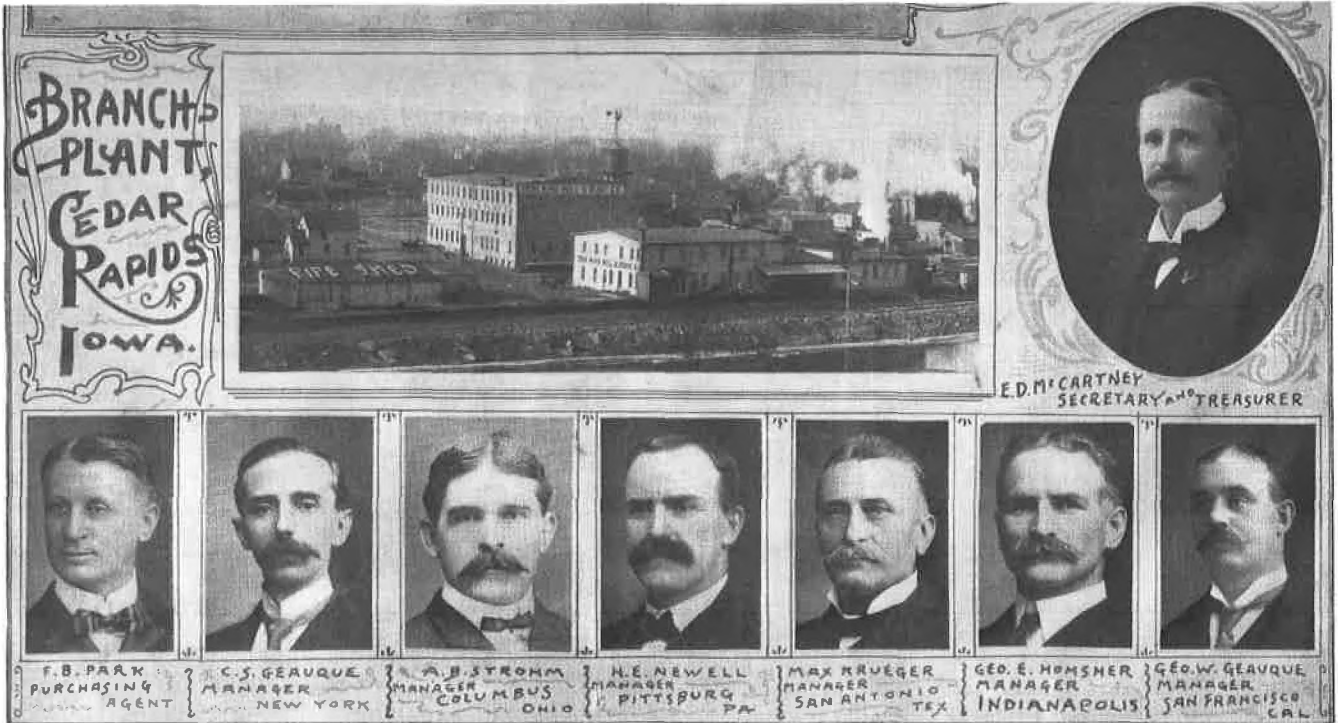
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Top: 1904 advertisement with photographs of plant at its peak looking West; also company executives.  
Bottom: Close-up detail of c. 1904 photograph. Source: *Cedar Rapids Evening Gazette*, January 9, 1904.  
Copy provided by the Carl and Mary Koehler History Center, Archives, Cedar Rapids, Iowa.



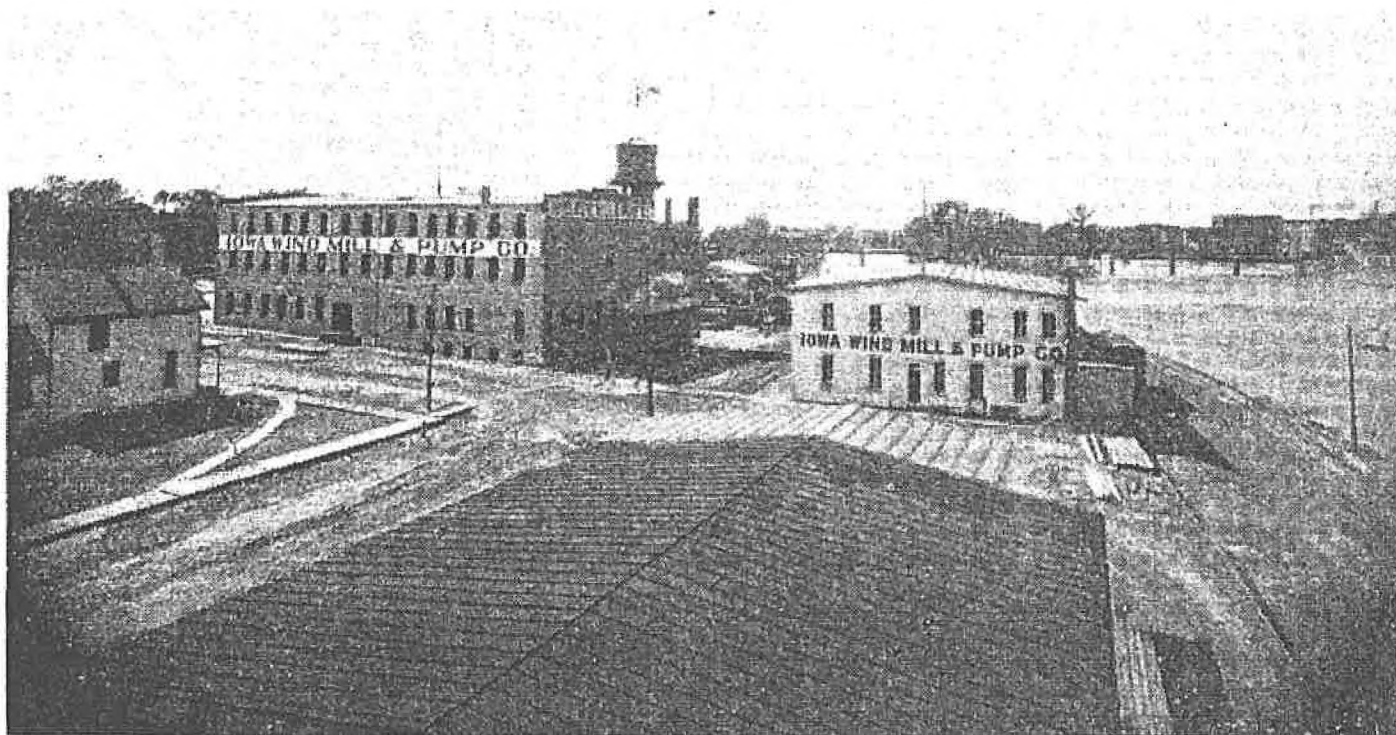
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IOWA WIND MILL & PUMP CO.

1907 advertisement with photograph of plant looking to the NNW.

Source: Iowa Publishing Co., *Atlas of Linn County, Iowa*, 1907.

Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

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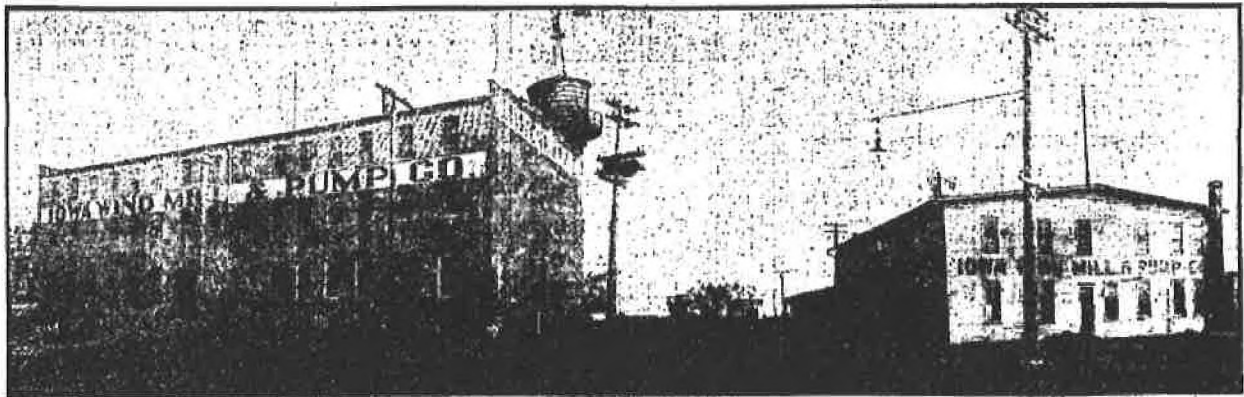
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County and State Linn County, IA

# Iowa Windmill and Pump Company



**Star Windmills, Hoosier Pumps, Star Steel Towers, Hoosier Pneumatic Air Pressure Systems, Gasoline Engines, Holland Feed Grinders, Boilers and Radiation, Wood and Steel Tanks, Brass Goods and Fittings.**

Trade Excursion Representations, E. D. McARTNEY


1910 photograph of company, View to the North

Source: *Cedar Rapids Evening Gazette*, May 27, 1910.

Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

**STAR WIND MILLS**

Tanks of all Styles  
Tubular Pumps  
Pipe Fittings



See Us Before Buying  
and Get Wholesale  
Prices

**IOWA WIND MILL AND PUMP CO.,** Cedar Rapids, Iowa.

Advertisement for Star Wind Mills. Source: *The Pioneer Review*, Marion, Iowa, May 1895.

Copy provided by the Carl and Mary Koehler History Center Archives, Cedar Rapids, Iowa.

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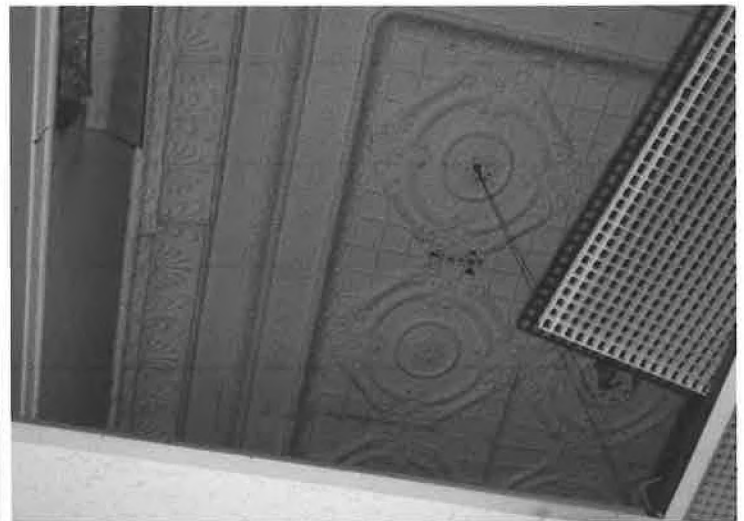
**Additional Current Photographs of Iowa Wind Mill and Pump Company Office and Warehouse**

Photographs taken by: Tallgrass Historians L.C., Iowa City, Iowa

Photographs taken on: October 8 and 17, 2011



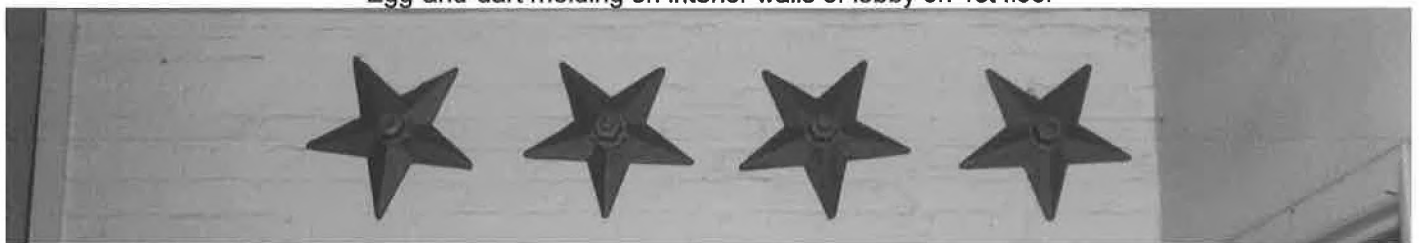
Mosler-Bahmann Safe on interior of vault on 1st floor



Looking up at original pressed tin ceiling in 1st floor SE office



Egg-and-dart molding on interior walls of lobby on 1st floor



Cast iron stars on ends of tie rods on exterior wall of vault room on 1st floor interior



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**Additional Current Detail Photographs of Iowa Wind Mill and Pump Company Office and Warehouse**

Photographs taken by: Tallgrass Historians L.C., Iowa City, Iowa

Photographs taken on: October 8 and 17, 2011



Original window on 2nd floor NW corner interior



Cast iron pump leaning against wall on 2nd floor

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**Section** Documentation **Page** 39 **Property name** Iowa Wind Mill and Pump Company Office and Warehouse

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**Additional Current Detail Photographs of Iowa Wind Mill and Pump Company Office and Warehouse**

Photographs taken by: Tallgrass Historians L.C., Iowa City, Iowa

Photographs taken on: October 8 and 17, 2011



Detail of rafters and framing on 3rd floor, view to NNW at east end wall



Detail of graffiti on backside of stairs to 3rd floor

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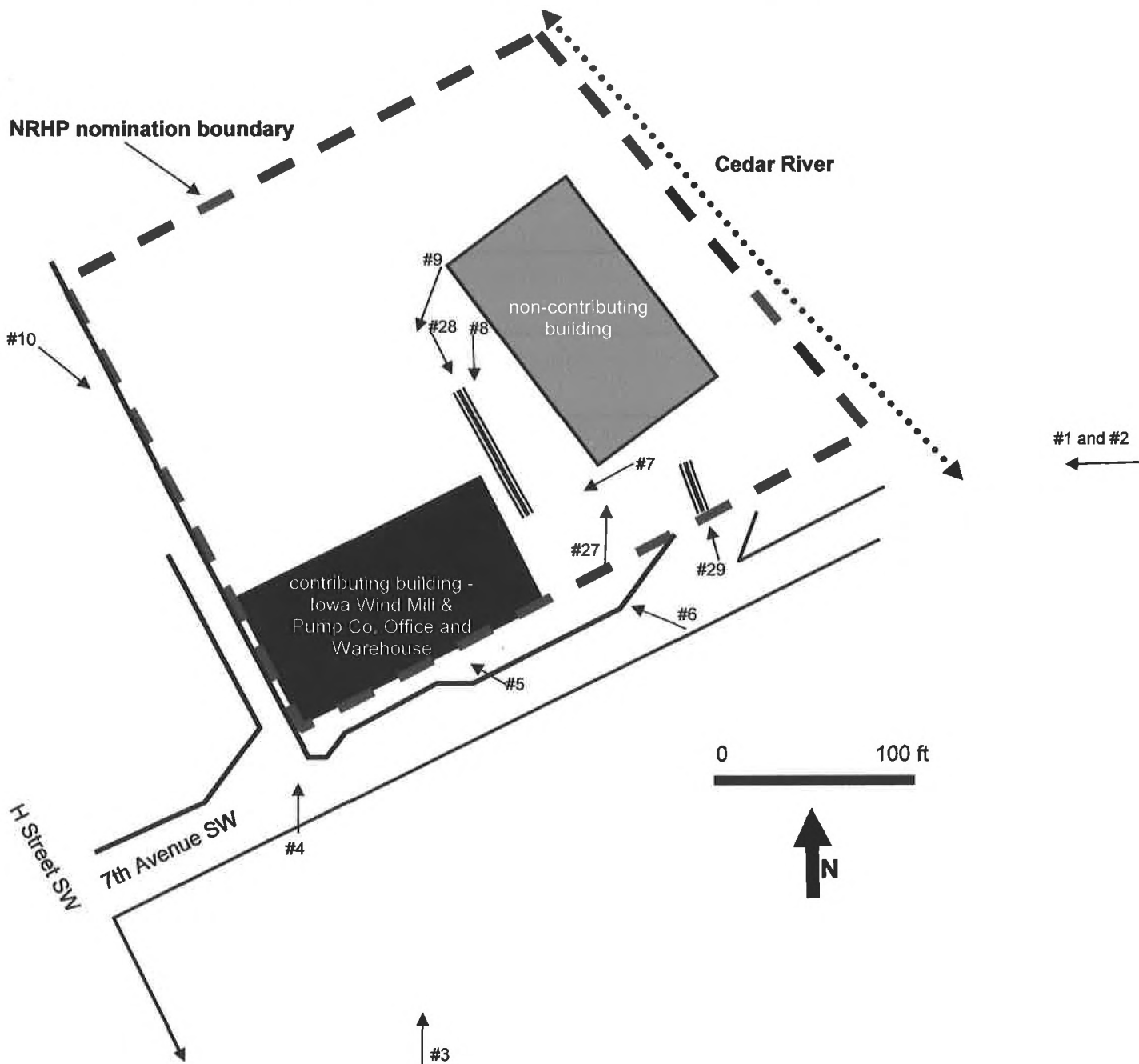
Additional

Section Documentation Page 40 Property name Iowa Wind Mill and Pump Company Office and Warehouse

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Sketch Map Showing Accompanying Photographic Views of Exterior

Prepared by Leah Rogers, Tallgrass Historians L.C., Iowa City, IA



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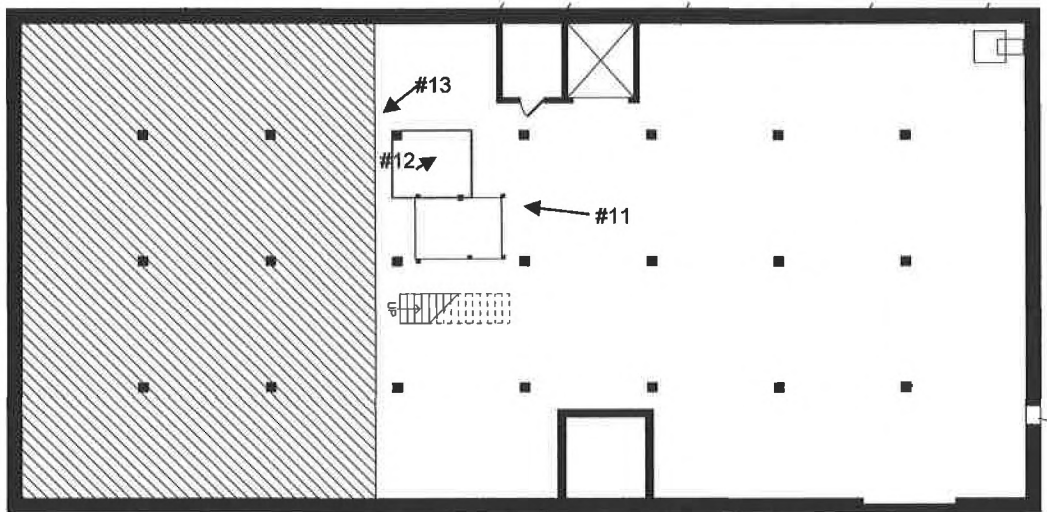
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**Section** Documentation **Page** 41 **Property name** Iowa Wind Mill and Pump Company Office and Warehouse

**County and State** Linn County, IA

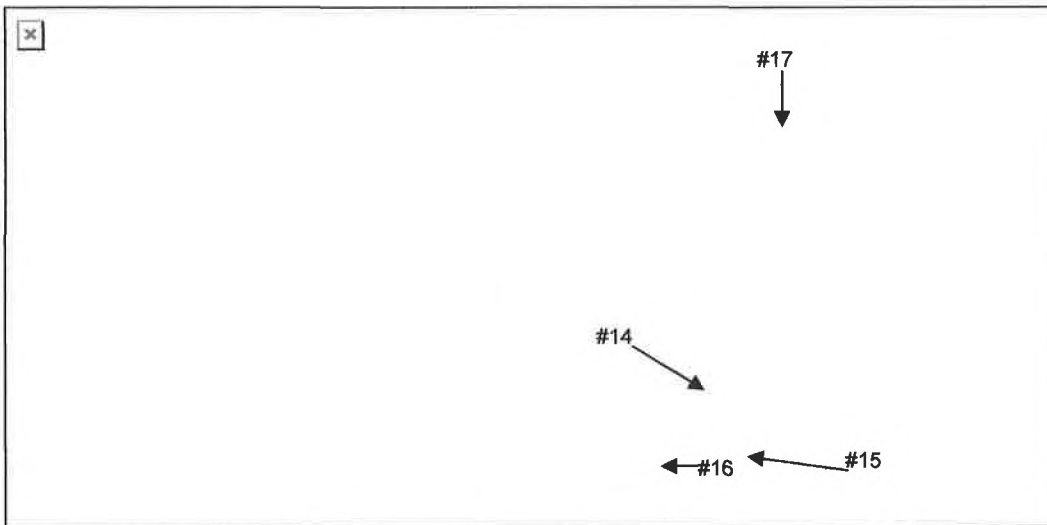
**Plan Maps Showing Accompanying Photographic Views of Interior**

Prepared by Melissa Allen, Tallgrass Historians L.C., Iowa City, IA



Basement

0 10 ft



First Floor

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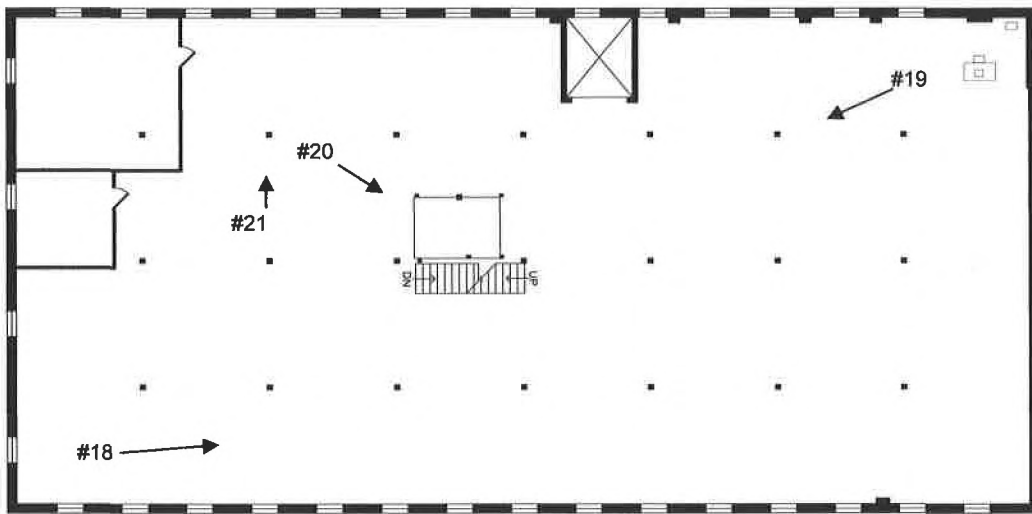
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**Section** Documentation **Page** 42 **Property name** Iowa Wind Mill and Pump Company Office and Warehouse

**County and State** Linn County, IA

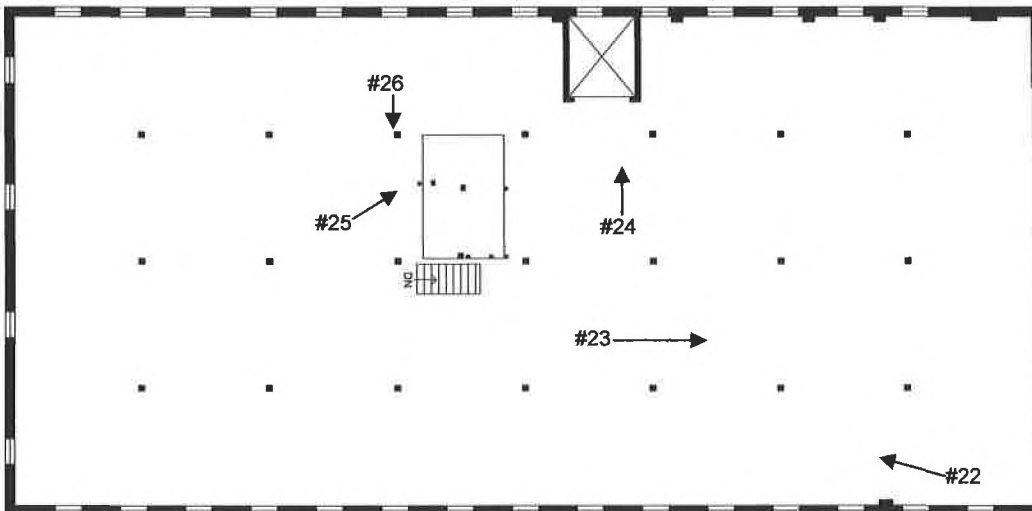
**Plan Maps Showing Accompanying Photographic Views of Interior (continued)**

Prepared by Melissa Allen, Tallgrass Historians L.C., Iowa City, IA



Second Floor

0 10 ft



Third Floor



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**List of Accompanying Photographs**

**Name of Property:** Iowa Wind Mill and Pump Company Office and Warehouse

**County and State:** Linn County, IA

**Name of Photographers:** Leah D. Rogers and Melissa A. Allen

**Dates of Photographs:** October 8 and 17 and December 8, 2011

**Location of Digital Photographs:** Tallgrass Historians L.C., 2460 S. Riverside Drive, Iowa City, IA 52246

**Description:**

- #1 General view of Iowa Wind Mill and Pump Company Office and Warehouse, View to the West from East bank of the river
- #2 General view of Iowa Wind Mill and Pump Company Office and Warehouse, View to the West from East bank of the river
- #3 General view of Iowa Wind Mill and Pump Company Office and Warehouse, View to the North from 8th Avenue SW
- #4 Exterior of Iowa Wind Mill and Pump Company Office and Warehouse, View to the North
- #5 Detail of Exterior of Front Entry on South Side of Iowa Wind Mill and Pump Company Office and Warehouse, View to the NW
- #6 Exterior of Iowa Wind Mill and Pump Company Office and Warehouse, View to the NW
- #7 Exterior of Iowa Wind Mill and Pump Company Office and Warehouse, View to the WSW
- #8 Exterior of Iowa Wind Mill and Pump Company Office and Warehouse, View to the South
- #9 Exterior of Iowa Wind Mill and Pump Company Office and Warehouse, View to the SW
- #10 Exterior of Iowa Wind Mill and Pump Company Office and Warehouse, View to the SE
- #11 Interior of basement level, View to the West towards historic elevator and machine room
- #12 Interior of basement level, View to the NE looking at the machinery for historic elevator
- #13 Interior of basement level, View to the SW looking at timber posts and beams and crawlspace
- #14 Interior of first floor, View to the East towards offices and main lobby area on east side
- #15 Interior of first floor, View to the West towards vault room from the main lobby area on east side
- #16 Detail of vault door, View to the WSW
- #17 Detail of timber posts and beams on first floor north side, View to the SSE
- #18 Interior of second floor, View to the ENE from near west wall
- #19 Interior of second floor, View to the SW from NE corner
- #20 Interior of second floor, View to the SE looking towards historic elevator in center
- #21 Detail of timber posts and beams on second floor, View to the NW
- #22 Interior of third floor, View to the West from the SE corner
- #23 Interior of third floor, View to the ENE looking at east end wall and roofline
- #24 Interior of third floor, View to the NNW looking at modern elevator
- #25 Interior of third floor, View up and to the NNE at the pulley system for historic elevator
- #26 Detail of timber posts and beams on third floor, View to the SSE
- #27 Non-contributing building on Iowa Wind Mill and Pump Company Office and Warehouse property, View to the North

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**List of Accompanying Photographs (continued)**

- #28 Spur track exposed on surface on east side of Iowa Wind Mill and Pump Company Office and Warehouse, View to the SE
- #29 Second spur track exposed on surface east of Iowa Wind Mill and Pump Company Office and Warehouse, View to the NNW