

357

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in 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 Pioneer Implement Company
Other names/site number International Harvester Transfer House

2. Location

Street & number 1000 South Main Street Not for publication [n/a]
City or town Council Bluffs Vicinity [n/a]
State Iowa Code IA County Pottawattamie Code 155 Zip code 51503

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 of certifying official Barbara A. Mitchell, DSHPO Date 3/17/08
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 certifying official/Title 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):

Edson H. Beall 4.30.08
Signature of Keeper Date of Action

Pioneer Implement Company

Name of Property

Pottawattamie, 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		Buildings
		Sites
		Structures
		Objects
1		Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/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 BRICK

Walls BRICK

Roof SYNTHETICS/Rubber

Other BRICK

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.)

COMMERCE

Period of Significance

1893-1915

1915-1958

Significant Dates

1893

1915

1927

Significant Person

(Complete if Criterion B is marked above.)

Shugart, Eli L.

Cultural Affiliation

N/A

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 for additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local Government
 - University
 - Other
- Name of repository: Council Bluffs Public Library

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

10. Geographical Data

Acreage of property Less than one

UTM References (place additional UTM references on a continuation sheet).

Table with 6 columns: Zone, Easting, Northing, Zone, Easting, Northing. Row 1: 15, 261062, 4570713. Row 2: 3., 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 Christina A. Jansen
organization Alley Poyner Macchietto Architecture
date September 26, 2007
street & number 1213 Jones Street
telephone 402.341.1544
city or town Omaha
state Nebraska
zip code 68102

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/title Sheryl Garst / Pottawattamie County Development Corporation
street & number 7 North 6th Street P.O. Box 1565
telephone 712-325-1000
city or town Council Bluffs
state Iowa
zip code 51502

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determined 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, (15 USC 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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 7 Page 1

SITE

Located south of Council Bluffs' Central Business District, the Pioneer Implement building sits on the southwest corner of the intersection at South Main Street and 10th Avenue. The long axis of the building runs parallel to South Main Street. The lot the building is sited on is irregular in shape, since the southern edge angles from the northwest to the southeast as a result of the nearby railroad tracks. Its immediate neighbors include a single-story structure to the north, to the east a large parking lot, to the south railroad tracks and to the west a four-story structure.

The building is composed of three distinct components. The first is the original four-story 1893 building. The second is a large single-story addition constructed in 1927 directly adjacent to the south of the original building. The third addition was a single-story metal-clad structure that was constructed sometime between 1962 and 2005 on the west side of the building to enclose a concrete loading dock. Please refer to the Key Plan. (See Continuation Sheet Page 9).

CONSTRUCTION

The original four-story 1893 portion of the building is constructed of load-bearing brick masonry exterior walls and heavy timber post and beam framing on a masonry foundation. The single-story 1927 addition is also constructed with load-bearing brick masonry exterior walls and heavy timber framing, although it does not have a full basement like the original 1893 building. The metal-clad loading dock structure was constructed on top of an early 1900 concrete platform. The roofs on the 1893 building and the metal-clad loading dock are flat and slope towards the west. The roof on the 1927 addition appears to be a ridge and drains both to the east and the west.

EXTERIOR

EAST FAÇADE

The east façade is the primary façade of the 1893 building. It is divided into four vertical bays by brick hanging buttresses each supported by a rusticated stone and brick corbel. Originally, each of the hanging buttresses extended a few feet above the building parapet, but only one remains today on the north facade. The parapet walls are undecorated, but a heavy brick corbel course sits just a few feet below the parapet cap. Red brick laid in a common bond pattern was used on the entire façade and brick quoins provide rustication at the corners of the building. A tree was painted on this façade at an unknown date.

The primary entrance is located in the second bay from the north on this façade and has been modified since the time of the building's construction. A stone entrance surround features a wood door with transoms and sidelights. Even with its heavy, undecorated stone capitals and smooth, flat, shaped lintel, the entrance surround seems small within the cast iron lintel and exterior corner guards of the original building entrance.

With the exception of the primary entrance, each vertical bay is articulated with three large rectangular windows that align with the windows on the adjacent floors. On the first floor, each window has an individual plain stone sill and a continuous cast iron lintel that runs above each group of three windows, tying them together visually. Above each window and the continuous cast iron lintel in the outer bays are three semicircular recessed brick spandrels. Windows on the upper floors of these outer bays all have segmental arches and a continuous plain sill. Window fenestration and masonry treatments in the center two bays on floors two and three articulate the visual importance of the center of the building. Both three-part window groupings on the second floor visually create a single semicircular window and have rectangular recessed brick spandrel panels below their plain stone sills. Window heads on the third floor are semicircular. Horizontal rustication on the second floor and arcaded brick corbel tables between the second and third floors are also only found in the center bays. The fourth floor windows in the center bays have segmental arches. All window openings have been filled in with painted plywood. The original wood window sashes and trim can be found behind approximately one half of the plywood-filled window openings.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 7 Page 2

The east face of the single-story 1927 addition is simple in comparison to that of the original building. Three large overhead garage doors, an entrance door and a number of rectilinear windows whose plain stone sills sit high above the finished floor punctuate the building's primary façade. A soldier course just below the stone parapet cap is the only deviation from the common bond brick pattern used. Below the parapet a painted International Harvester Company sign is still visible. The center overhead garage door was filled in with brick and the majority of the original ten-paned steel sash window openings are filled in with painted plywood panels. Behind these plywood panels sit the original steel sashes in the majority of the window openings. Four simple leader heads and downspouts are also visible.

NORTH FAÇADE

The north façade of the original 1893 building is very similar to the east façade. A concrete loading platform and ramp extends nearly the entire length of the façade. The parapet and arcaded corbel table are identical to the east façade. Hanging buttresses divide the façade into five vertical bays. Comparison between photographs taken circa 1898 and circa 1933 indicate that window and door penetrations were altered. When constructed in 1893, there were a pair of segmental arched windows on each floor in each vertical bay with the exception of four windows, only on the first floor, in the second bay from the east and a large overhead garage door on the westernmost bay. The pair of windows in the easternmost bay are shifted to the west to facilitate painted signage which is still visible. As with the east façade, the center bays are articulated differently with horizontal rustication, arcaded corbel tables and semicircular windows. At some point within the center bays, additional segmental arched windows were added on the second floor and an entrance door on the first floor. Most of the wood window sashes and trim remain in place behind the plywood panels although most of the glazing has been removed. In addition, the overhead garage door opening was partially filled in and is now used as a window with a plain stone sill.

Set back from the north façade approximately ten feet is the single story metal clad loading dock structure. There are only two openings on this façade, those being two large overhead garage doors. A concrete ramp leads up to the westernmost overhead garage door.

WEST FAÇADE

The hanging buttresses and masonry detailing found on the east and north facades of the original 1893 building do not exist on the west façade. Instead, the spacing of the window openings on the east façade is reflected on the west. All of the windows have segmental arches and windows on the fourth floor are substantially shorter due to the slope of the roof. Although most of the wood sashes have been removed, trim in many of the windows is still in place behind the plywood panels. The parapet wraps the corners of this façade, but drops down to the elevation of the gutter and roof edge after only a few feet. The freight elevator penthouse located in the southernmost center bay is clearly identifiable. Also easily identifiable is the single story metal clad loading dock structure. There are no penetrations in the loading dock structure on this façade.

The west face of the single-story 1927 addition exhibits the same rectangular windows found on the east facade with plain stone sills set high above the finished floor. The corrugated metal wall, a gutter at the roof edge and downspouts are the only other elements that articulate the façade.

SOUTH FAÇADE

The single-story 1927 addition was constructed on the south façade of the original 1893 building, so only the upper floors are visible. There is no masonry detailing on this façade of the original building and the only thing breaking up the flat, continuous common bond brick wall is the stepped parapet wall and a few window penetrations. The majority of the windows on this façade are found on the second floor. Nine, twelve-paned steel sash windows are set in pairs with a

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 7 Page 3

steel mullion separating them and share a simple plain sill. Only three segmental topped windows provide access to natural light on the third and fourth floors: one window centered on the façade and the other two located near either end. These window sashes were removed and the openings filled with painted plywood. Faint outlines of painted advertisements are visible towards the top and on the east corner.

The south face of the single-story 1927 addition has a similar window fenestration to the west face of the addition, although this façade is masonry and not corrugated metal. Again, the outlines of painted advertisements directly beneath the stone parapet caps are visible. The south face of the metal-clad loading dock does not have any ornamentation nor window or door fenestration.

INTERIOR

ORIGINAL 1893 BUILDING

The masonry walls in the basement level of the original 1893 building are all exposed. A wood stairway in the southwest corner of the building leads up to the main floor. A large opening in the south wall and concrete ramp lead up to the finished floor level of the 1927 south addition. The first floor of the structure is supported by a combination of original heavy timber columns and additional steel tube columns. The foundation walls for the vaults found on the first and second floors above also carry down to this level. Only two rooms can be accessed on this floor, both located in the northeast corner. A boiler was housed here at one point.

The first floor is primarily open with a combination of exposed and plastered exterior masonry walls and a wood floor. There are three equally spaced rows of columns running east and west; within each row are ten equally spaced columns. Some of these columns have been painted. The wood floor structure supporting the second floor is exposed. The public entrance is located on the east side. A stair rises up a few feet from the outside grade level to a small lobby on the first floor. A door leads into a stair hall to the second floor. A second stairway is located in the southwest corner of the building and a freight elevator centered on the west exterior wall also provides access to the other floors. A small vault can be found centered on the north wall.

The second floor is very similar to the first in regards to the location of the stairs, freight elevator, vault, heavy timber columns, wood floors and combination of plaster and exposed masonry walls. The primary differences on this floor are a finished ceiling, the stair on the east side does not rise to the third floor and two offices are located in the northeast corner off the open stair hall.

The third and fourth floors are similar to the floors below. Both floor plans are completely open with the exception of the heavy timber columns, freight elevator and the stair in the southwest corner. As with the other floors, the columns support heavy timber floor/roof girders, which in turn support wood joists/purlins and either the wood floor or roof deck. The exterior walls are all exposed masonry. Additional cross bracing has been added to the fourth floor wood framing.

1927 SOUTH ADDITION

The 1927 south addition added approximately 25,000 square feet to the existing building's 50,000 total square footage. It is a slab on grade structure and, with the exception of heavy timber columns and a few rooms on the north side, has an open floor plan. The heavy timber columns are arranged in eight rows of four running east and west. The wall on the west side is finished with a combination of plywood and drywall, but the rest of the walls are exposed masonry. Two separate openings in the north wall lead to either the basement or first floor levels of the original buildings. The ramp in the northwest corner of the building leads up to the first floor level of the original building while the ramp to the east leads down into the basement.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 7 Page 4

METAL-CLAD WEST ADDITION

The metal-clad addition on the west of the building was constructed on top of an existing raised concrete platform and was used as an enclosed loading dock. The floor plan is open and walls and ceilings are left exposed. Large door openings provide access to the first floor of the 1893 building with a ramp into the 1927 south addition.

INTEGRITY DISCUSSION

The Pioneer Implement Company building maintains a high degree of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The window fenestration and north loading platform convey the property's historic use and character. The size, scale and location capture the importance of the building to the district and historic sense of the area near the turn of the last century. The building still stands as the first structure seen upon entering the Implement District from Council Bluffs' downtown (See Vicinity Map on Page 6). Each of these aspects contributes to the property's ability to maintain integrity of location, setting, feeling and association.

In addition, the building retains all key exterior masonry, faint outlines of the painted signage on the exterior, cast iron and concrete materials with the exception of some exterior wood windows, doors and six of the seven roofline buttress projections. The interior of the building also retains all of its original heavy timber framing. Workmanship qualities common to the traditions of the time are demonstrated in the heavy timber structure, stone and brickwork. Therefore, both the integrity of the materials and workmanship found in the building contribute to the property's overall integrity.

The historically significant extant features mentioned above keenly convey the property's historic character. This would allow a historical contemporary to recognize the property as it exists today.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Pioneer Implement Company

Name of Property

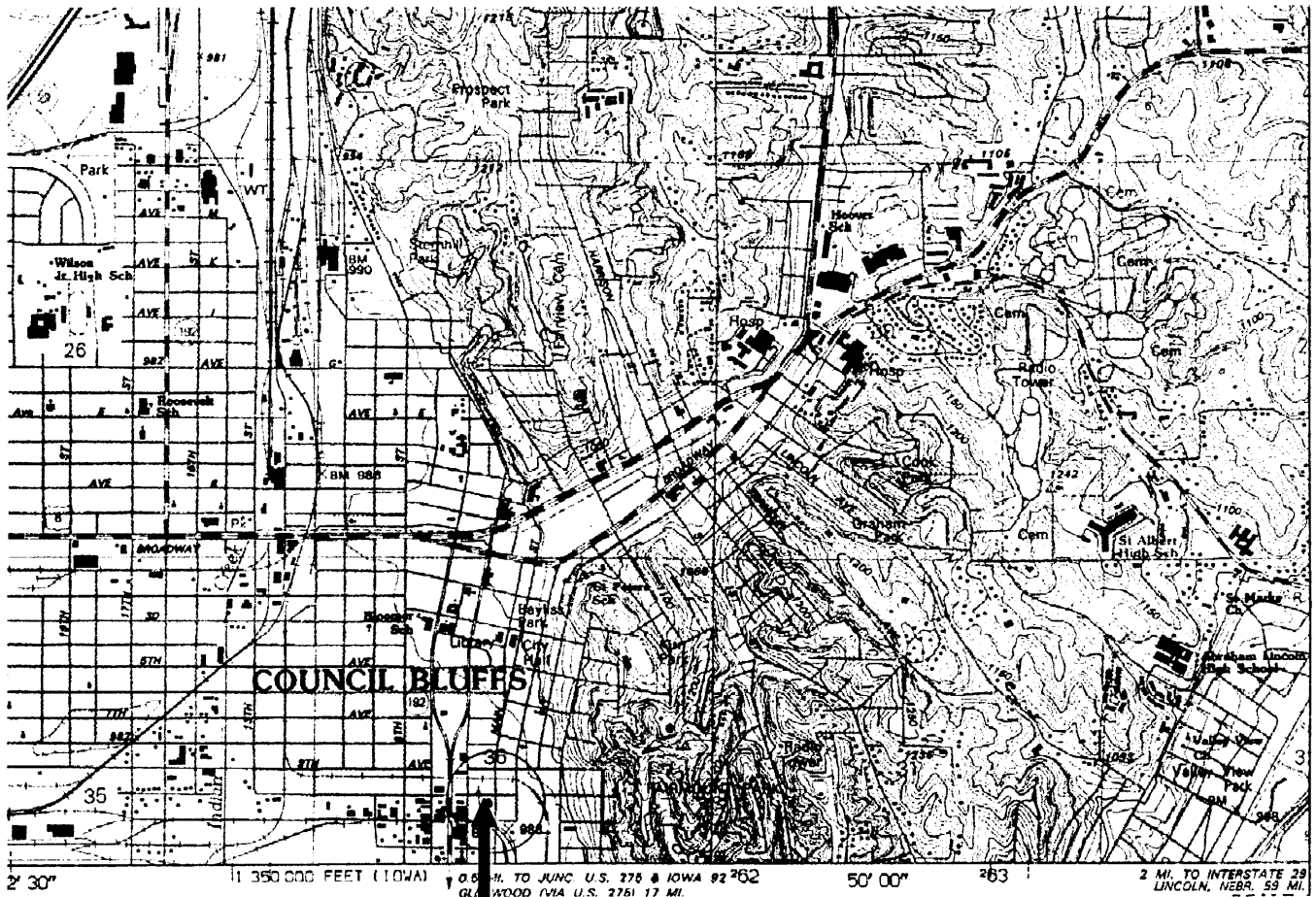
Pottawattamie, Iowa

County and State

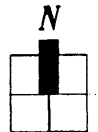
Section 7 Page 5

SITE MAP

ARROW INDICATES PROPERTY



Source: U.S.G.S. Map (7.5 Minute Series), Council Bluffs North, Iowa-Nebraska, 1994



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Pioneer Implement Company

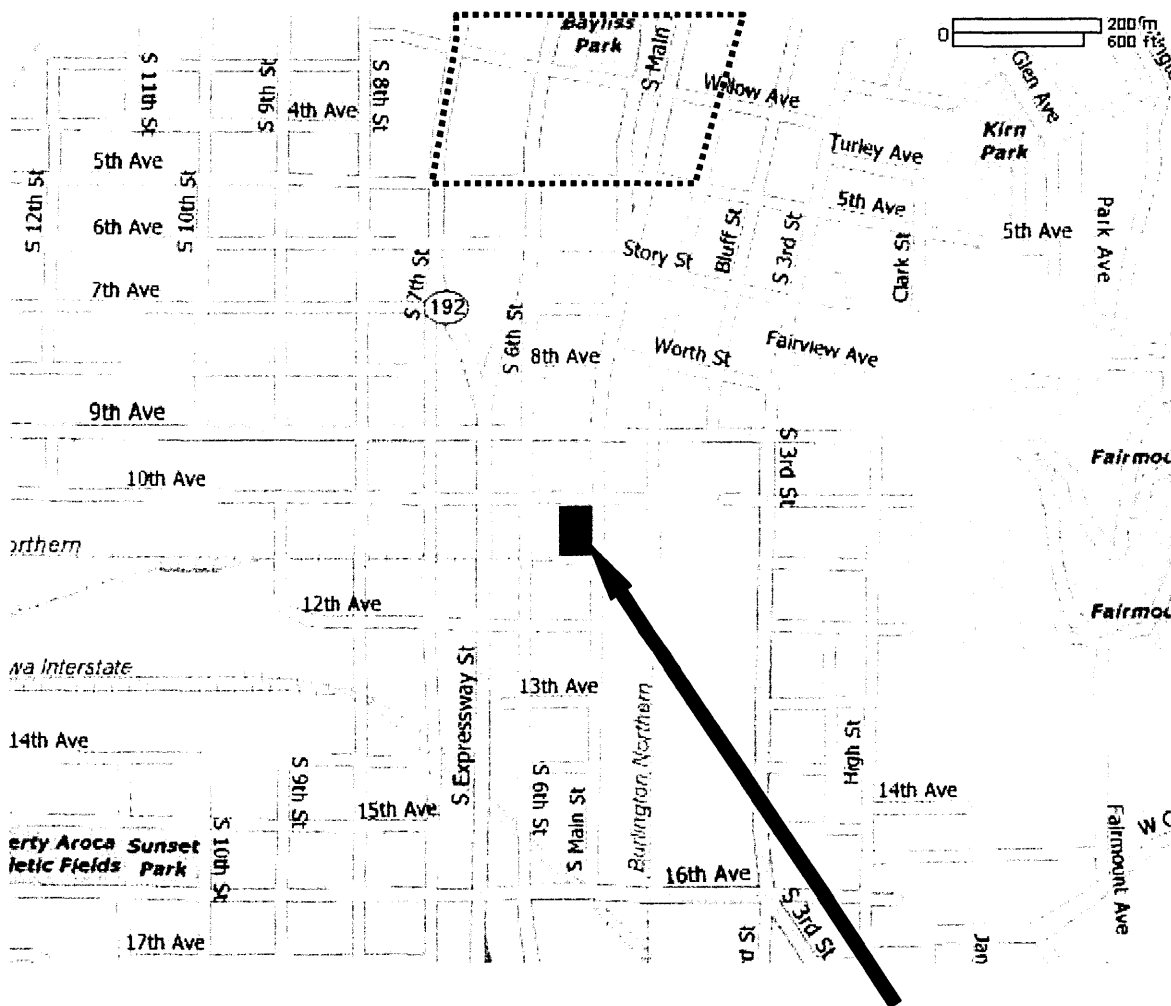
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Pottawattamie, Iowa

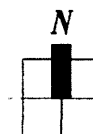
County and State

Section 7 Page 6

VICINITY MAP
ARROW INDICATES PROPERTY
DASHED AREA INDICATES DOWNTOWN COUNCIL BLUFFS



The Pioneer Implement Company building is located on the southwest corner of South Main Street and Tenth Avenue. The area around the existing structure is primarily occupied by manufacturing and distribution interests.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 7 Page 7

Pioneer Implement Company Building

CIRCA 1898



Looking southwest, this photo pictures the Pioneer Implement Company building circa 1898 for publication in a souvenir book put together for the Trans-Mississippi and International Exposition to be held across the Missouri River in Omaha, Nebraska. The original 1893 structure is in the foreground and to the right is the McCormick Harvesting Machine Company building that was constructed shortly after the Pioneer building.

Source: Small, John C., *The City of Council Bluffs, Pottawattamie County, Iowa and the Trans-Mississippi and International Exposition*, (Council Bluffs, Iowa: Press of the New Nonpareil Company, 1898), 67.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 7 Page 8

Pioneer Implement Company Building

CIRCA 1933



This photograph, captioned "Council Bluffs Transfer House," was part of an album used for an International Harvester Company of America exhibit at the Chicago's World's Fair "A Century of Progress: 1933-1934."

Source: Courtesy of the McCormick - International Harvester Collection, Wisconsin Historical Society, Image # WHI-49894.

United States Department of the Interior
National Park Service

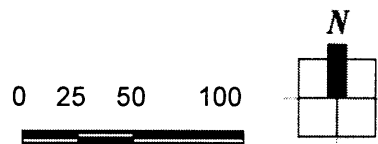
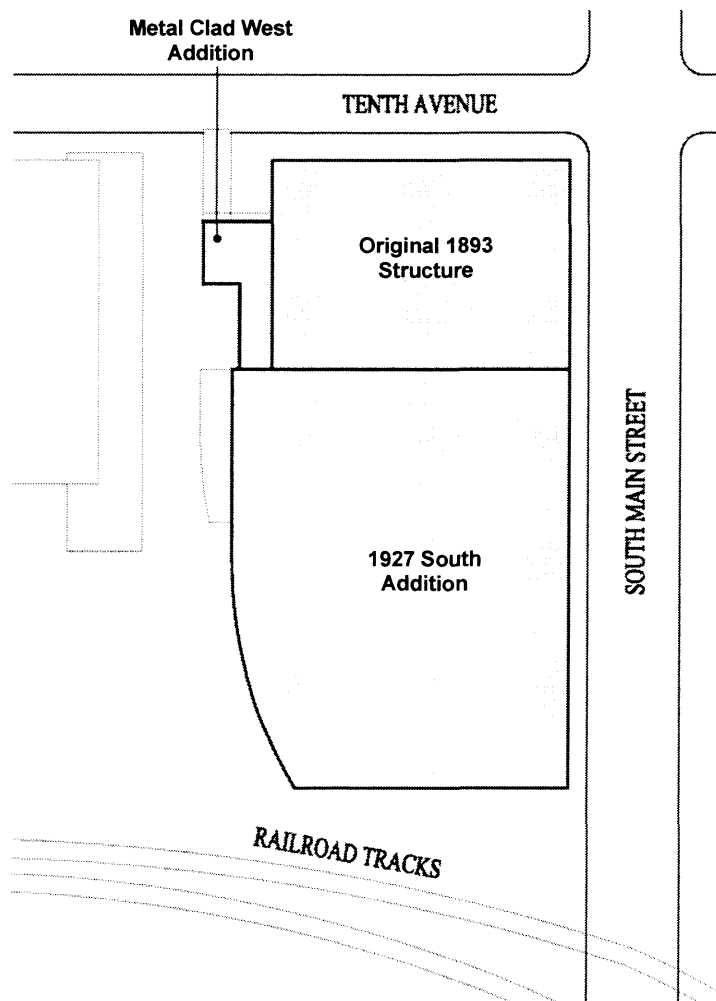
National Register of Historic Places
Continuation Sheet

Pioneer Implement Company
Name of Property

Pottawattamie, Iowa
County and State

Section 7 Page 9

Key Plan



Source: Office of Alley Poyner Macchietto Architecture, Omaha, Nebraska, 2007

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Pioneer Implement Company

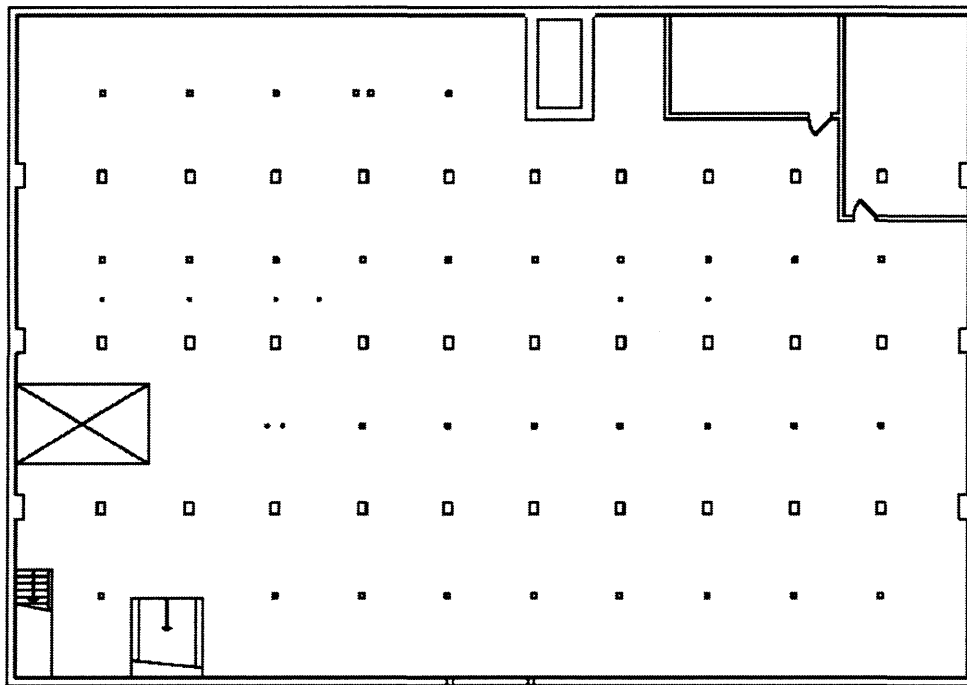
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Pottawattamie, Iowa

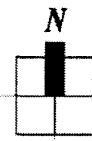
County and State

Section 7 Page 10

Basement Floor Plan



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United States Department of the Interior
National Park Service

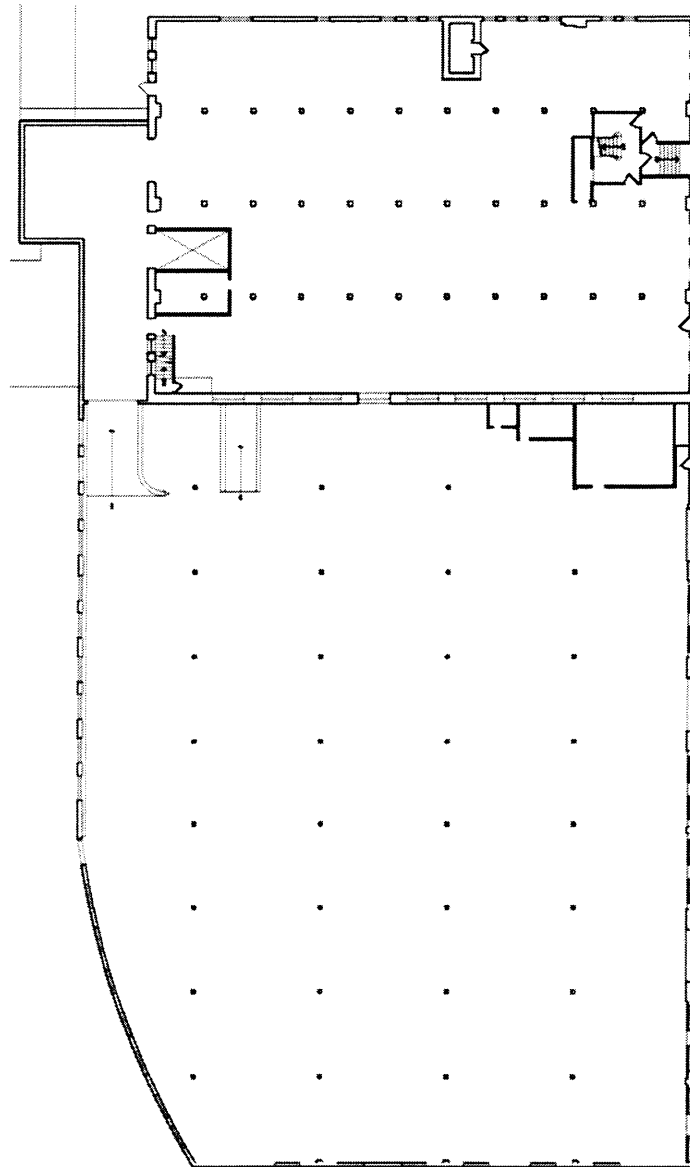
**National Register of Historic Places
Continuation Sheet**

Pioneer Implement Company
Name of Property

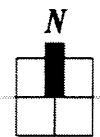
Pottawattamie, Iowa
County and State

Section 7 Page 11

First Floor Plan



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United States Department of the Interior
National Park Service

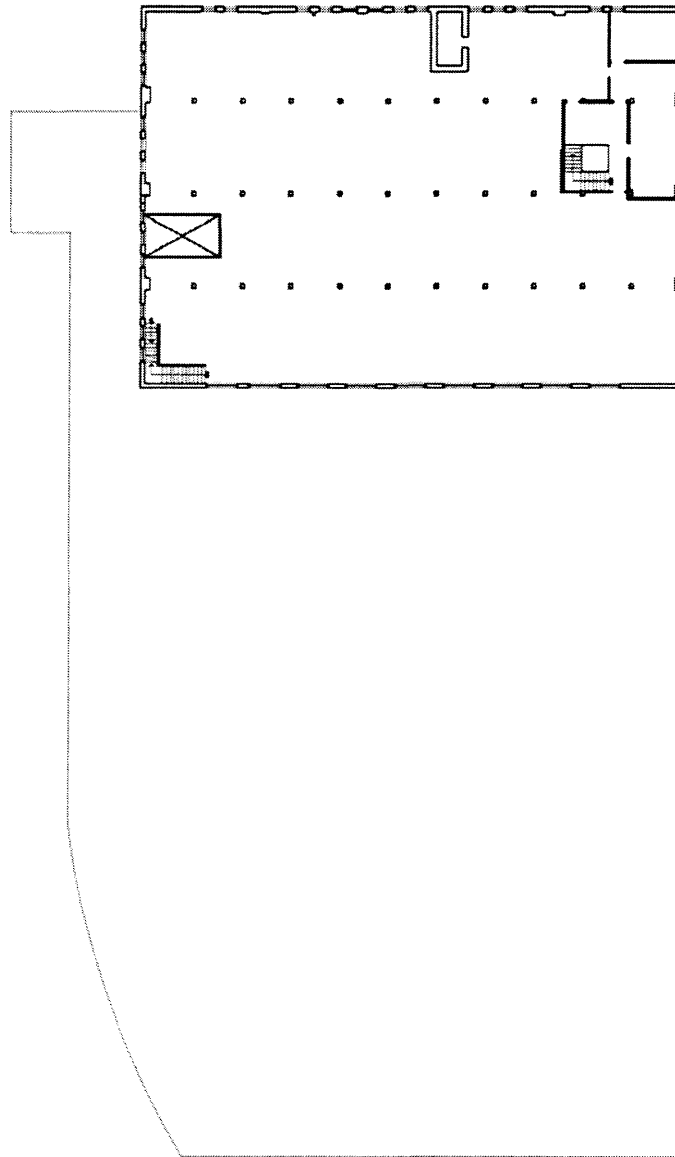
National Register of Historic Places
Continuation Sheet

Pioneer Implement Company
Name of Property

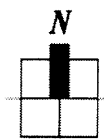
Pottawattamie, Iowa
County and State

Section 7 Page 12

Second Floor Plan



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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Pioneer Implement Company

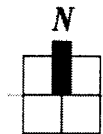
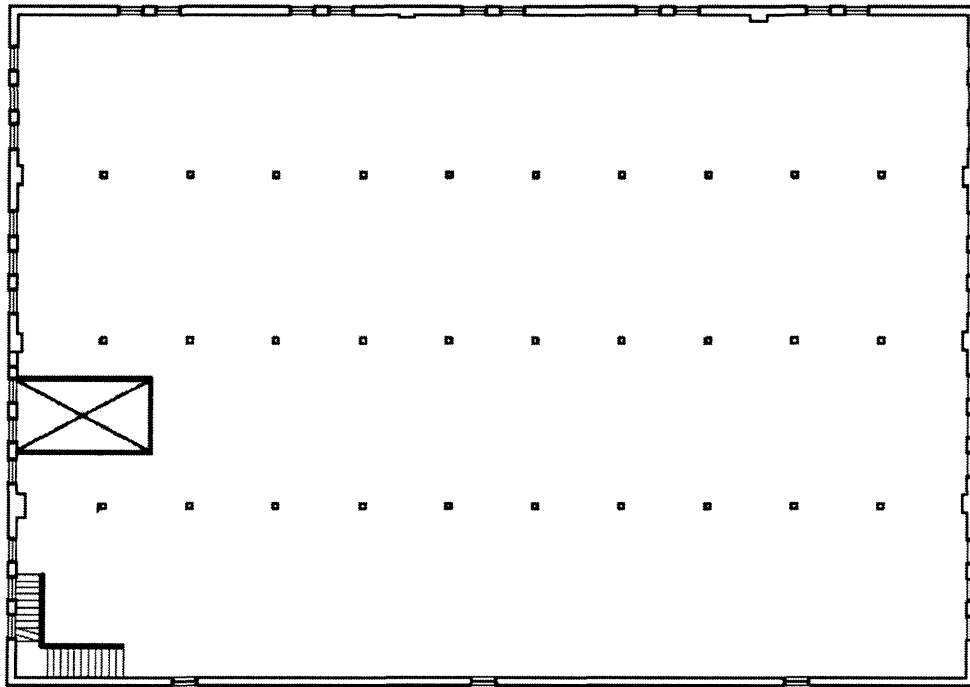
Name of Property

Pottawattamie, Iowa

County and State

Section 7 Page 13

Third Floor Plan



Source: Office of Alley Poyner Macchietto Architecture, Omaha, Nebraska, 2007

United States Department of the Interior
National Park Service

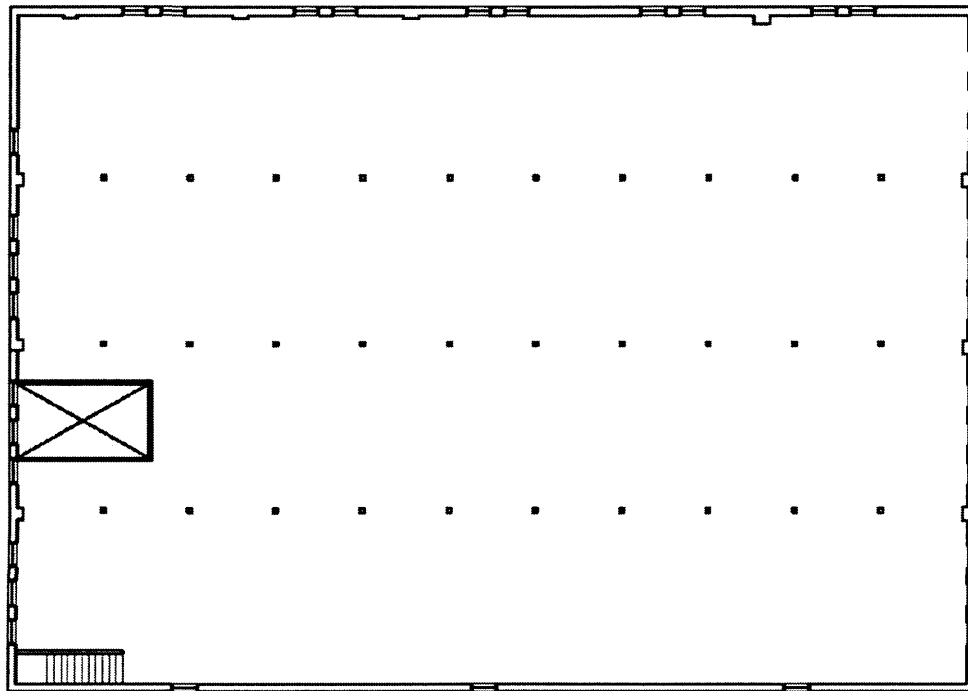
**National Register of Historic Places
Continuation Sheet**

Pioneer Implement Company
Name of Property

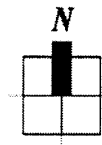
Pottawattamie, Iowa
County and State

Section 7 Page 14

Fourth Floor Plan



0 25 50 100



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 8 Page 15

SUMMARY OF SIGNIFICANCE

The Pioneer Implement Company building is significant under Criterion A as a structure which made a significant contribution in the history of the distribution of agricultural implements in Council Bluffs and the surrounding areas. The building's first period of significance begins in 1893, the date of its construction, and ends in 1915 when the founding company closed its doors. The imposing Late Victorian building, located in Council Bluffs, Iowa, was constructed during a period of great growth in the city's historic "Implement District." Agricultural equipment was distributed and sold within the "Implement District" which helped to shape the city of Council Bluffs and the agricultural areas surrounding it. As the first multi-story building in the district, it marked the point of entry into the area from downtown. Constructed by the Pioneer Implement Company, the building stood apart from the other distribution warehouses in the district because it was an independent, locally-owned agricultural implement jobbing house. Other warehouses in the district were constructed by factories located in the eastern United States.

The second period of significance begins from 1915 and stretches until 1958. When Pioneer Implement closed their doors in 1915, the International Harvester Company of America (I-H) purchased the building. The company was one of the largest and most influential agricultural implement manufacturers of the twentieth century. With the purchase of the Pioneer building, as it was referred to, the company had created an I-H campus of sorts. International Harvester already owned a four story brick building located just to the west at 1001 South 6th Street. This building is still standing and may be potentially eligible, but is not being nominated at this time. In 1927 a large addition was constructed to the south of the Pioneer Building, reflecting the company's success. Both buildings were occupied by International Harvester until 1964. Prior to closing in 1964, International Harvester was the only agricultural implement company still in business within the bounds of the "Implement District."

The building is also locally significant under Criterion B as a structure that is associated with the life of Eli L. Shugart, Council Bluff's most successful pioneer in the agricultural implement business. The Pioneer Implement Company was founded in 1893 by Mr. Shugart and his partners. The building is the best illustration of Shugart's impact in the community since, besides his home and its small adjacent apartment building, it is the only structure still standing that illustrates his success in business (See Continuation Sheet page 25).

The property contains one resource for this nomination, the Pioneer Implement Company building itself, which is contributing and classified as a building. The nominated property is one of only four surviving buildings that once served as agricultural implement warehouses in the city's historic "Implement District." It is the only building of the four that has not be damaged by fire to some extent.

BACKGROUND

Council Bluffs, Iowa, is located on the eastern bank of the Missouri River just north of its confluence with the Platte River. The city of Council Bluffs was officially chartered in 1853 and platted in the summer of 1854. The first railroad to enter the city was the Council Bluffs & St. Joseph in 1867 and by 1898 the city was the termination point for eleven trunk lines. The availability of the railroads only spurred the settlement of the area and as a result, the number of permanent settlers in Council Bluffs, across the river in Omaha and on the farmsteads in the surrounding areas increased dramatically.

The settlement of these farmsteads would not have been possible, as stated in a 1898 souvenir book from the Trans-Mississippi and International Exposition, without "the use of modern farm machinery."¹ Because Council Bluffs was the termination point for the railroad and many factories in the eastern United States shipping to farmers in the west had

¹ Small, John C, *The City of Council Bluffs, Pottawattamie County, Iowa and the Trans-Mississippi and International Exposition*, vol. 1 (Council Bluffs, Iowa: Press of the New Nonpareil Company, 1898), 67.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 8 Page 16

problems with goods being damaged during transit,² it was natural for general agencies or jobbing houses to spring up. The general agencies were what we think of today as local showrooms and warehouses for factories located elsewhere. Jobbing houses were wholesale ventures where a business would purchase goods directly from the manufacturer and then sell them directly to a store owner or individual.³

THE "IMPLEMENT DISTRICT" AND THE PIONEER IMPLEMENT COMPANY

The sale of agricultural implements began in Council Bluffs fairly early with the first implement jobbers establishing warehouses along Broadway; by 1868 there were five implement jobbers listed. Most of these companies and partnerships came and went, but the total number of implement businesses stayed consistent in the early and mid 1870's despite the economic panic in 1873. At the close of the decade there was a drop and only three agricultural implement houses remained in business in Council Bluffs in 1879. The area recovered quickly and as the 1880's progressed and the rest of the country recovered from the economic depression, so too did the implement businesses in Council Bluffs. By 1884 there were 14 implement houses listed in city directories. Although a number of these new businesses were sprouting up along Broadway, a few jobbers and general agencies were constructing new buildings south of downtown in the developing "Implement District."

The development of the "Implement District", bounded by 9th Avenue on the north, South 4th Street on the east, 16th Avenue to the south and South 6th Street on the west, was due in large part to the rail yards that sprouted up south of downtown during the 1870's⁴. Before that time much of the area had been residential in nature, but as the number of railroads, depots and other support structures were constructed, more commercial ventures located in the area. The majority of the large implement houses were constructed along south Main Street with the first of record being Keystone Manufacturing in 1881. By 1885, five of the 14 Agricultural Implement businesses listed in the city directory were located in large warehouses within the "Implement District" and just ten years later the area boomed with that proportion increasing to 17 out of 24.

The Pioneer Implement Company building was constructed during this boom in the "Implement District" at the intersection of South Main and 10th Avenue in 1893. The intersection was quite prominent, since it marked the "point of entry" into the district from the downtown area to the north. It was easily accessible for those coming from downtown since the intersection was a stop for riders on the city's electric car system. When the building was constructed the jobbing company was the "largest of its kind and (the company's) trade territory covered western Iowa, Nebraska, South Dakota, Missouri and Kansas. It (was) strictly a Council Bluffs institution, not a share of stock being held outside of the city."⁵

The local newspaper noted in January 1894, "the Pioneer people are noted for large purchases and the largest sales."⁶ In addition to work vehicles, Pioneer Implement Company sold the typical agricultural implements such as planters, pumps, shoveling boards, binders, reapers, etc. Although other implement dealers in the area sold the same type of equipment, "the Pioneer Implement company... (is)... one of the most extensive and energetic of Council Bluffs' implement houses."⁷

² Roenfeld, Ryan, "The Council Bluffs Implement District," Historical Society of Pottawattamie County, 2.

³ Meyer, Lynn, Omaha City Planning Department Preservation Administrator. "Warehouses in Omaha," National Register of Historic Places Multiple Property Documentation Form, Nebraska State Historical Society, Lincoln, NE 1991, Continuation Sheet, Section E, Page 1.

⁴ Roenfeld, 1.

⁵ Small, 67.

⁶ "The Implement Trade," *Daily Nonpareil*, 12 January 1894, 4.

⁷ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 8 Page 17

The company did much in efforts to make Council Bluffs a great implement market. Newspapers of the time noted that Pioneer Implement "invited competing lines to locate here... and tried in all ways to induce factories to establish branch houses and it was not a little due to their efforts that "Implement Row" in Council Bluffs became the mecca for every dealer in a large territory on both sides of the Missouri River."⁸

CHANGES IN THE "IMPLEMENT DISTRICT"

At the time of construction, the company was one of a number of independent, locally-owned and operated implement houses in Council Bluffs. Some companies even grew large enough to begin manufacturing their own equipment. In spite of, or because of this success, the face of the implement business began to change. Implement houses began to merge across the country and the first in Council Bluffs was the merger of McCormick, Deering and Plano to form International Harvester Company of America in 1902.

Even with the company mergers and the consolidation of the independent implement houses, the implement business was still prosperous. By 1905 Council Bluffs could boast that the city was the second in the nation only to Kansas City when it came to the sale of agricultural implements.⁹ It did not keep the title for long as fires destroyed, "one after another of the larger houses (and) induced them to relocate in Omaha."¹⁰ Other factors, such as loss of the area's agricultural population due to cheaper lands elsewhere mentioned in a 1910 newspaper article, also contributed to the city's decline on a national level for the sale of agricultural implements.

By 1910, only six implement dealers were still located in the area. In addition to company consolidation, the growing affordability of modern agricultural equipment and improved transportation routes enabled smaller companies to carry less stock. Companies that did not relocate to Omaha began to move to smaller fire-proof structures located north along South Main Street.

After operating as a locally-owned, independent implement house for twenty-one years, Pioneer Implement Company closed its doors in January of 1915. Its owners retired and passed along the various lines of equipment they carried to other jobbing businesses in the area. Once vacant, the International Harvester Company of America moved in shortly after.

The building became part of the Council Bluffs' International Harvester campus and was used in conjunction with the four-story brick building located just to the west at 1001 South 6th Street. The building on 6th Street was constructed in 1894 by the Chicago-based McCormick Harvesting Machine Company, one of the three companies that consolidated in 1902 to form the International Harvester Company of America. I-H occupied both buildings for the next 49 years.

Despite the overall decline of agricultural implement sales in Council Bluffs, International Harvester continued to grow. The Council Bluffs office served as one of four transfer houses for the company in the country and one of 91 branch offices by 1928. Company officers were quoted as saying "one can not get more than eighty miles from an International Harvester factory branch in the state of Iowa."¹¹ I-H factories were primarily located in Illinois, Wisconsin and Indiana. In addition, the corporation owned several iron mines, coke plants, sisal factories and offices internationally. In 1927 the company began construction on the Pioneer building's single story-south addition to provide more storage for the transfer house. It was also during this time that the front (Main Street) entrance and offices of the 1893 Pioneer building were

⁸ "Pioneer Company to Quit Business," *Daily Nonpareil*, 24 January 1915, 5.

⁹ Roenfeld, 5.

¹⁰ "Pioneer Company to Quit Business," 5.

¹¹ "New International Harvester Buildings Here," *Daily Nonpareil*, 15 January 1928, 6.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 8 Page 18

remodeled. As the company moved into the sale of large trucks to be used by the emerging trucking industry, they constructed two new buildings outside the "Implement District" on Broadway Avenue in 1928.

Although the "Implement District" had been diverse in regards to other smaller commercial structures such as grocery stores, restaurants and boarding houses that supported the railroad since its inception, by the mid 1930's other manufacturing ventures, such as food processing and fuel companies, began to move either into existing warehouses or new buildings. By this time only two implement dealers were listed in this area, with International Harvester being one of them.

Train traffic in the area also decreased beginning in the early 1950's and by the mid 1960's multiple mergers within the railroads ended a number of operations. Although rail service continued in some fashion for the next two decades, its decline due to the availability of other means of transportation further eroded the need for large implement houses.

In 1964 International Harvester sold the Pioneer Implement Company building and the McCormick building although they continued to hold other properties in Omaha and the surrounding area until 1974. Since that time the Pioneer building has been occupied by a number of different entities such as the United Parcel Service, an appliance company and a heating and air conditioning business.

The face of the district has changed dramatically since its heyday. Besides the Pioneer Building, only three other implement houses still stand, the Marseilles Manufacturing Company at 1216 South Main, the Sandwich Manufacturing Company building at 1228 South Main and the McCormick Harvesting Machine Company building at 1001 South 6th Street. All three of these buildings were warehouses for factories located in Illinois; Marseilles, Sandwich and Chicago respectively. The Pioneer Building is the only one of these remaining structures that has not been damaged by fire.

E.L. SHUGART'S IMPACT

As one of the founding members of the Pioneer Implement Company, Eli L. Shugart was a successful pioneer¹² in the agricultural implement business in Council Bluffs. Shugart had left his boyhood home in Illinois and arrived in Council Bluffs in 1868. The years he spent on the family farm in Illinois, his public education and the eleven years he had spent engaged in the hardware business prior to moving to Council Bluffs helped prepare him for his future. When he arrived, the city was still only a small place. Just two years prior to Shugart's arrival there had been only one implement company in business, C.J. Fox, which was closed by 1868.

The closure of C.J. Fox may have been due to the establishment of five implement houses in that same year. By the time Shugart opened his first business a year later, Shugart & Lininger Agricultural Implements with partner George Lininger, four of the seven men involved in those previous establishments had left the business. Of the three remaining men, C.B. Waite was the only one still in the area ten years later. Waite was in and out of the implement business throughout his business career and eventually partnered with Shugart.

As wholesale implement dealers, Shugart and Lininger worked to make their business one of the leading commercial interests in Council Bluffs¹³. Unlike other implement houses in the area, the company was able to weather the financial panics of the '70s. In the late 1870's Lininger left the successful partnership to run his own implement house in Omaha. Shugart continued in business as Shugart and Company and then formed Shugart, Waite & Weis by 1886. By 1892 it

¹² Small, 67.

¹³ Field, Homer H. and Hon. Joseph R. Reed, *History of Pottawattamie County, Iowa from the Earliest Historic Times to 1907* (Chicago, Illinois; S.J. Clarke Publishing Company, 1907), 335.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 8 Page 19

was Weir-Shugart Company and in 1893 he, Ferdinand Weis and F.R. Davis formed Pioneer Implement Company. They chose to locate their new building in the up-and-coming "Implement District" south of downtown. Shugart was active in the company until he retired in 1898.

Throughout his life, Shugart was a staunch supporter of business growth and the manufacturing industries. Formally, he served as an officer in an association whose purpose was promoting all manufacturing industries in Council Bluffs. The manufacturing association was formed in November of 1871 by a number of "influential citizens." General G.M. Dodge, of military and railroad fame was president; Shugart's partner G.W. Linger was vice-president; E.L. Shugart and S. Farnworth, part owner of First National Bank, were secretaries and H.C. Nutt was the treasurer.

Through his success in the implement business, Shugart was also able to enter into other ventures and was active in the political arena. He served as a member of the city council for numerous years and a member of the county board of supervisors for three years. In addition, he was one of the founding members of Citizens State Bank in 1882. He served as a stockholder and either the director or vice president of the bank from 1882-1889 and 1895-1898. He was also the owner of extensive and valuable real estate in Council Bluffs and Vice President of First National Bank for a period. He became involved in the hardware business in 1889 and in 1894 joined an already established hardware businessman, L.C. Empkie to form Empkie-Shugart Company. Shugart continued to be involved as a principle investor in this hardware company beyond his retirement until his health failed. He passed away in June of 1908.

Although there were a few other men who had gotten involved with the implement business at the same time Shugart did, he was the only one who was able to stay in the business constantly until he retired near the turn of the century. He is credited in a number of area histories as being a pioneer of the agricultural implement trade and this success allowed him to invest in other business ventures. His dedication and investment in the city of Council Bluffs and confidence in its future was clear. The existence of Pioneer Implement Company's striking and imposing masonry structure, the only remaining structure associated with his career, physically illustrates that confidence.

CONCLUSION

In conclusion, the Pioneer Implement Company building continues to mark the point-of-entry from downtown into the once-prosperous district and is associated with overall changes in the agricultural implement business in the area. The building stands as evidence to the past prosperity of the Council Bluffs "Implement District", both for locally-owned implement dealers and an internationally successful company. It is also a testament to the longevity of a successful pioneer in the city's agricultural implement business. Eli L. Shugart's business partnerships were established with local businessmen for the betterment of the community. Unlike the three other general agency implement warehouses still remaining today in the once prosperous "Implement District", not a penny of the profit Shugart and his partners made as local wholesale implement jobbers was not sent back to factories in the east; instead, it was reinvested into the community that was their home.

FUTURE PLANS

Plans for the renovation of the Pioneer building are underway. The historic warehouse will be renovated into affordable live/work spaces for artists by Artspace, Inc. The renovation will assure the building can continue to stand as a striking anchor to the surrounding area. The promise of the historic "Implement District" still holds as true today as it did over 110 years ago when Eli L. Shugart and his partners first opened the doors of the Pioneer Implement Company. In this Age of Information, this building that once dealt in plowshares is ready to stay on this noble path, furthering the progression of civilization – to become a place for sharing words and ideas – a home for The Arts.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 8 Page 20

Eli L. Shugart

Pioneer of Agricultural Implement Business in Council Bluffs, Iowa
One of Pioneer Implement Company's Founders



E. L. Shugart

Source: Field, Homer H. and Hon. Joseph R. Reed, *History of Pottawattamie County, Iowa from the Earliest Historic Times to 1907*, (Chicago, Illinois: S.J. Clarke Publishing Company, 1907), 332.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

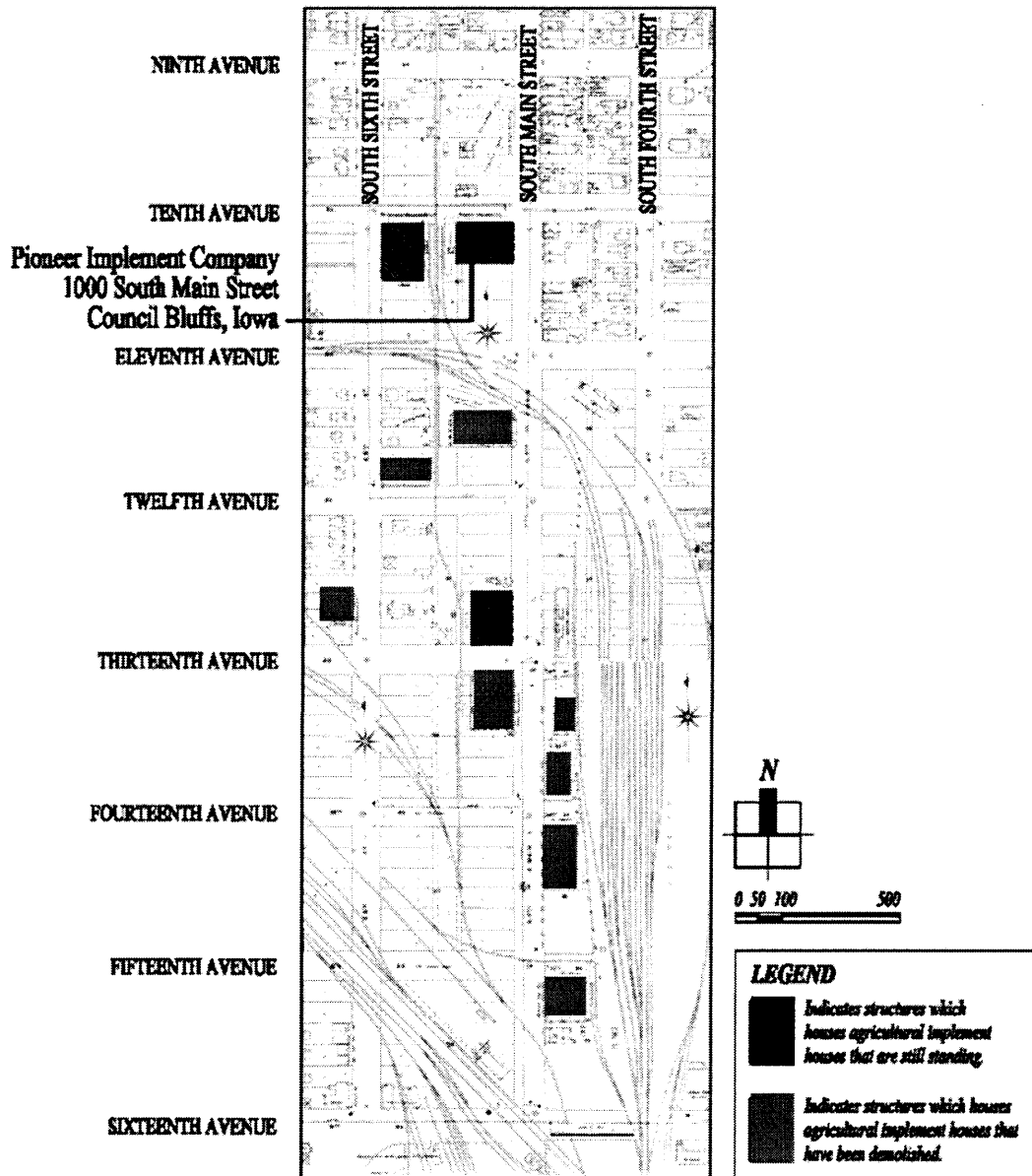
Pioneer Implement Company
Name of Property

Pottawattamie, Iowa
County and State

Section 8 Page 21

Council Bluffs Implement District
1896 Sanborn Map

Boundaries of Implement District: 9th Avenue, South 4th Street, 16th Avenue & South 6th Street



Source: Office of Alley Poyner Macchietto Architecture, Omaha, Nebraska, 2007

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Pioneer Implement Company
Name of Property

Pottawattamie, Iowa
County and State

Section 8 Page 22

Shugart Company Advertisements

— THE —
CITIZENS' STATE BANK.

Cash Capital, \$150,000. Liability to Depositors, \$300,000. Surplus, \$20,000.

Transact General Banking Business. Dealers in Foreign
and Domestic Exchange. Your business is solicited.

J. D. EDMUNDSON, E. L. SHUGART, CHAS. R. HANNAN,
President, Vice President, Cashier

WEIR-SHUGART COMPANY,

WHOLESALE DEALERS IN

AGRICULTURAL IMPLEMENTS,

WAGONS, CARRIAGES AND BUGGIES.

113 AND 115 MAIN ST., COUNCIL BLUFFS, IOWA.

Advertisements dating from 1888-1889 of two companies Eli L. Shugart was active in.

Source: 1888-1889 Business Directory of Council Bluffs, Courtesy of Council Bluffs Public Library, 400 Willow Avenue, Council Bluffs, Iowa.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 8 Page 23

Company Advertisements

PIONEER IMPLEMENT CO.



No. 1000 Main Street
No. 100 Telephone
No. 10 Avenue
No. 1 Goods

—WHOLESALE—

Implements AND Vehicles

Take Broadway and Main Street Electric Cars to Corner
Main Street and Tenth Ave.

COUNCIL BLUFFS.

One of the first advertisements for Pioneer Implement Company just after the new building at South Main Street and Tenth Avenue was completed.

Source: 1893-94 Business Directory of Council Bluffs, Courtesy of Council Bluffs Public Library, 400 Willow Avenue, Council Bluffs, Iowa.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

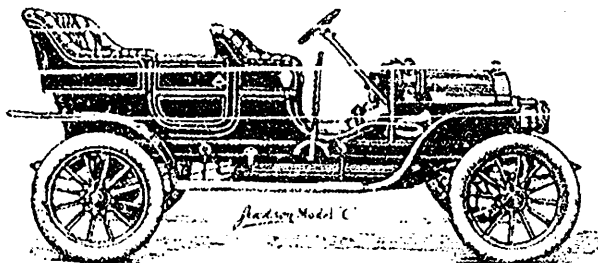
County and State

Section 8 Page 24

Company Advertisements

Implements = Wholesale

No Sand Too Deep. No Hill Too Steep.



The car that climbs hills and stands the heavy work. We have seven year old JACKSON'S in steady hill climbing service.

Correspondence solicited.

Pioneer Implement Company, Council Bluffs, Iowa

This Pioneer Implement Company advertisement illustrates that like many other implement houses around the country, Pioneer sold early automobiles. In this case a heavy duty, work car made by the Jackson Company.

Source: 1909 Business Directory of Council Bluffs, Courtesy of Council Bluffs Public Library, 400 Willow Avenue, Council Bluffs, Iowa.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 8 Page 25

Significant Dates

1964

Status of Buildings Which Housed Eli L. Shugart's Other Business Interests

- *Shugart & Lininger Agricultural Implements*, Date: 1869, Address: Broadway near M.E. Church.
 - M.E. Church located on Southeast corner of East Broadway and South 1st Street. All buildings at this intersection dating from 1869 are no longer standing with the exception of one at 102 and 104 West Broadway. This building no longer retains its period integrity.
- *Shugart & Lininger Agricultural Implements*, Date: 1871, Address: 75 Main (5th Street).
 - If the address was 75 North Main Street, a parking lot was constructed at this site. If the address was 75 South Main Street, a street was constructed at this site.
- *Shugart Agricultural Implements*, Date: 1876, Address: Corner of Court (1st Avenue) and Main (5th Street).
 - A parking lot was constructed on this site along with an extension to 1st Avenue.
- *Shugart and Company*, Date: 1879, Address: Corner of Court (1st Avenue) and Main (5th Street).
 - A parking lot was constructed on this site along with an extension to 1st Avenue.
- *E.L. Shugart and Company*, Date: 1881, Address: Corner of Court (1st Avenue) and Main (5th Street).
 - A parking lot was constructed on this site along with an extension to 1st Avenue.
- *Citizens State Bank*, Date: 1885, Address: South Main (5th Street) and Corner of 1st Avenue (Court Street)
 - A parking lot was constructed on this site.
- *Shugart, Waite and Wies*, Date: 1886, Address: 113-115 South Main Street (5th Street).
 - The Public Library was constructed on this site.
- *Jones and Shugart*, Date: 1889, Address: 211 Broadway.
 - If the address was 211 West Broadway, a strip mall was constructed on this site. If the address was 211 East Broadway, a parking lot was constructed on this site.
- *Wier-Shugart Company*, Date: 1892, Address: 113-115 South Main Street (5th Street).
 - The Public Library was constructed on this site.
- *Shugart and Company*, Date: 1892, Address: 11 S Main (5th Street)
 - U.S. State Bank was constructed on this site.
- *Empkie-Shugart Company*, Date: 1894, Address: 109-115 South Main (5th Street).
 - The Public Library was constructed on this site.
- *Shugart and Knowles*, Date: 1904, Address: 5 South 4th Street.
 - A green space and parking lot have been constructed on the site.
- *First National Bank*, Date: 1900, Address: 501 W Broadway.
 - A fountain has been constructed on the block.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 9 Page 26

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Sanborn Map Company. Insurance Maps of Council Bluffs. New York: 1928. Digital. Council Bluffs Public Library, Council Bluffs, IA.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 9 Page 27

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Pioneer Implement Company

Name of Property

Pottawattamie, Iowa

County and State

Section 10 Page 28

Verbal Boundary Description

Riddles sub lots 1 thru 7 and lot 14 block 10 and all vacated alley between and E1/2 W alley adjacent lots 7 and 14.

Boundary Justification

This includes all of the property historically associated with the Pioneer Implement Company.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Pioneer Implement Company
Name of Property

Pottawattamie, Iowa
County and State

Section photos Page 29

Photographs

Photograph	Description of Photograph	View
1.0	Pioneer Implement Company / Pottawattamie County, Iowa / Christina A. Jansen / September 20, 2007 / Office of Alley Poyner Macchietto Architecture / Partial East Façade of 1927 Addition & 1893 Building Looking Northwest	
1.1	Same as above / Southeast Corner of Building Looking Northwest	
1.2	Same as above / North Façade Looking Southwest	
1.3	Same as above / Partial West Façade of 1893 Building & Metal Clad Addition Looking Southeast	
1.4	Same as above / West Façade of 1927 Addition Looking East	
1.5	Same as above / South Façade of 1893 Building & 1927 Addition Looking North	
1.6	Same as above / Interior of First Floor of 1893 Building Looking Northeast	
1.7	Same as above / Interior of First Floor of 1893 Building – East Stair Looking West	
1.8	Same as above / Interior of Second Floor of 1893 Building Looking Southeast	