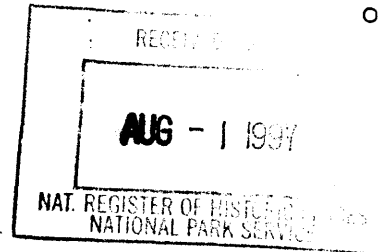


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



960

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 an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Peterson Manufacturing Building
other names/site number New London Cooperative Creamery

2. Location

street & number 213 West Main Street NA not for publication
city or town New London NA vicinity
state Iowa code IA county Henry code 087 zip code 52645

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Patricia Churkin 7-29-97
Signature of certifying official/Title Date
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)
Signature of certifying official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Edson H. Beall
Signature of the Keeper

8/29/97
Date of Action

Name of Property

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

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

NA

Number of contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Industry, Processing, Extraction
 Manufacturing facility
 Agriculture, subsistence, processing
 Social meeting hall

Current Functions
(Enter categories from instructions)

Recreation and culture/ Museum

7. Description

Architectural Classification
(Enter categories from instructions)

NO STYLE

Materials
(Enter categories from instructions)

foundation Stone
 walls Brick
 roof Metal
 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 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.)

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 # _____

Areas of Significance

(Enter categories from instructions)

Industry

Period of Significance

1908-1946

Significant Dates

1908

1928

Significant Person

(Complete if Criterion B is marked above)

Peterson, John Edgar

Cultural Affiliation

Architect/Builder

unknown

Peterson Manufacturing Building
Name of Property

Henery County, Iowa
County and State

10. Geographical Data

Acreage of Property _____

UTM References

(Place additional UTM references on a continuation sheet.)

1	15	634419	4531530
Zone	Easting	Northing	
2			

3			
Zone	Easting	Northing	
4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Chester A and Ila C. Coleman
organization Dover Historical Society Inc. date 08-20-1996
street & number 103 N. Walnut Street. telephone 319-367 5909
city or town New London state IA. zip code 52645

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional Items

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

Property Owner

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

name Dover Historical Society Inc. (Building is wholly owned).
street & number 213 West Main St. telephone _____
city or town New London state IA. zip code 52645

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Peterson Manufacturing Building
New London, Iowa

DESCRIPTION:

The Peterson Manufacturing Building is located along Highway 34 at the west end of the main business district of New London, Iowa.

The 30 foot wide front of the metal roofed, two story brick building faces north with its 106 foot 4 inch length running north and south. John Edgar Peterson built the first floor of the building in 1908 to expand his glove manufacturing business. The 1908 date is engraved in stone high up on the front of the building. The Masonic Lodge #28 built and owned the second story of this commercially designed building. They signed the agreement to construct the second story in 1909.

Three other New London commercial buildings built in the same era as this building were constructed with semicircular arched upper windows. This building and others were built with cut stone header or a low arched brick design over the windows and doors. Buildings of this width were normally constructed with gable roofs while wider buildings were built with parapet walls and low sloping roofs. This is the only one with a cathedral designed interior ceiling.

The first floor, with its 12 foot high ceiling, housed the Glove and Mitten Manufacturing business, consisting of factory area and two front office rooms, with wood floors throughout the building. The 3 chimneys indicate that the building's first and second floors were probably heated by wood or coal stoves. The first floor windows were wood frame double hung windows, each had two panes per sash. The interior walls were plaster on brick.

In 1928, the first floor was remodeled to house a creamery. There was a butter production room and a cooler room to store the butter. All wood floors were replaced with concrete, except the front offices and a rest room. A low pressure steam boiler was put in the south part of the building for heating. Minor window and door access changes were made to facilitate the butter production.

The Masonic Lodge that owned the second floor of this building built an outside, open stairway on the west side of the building leading to the main street. The stairway led to a platform with two entry doors into the lodge story. The Mason's part of the building consisted of 2 rooms, 14 feet by 24 feet each, in the north end. The next 2 rooms were 12 feet by 14 feet. There was also a rest room. The remaining area of the second story measured 28 feet by 70 feet and was one room.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7,8 Page 2

Peterson Manufacturing Building
New London, Iowa

DESCRIPTION (continued):

All of the second floor has a cathedral ceiling reaching 15 feet 4 inches high. This was constructed with scissor trusses using two by eight boards bolted together. Halfway down the west side of the Great Room were a set of 3 colored glass windows set in a wood sash. Each sash has a row of 4 inch square panes of glass bordering a larger center pane of blue glass on the lower set. The upper sash has clear glass center panes. All other windows originally were glazed with opaque glass in the lower sashes and clear glass in the upper.

There has been little change made to the second story except one area of the roof in the southeast corner of the building, which will be restored to its original structure as time and funds permit. A small freight elevator, still existing, was added by the west wall near the south end of the building. There still remains traces of the original paint on the walls of the great room.

STATEMENT OF SIGNIFICANCE:

The property is eligible for the National Register at the local level of significance under criterion "A" for its association with two important developments in the town's past economy. Each constituted an agricultural-related light industry, the first being a glove and mitten factory (1908-ca. 1927) which processed available leather and wool materials, and the second being a creamery (1928-1968) which produced dairy products during a now bygone era when such processing took place in numerous small creameries across Iowa. It is also locally significant under criterion "B" as the last major enterprise of New London's leading entrepreneur, John Edgar Peterson, during the years 1908 to his death in 1917.

The Peterson Manufacturing Building was the main place of employment for many New London citizens including both men and women. This contributed greatly to the economy of the town and surrounding area.

The fact that 2 separate owners one on top of the other, occupied the same building, is an unusual circumstance.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7,8 Page 3

Peterson Manufacturing Building
New London, Iowa

HISTORICAL BACKGROUND AND SIGNIFICANCE:

John Edgar Peterson built this building for the glove and mitten manufacturing facility in the year 1908. This made a great contribution to the economic development of the city of New London.

His father, of Swedish decent, came to New London in 1856. He started a mercantile business, which was located in the next block east, and later belonged to John Edgar. This family business lasted for 61 years. John Edgar Peterson organized New London's first bank (First National Bank which became the Iowa State Bank) and was president until his death in 1917. He was president and cofounder of Henry County Telephone Company; founder of the New London Improvement Company in 1892; founder of the New London Land Company in 1894; and founder of the Henry County Land Company in 1896. These enterprises were instrumental to the town doubling the area in a few years.

Besides running the Peterson Mercantile Business, he had this manufacturing building at 213 West Main Street built in 1908 for a glove and mitten factory. There were 50 employees at this factory, with a weekly payroll of \$300.00. This was New London's largest employer at that time. The factory had its own electric generator as the New London light plant operated only in the evening.

At Peterson's death in 1917, the factory closed briefly, throwing 50 people out or work. The New London Journal reported, "by November of 1920, it was running full blast again."

Fairfield Glove and Mitten Factory, owned by the Hunt Brothers, bought the local factory and put Mr. and Mrs. B. E. Snyder in charge. After Mr. Snyder's death, Mrs. Snyder continued as forelady. The New London Journal of May 27, 1926 reported, "the Chamber of Commerce entertained 30 employees at a dinner at McClure's Cafe, noting the employees ranged from high school youths working part-time to a 70 year old."

Wages ran from \$12.00 to \$25.00 per week, and they made 50,000 dozen pairs of gloves per year. The depression was approaching when the New London Journal reported, "the Fairfield owners planned to close the factory." The town tried desperately to keep it open by offering free electricity, water, and taxes, but it closed.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

Peterson Manufacturing Building
New London, Iowa

HISTORICAL BACKGROUND AND SIGNIFICANCE (continued):

This statement was printed in the New London Journal, Centennial Edition 1975 "Many poor people in this city owed their daily bread to Peterson Manufacturing Company. Peterson is a public benefactor."

Peterson Manufacturing was the only manufacturing co. in New London at that time. Other business were banking, automobile sales, mercantile business, feed and grain, carpentry and construction, and other related business activities

New London had a creamery for 40 years, from 1928 to 1968. A group of farmers and business men organized a cooperative creamery. E.R. Morrow, chairman of the board, Herbert Beyer, E.F. Hasenclever, C.C. Swan, William Orndorff, and Elmer Wright were the first officers. (New London Journal, Sept. 20, 1928).

The Harvest Festival of October 4, 5, and 6, 1928, which drew an estimated 18,000 people to New London, cleared \$7,000, and was used to start the creamery. The remainder was raised by loans of \$25.00 to \$100.00 on 6% notes from business men and farmers. Patrons elected officers to run the business.

The organization remodeled the building on the south side of Main Street which housed the Peterson Mitten Factory and the Masonic Lodge. The Masonic Lodge also sold their interest in the building and moved to another location. A big celebration opened the creamery operation on June 19, 1929. Highway 34 was roped off for a street dance with free lemonade and buttermilk served. The creamery had the capacity to make up to 3000 pounds of butter per day.

Cream was collected from farmers three times a week, with Perry DeSpain, Tom Sullivan, Frank Walz, Willis Hanks, and Mr. Miller driving five routes. Their "Land o' Canaan" butter was sold in tubs and shipped to eastern markets by way of the CB&Q Railroad. One pound packages were sold locally. The cremery closed suddenly in July 1931, in spite of having produced a record 28,000 pounds of butter in May. The depression had struck the shaky financial structure of the organization, and it went under court direction.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8,9,10 Page 5

Peterson Manufacturing Building
New London, Iowa

HISTORICAL BACKGROUND AND SIGNIFICANCE (continued):

The Burlington Sanitary Milk Company bought it in December 1931. Manager, A.C. Simmons along with employees, Willis Holland, Nick Nosbisch, Max Heater, Helen Bond, Perry DeSpain, Willis Dyer, Roy Mathews, and Jack Harper, worked in the creamery. There were 11 routes collecting cream. By 1935 it was known as the White House Creamery. This was operated until 1968, when they closed permanently.

The building was used for a warehouse for many years. Recently the building was purchased by Chester and Ila Coleman who donated it to the Dover Historical Society, Inc. to be used as a Historical Museum.

There were 3 other buildings known to have been built and owned by J. E. Peterson. One building of similar size which was a part of the glove and mitten manufacturing business was built in 1911 of brick and concrete. It stands just 15 feet west of the building we have been discussing. Another, a very nice private residence, located at 207 North Pine, constructed of brick in 1915, is now owned by the Pence family. Third, the original Peterson Mercantile Building was one block east of the Peterson Manufacturing Building, on the north side of Highway 34. The Mercantile Building was torn down and a brick building was built in its place in 1902. That building burned down in 1927.

BIBLIOGRAPHY:

New London Journal, Centennial Edition 1975
Legal Abstract of property
By personal information of Chester Coleman

VERBAL BOUNDARY DESCRIPTION:

The east 30 foot of lots 3 and 4 in block 7 of the original plat of New London, Henry Co, Iowa

VERBAL BOUNDARY JUSTIFICATION:

The nominated building includes all property associated with it.