

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Beatrice Creamery Company (Lincoln Plant)  
other names/site number Meadow Gold Block LC13:C8-123, LC13:C8-133

## 2. Location

street & number 726 L Street n/a not for publication  
city or town Lincoln  vicinity  
state Nebraska code NE county Lancaster code 109 zip code 68508

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

     national      statewide x local

Michael J. Smith  
Signature of certifying official/Title

Jan. 23, 2012  
Date

Director/CEO/SHPO, Nebraska State Historical Society  
State or Federal agency/bureau or Tribal Government

In my opinion, the property      meets      does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

☒ entered in the National Register

     determined eligible for the National Register

     determined not eligible for the National Register

     removed from the National Register

other (explain):     

Jan. 23, 2012  
Signature of the Keeper

3/12/2012  
Date of Action



Beatrice Creamery Co. (Lincoln Plant)

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## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

### Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
7	5	buildings
		sites
1	2	structures
		objects
8	7	<b>Total</b>

### 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

none

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

#### INDUSTRY/PROCESSING:

cold storage, creamery

### Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

AMERICAN MOVEMENTS

OTHER: Commercial style

### Materials

(Enter categories from instructions.)

foundation: concrete, brick

walls: Brick, metal

roof: Flat,—built-up tar & gravel , membrane

other:



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## Narrative Description

### Summary Paragraph

The former Lincoln Plant of Beatrice Creamery Company, also known as the Meadow Gold Block, is a complex of 12 buildings occupying Block 84 (300'x300') of the Original Plat of Lincoln, Lancaster County, Nebraska. The early creamery buildings are all of brick, varying in tone from deep red to salmon. More recent structures have walls of vertical metal panels. The flat-roofed buildings range from one to six stories in height. The south façade on L Street was the historic "main address" of the plant, while the west side on South 7th Street is the most built-up, with 300 feet of frontage, interrupted only by the center alley. The north face of the block towards M Street is made up of one and two story structures. The center of that block front consists of three newer, red-brick facades that lack integrity to contribute to the historic character of the block, but do not distract from the larger, older buildings around them. The east part of the block is the most altered, with surface parking along the street, two vertical tanks, and a metal-clad warehouse (Building K) at the center of the frontage. The plant includes seven contributing buildings (A-F and J) and one contributing structure (the bridge connecting Buildings D and E), five non-contributing buildings (G, H, I, K, and L) and two non-contributing structures (two modern storage tanks). The tanks and Buildings G, K, and L were all built after the period of significance (1902-1960).

## Narrative Description

The former Lincoln Plant of Beatrice Creamery Company is located in an industrial district west of downtown Lincoln, one block east of the south end of Burlington Railroad's central Lincoln rail yard, and about six blocks east of Salt Creek. The nearly level site is located at the east edge of the 100-year floodplain of Salt Creek and historically the west portions of the site flooded. The site contains an interconnected complex of a dozen buildings, with historic structures constructed between 1902 and 1916. The complex was traditionally addressed as 726 L Street—the office location in what is now referred to as Building A. This description begins with Building A on the south side and proceeds clockwise around the block. The site formerly had rail service on both the east and west sides, as well as a spur that entered the block from the south near the middle of the L Street frontage. Remnant tracks remain north and south of the block and in the pavement of 8<sup>th</sup> Street on the east side of the block, but no tracks are extant on the block.

### L STREET FAÇADE

The south, main façade of the Meadow Gold Lincoln Plant consists of four buildings in two main groups—the tall, 5 and 6 story cold storage structures on the west side and a pair of two-story buildings on the east side. All four of the buildings are organized in vertical, recessed bays separated by narrow brick piers. All of the bays corbel out at the top, forming a simple cornice. This pattern was set by Building D in 1904. Loading docks extend the full length of the south façade. The brick of the first story is painted white, across the length of the L Street frontage.

### Building A (contributing building)

The southeastern-most building of the complex, 726 L Street or Building A, is a two-story, flat-roofed brick building consisting of three bays on the south (street) façade and 10 bays of windows on the second story facing east. The east façade is common brick laid in 5:1 common bond, while the south front is smoother, pinkish pressed brick in running bond. There is a low, concrete dock across the south face of the building, with a timber bumper. The main entrance to Building A is accessed by concrete steps at the east end of the dock. That doorway has a wide, limestone surround, apparently an early alteration as the wall above it retains a rowlock arch of an earlier opening. Two windows in-filled with glass blocks, under a glazed transom, flank the entrance. A metal canopy shelters the loading dock across the face of Buildings A and B. The second-story, south windows of Building A are reduced in size from their openings, with a panel infilling the top of each opening. On the L Street front, the second story windows of Building A have concrete sills, while on the east side the sills are a rowlock course.

On the east side of Building A, a metal-clad, insulated shed covers 8 bays of the first floor, called the "Dispenser Dock" on a late site plan. A rail spur formerly entered the block at the location of the dock, which was added after the tracks were removed sometime after 1949.<sup>1</sup> The south portion of the east wall of Building A is angled slightly westward, apparently to accommodate the angled entry of the spur track into the block. In 1981 the insulated shed enclosed the truck dock, which previously just been covered by a canopy. That canopy, which drains towards Building A, was retained as the shallow shed roof of the enclosed dock.

The south entrance to Building A opens on a staircase to the office level on the second floor. The first floor of Building A was constructed ca. 1902 as part of an ice-manufacturing and cold storage business; the second floor was apparently added in 1909 by Beatrice Creamery for office space, which is likely when the limestone frame was introduced around the main entrance.<sup>2</sup> The office

<sup>1</sup> The Sanborn Map Co. atlas of Lincoln NE of 1928, as updated through 1949, still showed the spur track.

<sup>2</sup> The 1903 Sanborn atlas shows a single story building with the canted east wall of Building A; Beatrice Creamery acquired the property in 1909 and the office level was illustrated in *Beautiful Lincoln* of 1912.



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space has been remodeled including encasing the posts and dropping the ceiling, but the canted east wall is apparent. In storerooms at the north end of the second floor, original posts and beams are still visible.

The first floor of Building A is divided into several rooms and also has a doorway to the east Dispenser Dock. That dock and portions of the first floor of Building A share a conveyor/rail system for the movement of materials. This system and the tile floor in which it is imbedded apparently date to the 1981 conversion of the east truck dock into the enclosed Dispenser Dock, after the period of significance.

Building B (contributing building)

Building B was constructed in 1905 as a single story "Brick Ice House," 40 feet tall.<sup>3</sup> It was windowless in early views. Three small, low rectangular windows have been added to the second story of Building B, with rowlock sills. The openings are glazed with modern windows. The roof of Building B retains three hipped-roof monitors to provide skylighting to the building below. Ceilings have been built rendering the skylights no longer visible from inside although the southernmost one, near the south façade, is visible from the street. The north rear wall of the second story has a band-window of glass block. Near the south end of the second floor, an open well with a pipe railing would have shared light from the skylights down to the windowless first story. The southernmost portion of the second floor is configured as a kitchen, with windows on both the south façade and on the north interior wall towards the light well. Former employees refer to the area as a "break room" but it appears to have been constructed, perhaps in the 1950s or '60s, as a test kitchen.

Building C (contributing building)

Construction on Building C, a six-story creamery and cold storage facility, commenced in Sept. 1909, a few months before Beatrice Creamery Co. (BCC) purchased 2/3 of the block in December 1909.<sup>4</sup> Building C has large, segmental arched windows on the first and second floors, double-hung with 2-over-2 sash. The windows of the lower stories have four courses of rowlocks in their arches. The building is windowless on floors three and four, and has smaller segmental arched windows (2 courses of rowlocks) on the fifth floor, and round-headed windows on the sixth (top) story. The sixth floor openings have arches with four courses of rowlocks, projecting on the top and bottom courses to form a modified label molding. (The fifth and sixth floor windows have been blocked up.) All of the south windows of Building C have smooth, concrete sills.

On the south façade of Building C, the canopy which stretches across the L Street frontage is interrupted where three external, vertical tanks stood on the dock until their recent removal in the salvage operation in 2009 (preceding the purchase by the current owners). The concrete loading dock bears the circular imprint of the tanks. The concrete dock is higher in front of Building C than the portions east or west along L Street and an insubstantial pipe railing stands along the south edge of the dock.

Building C closely follows the design and brickwork of Building D, adjacent to the west, which predated Building C by five years and Building B by a single year. The first five stories of Building C nearly match Building D in design and brickwork. At the fifth floor the piers and the recessed panels corbel out, forming simple capitals atop the piers and a more elaborate denticulated pattern flanking the window tops. An additional line of corbelling crowns each panel, above which a simple band serves as a cornice atop the fifth story. The top story of Building C is treated like an attic, set above the five stories. Originally that uppermost story had a central ornament and raised corners, with an angled parapet between. That cresting has been removed and the parapet is flat, with clay coping tile.

The interior of Building C originally included a butter packing room on the south end of the first floor and the churning room further north, separated by an interior wall with a bank of high windows, borrowing light into the churning room deeper in the building. That window wall is still extant. Building C is massively built with reinforced concrete columns spreading into mushroom tops. Upper floors were built for cold storage and were insulated with thick layers of cork on the walls and columns. In several locations within the complex, extensive banks of electrical panels and cascades of conduit and other piping reflect the complexity of the equipment formerly installed in the spaces (and the challenge of upgrading electrical service and other infrastructure over a century of industrial use).

Building D (contributing building)

Building D at the corner of South 7<sup>th</sup> and L Streets was built in 1904 by Lincoln Ice and Cold Storage Company as a cold storage warehouse.<sup>5</sup> It had windows on the first and fifth floors on both the south and west facades; the upper south windows have since been blocked up. The windows of Building D have quarry-faced limestone sills, including the large first floor windows which have 6-

<sup>3</sup> Lincoln Building Permit 737.

<sup>4</sup> BCC acquired permits as early as June 30, 1909 (#3196) and three more on Sept. 15, 1909 (3262, 3350, and 3352).

<sup>5</sup> Building Permit 162 and *Nebr. State Journal* of 1/1/1905.



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over-6, double-hung sash (Photo 28). The south (L St.) façade is constructed of pinkish, pressed brick, slightly darker than the face brick of Building C, laid in running bond. The west (7<sup>th</sup> St.) side of Building D is laid up in common brick and common, 5:1 bond. At the fifth floor level of Buildings D and C, the tops of the brickwork piers corbel out and the recessed panels have corbelled dentils flanking the arched windows. These massive industrial buildings have little ornament, but the regularity of the few windows, the verticality of the piers and panels, and the crowning brickwork cornices are simplifications of the Commercial Style of tall office buildings of the period.

The south loading dock, covered with a canopy, continues across the façade of Building D. The dock has been expanded and altered with a newer concrete facing, cast with a brick face texture. Above the dock, the first story had three doors separated by two windows, all topped with rowlock arches. The easternmost doorway of Building D is the least altered. The central doorway has been in-filled with brick and a small window. The west doorway has been enlarged and has a roll-up metal door.

On the west side of Building D, a metal shed encloses a concrete dock adjacent to the building, and second metal shed encloses a grade-level truck bay at the location of former railroad tracks. The position and box-car floor-height of this west dock reflect its original function adjacent to a rail spur. Early photos showed a freestanding platform in the right-of-way along the west side of the track but that feature is not extant. The former rail spur dock along the west side of Building D has been largely enclosed in recent years, using an older canopy as the roof system. A small portion towards the north end of the dock is open, showing two rowlock arched doorways (one now bricked-up, the other with an old paneled door). There are additional west doorways opening onto the enclosed portions of the dock.

There is a metal fire escape ladder on the eighth bay from the southwest corner, accessed by doors cut at each story. The windows of atop the west side of Building D have not been bricked-up, instead displaying deteriorated 2-over-2, double-hung sash. Two drains for the roof have rowlock arch openings through the west parapet and long downspouts.

BCC converted the upper levels of Building D from cold storage to dry storage at an early date, perhaps as soon as Building C was constructed in 1909.<sup>6</sup> A primitive freight elevator and a narrow wooden staircase access the upper floors of D, which are constructed with a timber frame inside brick bearing walls. Cast-iron caps atop the timber posts join the rows of posts to the floor joists above them. Any insulation of the original cold storage use of Building D has been removed. The wooden floors show extensive patching and leveling. On the second floor a large opening has been crudely hammered through the intervening masonry wall between Buildings C and D, probably to facilitate the salvage of large equipment prior to the sale to the current owners. Similar damage occurs elsewhere in the complex.

Building E and bridge between Buildings D & E (contributing building and contributing structure)

Building E is separated from Building D by an east-west alley that extends a short distance into the block. The alley is spanned by an enclosed bridge or skywalk at the fourth floor level, linking the storage spaces of those two buildings. Building E lacks any interior staircase to its top two floors, relying for access entirely on its freight elevator, and on the bridge to Building D and the vertical circulation provided in Buildings C and D. The bridge reflects the high degree of interconnection and interdependence of the buildings of this complex. The metal siding enclosing the bridge appears to have been added after the period of significance, but this feature is four stories above the street, spanning an alley, so its loss of material integrity is outweighed by its remaining ability to convey its original and significant function.

Building E was constructed by BCC in 1916 as an "Ice House,"<sup>7</sup> consisting of four floor levels above a basement. The ground floor has three large doorways on the west side (one bricked up) but no windows. The second level is 28 feet tall, equivalent to nearly three stories in a single windowless volume. Two upper stories have 2-over-2, double-hung windows on the east and west sides.

The brickwork of Building E represents a variation on the theme established by Buildings A-D, with narrow vertical piers separating the bays of the upper floors, above a plain base/first floor. The piers lack the corbelled "capitals" of Buildings C and D and all of Building E's facades are laid in 5:1 common bond. The two upper floors are set off by horizontal stringcourses, and the top, segmental-arched windows have brickwork labels. The cornice has a corbelled, denticular pattern. The southwest corner of the building, on the mid-block alley, is a windowless elevator shaft, topped with a brick penthouse for the lifting equipment.

The first floor of Building E has massive, square-section concrete piers to support the weight of the ice room above. The second level ice room is an immense volume, approximately 90x84 feet in plan and 28 feet tall. Insulation and refrigeration pipes have been

<sup>6</sup> Undated sketch plans of Buildings C and D, ca. 1920. On file, Lincoln Planning Dept. The floor plans are labeled by uses and include the "crosswalk" bridge across the mid-block alley, indicating Building D of 1916 was standing.

<sup>7</sup> Building Permit 6681.



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removed from the walls and ceiling. Tall, slender, riveted steel posts support the upper levels. There is an elevator shaft in the southwest corner of the room, with two upper doorways bricked-in. An early interior photograph of this room loaded to over half of its height with giant ice blocks makes clear the function of those upper stops on the elevator, which would have been necessary to access the rising "floor" level when the room was being filled with ice. The top floors of Building E were used for dry storage.

Building F (contributing building)

Building F is a two story building at the corner of South 7<sup>th</sup> and M Streets, abutting the north side of Building E. It was constructed in 1909 for a wholesale produce business, then was acquired in 1911 by BCC.<sup>8</sup> It is built of dark red brick, pressed with rounded corners. The bricks are marked "V.V.V. B[rick] & T[ile] Co. Neodesha, Ka[nsa]s." The windows are rectangular, with cast-stone sills. Early views show double-hung sash. The openings are currently filled with glass block, with ventilators in the upper floor openings, dating from a remodeling of 1946.<sup>9</sup> A wide canopy<sup>10</sup> with a corrugated metal roof covers a high, concrete dock on the west side and turns the corner to include one bay of the north side, where an insulated addition covers the dock. That enclosure was probably added after 1956.<sup>11</sup> The building has a high parapet on the west and north sides, detailed as a boldly corbelled, denticulated cornice. The lower portion of the north wall has electrical plug-ins formerly used for overnight support of refrigerated trucks; the brick wall is battered from contact with vehicles.

After its original use by a wholesale produce business, from 1912-1939 Building F was operated by Franklin Ice Cream Company, even though BCC owned the property.<sup>12</sup> After 1939 Beatrice absorbed Building F into its operation, principally for ice cream manufacturing. A dog-leg stair connects the first and second floors. The second floor has a tile floor inlaid with drains, and tile walls, reflecting its remodeling of 1946 for manufacturing use.

Building F stands near the east edge of the Salt Creek flood plain and both photographic evidence and the condition of the basement indicate that the lower level suffered flooding, probably several times between construction and the early 1950s, when watershed improvements alleviated the frequency and severity of these events.<sup>13</sup>

Building G (non-contributing building)

Building G, attached and east of Building F, is a shallow building connecting Buildings F and H, screening what was originally an open space between Buildings F and H that contained a scale. Building G was built after the late 1950s.<sup>14</sup> It served as a freezer, behind a feature-less red brick wall. While the facade does not detract from the overall appearance of the complex, it must be regarded as a non-contributing feature based on date of construction.

Building H (non-contributing building)

Buildings H and I are similar single story structures on M Street with red brick facades and large overhead doors. Building H has two large overhead doors, added when the new façade was installed as an alteration of 1984, accommodating two truck receiving bays within the building.<sup>15</sup>

Building I (non-contributing building)

The façade of Building I appears to be of similar date to that of Building H—well outside the period of significance of the block, even though parts of both structures (H and I) probably date from 1910 (behind the facades). The Sanborn atlas as updated in 1956 labels both as "Freezing tanks." Building I contains the boiler room.

Building J (contributing building)

Building J was constructed ca. 1910<sup>16</sup> and is set back about 35 feet from the M Street frontage. Building J has evidence in the north façade of two large, round-headed doorways. For decades, Building J was largely invisible, wrapped by a structure to the north and a power house to the east. It also was exposed again after the demolition of the neighboring structures in the later 20<sup>th</sup> century. The building contained ammonia compression chilling machinery, most of which was salvaged before the property was acquired by the present owners. There are two skylights in the roof of Building J.

<sup>8</sup> Building Permit 3262 of 1909, Lancaster County Deed 168:209 of 1911.

<sup>9</sup> Building Permit 44057.

<sup>10</sup> At least part of the canopy was added in 1947 per Building Permit 44190.

<sup>11</sup> The Sanborn Map Company atlas of Lincoln, as updated through 1956, did not show that canopy, north dock, or cooler enclosure.

<sup>12</sup> Lancaster Deeds, Lincoln City Directories.

<sup>13</sup> "Five Decisions that Shaped Lincoln," Star City Venture.

<sup>14</sup> Building G was not yet extant when the late update of Lincoln's Sanborn atlas was issued in 1957.

<sup>15</sup> Building Permit 137887 of 1984, \$41,000 estimated cost.

<sup>16</sup> Sanborn Atlas of Lincoln.



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External storage tanks (non-contributing structures)

Most of the large vertical tanks were also salvaged from the site, but two remain adjacent to the east wall of Building J. These are non-contributing structures, based on their recent dates of construction.

Building K (non-contributing building)

Building K is a metal building constructed 1985 as a warehouse/cooler<sup>17</sup>. It has six overhead doors on the south wall to accommodate unloading trucks. The warehouse does not contribute to the historic character of the Meadow Gold block, due to its recent construction.

Building L (non-contributing building)

Building L is a metal freezer structure, added to the interior of the block in 1983<sup>18</sup>, south of Building G and west of Building K. It is not visible from the exterior of the complex and neither detracts from nor contributes to the historic character of the block.

The east side of the block is paved and has been used in recent years for truck maneuvering and parking. Historically, the frontage of S. 8<sup>th</sup> Street was fully developed with buildings, including a wholesale meat distributor on the corner of 8<sup>th</sup> & M, a power plant and a bottling works (sometimes beer, sometimes spring water) in the middle of the 8<sup>th</sup> Street frontage. All of the 8<sup>th</sup> Street buildings were removed in the third quarter of the 20<sup>th</sup> century. Railroad tracks that formerly clipped the southeast corner of the block have been removed but remnants are visible off-site.

In summary, seven substantial historic brick buildings, all constructed in the early 20<sup>th</sup> century and used by Beatrice Creamery Company, occupy the majority of the block bounded by M, L, South 7<sup>th</sup>, and South 8<sup>th</sup> Streets, along with one contributing structure—the bridge connecting Buildings D and E. The contributing buildings include all the large, multi-story buildings on the block and contain over 90% of the square footage of the block—approximately 124,000 of 134,000 square feet of the block's improved space. (These figures exclude basements, as the flood plain renders most of them unusable.) The five non-contributing buildings of brick or metal, and two non-contributing structures (vertical tanks), and various smaller non-contributing metal-clad appendages, alter the earlier appearance of the complex but only to a minor degree on the most significant south and west facades. The east frontage of the block is the one most substantially altered and it has always been a secondary frontage in terms of Beatrice Creamery Company's use of the block.

<sup>17</sup> Building Permit 140730, estimated construction cost of \$583,700.

<sup>18</sup> Building Permit 136504, estimated construction cost of \$178,000.



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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Areas of Significance

(Enter categories from instructions.)

Commerce, Industry

Architecture

### Period of Significance

1902-1960

### Significant Dates

1904, 1909, 1916

### Significant Person

(Complete only if Criterion B is marked above.)

n/a

### Cultural Affiliation

n/a

### Architect/Builder

C. A. P. Turner (engineer, Building C),

Campbell Bros (Bldg D), P. H. Bush (Bldg E)

### Criteria Considerations

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

Property is:

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

### Period of Significance (justification)

Lincoln Ice Company commenced construction of the oldest extant building on the block ca. 1902 (part of Bldg A), followed by Lincoln Ice & Cold Storage Co.'s massive warehouse in 1904 (Bldg D). These structures formed the nucleus of Beatrice Creamery Co.'s plant when BCC acquired most of the block in 1909. Bldg E of 1916 was the last major structure added. When BCC took over Bldg F from Franklin Ice Cream Co. in 1939, it completed the dairy company's consolidation on the block. The end date reflects the BCC's continued use and alteration of the complex, and the 50-year cut-off of the NRHP.

Subsequent changes removed historic structures or replaced historic facades, especially in the 1980s, to accommodate new processes and especially to facilitate shipment by tractor-trailer, after rail service ended to the site.



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Beatrice Foods' Lincoln Plant remained a significant employer in Lincoln even as the parent company's emphasis broadened from dairy to include other foods in the 1940s and '50s, and eventually emphasized non-food acquisitions in the '60s and '70s. The period of significance includes the earlier construction and integration of multiple buildings into a unified cold storage and creamery operation, reflecting the local origins and rapid expansion of Beatrice Creamery Company.

**Criteria Considerations (explanation, if necessary)**

n/a

**Statement of Significance Summary Paragraph**

Beatrice Creamery Company's Lincoln Plant (the Meadow Gold Block) is significant on the local level under criteria A and C in the areas of commerce, industry, and architecture. The complex had its origins in the local ice business, which soon provided a platform for Beatrice Creamery's burgeoning local creamery operation. The complex exemplifies that company's meteoric expansion in the early 20<sup>th</sup> century based on innovations in transportation and collection of raw material, processing, packaging, and marketing. The complex combines a dozen buildings built for several different enterprises but the early structures display a high degree of design coordination under Beatrice's management.

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**Narrative Statement of Significance**

**A note on "level of significance":**

Beatrice Creamery Company—Beatrice Foods after 1946—had its origins in Lincoln, Nebraska in the late 1890s and grew into a huge international conglomeration of businesses by the 1980s, when it was acquired and dissolved in what at the time was the largest leveraged buyout in history. The company's early headquarters building (1900/1904) is still extant at 709 P St. in Lincoln's Haymarket Landmark District and that single, four-story building arguably has significance beyond the local level. However, the company's expansion was so rapid that by the time it acquired and developed the Meadow Gold Block, between 1909 and 1916, this large complex was just one of Beatrice's several major creameries in the region. Furthermore, the Beatrice Creamery moved its headquarters from Lincoln to Chicago in 1913, before the full development of its Lincoln plant. Hence the significance of Lincoln's Meadow Gold Block best understood at the local level.

**George Haskell and the Early Development of Beatrice Creamery Company**

George Haskell (1864-1919)<sup>19</sup> moved from Iowa to Nebraska to work as a bookkeeper and then secretary of Fremont Butter & Egg Company, first in Fremont and then in Beatrice, Nebraska. The company succumbed to the Panic of 1893 and Haskell formed his own company (Haskell, Bosworth & Company) in Beatrice. He established early branches in Kansas and by 1896 had an office in Lincoln, the state capital. Haskell organized a network of "skimming stations" on railroad lines throughout Nebraska and Kansas to which farmers could bring whole milk to separate the cream for purchase. Haskell's successive companies began financing the purchase by farmers of DeLaval cream separators from the Swedish company (having negotiated a 1% discount from DeLaval). This innovation offered advantages to the farmer: "The use of the hand separator enables the farmer to feed his skim milk in the very best condition to hogs or calves."<sup>20</sup> The DeLaval hand operated separators "became known as the 'mortgage lifter' because it allowed farmers to earn money by selling the cream to dairies, instead of turning it into butter for their own consumption."<sup>21</sup> The financing program placed an estimated 50,000 separators on Midwestern farms by 1905.

In 1898 Haskell incorporated Beatrice Creamery Company (BCC) in Lincoln, with capital of \$100,000.<sup>22</sup> Eleven branches were established on rail lines leading to Lincoln, where a central creamery and churning operation was installed in the Fitzgerald Block at 701 P Street in Lincoln, with 34 skimming stations shipping to Lincoln by March 1898.<sup>23</sup>

The new creamery, which is soon to be the largest concern of its kind in the United States, if not in the world, began operations in the Fitzgerald building near the Burlington passenger station early in the week [of March 21, 1898]....The factory, with its

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<sup>19</sup> Haskell was born in Osage, IA. His father (Josiah Haskell) died in 1868 and George and his siblings lived for a time at Soldiers Orphans Home in Cedar Falls. Gazel, Neil, *Beatrice: From Buildup through Breakup*, Urbana & Chicago: University of Ill. Press, 1990, pp. 1-3.

<sup>20</sup> Wiest, Edward. *The Butter Industry in the United States*, New York: The Columbia University Press, 1916, p. 28.

<sup>21</sup> "Reflections: A history of DeLaval" (accessed on-line 10/12/10), p. 13. "In 1905, in Nebraska, USA, one dairy sold more than 30,000 separators—mainly from DeLaval—to the region's farmers." Gazel, p. 2, estimated 50,000 separators were sold in Kansas and Nebraska by 1905 through BCC's efforts. See also *Fortune*, June 1936, p. 86.

<sup>22</sup> Gazel, pp. 2, 3. George Haskell's older brother John Franklin Haskell directed BCC's Kansas operation, which soon included branches in Wichita, Salina, and Hutchinson.

<sup>23</sup> Gazel, p. 3. 1898 Lincoln City Directory listed Haskell as pres.; Bosworth as VP; Morris Friend, "sec. and mgr butter and egg dept." G. H. Johnson, treas; A. M. Priest, gen. mgr. 701 P St. was "Fitzgerald Block" which BCC leased from widow Mary Fitzgerald, admx of estate of John Fitzgerald (Lancaster Misc. L:384) and purchased by M[aster]'s Deed 92:496.



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allied egg business, occupies five floors of the west half of the big building. The basement contains the power, lighting and ammonia, cold storage plants, one cold storage room, and the department for working over butter shipped in from country merchants. The creamery proper is on the first floor.<sup>24</sup>

Beatrice Creamery suffered a major setback when the new Lincoln creamery was destroyed in "Another Big Fire...A Vicious One" on the evening of June 22, 1898.<sup>25</sup> Nevertheless, the company churned nearly a million pounds of butter in its various creameries in 1898 and proceeded immediately to rebuild on the 7<sup>th</sup> & P Street site. A two-story building was completed by 1900 and two more stories were added in 1904.<sup>26</sup> In 1900 *Ice & Refrigeration* magazine described BCC's new creamery as the largest in the country, and perhaps in the world, noting the cream was brought to Lincoln by rail from over 100 skimming stations in Nebraska, Kansas, and Colorado.<sup>27</sup> A 1901 report of the Congressional Industrial Commission concurred, calling Beatrice Creamery Co. "a pioneer in the work of shipping cream long distances, and now perhaps the largest creamery in the world."<sup>28</sup> Skimming stations varied in distance from Lincoln from 418 miles (Crawford, NE) to 6 miles (Havelock, NE). By 1903 BCC was producing approximately 8 million pounds of butter annually,<sup>29</sup> increasing to more than 10 million pounds the next year.<sup>30</sup>

BCC grew rapidly in the first decade of the 20<sup>th</sup> century by expanding their Lincoln headquarters and by acquiring existing creameries in the region, such as their purchase in 1905 of Continental Creamery of Topeka, Kansas. In 1901 Continental had trademarked "Meadow Gold" as the trade name of its butter and BCC adopted that appellation.<sup>31</sup> Continental also had "exclusive creamery rights to the In-er-seal package developed by Peters Machinery Co. for National Biscuit Co. a few years before. With the waxed paper wrapper that fitted inside a cardboard carton, Meadow Gold could venture outside of the old-fashioned tub,"<sup>32</sup> a major improvement for shipping and consumer marketing. Also in 1905, BCC of Nebraska re-incorporated as the Beatrice Creamery Company of Iowa, with capital of \$3,000,000<sup>33</sup> and eight butter plants in operation.<sup>34</sup> Soon BCC's 50,000 square foot Lincoln creamery at 7<sup>th</sup> and P Streets proved inadequate and for expansion the company looked south in Lincoln's rail-side industrial district to new buildings constructed for a different, but related, industry—ice.

### Industrialization of Ice Business in Lincoln

As was typical elsewhere, Lincoln's early ice businesses relied on storing natural ice harvested from streams and ponds.<sup>35</sup> The City Directory of 1896 listed three such businesses. One of them, Lincoln Ice Company, made its first purchase on Block 84 (later Meadow Gold Block) in 1902. By 1903 the Sanborn Map Co. atlas of Lincoln showed a "100 Ton Ice Machine" and one-story "Cold Storage" at 726 P Street—the first story of what became "Building A" of the Meadow Gold complex.<sup>36</sup> A new company, Lincoln Ice and Cold Storage Co. (LICSC), purchased Lincoln Ice Company's interests and in 1904 began construction of a major cold storage warehouse at 7<sup>th</sup> and L Streets—"Building D."<sup>37</sup> *Nebraska State Journal* of Jan. 1, 1905 describes a cold storage building "now in

<sup>24</sup> *Nebraska State Journal*, "Big Creamery in Operation," Monday March 21, 1898.

<sup>25</sup> *Nebraska State Journal*, Thursday, June 23, 1898, p. 1, 3. The story reported "there is always a large amount of it [cream] on the road, will be sent today to the plants of the company in other towns, where churning will be resumed until the central factory can again be put into operation. Churning will be resumed at Beatrice, Hanover, Kas., Crab Orchard, Table Rock, Falls City, and Humboldt."

<sup>26</sup> Zimmer & Silverman, *Walking Tour of Haymarket Landmark District*, p. 30.

<sup>27</sup> *Ice & Refrigeration*, August 1900, p. 73. "Lincoln, Neb., boasts of having the largest individual creamery establishment in this country, if not in the world. Some months ago the claim was made that the Hanford-Hazlewood creamery at Sioux City, Iowa, deserved first place, as their plant was capable of producing 20,000 pounds of butter daily. But the Beatrice Creamery, as the Lincoln plant is called, is capable of producing 30,000 pounds of butter per day.

<sup>28</sup> From *Report of the Industrial Commission on the Distribution of Farm Products*. Volume VI of the Commission's Reports. House of Representatives, 1901, pp. 271-274, including a map of BCC's skimming stations: "Skimming Stations of the Beatrice Creamery Co. of Lincoln, Neb."

<sup>29</sup> *Ice & Refrigeration*, Feb. 1904.

<sup>30</sup> Gazel, p. 3.

<sup>31</sup> G. E. Haskell's brother John Franklin Haskell became a manager for Continental Creamery in 1904. *A Standard History of Kansas and Kansans*, written and compiled by William E. Connelley, Secretary of the Kansas State Historical Society, Topeka. Chicago: Lewis Publishing Company, copyright 1918. <http://skyways.lib.ks.us/genweb/archives/1918ks/bioh/haskelljf.html>

<sup>32</sup> *Fortune*, June 1936, p. 86.

<sup>33</sup> Gazel, p. 3; Wikipedia on Beatrice Foods.

<sup>34</sup> *Fortune*, June 1936, p. 86.

<sup>35</sup> Cummings, Richard O. *The American Ice Harvests*, Berkeley & Los Angeles: Univ. of California Press, 1949, pp. 95-109. See also Wrightman, Gavin. *The Frozen-Water Trade*, New York: Hyperion, 2003, pp. 239-244.

<sup>36</sup> Lancaster Deed 106:434, \$1000, purchased from Island Savings Bank.

<sup>37</sup> Lincoln Building Permit 162 of 12/9/04, \$25,000 for 60x142 "Brick Cold Storage Building" of 4 stories—13, 9, 9, and 9 feet. Campbell Bros., contractors. Boiler house permit on same date (#163) described brick, 50x50 building, now demolished (east of Building "A").



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course of construction" which "will probably be, when completed, the largest and best equipped establishment of the kind west of Chicago. The material used in the building is 'mill construction' or 'slow burning' brick, which will render it practically fire-proof. ... When completed it will be 60x142 in dimensions, five stories in height, with an aerial capacity of 350 cars. It is expected that the plant will be in full running order by the first of April. The total cost will be from \$70,000 to \$75,000."<sup>38</sup> The *Sunday State Journal* marveled at the new operation in 1906, stating "Last year some of the best displays of fruit and vegetables were stored here [to LICSC] early in the summer and when the state fair opened they were brought out in absolutely the same condition they went in."<sup>39</sup> In 1905 LICSC constructed a 40-foot-tall, single-story "Brick Ice House" on L Street that became Building B.<sup>40</sup>

### Beatrice Creamery Co. Absorbs Ice Business in Lincoln

BCC purchased the LICSC land and buildings in 1909 and quickly added an even taller creamery and cold storage unit (Building C) to the existing complex.<sup>41</sup> A second story for offices was added atop the original single story ice building (Building A) and several two story buildings were constructed along M Street on the north side of the block, including the original portions of Buildings H, I, and J. *Ice & Refrigeration* magazine reported in 1910 that BCC was "making extensive improvements to their creamery and cold storage plant."<sup>42</sup> BCC continued selling ice and renting cold storage facilities, as well as using the refrigeration capacity of the block in their own operation.

In 1911, BCC president Haskell twice testified to Congress on legislation regulating the cold storage business. BCC was described in the record of that testimony as "the largest in its line in the country" and as "the largest single company in the country handling butter."<sup>43</sup>

The fast-growing company relocated its headquarters from Lincoln to Chicago in 1913 and reincorporated in Delaware.<sup>44</sup> The next year BCC sold its former Lincoln headquarters property at 7<sup>th</sup> and P Streets to non-dairy interests,<sup>45</sup> but continued to invest in the "Lincoln Plant," constructing the tall ice house (Building E) in 1916.<sup>46</sup>

George Haskell died in 1919, but Beatrice's growth continued in the '20s and '30s, first under the presidency of William Henry Ferguson of Lincoln (until 1928), then led by C. H. Haskell, nephew of the company's late founder.<sup>47</sup> By 1930 the company had 159 plants and annually sold 100 million pounds of butter, 58 million dozen eggs, 30 million gallons of milk, and 10 million gallons of ice cream.<sup>48</sup>

In Lincoln, BCC had acquired the two-story building north of Building E, at 7<sup>th</sup> and M on the northwest corner of the block, from a produce company in 1911 (now Building F), but the dairy company did not use this building for nearly three decades, instead leasing it to Franklin Ice Cream Company until 1939.<sup>49</sup> Beatrice absorbed and modified the building in 1939, apparently to expand its Lincoln ice cream manufacturing capacity.<sup>50</sup>

<sup>38</sup> *Nebr. State Journal*, 1-1-1905, p. 17:1.

<sup>39</sup> *Sunday State Journal*, 1-7-1906, Sec. 2, p. 12, "Ice and Cold Storage Plant. Immense Institution at Seventy [sic] and L Streets."

Lincoln City Directory, 1905. 1906 Directory lists LICSC's officers as J. T. Dorgan, pres.; J. H. Hutchins, sec.; C. D. Hyatt, treas.; Fred Hurd, gen mngr. Hutchins and Hyatt had been officers of Lincoln Ice Co. John T. Dorgan (1866-ca. 1936) was president of Whitebreast Coal Co. in Lincoln; in '20s & '30s he was a V. P. of Beatrice Creamery Co. during its period of acquisitions of dairy-related businesses. See *Nebraskans: 1854-1904* for portrait; *Coal Men of America*, Chicago: The Retail Coalman, 1918, 201, for brief entry. [www.wyuka.com](http://www.wyuka.com) lists death date as 4/15/1941 but Lincoln directories list Jeannette as Dorgan's widow by 1937.

<sup>40</sup> Lincoln Bldg Permit 737, \$2500, 30x40x100, 1 story, 40 feet tall. Campbell again was the contractor.

<sup>41</sup> Lancaster Deed 137:201, Dec. 1, 1909, for \$1 and other valuable considerations. Included Lots 1-4 and 7-10 on Block 84. Block 133 and 165 holdings were ice houses.

Lincoln Bldg Permits 3262, 3350, 3352, all Sept. 15, 1909, and Lincoln Bldg Permit 3196, June 30, 1909, 2 story brick & iron bldg on Lot 2, 24'6"x48', listed as 321 S. 8<sup>th</sup>.

<sup>42</sup> *Ice & Refrigeration*, Nov. 1911.

<sup>43</sup> *Ice & Refrigeration*, July 1911, p. 3; Sept. 1911, p. 80.

<sup>44</sup> *Gazel*, p. 4.

<sup>45</sup> Lancaster Deeds 180:446 & 180:442. BCC (an Iowa corp.) sold 701 P St. to J. C. Cornell of Lincoln for \$51,500 in January; sold half of Lot 3 and all of Lot 4 on same block (45) to Woods Bros Silo & Mfg. Co. for \$16,000.

<sup>46</sup> Lincoln Bldg Permit 6681, 3 stories, 53', 9', 9'; 84x90. BCC built "Ice house" at 310-16 S. 7<sup>th</sup> (Building "E") for \$30,000, P. H. Bush, contractor

<sup>47</sup> *Gazel*, p. 4, 8-10.

<sup>48</sup> *Fortune*, June 1936, 87-88.

<sup>49</sup> Lincoln Bldg Permit 3262, July 29, 1909, P. H. Bush contractor for \$6000, 41x90' brick & steel building; Lincoln City Directory, 1911; Lancaster Deed 168:209, acquiring Lots 1 & 2 of Lincoln Land Co. Sub. of lots 5 & 6 of Block 84. Frederick G. Caldwell was secretary/treas. of Franklin Ice Cream, then president, then manager again, through '39 (Lincoln City Directories).

<sup>50</sup> Lincoln Bldg Permit 31572, \$4,500, W. J. Assenmacher Co., contractors.



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Unlike the early combined creamery and headquarters at 7<sup>th</sup> and P Streets in Lincoln, the Meadow Gold Block was never BCC's single, central creamery—that moment had quickly passed as the company expanded. But with approximately triple the 50,000 square feet of the earlier plant, the block is closely associated with Beatrice Creamery Company's early growth and the company's on-going stake in the city that launched it.

### **The Architecture of Ice and Butter in Lincoln**

Unlike Littleton Creamery Co. in Denver ("The Ice House") which Haskell "commissioned" in 1903 and which soon became part of the Beatrice enterprise, Lincoln's Meadow Gold Block was not built initially or solely as a creamery, as it combines major structures built for non-creamery purposes and adapted by the creamery company. The largest of these, Building D of 1904 by Lincoln Ice and Cold Storage Company, established the architectural vocabulary for the block which BCC closely followed on its major constructions, Buildings C of 1909 and E of 1916. By following this precedent, Beatrice created a coordinated presence on both the principal, south façade along L Street, and on the important, secondary west façade towards S. 7<sup>th</sup> Street. Buildings C, D, and E all employ the Commercial Style organization of base, shaft, and cap, but in simplified industrial fashion.

The largest buildings of the complex—C, D, and E—all were associated with refrigeration, cold storage, or ice production and their major windowless stories clearly express this original function. Only one other historic structure in Lincoln, an ice house at 6<sup>th</sup> and J once part of the Lincoln Ice and Cold Storage Co. holdings, is clearly expressive of the early ice and cold storage industry. That frame structure lacks the scale, durability of materials, and combination of cold storage and food processing uses characterized by the Meadow Gold block.

Building C is also significant for the structural contribution of engineer C. A. P. Turner, an innovator in reinforced concrete construction to support very heavy industrial loads.<sup>51</sup> Turner is identified on building permits for Building C and for a non-extant Power House which stood on the northeast part of the Meadow Gold Block.<sup>52</sup> The reinforced concrete floor slab and mushroom columns of the Creamery (Building C) are characteristic of his work.

<sup>51</sup> "C. A. P. Turner." *Encyclopædia Britannica*. 2010. Encyclopædia Britannica Online. 30 Nov. 2010  
<<http://www.britannica.com/EBchecked/topic/610249/C-A-P-Turner>>.

<sup>52</sup> "Contributions of C. A. P. Turner to Development of Reinforced Concrete Flat Slabs 1905–1909," *Journal of Structural Engineering*, Volume 128, Issue 10, pp. 1243–1252 (October 2002).

<sup>52</sup> Lincoln Building Permits 3350 (1909) and 3351 (1909, at 743-5 M St.)



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## 9. Major Bibliographical References

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*Nebraskans: 1854-1904*, Omaha, NE: The Bee Publishing Co., 1904, portrait of Geo. Haskell, p. 157.

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Wrightman, Gavin. *The Frozen-Water Trade*, New York: Hyperion, 2003.

### Archives

City of Lincoln Building Permits, 1904-, Lincoln Building & Safety Dept.

Lancaster County Register of Deeds.

### Periodicals & Newspapers

*Fortune*, "Beatrice," June 1936, pp. 82-88+.

*Ice & Refrigeration*, August 1900, p. 73; Feb. 1904; July 1911, p. 3; Sept. 1911, p. 80; Nov. 1911.

*Nebraska State Journal*, "Big Creamery in Operation," Monday March 21, 1898; "Another Big Fire...The Blaze A Vicious One," Thursday, June 23, 1898, p. 1, 3; "Cold Storage House," Jan. 1, 1905, p. 17:1

*Sunday State Journal*, 1-7-1906, "Ice and Cold Storage Plant. Immense Institution at Seventy [sic] and L Streets." Sec. 2, p. 12.



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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository: Lincoln/Lancaster County Planning Dept.

Historic Resources Survey Number (if assigned):

**10. Geographical Data**

**Acreage of Property** 2 acres, more or less

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

A 14 692865 4519995  
Zone Easting Northing

C 14 692865 4519905  
Zone Easting Northing

B 14 692985 4519995  
Zone Easting Northing

D 14 692985 4519905  
Zone Easting Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

Block 84 of the Original Plat of Lincoln, Lancaster County, Nebraska, bounded by M Street on the north, S. 8<sup>th</sup> Street on the east, L Street on the south, and S. 7<sup>th</sup> Street on the west.

**Boundary Justification** (Explain why the boundaries were selected.)

Block 84 includes all of the property directly associated with the large-scale creamery and cold storage operation of Beatrice Creamery Co. in Lincoln, Nebraska. Other property in the vicinity owned by Beatrice was used for parking and servicing vehicles. The Beatrice Creamery building at 701 P Street is not contiguous, is located within a designated historic district, and demonstrates an earlier stage of the company's development.

**11. Form Prepared By**

name/title Ed Zimmer/Historic Preservation Planner; research interns Michael Gilligan and Laura Salber

organization Lincoln/Lancaster County Planning Dept. date 01/17/2012

street & number 555 South 10<sup>th</sup> Street telephone 402-441-6360

city or town Lincoln state NE zip code 68508

e-mail ezimmer@lincoln.ne.gov



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**Additional Documentation**

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Submit the following items with the completed form:

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **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.)

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name Dairy House LLC  
street & number 729 Q Street telephone 401-434-5975  
city or town Lincoln, NE state NE zip code 68508

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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



Beatrice Creamery Co. (Lincoln Plant)  
Name of Property

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County and State

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**Photographs:**

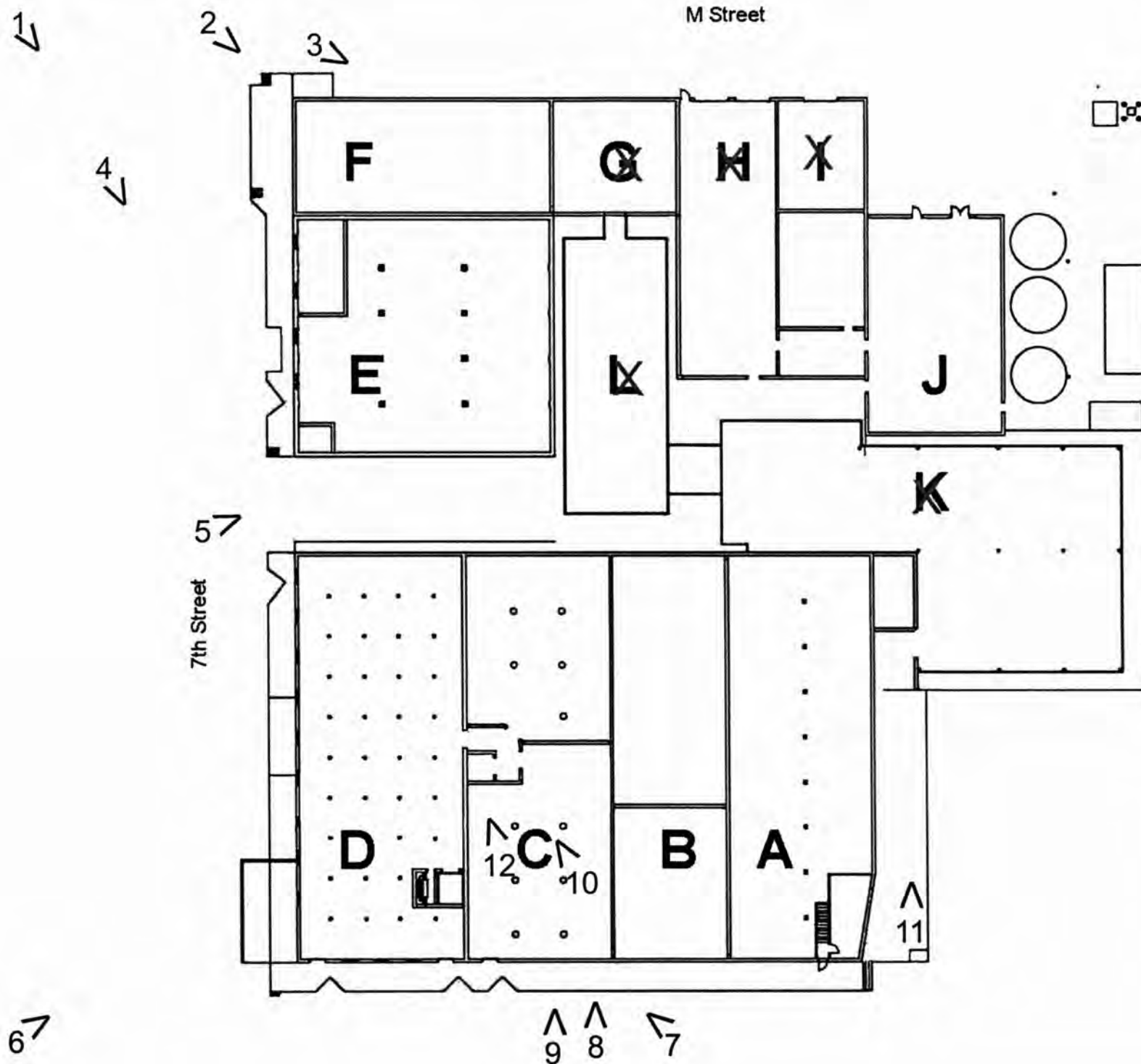
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**Name of Property:** Beatrice Creamery Company (Lincoln Plant)  
**City or Vicinity:** Lincoln  
**County:** Lancaster  
**Photographer:** Ed Zimmer, Lincoln Planning Department (Photos 1-3, 5, 7-12)  
Kevin Clark, Clark Architectural Collaborative (Photos 4, 6)

**Photo number description, date.**

- 01 of 12. Meadow Gold Block, looking from northwest at Buildings F, E and D (left to right). 11/28-2010.
- 02 of 12. Building F, viewed from northwest. 9/10/2010.
- 03 of 12. Detail of north wall of Building F. 11/28/2010.
- 04 of 12. West side of Meadow Gold Block on S 7th St, looking southeast showing Buildings F, E and D (left to right). 7/30/2010.
- 05 of 12. Alley between Buildings D and E, looking east. 11/28/2010.
- 06 of 12. Meadow Gold Block from WSW, showing Buildings D through A (left to right). 7/30/2010.
- 07 of 12. Buildings C (center ) and D (left), from SE. 11/28/2010.
- 08 of 12. Brickwork and window details, Building C, south façade. 11/28/2010.
- 09 of 12. Building C, south façade, view from south. 11/28/2010.
- 10 of 12. South end, 1st floor, Building C, looking NW. 9/16/2010.
- 11 of 12. Interior view of "dispensing dock" on east side of Building A. 9/16/2010.
- 12 of 12. Brickwork Staircase, first to second floor, Building C, looking NW. 9/16/2010.





Contributing  
Buildings:  
A, B, C, D  
E, F, J

Non-Cont.:  
G, H, I, K, L



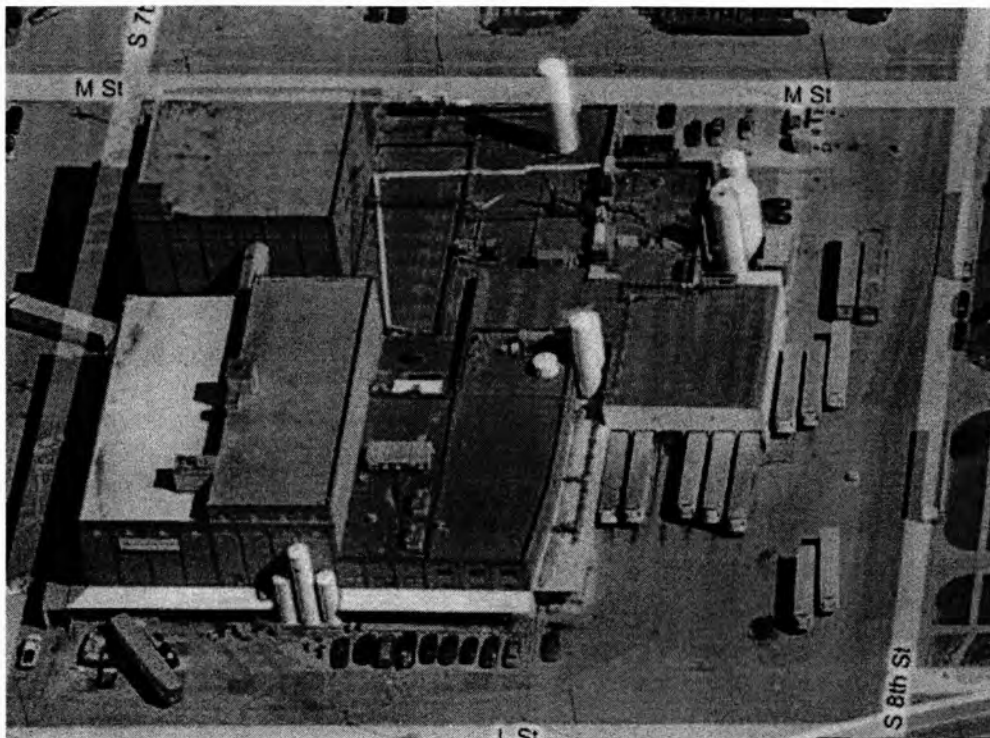
Photo  
Key





Supplemental 1: Fitzgerald Block at 701 P Street, initial home of Beatrice Creamery Company, 1898, destroyed by fire June 1898.





Supplemental 2

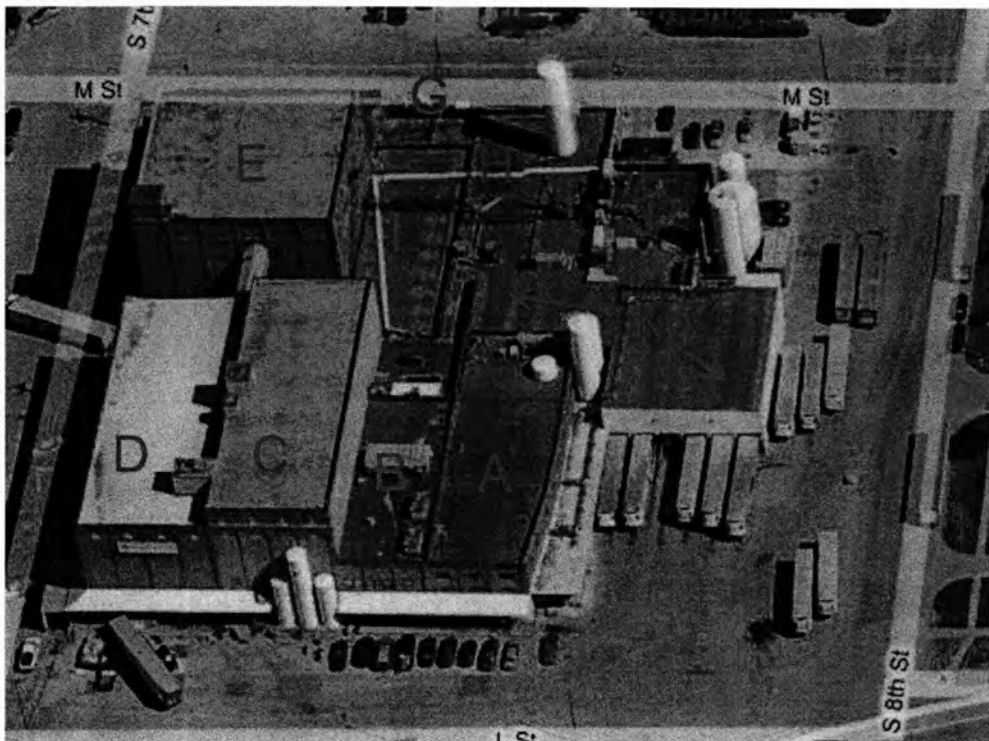
Bird's eye view from  
South, ca. 2008

Photo 2

Bird's-eye view from  
North, ca. 2008







Bird's eye view from  
South, ca. 2008

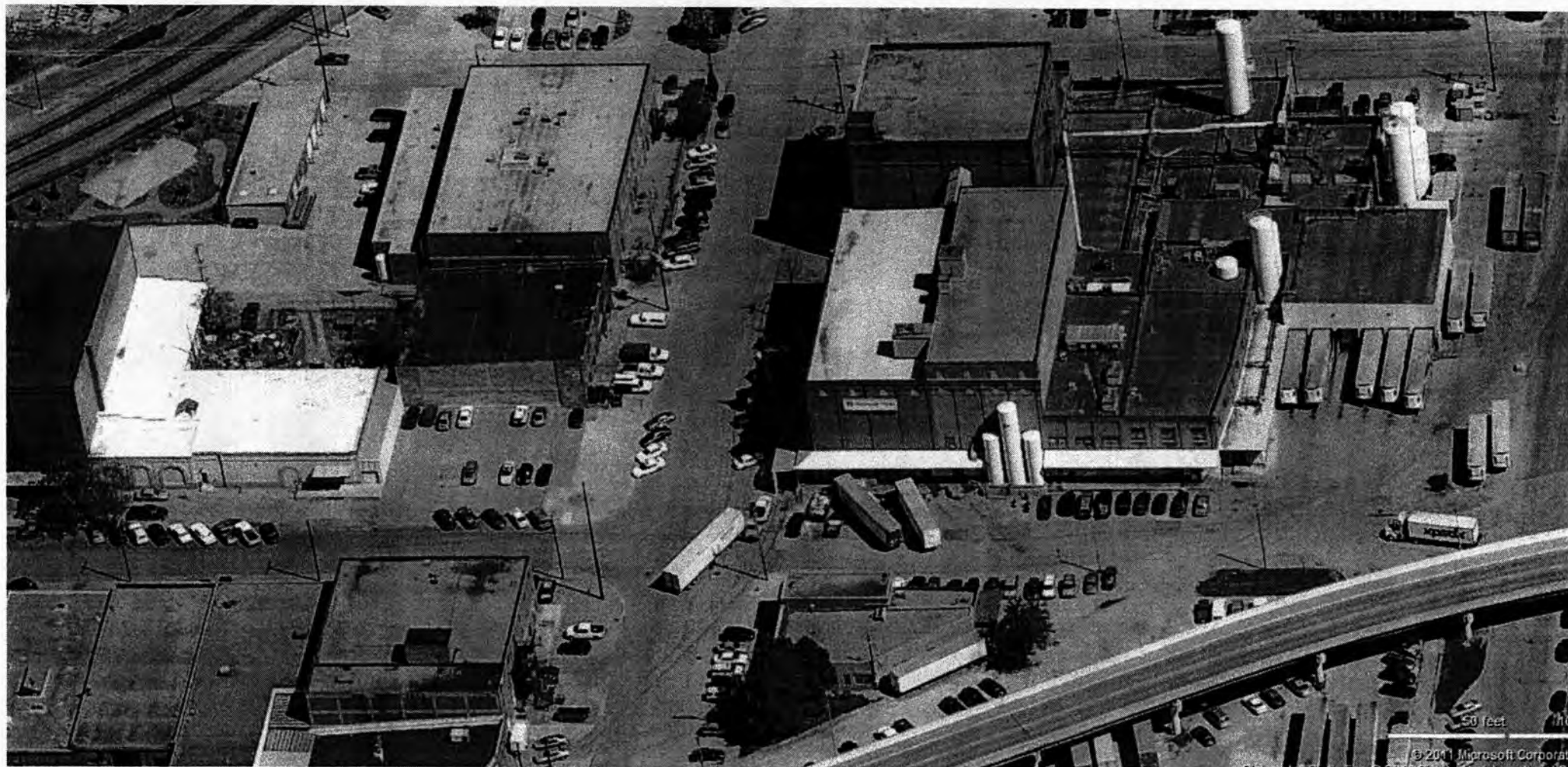
### Supplemental 3



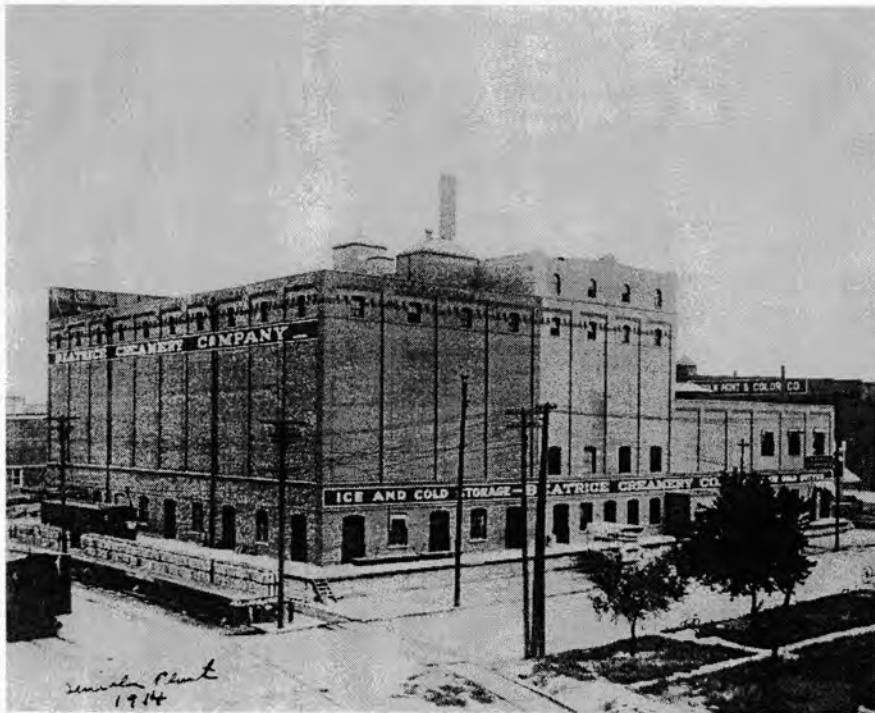
Bird's-eye view from  
North, ca. 2008



Supplemental 4: Meadow Gold Block in context, from south, 2008

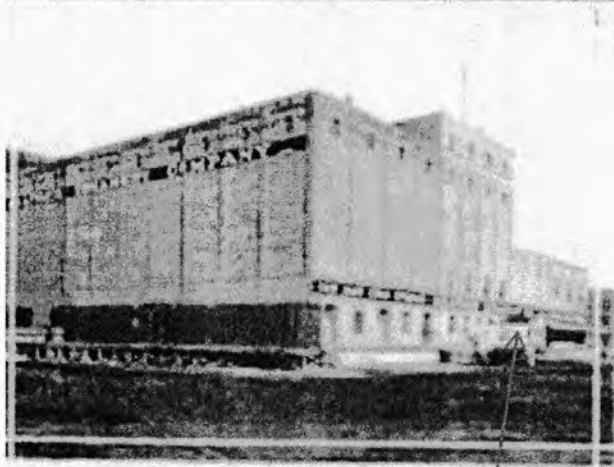






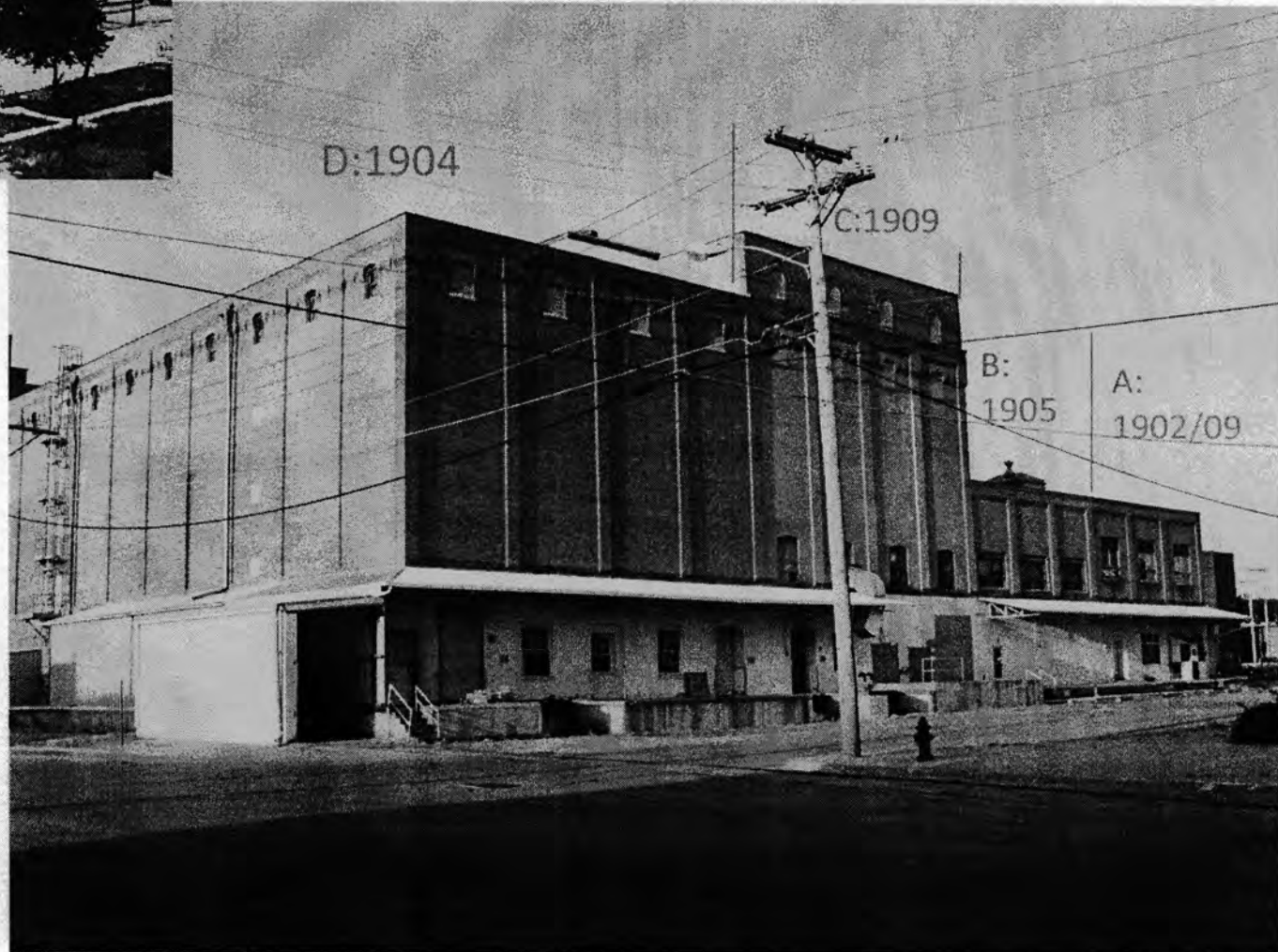
## Supplemental 4

View from SW (7<sup>th</sup> & L)



Building B still  
windowless in 1923.

2010



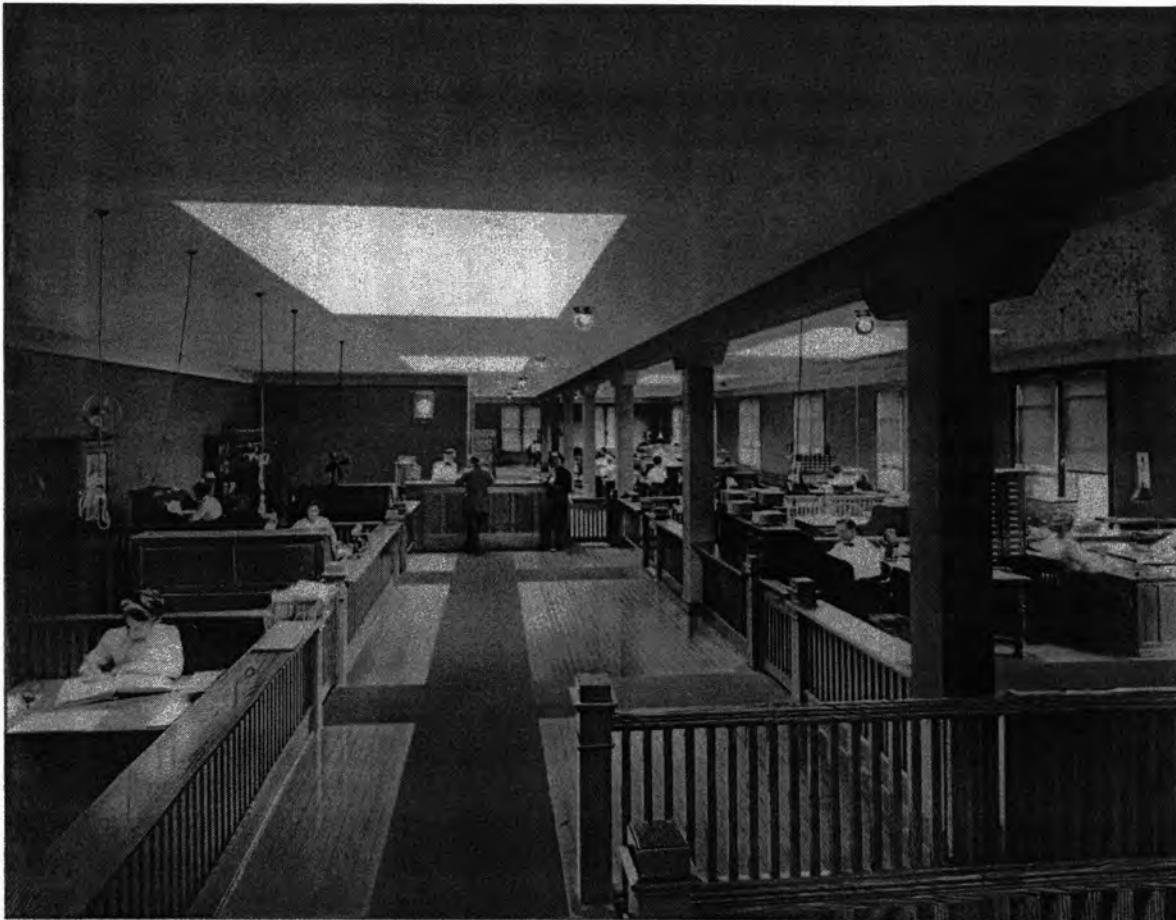
D:1904

C:1909

B:  
1905

A:  
1902/09

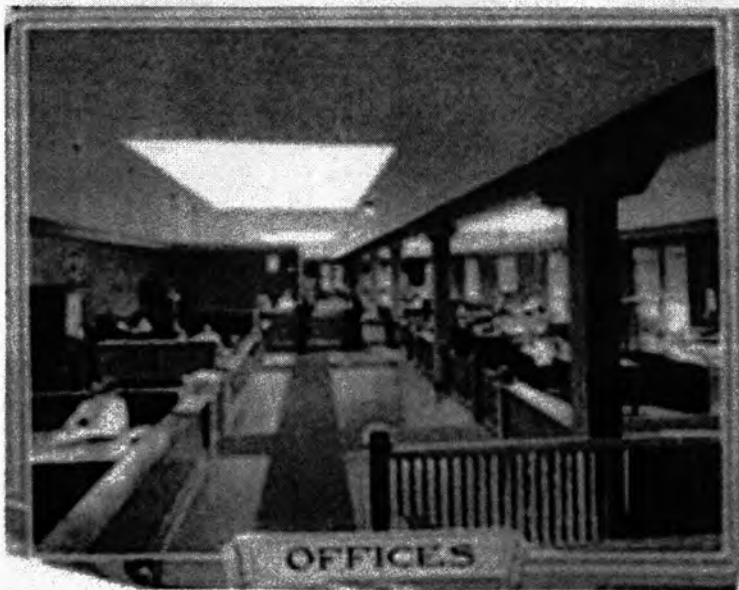




Building A, second floor  
offices, view north, ca. 1912

Supplemental 5: 2<sup>nd</sup>  
floor views, Building A,  
looking north

2010



In Bldg A,  
published  
1912

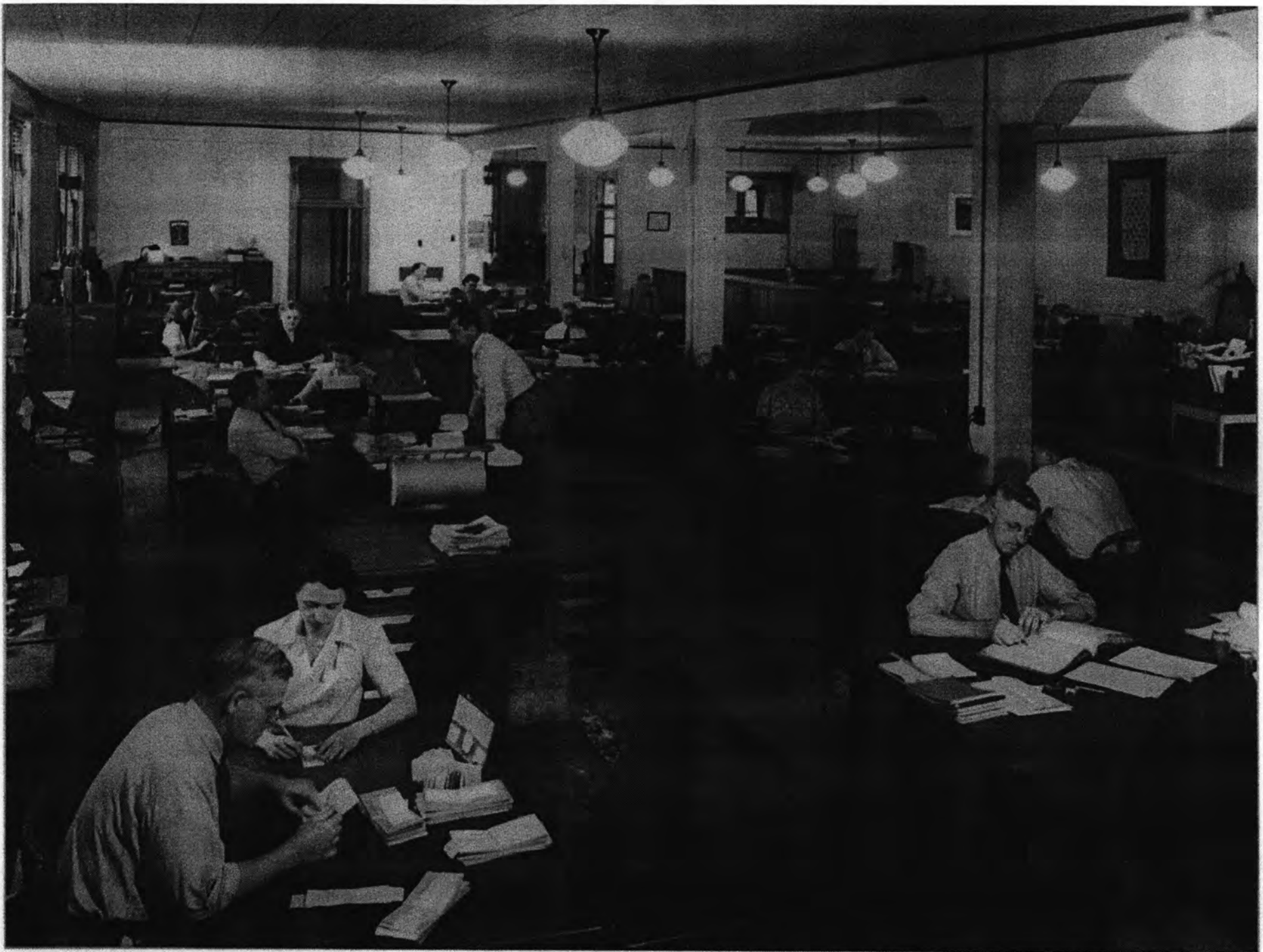






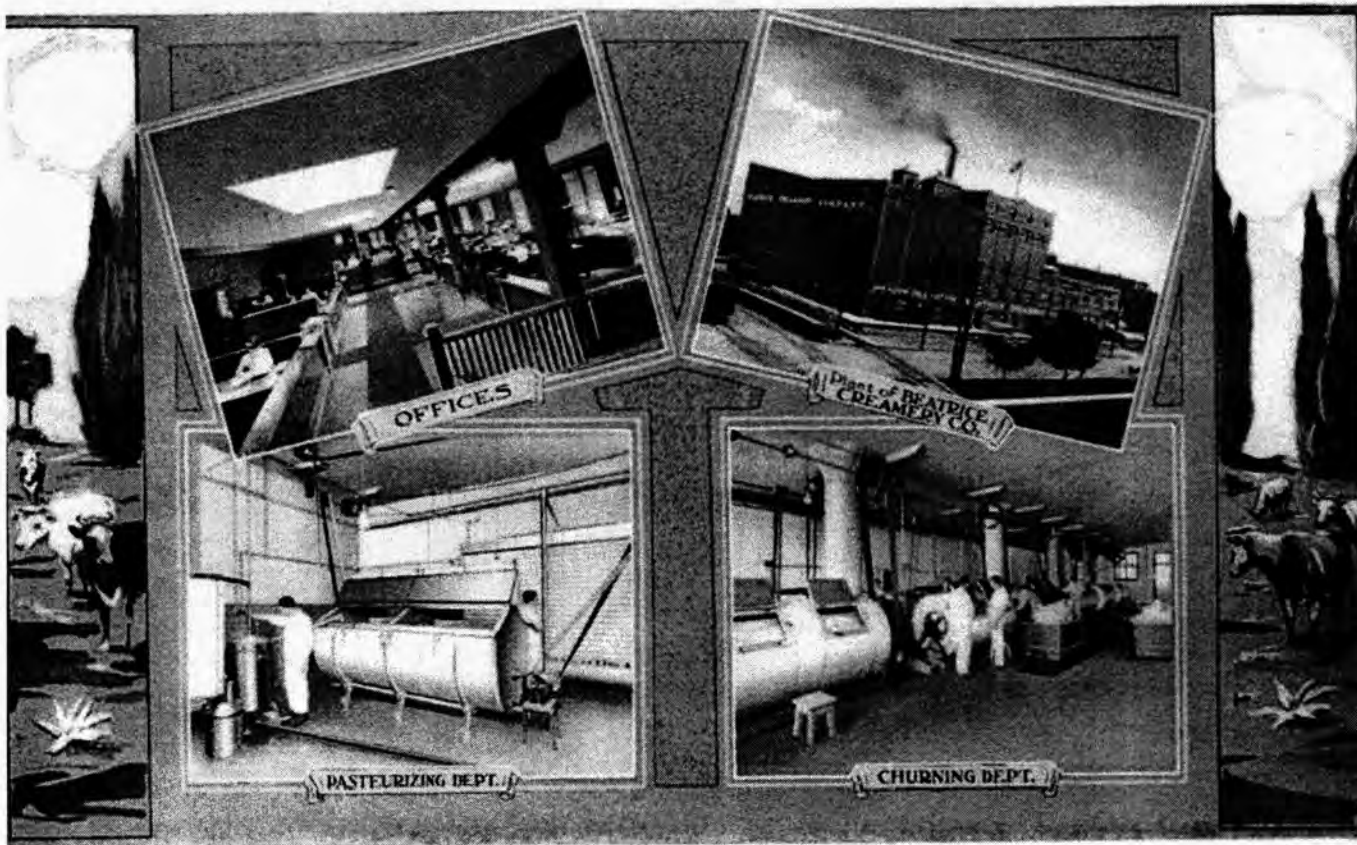
Supplemental 6—View from SE, 1918





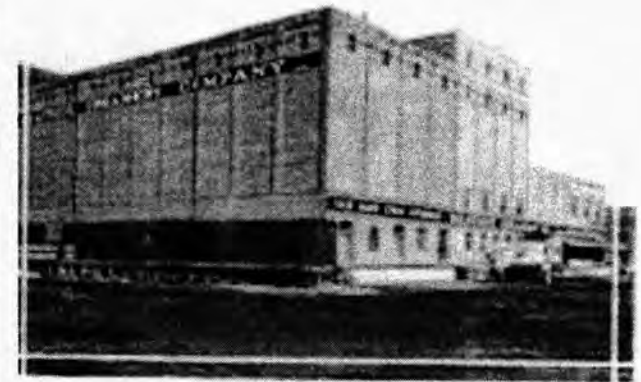
Supplemental 7: Second floor office, Building A, looking SW, ca. 1940.





1912

Supplemental 8



Main Floor

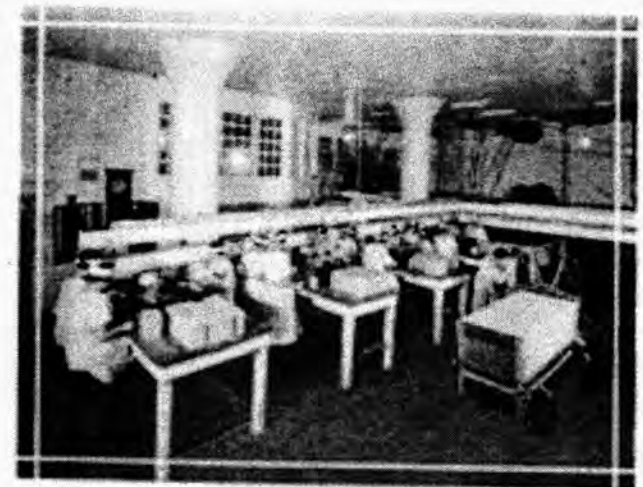
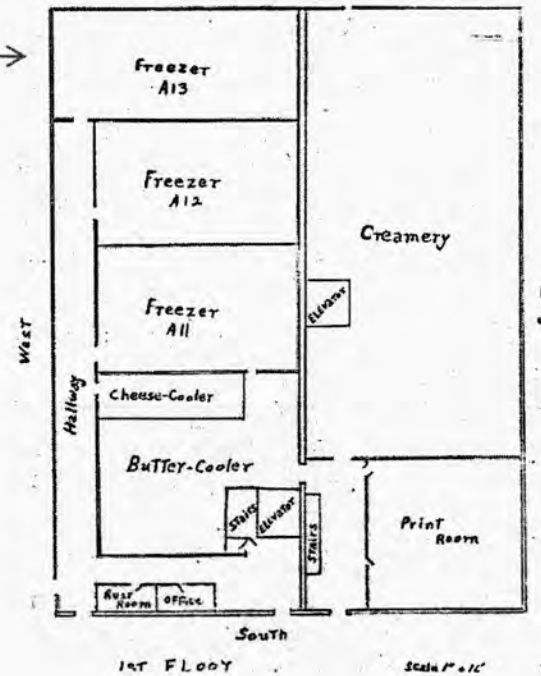
1923

1st floor plan, Buildings D and C, c. 1920 →



Churning Department

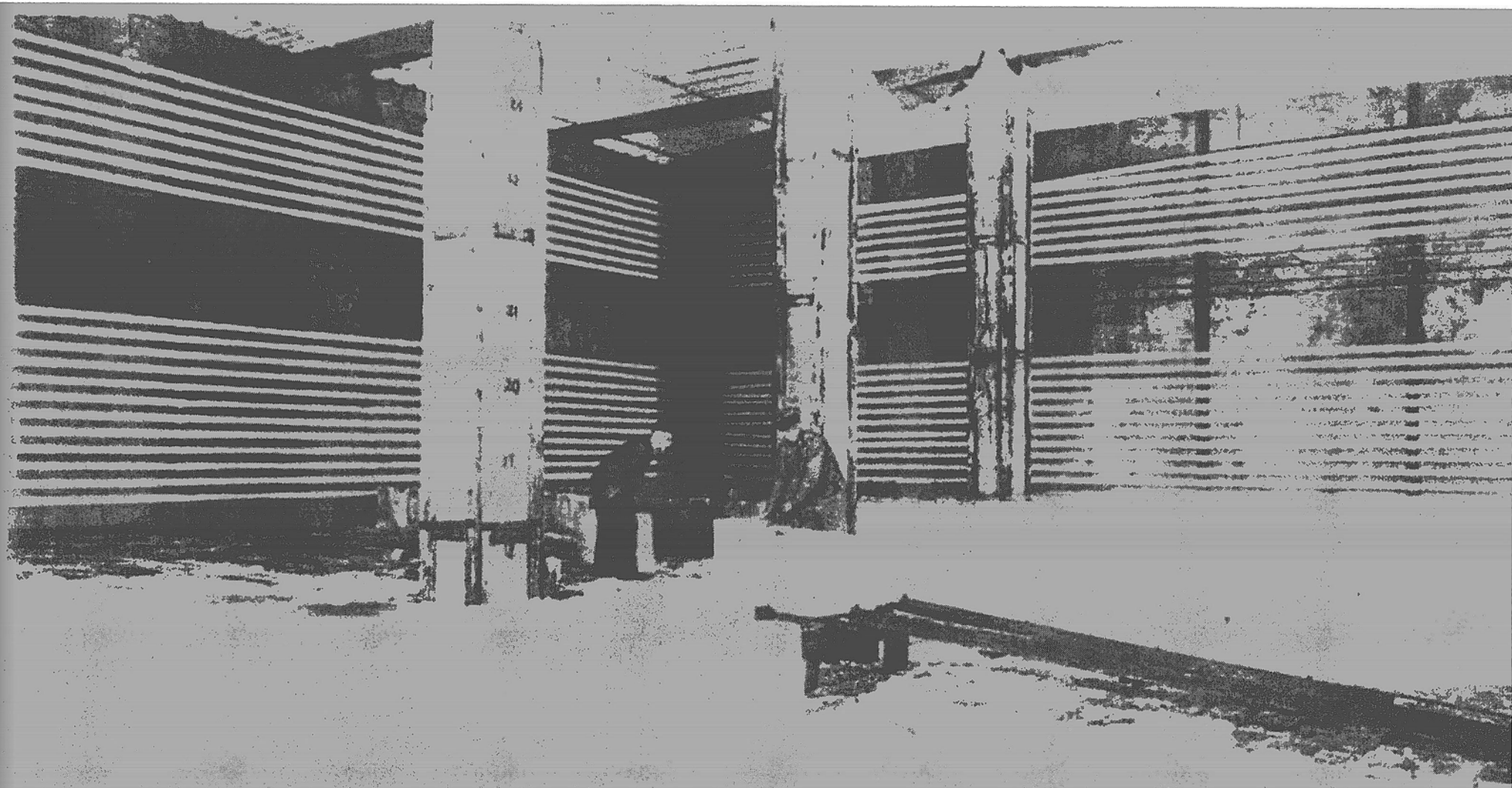
1923



Butter Packing Department

1923





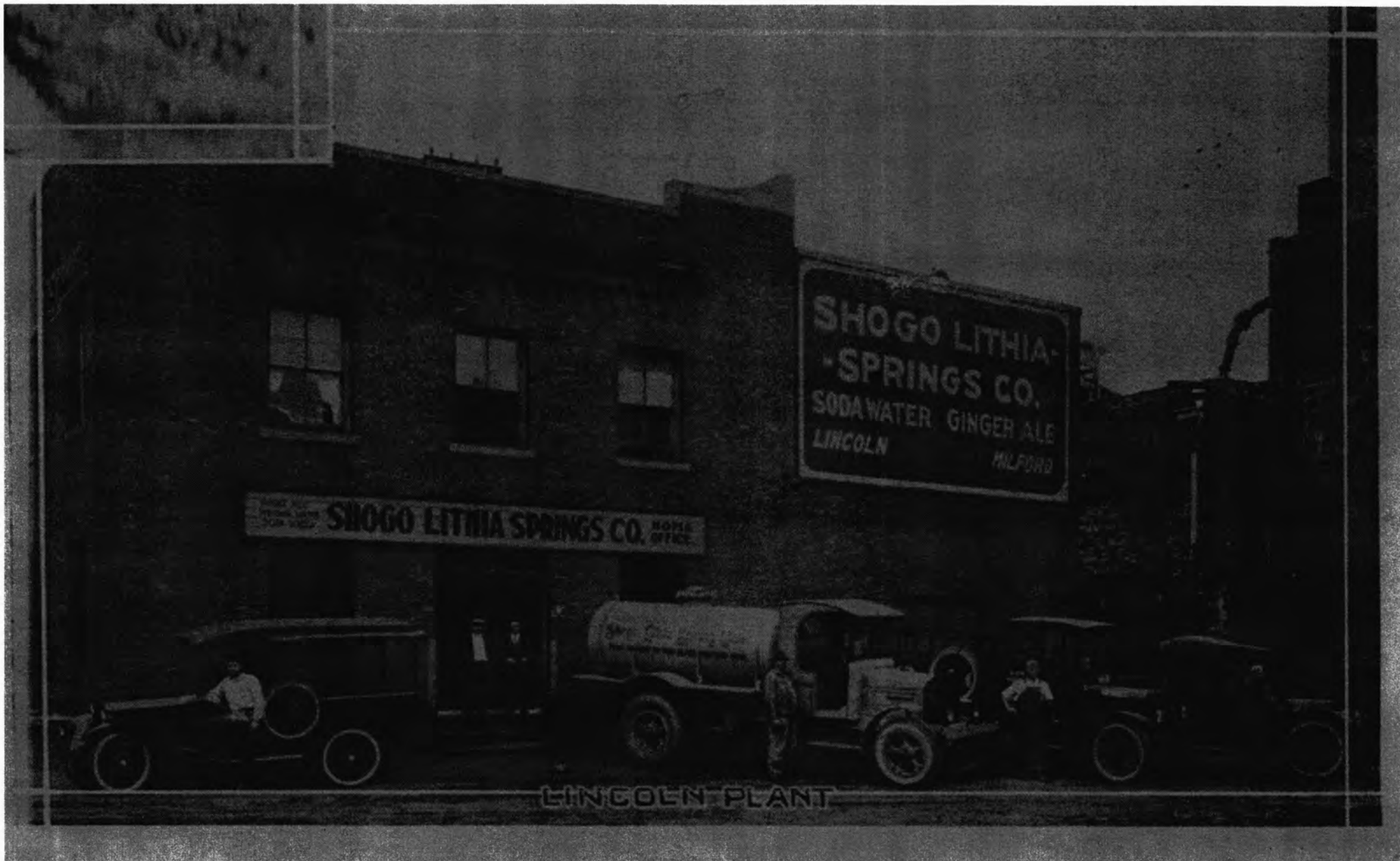
Supplemental 9:  
Building E "Ice House" in use,  
ca. 1930s. Note refrigeration pipes on  
walls and ceiling, & depth of stored ice  
(approx. 17 feet) as indicated by marks  
on posts.





Supplemental 10: View west on M Street towards S. 7<sup>th</sup> St., pre-1943.





Supplemental 11:  
Building formerly on Building K location (335 S. 8<sup>th</sup> St.), published in  
*Lincoln, Nebraska's Capital City*, 1923.





Supplemental 12: Beatrice Creamery Company, 701 P Street, Lincoln, 1900.





Supplemental 13: Beatrice Creamery Company, 701 P Street, Lincoln, 1904.





Supplemental 14: The Creamery, 701 P Street, 2005



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Beatrice Creamery Company Lincoln Plant

MULTIPLE  
NAME:

STATE & COUNTY: NEBRASKA, Lancaster

DATE RECEIVED: 1/27/12 DATE OF PENDING LIST: 2/23/12  
DATE OF 16TH DAY: 3/09/12 DATE OF 45TH DAY: 3/13/12  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000104

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 3/12/2012 DATE

ABSTRACT/SUMMARY COMMENTS:

*Industrial Plant that served as the heart of Beatrice foods  
A leader in its industry*

RECOM./CRITERIA Accept ABC

REVIEWER J. Gilbert DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

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







Beatrice Creamery

Photo 1 of 12







Beatrice Creamery

Photo 2 of 12







Beatrice Creamery

Photo 3 of 12







Beatrice Creamery

Photo 4 of 12







Beatrice Creamery

Photo 5 of 12







Beatrice Creamery

Photo 6 of 12







Beatrice Creamery

Photo 7 of 12



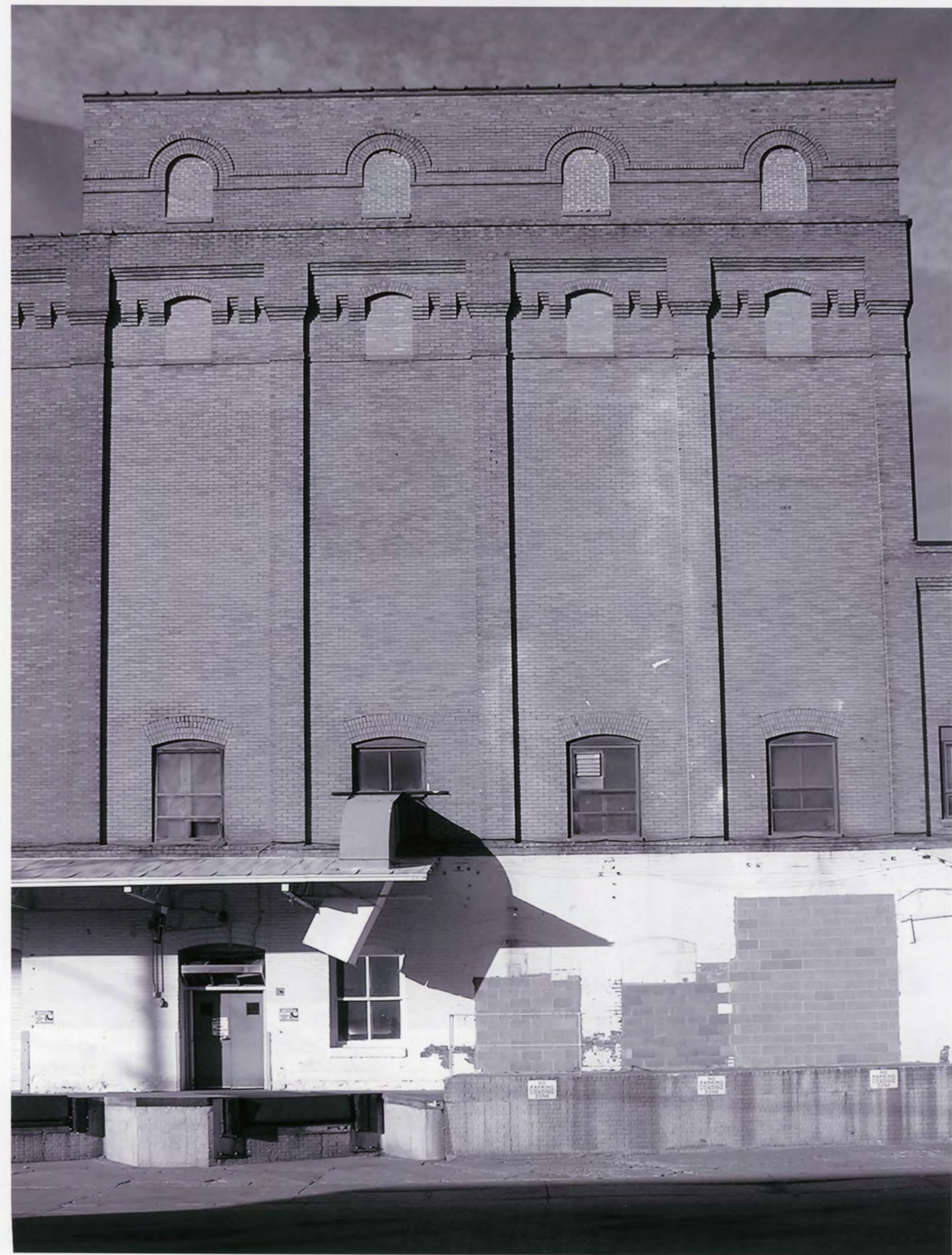




Beatrice Creamery

Photo 8 of 12







Beatrice Creamery  
Photo 9 of 12







Beatrice Creamery

Photo 10 of 12







Beatrice Creamery

Photo 11 of 12





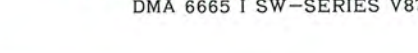


Beatrice Creamery

Photo 12 of 12



LINCOLN QUADRANGLE  
NEBRASKA-LANCASTER CO.  
7.5 MINUTE SERIES (TOPOGRAPHIC)







January 23, 2012

J. Paul Loether  
National Register—National Historic Landmarks Programs  
National Park Service  
1201 "I" Street NW, 8th Floor  
Washington, DC 20005

RE: Beatrice Creamery Company (Lincoln Plant)  
Lincoln, Lancaster County, Nebraska

Dear Mr. Loether:

Please find enclosed the National Register of Historic Places nomination form for the above resource. This form has met all notification and other requirements as established in 36 CFR 60.

If you have any questions concerning this nomination, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Robert Puschendorf".

L. Robert Puschendorf  
Deputy State Historic Preservation Officer

Enclosure

1500 R Street  
PO Box 82554  
Lincoln, NE 68501-2554  
p: (800) 833-6747  
(402) 471-3270  
f: (402) 471-3100  
[www.nebraskahistory.org](http://www.nebraskahistory.org)