



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 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.

1. Name of Property

Historic name: Cedar Rapids Milk Condensing Company
Other names/site number: American Manufacturing Company, Knutson Building
Name of related multiple property listing:
Industrial Development of Cedar Rapids, Iowa, c. 1865 - 1965
(Enter "N/A" if property is not part of a multiple property listing)


2. Location

Street & number: 525 Valor Way SW (formerly 525 H Street SW)
City or town: Cedar Rapids State: IA County: Linn
Not For Publication: N/A Vicinity: N/A

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
Applicable National Register Criteria:
X A ___ B ___ C ___ D

	<u>22 MAR 2017</u>
Signature of certifying official/Title: <u>State Historical Society of Iowa</u>	Date
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

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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:)

Patrick Andrews

Signature of the Keeper

5/8/2017

Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTING: manufacturing facility

COMMERCE/TRADE: warehouse

COMMERCE/TRADE: business

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Romanesque

Materials: (enter categories from instructions.)

Principal exterior materials of the property: foundation – BRICK; roof – ASPHALT;
walls: BRICK

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Located on the eastern side of Valor Way Southwest (formerly known as H Street West and H Street Southwest) in Cedar Rapids, Linn County, Iowa, the Cedar Rapids Milk Condensing Company, which later housed the American Manufacturing Company as well as other businesses, is a seven bay by nine bay, two-story late 19th century Romanesque Revival style industrial building with brick exterior walls, arched windows, a corbelled brick cornice, and flat roof. Completed in 1887, it is located on a lot bordered along the east by the Cedar River, which flows in a southeasterly direction in this section of the city. The neighborhood is a mixed use area consisting of green spaces to the north and south of the building along the river, parking lots, businesses, single-family and multi-family dwellings, and municipal buildings. The building is in fair to poor condition, but all seven aspects of historic integrity are present. It remains on the original site of construction and only minor alterations to design elements, setting, materials and original workmanship have occurred. Additionally, feeling and association are maintained through the building's aesthetic language that reflects late 19th architectural trends.

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Narrative Description

Located in Eastern Iowa in Cedar Rapids, Linn County, the Cedar Rapids Milk Condensing Company (locally known as the Knutson Building) sits on the western bank of the Cedar River on the eastern side of Valor Way as it terminates in front of the building. It is sited on an irregular rectangular lot that slopes gently downhill eastward toward the river and also currently features a contemporary chain link fence surrounding the building. The building sits on an approximately 100-foot wide by 200-foot long lot covered by gravel and concrete to the north and east and with vegetation to the west and south. The lot is oriented toward the Cedar River and slopes gently down from Valor Way on the west to the river bank on the east. Paved walkways extend in a northeasterly direction from Valor Way along the north and south sides of the building to connect with the paved walking trail running along the west bank of the Cedar River behind the building. Across the street is the contemporary style Cedar Rapids Police Department (1997) and to the northwest along the river walk is the McGrath Amphitheatre (2013). South of the building is the Iowa Wind Mill and Pump Company Office and Warehouse, a c. 1900 farm windmill company shop and warehouse that was recently placed on the National Register of Historic Places in 2012¹ and rehabilitated into mixed use with upper story apartments in 2016. The view across the river is that of the downtown Cedar Rapids skyline, which includes mostly modern and contemporary office buildings.

The Cedar Rapids Milk Condensing Company was constructed in 1887 on a slight northwest/southeast axis parallel to the river and is a symmetrical, seven bay by nine bay, two-story building built in a late 19th century, local interpretation of Romanesque Revival style by architect, William A. Fulkerson, of Cedar Rapids, Iowa. Load-bearing, brick construction laid in a 5-4-3 ((bottom to top) wythe-thick, modified common bond pattern is topped by a rolled asphalt-covered flat roof below the stone-capped parapet and sits on a concrete slab floor with a brick foundation. The brickwork, deteriorated on every façade both on the exterior and interior (including improperly previously installed patchwork), features a decorative cornice on the west façade and north and south elevations. The brick cornice/parapet includes eight corbelled courses and stylized soldier dentilation with elongated stylized brick brackets extending down through the plain frieze to the corbelled architrave. Fenestration is regular with segmental arched openings on the second floor and round arched openings on the first floor. A corbelled belt course wraps around the building at the bottom of the arches of both the first and second floor window and door openings with the first floor having an additional projecting string course three courses below the corbelled portion. A single projecting string course also wraps around the building between the first floor and the semi-basement/ground level. Brick hood molds in segmental and rounded arches respectively top the openings on the second and first floors. Openings feature limestone sills and plain wood framing in a rectangular shape, which would have allowed for the insertion of rectangular windows and doors. The first floor openings feature arched, wooden panels with a raised sunburst pattern inserted into the rounded arches above

¹ Rogers, Leah D. and Melissa A. Allen. National Register of Historic Places, "Iowa Wind Mill and Pump Company Office and Warehouse," 12000890.

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windows and doors. At this time, it is uncertain if these were original to the building. Further research will be conducted to determine their age.

The main façade faces Valor Way to the west and features a central bay that projects forward from the main vertical plane of the building. A non-historic (based on limited photographic documentation), concrete ramp leads from the concrete sidewalk running parallel to the street up to the centered metal and concrete-slab-topped porch landing in front of the primary entrance located on the first floor. The entrance consists of a set of contemporary steel double doors with clear inset glass that has been painted over from the inside. An artist's rendering of the building in 1889 suggests that there may have been stairs that led up to the primary entrance (**Fig. 3**). The entrance is encased by a plain wood surround and is topped with a recessed wooden panel that is capped by a rounded brick arch into which a large, wooden panel of the same sunburst design as those above the first floor windows sits. Just above the primary entrance, is a recessed section of brick into which two small, rectangular windows open up to the second floor. Another round arch of brickwork tops this central section. The recessed portions of the façade feature regular fenestration and the brickwork at the first floor level, including the corbelled band. The extra projecting string course at the bottom of the rounded arches of each opening, gives the effect of pilasters between the windows and Romanesque arcading. No window sashes are extant on the façade, but their frames, which are in poor condition and mostly rotted, remain within the openings, which have been boarded up with plywood, inside and outside. Two concrete sets of stairs, one at the northwest corner and the other at the southwest corner, lead below grade and allow access to the basement level beneath the metal and concrete-topped landing.

The land slopes downhill in a northeasterly direction along the north elevation, revealing a semi-basement/ground level with mostly segmental arched fenestration openings. The one exception is a centered rectangular opening containing a modern, metal, rolling garage door with a plain wood surround as a secondary entrance on this elevation. The other entrance door/s are modern, metal and flat. A concrete ramp to the north leads up to the door and the concrete loading dock that borders the building along this elevation. A metal, lean-to porch structure that was installed prior to 1966 serves as coverage for this entrance and extends eastward toward the back of the building along the sidewalk (**Fig. 10**). Though a c. 1910 photo indicates that there was once a full parapet to match that of the main/west façade, the parapet on this elevation (as well as on the south elevation) appears to have been dismantled in a stair-step fashion from the front of the building toward the back by 1966 (**Fig. 1**). The westernmost one-third of the elevation is full height, though it has lost its decorative brick detailing. The latter two-thirds contain a progressively lower parapet wall that steps down to just above the corbelled architrave of the cornice on the far eastern side. No historic window sashes are extant on this elevation, but their frames, which are in poor condition and mostly rotted, remain within the openings, which have been boarded up with plywood, inside and outside. Two small, c. 1980 aluminum double-hung windows were inserted into the plywood of two first floor window openings and another small, c. 1980 aluminum window was placed into a cut-out section of brick between the second and third windows on the first floor. A c. 1990, modern, faux six-panel door serves as another secondary entrance on this elevation.

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The east elevation features the remnants of a chimney stack and the two back rooms that once housed coal storage and a possibly a furnace system that was connected to the chimney. According to a c. 1910 photo, this secondary block of the building consisted of two bays by three-bays and was 1 ½ story in height. The Romanesque Revival features visible throughout the main, two-story block, however, were not carried into this strictly utilitarian space, which featured plain, rectangular window openings on its south elevation. The chimney stack pierced its roof slightly off-center as it arose along the east elevation of the second floor of the main building block, extended almost a full story in height above it, and was corbelled at the top (**Fig. 1**). The deterioration and partial demolition of the 1 ½ story, secondary block occurred during the 1990s.² The dismantling of chimney stack down to the main building's roof level appears to have occurred between 1957 and 1974 (**Figs. 4 and 12**). Today, a partial portion of the brick wall extending from the north elevation remains as well as does the entire portion of the southern wall extending from the south elevation and part of the east wall of the east elevation. It is here, in this southeastern corner of the former 1 ½ story block along the east elevation of the main building that a c. 1995, north-facing, framed wall with corrugated metal siding and flat roof encloses the interior space to the south of the chimney stack. The wall features a metal, rolling, single-stall garage door with off-center rectangular window and a plain wood door. No parapet wall exists on this elevation of the main building and the roof angles downward here to allow for rain runoff, though without a drainage system. No historic window sashes are extant and openings have been boarded over with plywood.

The land slopes downhill in a northeasterly direction along the south elevation, revealing a ground/semi-basement level with rectangular window and door openings. Though a c. 1910 photo indicates that there was once a full parapet to match that of the main/west façade, the parapet at the roof on this elevation, like that of the north elevation, appears to have been dismantled in a stair-step fashion from the front of the building toward the back by 1966. The westernmost one-third of the elevation is full height, though lacking its original brick detailing. The latter two-thirds of the parapet wall contain a progressively lower parapet wall that steps down to just above the corbelled architrave of the cornice (presumed to cover the former freight elevator shaft). A large, c. 2000 metal box also projects from the roof and is visible from this elevation. It sits slightly off-center to the east. No second floor historic window sashes are extant, but two on the first floor are still present. Both are four-over-four, wooden, double hung windows. Three openings at the first floor level also provide secondary access to the building. These are located west of a c. 1970 set of wooden stairs with horizontal railings leading up to an enclosed, wooden landing in front of a former doorway that has been boarded up and features a set of double, five-panel wood doors with four-light transoms above. At the basement level, a historic carriage door was located towards the east. The western window openings are rectangular, do not have segmented arches, and do not follow the typical fenestration pattern found on this elevation. The basement level windows here been boarded up with plywood and no historic sash remaining.

² Hunter, Mark Stoffer, Cedar Rapids Historian, email to Laura Sadowsky, August 26, 2016.

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Interior. The interior of the building has been altered over the years, but its original, open industrial spaces still lie behind the post-historic finishes and partitions. Ceiling and floor joists are wooden throughout the structure. Iron vertical supports can be found throughout the ground/semi-basement level and first floor. Wooden timbers serve as vertical supports on the second floor.

When entering through the west (main) façade entrance facing Valor Way, one enters onto the first floor, which is the most heavily altered level of the building due to its use as a haunted house c. 2008. The primary entrance opens onto an open space about 12-feet wide and spanning the width of the building. The rest of the first floor is divided up into randomly sized interior spaces with halls and tunnels leading to each space. A stairwell with wooden stairs leading down to the semi-basement/ground level and another set of wooden stairs leading up to the second floor are in the southeastern corner. About ten to 12 feet to the east of the stairwells along the south wall is a wood-framed freight elevator shaft, which shows signs of fire damage. Other structural members in the center of the first floor, as well as the southeastern corner of the building show signs of fire and water damage.

A combination of plywood, vinyl, and narrow, wood plank flooring covers the floors. The walls have a variety of coverings, including plywood and faux brick paneling. The ceiling has non-historic, plain particleboard panels that have been damaged by water and show signs of staining and sagging. In the southeast corner, original tongue and groove ceiling paneling remains. When built in 1887, this space would have had two rows of cast iron columns fashioned in a Tuscan style supporting the ceiling beams spanning the length of the building from west to east, visually dividing the space into thirds. Three of the columns were located during the site visit and it is believed additional columns will be revealed as the haunted house infill is removed from this level.

The second floor can be reached via the wooden staircase ascending from the southeast corner of the first floor. This level retains its open space with two rows of chamfered, heavy timber columns supporting the ceiling beams (**Figs. 13 and 14**). Due to the partial roof collapse that occurred on the east end of the building in the winter of 2015/2016, and space filled with trash, however, this level was inaccessible during the site visit on August 5, 2016 (**Fig. 15**). Observations from the stairwell include tongue-and-groove wood (approximately ¼" x 4") covered ceilings (which shows signs of damage, such as bowing and rot), bare brick walls, and narrow plank wooden flooring (also showing signs of damage, such as bowing and rot). Grooved paneling (similar to common "beadboard") also covers the interior half wall of the stairwell at this level.

The semi-basement/ground level can be reached either via the stairwell in the southeastern corner of the first floor, through one of two loading docks (one centered on the north elevation and the other on the south elevation, which is currently not visible or accessible on the exterior due to the wooden staircase), or the single side door on the north elevation. Entering through the single side door on the north elevation, one steps down one step into a largely open space. Flooring is mostly concrete slab with some remnants of floor tiling that may contain asbestos.

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Walls are mostly bare with the exception of the post construction installation of interior rooms, which are covered with sheetrock or particle board. There are no ceiling coverings. Two rows of cast iron columns support the ceiling beams. Of the extant columns, three feature a plain, disc-shaped capital and two plaster, stylized (interpreted as) “leaves” spiraling around and down the column about one quarter of the way from the top. These do not appear to be original or historic, though are interesting to note. The other columns are plain cast iron.

An office space, which was a later addition dating to c. 1980 is off to the right (west). Beyond this, in the far northwest corner of the space is a c. 1980 restroom. Across from the rolling metal dock door on the north elevation is the wooden, double dock door of the south elevation. To the east of this is the freight elevator shaft, which is wood-framed and features tongue and groove paneling on the inside. East of this is the stairwell that leads up to the first floor. Along the east wall of the northeast corner is a boarded-up doorway that would have led into the furnace room of the 1 ½ story section that once extended from the current east elevation. To the south, a newer doorway was cut into the load-bearing east wall via the removal of bricks and installation of a steel header. This leads into the interior space created with the frame wall and corrugated metal siding in what remained of the southeast corner of the one-story section at the rear of the building. The old coal room is accessible through this space and features taller ceilings and open rafters, several of which have been sistered.

It should be noted that the entire building had a very strong smell of mold, as extreme water damage was evident on every floor of the building. On both the interior and exterior, the soft brick has spalled in many places and is falling apart, leaving dust trails. With the majority of the roof collapsed and deferred maintenance since the mid/late 2000s in addition to having spent nearly cumulative 30 years as a vacant property, the building has experienced structural, functional, and cosmetic damage.

Alterations. Several alterations have occurred over the lifetime of the building. By 1905 (**Fig. 8**):

- A long, narrow building of concrete and frame construction used for kiln drying wood was added south of the property (non-extant);
- A saw room with six skylights on the north elevation (non-extant);
- A saw mill on the north elevation that extended from the saw room and wrapped around the northeast corner to the east elevation (non-extant).

By 1913 during the American Manufacturing Company’s use of the property (**Fig. 9**):

The saw room on the north elevation was turned into a two room space to house woodworking machinery and a space for gluing (non-extant);

- The saw mill area was reduced in size, re-exposing a portion of the north elevation in the center (non-extant);
- Two adjacent lumber sheds were constructed between the main building and the railroad tracks east of the building (non-extant);

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- Two bridges extended from the kiln drying building to the south to the doors on the first floor of the south elevation of the original building (non-extant);
- A loading chute connected to the spur extending from the railroad (non-extant).

By 1931, the additions to the north elevation and one of the lumber sheds were gone (**Fig. 8**). The kiln drying building was demolished around 1995.³

Gradual deterioration of the brick parapet and chimney stack resulted in the eventual stair-stepping of the parapet on the north and south elevations from west to east by 1966 (**Fig. 10**). The reduction in height of the chimney to about the level of the building's roof occurred at some point between 1957 and 1974 (**Figs. 4 and 12**). The rear, one-story extension of the building suffered deterioration and partial demolition resulting in a nearly 50% loss of the space occurred in the mid-1990s. Around the same time, a framed wall with corrugated metal siding was constructed south of the chimney stack to enclose the remaining portion of the one-story extension.

Aluminum windows, concrete ramp up to the primary entrance, metal lean-to porch on the north elevation, wooden staircase and enclosed landing on the south elevation, primary entrance doors, single side door and rolling metal dock door on the north elevation, basement office space and bathroom, haunted house rooms and tunnels, and frame wall with corrugated metal siding at the rear of the building were all installed during the past 60 years.

The brickwork on all facades has been painted a deep red/burgundy color, from ground up to the roof. The flaking paint appears to contain a large amount of sand in the mixture, as well as areas of what appears to be cement patching. The majority of the brick on the interior and exterior is badly damaged and shows severe damage from years of neglect and mismanagement of water infiltration. The cornice/parapet shows signs of damage and deterioration, as it has been patched over the years and is missing a large proportion of the original height. Earliest photographic documentation from 1966 shows that the parapet wall had already lost its original height as the building extends east towards the river.

Future Plans. Prior to rehabilitation work getting underway, Hobart Historic Restoration of Cedar Rapids, Iowa, plans to execute necessary emergency stabilization procedures in order to secure the building in preparation for Iowa's harsh winter season and to prevent further deterioration now that the roof has collapsed further. Plans include asbestos and lead paint remediation, soil and groundwater testing with potential remediation since it was the site of a former salvage yard, new roof, new structural members (if needed), and masonry repairs after mortar analysis, which will be completed by David Arbogast. No stabilization work will adversely affect salvageable or repairable historic components and will be in compliance with the Secretary of the Interiors Standards.

³ Hunter, Mark Stoffer, Cedar Rapids city historian, email message to Laura Sadowsky, August 16, 2016.

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Future rehabilitation plans include converting the building into residential apartments and adding parking and green spaces to the site. Hobart is applying for both Historic Preservation Certification for Federal tax credits and Iowa's Historic Preservation and Cultural Entertainment District tax credits to assist in offsetting the cost of rehabilitation. The rehabilitation of the Cedar Rapids Milk Condensing Company fits into the two-phase master plan for the Kingston District to create a recreational and entertainment corridor in this area of Cedar Rapids.

Integrity Statement. The Cedar Rapids Milk Condensing Company retains its integrity from the period of significance of 1887 to 1916. Though some exterior alterations have occurred on non-primary elevations and there is interior damage and alterations, the exterior brick walls, fenestration, and interior cast iron columns that are character-defining features remain intact. Additionally, though damaged in many areas, the wood tongue and groove ceilings and narrow wood plank flooring are still present on the first and second floors and the original open and expansive industrial interior spaces of the semi-basement/ground level and second floor are still visible. The space on the first floor, however, will be revealed when the post-historic finishes and partitions and debris have been cleared away. Together, these features convey the building's history as part of the industrial development of late 19th century Cedar Rapids, Iowa.

- **Location:** The Cedar Rapids Milk Condensing Company has not been moved and remains where it was originally constructed. When it was built in 1887, it occupied a site at the corner of H Street Southwest (now Valor Way) and Spring Street in a mixed-use area heavy on industry with factories and railroad tracks with their associated spurs lining the western bank of the Cedar River and residential housing to the south and west. Though the configuration of the landscape and built environment has changed over the years as historic, industrial building stock and railroad tracks have been lost, the Cedar Rapids Milk Condensing Company still stands as a reminder of the industrial base that gave rise to the city of Cedar Rapids and is one of the oldest left on the western side of the Cedar River.
- **Design:** The building retains its overall late 19th century, Romanesque Revival style as originally designed by William A. Fulkerson. The scale, roof form and fenestration pattern remains mostly intact as does the decorative brickwork with corbelled belt courses and string courses dividing each level and corbelled cornice with corbelled architrave. The original massing is also mostly intact with the exception of the partial removal of the one-story, two-by-three bay section at the rear of the building and the reduction in height of the chimney stack. Additionally, the interior's historic floor plan with wide open, industrial spaces with roof and floor joists held up by two rows of ornamental cast iron columns on the ground level and first floor are intact underneath the in-fill construction that has divided up the space over the years. The condition of the two rows of chamfered, heavy timbered columns on the second floor, however, are unknown at this time due to the inaccessibility of the second floor by the partial roof collapse that occurred in 2015 and again in 2016. Other than the dismantling of sections of the brick cornice of the parapet on the north and south elevations, the chimney stack, and most of the two by three-bay, one-story secondary block on the main building's east elevation, no other irreversible changes to the general form, plan, space, or style have occurred.

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- **Setting:** Though most of the historic, industrial building stock and railroad tracks surrounding the building have disappeared, the physical environment of the Cedar Rapids Milk Condensing Company has remained a largely mixed-use area with commercial and residential buildings, many of the latter of which date to the late 19th and early 20th centuries.
- **Materials:** Though damage has occurred, especially to the wooden members of the structure due to the partial roof collapses of 2015 and 2016, the 2008 flood, and general water infiltration and neglect, other character-defining historic materials remain intact and in their original configurations. Architectural details, such as the ornamental cast iron columns, exterior decorative brickwork, tongue and groove ceilings, narrow wood plank flooring, and a few original windows and doors on the south elevation remain.
- **Workmanship:** Evidence of workmanship from the time period of construction is visible in the masonry, cast iron columns, and wooden finishes, such as the narrow plank flooring and tongue and groove ceilings. Brickwork exhibits the work of skilled masons with the construction of arches and corbelling throughout the exterior. Mortar joints also feature plain, concave tooling. The seams left over from the casting process are visible on the ornamental cast iron columns.
- **Feeling:** The Cedar Rapids Milk Condensing Company retains the architectural design, materials, and workmanship as originally designed by William A. Fulkerson in 1887. The building's design, which incorporates Romanesque Revival features, echoes late 19th century nationwide trends toward the use of building materials that were the products of industrial processes rather than made at the hands of man, such as cast iron, and limited ornamentation on the interior to disguise their utilitarian uses. Because of the level of integrity present within the building on both the interior and exterior, the original employees of both the milk condensing company and the later American Manufacturing Company would recognize and experience most of the spaces in the same way today that they would have when initially built.
- **Association:** The building's association with its original function and identity as a manufacturing site remains physically evident in its position along the river and wide, open workspaces common in late 19th century industrial buildings.

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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.

Criteria Considerations

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

- 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

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Areas of Significance

(Enter categories from instructions.)

INDUSTRY

Period of Significance

1887 – 1916

Significant Dates

1887
c. 1898
c. 1910

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

Fulkerson, William A.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cedar Rapids Milk Condensing Company is nominated for its local significance under Criterion A. It derives significance from its association with an important era of industrial expansion in Cedar Rapids that saw many factories, processing plants, and railroads and their associated spurs spreading down the eastern and western banks of the Cedar River during the late 19th and early 20th centuries. Its historic associations, together with its Romanesque Revival, character-defining, visual qualities, convey its identity and significance within the west side area of Cedar Rapids historically known as Kingston (presently locally known as Kingston Village). In 2015, it was also determined to be individually eligible for the National Register of Historic Places in the Multiple Property Documentation Form, “Industrial Development of Cedar Rapids, c. 1865 – 1965.”⁴ This nomination meets the integrity considerations set out in the Section F requirements of that MPDF. As is expected of manufacturing facilities (and discussed within that section), minor and major interior and exterior alterations have taken place since the building’s original construction due to industrial and technological changes and usage. All seven aspects of integrity, however, are still present and the building retains the architectural integrity to convey its association within the context of Cedar Rapids’ late 19th century industrial growth. Common characteristics of buildings of this era and area of Cedar Rapids include two stories, utilitarian design, brick construction, manufacturing on upper levels, and loading bays/docks at ground level, all of which are represented in this building. These characteristics plus the seven aspects of integrity all help to convey the specific time and place of its construction and use within Cedar Rapids’ industrial corridor. The Period of Significance begins with the date of construction completion in 1887 and ends in 1916 when American Manufacturing Company ceased business and the building was no longer used for manufacturing purposes.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Significance under Criterion A

The Cedar Rapids Milk Condensing Company is eligible for the National Register of Historic Places under Criterion A because of its associations with late 19th century industrial development in Cedar Rapids, Iowa, which mirrors broad patterns of post-Civil War industrialization and urbanization in the United States. As the rapids of the Cedar River drew settlers in the late 1830s and railroads ushered in an explosion of commerce in the late 1860s, the industrial corridor of Cedar Rapids grew to focus mainly on food processing, clothing and machine manufacturing, furniture and wood mills, warehousing, and construction. The late 19th century’s industrial buildings of Cedar Rapids exhibited many features in common with one another, including iron

⁴ Pearson, Marjorie. National Register of Historic Places Multiple Property Documentation Form, Industrial Development of Cedar Rapids, c. 1865 – 1965, 64501251.

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columns, heavy timbers, flat floor slabs at ground level for product storage, loading docks opening onto railroad spurs at the ground level, manufacturing on upper levels, and large window openings to allow for natural light in work spaces. The Cedar Rapids Milk Condensing Company shares all of these characteristics in common with other area industrial facilities of the time (many of which are no longer extant) and is one of only two of the remaining late 19th century industrial buildings left in this area of the city.^{5 6}

The commercial district of Cedar Rapids was established on the eastern bank of the Cedar River across from Mays Island in the early 1840s. As the city annexed Kingston in 1870, which had been platted in the 1850s on the west side of the river, the commercial district expanded across Mays Island to the western bank of the Cedar River. Planing and wood product mills, such as the Williams and Hunting Company, Merritt and Allen Planing Mill, and Hawkeye Lumber and Sash Door Plant were established here in the 1870s. Other nearby industrial sites were established as well in the following decade, including the Hubbard Ice Company and Eagle Woolen Mills.^{7 8 9}

During this period of industrial growth along the Cedar River, the Cedar Rapids Milk Condensing Company was founded around 1887 by a local group of businessmen eager to capitalize on a new product that had gained in popularity during the Civil War – condensed milk. Aside from cheese and yogurt products, humans had thus far not found a good way to preserve milk in its liquid form until Gail Borden developed and patented equipment that would hold milk at a specific temperature and allow the water to evaporate evenly without scorching before being canned. The resulting condensed milk could then be shipped nationwide as far as railroads and ships could take them to be consumed by customers without fear of contamination or spoilage.¹⁰

This product seemed like a natural industry for Cedar Rapids because of its proximity to prime Iowa dairy country in Delaware and Jones Counties, especially with the ability to transport large quantities of milk quickly via the railroad (**Fig. 2**). Local architect, William A. Fulkerson, was contracted to design the new manufacturing facility along the western bank of the Cedar River early in 1887 and construction was completed in November of that year. Expansive, interior spaces with two rows of structural interior columns allowed for plenty of floor space to

⁵ Pearson, Marjorie. National Register of Historic Places Multiple Property Documentation Form, Industrial Development of Cedar Rapids, c. 1865 – 1965, 64501251.

⁶ “City to Consider Future of one of Cedar Rapids’ Oldest Buildings,” Save CR Heritage, accessed August 4, 2016, <http://www.savecrheritage.org/city-to-consider-future-of-building/>.

⁷ Pearson, Marjorie. National Register of Historic Places Multiple Property Documentation Form, Industrial Development of Cedar Rapids, c. 1865 – 1965, 64501251, E: 14.

⁸ Pearson, Marjorie, “Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey: Amendment of Historic Resources of Cedar Rapids, Iowa, Multiple Property Submission Form Final Report,” (St. Paul, MN: Summit Envirosolutions, Inc., 2014), E:7.

⁹ *Portrait and Biographical Album of Linn County, Iowa* (Chicago: Chapman Brothers, 1887), 614.

¹⁰ Crowley, Carolyn Hughes, “The Man Who Invented Elsie,” *Smithsonian Magazine*, accessed 8/1/2016, <http://www.smithsonianmag.com/science-nature/the-man-who-invented-elsie-the-borden-cow-171931492/?no-ist>.

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accommodate manufacturing equipment. Rows of windows on all levels provided as much daylight as possible during working hours and dock doors could be found on both the north and south elevations of the semi-basement/ground level. A later user of the building, American Manufacturing Company, would expand the space with additions on the north and east elevations, lumber sheds behind the building, a kiln drying building to the south with bridges extending from it to the two doors on the south elevation of the original building, and a loading chute to facilitate the loading and unloading of goods from the railroad spur that extended up to the building from the main track along the Cedar River. Though these latter additions are no longer extant, the industrial, utilitarian spaces on the interior of the building that accommodated machinery and workers remain beneath in-fill construction and convey its history as part of the industrial development of Cedar Rapids along the river.

The architect, William Alexander Fulkerson (1847 – 1912), was born in Bucyrus, Ohio, to a farming family. Prior to entering the architecture field, he enlisted in Company E of the 34th Ohio Volunteer Infantry when he was only 16 years old and fought in several battles during the final year of the Civil War. It was not until after mustering out in Columbus, Ohio, in 1865, that family lore suggests he became fascinated with architecture and construction upon returning home. Around 1871, he reportedly moved to Chicago in order to receive further training in this field.^{11 12}

About five years later, Fulkerson moved to Cedar Rapids and became one of the few architects in a town growing rapidly with industrial expansion along the Cedar River. In 1884, he formed a partnership with fellow Cedar Rapids architect, J.A. Smith, which would end amicably two years later. One of their commissions was the A.T. Averill House (1886), which was listed on the National Register in 1978. Fulkerson continued his practice until about 1910, designing many private residences as well as public and commercial buildings, many of which were built in the Romanesque Revival style, including Taylor School (1889), the Cedar Rapids Auditorium(c.1903), and the Old Administration Building at the University of Northern Iowa (1896). Fulkerson passed away in Ohio at the home of his daughter in 1912.^{13 14 15 16 17 18 19 20 21}

¹¹ *Biographical Record of Linn County, Iowa* (Chicago: The S.J. Clarke Publishing Company, 1901), 991 – 992.

¹² Bob Fulkerson, “Ohio Fulkersons,” *American Fulkerson Homepage*, accessed August 1, 2016, <http://www.fulkerson.org/ohio.html>.

¹³ *Biographical Record of Linn County, Iowa* (Chicago: The S.J. Clarke Publishing Company, 1901), 991 – 992.

¹⁴ Bob Fulkerson, “Ohio Fulkersons,” *American Fulkerson Homepage*, accessed August 1, 2016, <http://www.fulkerson.org/ohio.html>.

¹⁵ “Notice” *Cedar Rapids Times* (Cedar Rapids, IA), March 4, 1886, 2.

¹⁶ Olinger, William. National Register of Historic Places, A.T. Averill House, Cedar Rapids, Linn County, Iowa, 78001236.

¹⁷ “Former Local Architect Dead” *Cedar Rapids Evening Gazette* (Cedar Rapids, IA), April 4, 1912, 5.

¹⁸ Pearson, Marjorie. National Register of Historic Places Multiple Property Documentation Form, Industrial Development of Cedar Rapids, c. 1865 – 1965, 64501251.

¹⁹ Svendsen, Marlys A. *Historic Resources of Cedar Rapids* (Sarona, WI: Svendsen Tyler, Inc., 2000), 27.

²⁰ Fulkerson, William A. “Architects in Iowa,” Iowa State Historic Preservation Office.

²¹ Witthoft, Susan, “Old Administration Building,” *Rod Library University of Northern Iowa*, revised by Gerald L. Peterson, accessed August 1, 2016, <https://www.library.uni.edu/collections/special-collections/university-archives/building-histories/old-administration-building>.

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Fulkerson's Cedar Rapids Milk Condensing Company is also an excellent local, industrial interpretation of late 19th century Romanesque Revival architecture. Throughout North America, this style was often used for public buildings, such as courthouses, schools, libraries, and churches, as well as for private residences and industrial buildings during the last half of the 19th century. The Gilded Age's nouveau riche, industrial barons, and city councils flocked to the blocky massing and castle-like proportions of these stone and/or brick buildings, which conveyed a sense of stability and permanence. Skilled labor was essential for the decorative brick and stone work and so the construction of buildings in this style was usually relegated to urban areas or wealthier clients.^{22 23}

The majority of the architecturally defining characteristics that place the Cedar Rapids Milk Condensing Company solidly within the Romanesque Revival style as interpreted in an industrial building are still present and visible on the exterior of the main, two-story block. The main building features two stories with a semi-basement/ground level. The façade is defined by its large, projecting central entrance with round arch and Romanesque-style arcade of windows on the first floor level of the façade. Round arches top all first floor window and door openings and segmental arches top those on the second floor. Corbelled string courses separate first and second stories of this load-bearing brick building where massing is symmetrical, blocky, and compact. The Romanesque Revival features of the main building were not extended to the one-story secondary block on the east elevation of the building. As this section of the building is sited lower and at the rear of the main building, however, the main building overshadows its plain features.

The interiors may not be Romanesque Revival in style, but their original, intended utilitarian nature with wide, open spaces on each floor are still visible and understandable despite alterations via infill construction through the years. Roof and floor joists are supported by two interior rows of columns that are chamfered, heavy timber wood on the second floor and ornamental and plain cast iron on the first floor and semi-basement/ground level. This would have allowed the sun to flood in from the arcade of windows on all sides of the building in order to take advantage of the natural light during working hours. The wide, open spaces would have easily accommodated milk condensing and later wood working machinery as well as the employees who worked in the respective factories. Changes to the interior spaces that have occurred over the years as the building passed to subsequent owners have occurred within the confines of this interior, utilitarian shell and are mostly fully reversible, including the c. 2008 addition of haunted house features on the first floor and the c. 1990 office spaces in the semi-basement/ground level.

Developmental history/additional historic context information. The city of Cedar Rapids, Iowa, lies roughly in the center of Eastern Iowa and is bisected by the Cedar River as it flows from northwest of the city to the southeast to join with the Iowa River before flowing into the

²² Gelernter, Mark, *A History of American Architecture: Buildings in Their Cultural and Technological Context* (Lebanon, NH: University Press of New England, 1999), 151 – 152, 185.

²³ Mikel, Robert, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes* (Toronto, ON: James Lorimer & Company, 2004), 84.

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Mississippi along the state's eastern border. Cedar Rapids is the seat of Linn County and is bordered by the cities of Hiawatha and Marion to the north. Beyond is a mostly rural landscape dotted with small towns, gently rolling farmland, and swaths of timber along the Cedar River and secondary streams.

It did not take long after Iowa was officially opened to European-American settlers in the 1830s for newcomers to discover the rich farmland and swift rapids suitable for mills on the Cedar River from which Cedar Rapids would eventually spring. Originally known as "Rapids City," the site was platted on the eastern side of the river in 1842. Several public buildings were constructed within the next five years, including a hotel, school, and post office. The small but growing village of about 300 residents changed the site's name to Cedar Rapids when it was incorporated in 1849. Like most towns that spring up along rivers, the streets ran parallel and perpendicular to the northwest-southeast flow of the river.^{24 25}

On the other side of Cedar River, settlement was beginning as well. David King was the largest land owner on the western bank of the river. He platted the area in 1852, organizing the mill and factory area along the river, residential areas farther inland, and called it "Kingston." He also established ferry service to connect his land to Cedar Rapids in 1849. It remained in operation until he passed away five years later. In 1870, the residents of Kingston requested annexation by Cedar Rapids and the area became known as West Cedar Rapids.²⁶

Population growth was slow to take hold. It had only reached 1,800 by 1860 and the Civil War impeded further growth for several years. But as railroad companies built more routes to include Cedar Rapids in the late 1860s and Cedar Rapids annexed Kingston, the population had nearly tripled in 1870. By 1880 it was over 10,000 and more than 3,000 lots were platted during that decade with majority being residential lots and located on the western side of the river. A few years after the Cedar Rapids Milk Condensing Company was constructed in 1887, the population had increased to over 18,000 and then nearly doubled by 1910 when the site was being used to manufacture gun stocks, furniture, and commercial fixtures.^{27 28}

Efforts to take advantage of the industrial and commercial power afforded by the Cedar River got underway early in Cedar Rapids' development. The first dam was constructed in 1842 with two others built in 1870 near B Avenue NE and in 1914 to service the Quaker Oats Plant. Steamboats arrived in 1843 as the *Maid of Iowa* entered the city for the first time, but with the

²⁴ Svendsen, Marlys A., National Register of Historic Places Multiple Property Documentation Form, "Historic Resources of Cedar Rapids, Iowa," E:4.

²⁵ Henry, George T. and Mark W. Hunter, *Cedar Rapids: Downtown and Beyond* (Mount Pleasant, SC: Arcadia Publishing, 2005), 7.

²⁶ Ibid, E: 4 – 5.

²⁷ Iowa State Data Center. "Cities/Incorporated Places and Census Designated Places (CDP) – Total Population: 1850 – 2010." <http://www.statelibraryofiowa.org/datacenter/archive/2011/02/citypop.pdf>. Accessed: August 4, 2016.

²⁸ Svendsen, Marlys A., National Register of Historic Places Multiple Property Documentation Form, "Historic Resources of Cedar Rapids, Iowa," E:5 – 6.

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arrival of the railroad in 1859 and the collision of the locally-operated *Cedar Rapids* with another steamboat that same year, the industry never gained much of a foothold. Additionally, efforts to bridge the river, which would be instrumental in development along both banks in the late 19th century, began as early as the late 1850s with the first permanent bridge being constructed in 1871 at 3rd Avenue.^{29 30 31}

The Cedar River – as the founders of Cedar Rapids had believed – was the heartbeat of the industrial corridor on both sides of the river from the beginning of settlement. Grain mills sited themselves along the east bank as planing mills and furniture makers spread out along the west. Prior to the expansion of the railroad network to and from Cedar Rapids, extending well beyond the state’s borders, most products were consumed locally. After the Civil War, however, food processing plants, such as meat packing, grain processing, breweries, a canning company, and a cracker manufacturer, sprung up along with machine shops. Industrialists and farmers could now take advantage of markets further afield in places like Chicago and St. Louis. Additionally, the mass migration of people toward the frontier in the late 1860s led to thousands making supply stops in Cedar Rapids and booming business for new flour mills and retailers selling everything from tools and farming equipment to wagons and clothing. The influx of wealth spurred growth and, in the late 1870s through 1890, new industries settled along the river, including foundries, pump companies, buggy and carriage manufacturers, clothing, harness and saddle manufacturers, wholesalers, and an ice company to supply the railroads with ice for their refrigerated cars.^{32 33}

The Cedar Rapids Milk Condensing Company would join this long list of new industries to settle along the Cedar River in the late 1880s. With local dairy farms in eastern Linn County and neighboring Delaware and Jones County – locally declared the finest milk country in the world – already established, all that was needed was the perfect site near clean water and railroad line with a spur in order to establish a factory to manufacture what was quickly becoming a popular commodity – condensed milk. In the 19th century, milk was considered mostly a child’s food, but it would quickly spoil within one to two days. Previous attempts at preserving milk in its liquid form often involved cooking it over an open fire, which usually resulted in the milk scorching or taking on a sour flavor. That all changed when New Yorker, Gail Borden, designed a copper kettle he called a “vacuum pan” for the condensing of milk and had it patented in 1856. It was inspired by a something similar he saw the Shakers using to concentrate fruit juice. Inside the vacuum pan, a heated coil would evenly heat the milk, allowing for a slow evaporation of water

²⁹ Svendsen, Marlys A., National Register of Historic Places Multiple Property Documentation Form, “Historic Resources of Cedar Rapids, Iowa,” E: 8 – 9.

³⁰ *Snapshots of History: Cedar Rapids, 1849 – 1999* (Marceline, MO: Heritage House Publishing, 1999), 119 – 120.

³¹ Pearson, Marjorie. National Register of Historic Places Multiple Property Documentation Form, Industrial Development of Cedar Rapids, c. 1865 – 1965, 64501251, E: 8.

³² Svendsen, Marlys A., National Register of Historic Places Multiple Property Documentation Form, “Historic Resources of Cedar Rapids, Iowa,” E: 16.

³³ Ewoldt, Harold F. *Cedar Rapids: The Magnificent Century* (Northridge, CA: Windsor Publications, Inc., 1988), 21, 41 – 43.

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to prevent scorching. Borden opened a manufacturing facility in Wassaic, New York, soon after.³⁴

In order to ensure a clean product from start to finish, he also demanded that his milk suppliers follow strict guidelines, including washing cow udders, keeping stalls clean and without manure stored anywhere nearby, and sanitizing milking equipment in boiling water at the end of each day. Business skyrocketed and Borden even received an endorsement from the Committee of the Academy of Medicine for the quality of his product in 1858. Demand rose so high during the Civil War when the Federal government placed orders for Borden's condensed milk as part of soldiers' field rations that he could no longer keep up with demand.^{35 36 37}

Early in 1887, a group of prominent Cedar Rapids businessmen, including H.B. Soutter, S.L. Dows, and William G. Dows, endeavored to get in on this new business opportunity. With capital of \$100,000, they established what they originally called the Cedar Rapids Evaporating and Condensing Milk Company and brought in J.A. Ferris from New York to be the general manager. In June 1887, Ferris purchased about \$15,000 worth of equipment from his home state and brought it to Cedar Rapids. By the following month, land was purchased on the western bank of the Cedar River, south of the Eagle Woolen Mill factory. William A. Fulkerson was contracted as the building's architect and Whiting Manufacturing Company of Cedar Rapids would complete all of the iron work for the building. In August, the Burlington, Cedar Rapids, and Northern Railway (BCR&N) had surveyed for a spur to extend from the main track along the river bed to the new factory under construction.^{38 39 40 41 42 43}

Ground was broken on the morning of July 12, 1887, for the new condensed milk factory designed by Fulkerson. According to an article appearing that day in the *Cedar Rapids Gazette*:

“It is to be 130 feet long by 50 feet wide with a height of three stories, the basement of course being one story... In the basement will be found the boiler and fuel room, the heating room, the cooling room and the refrigerator... On the second floor are the offices, the receiving department, where the milk is taken from the farmers and run into the first floor or basement and the cans immediately washed and returned to the farmers, the evaporating

³⁴ Crowley, Carolyn Hughes, “The Man Who Invented Elsie,” *Smithsonian Magazine*, accessed 8/1/2016, <http://www.smithsonianmag.com/science-nature/the-man-who-invented-elsie-the-borden-cow-171931492/?no-ist> .

³⁵ *Cedar Rapids Evening Gazette* (Cedar Rapids, IA), December 23, 1887, 2.

³⁶ *Lessons in Marketing Agricultural Products, Volume 2* (Chicago: American Institute of Agriculture, 1922), 8 and 10.

³⁷ Crowley, Carolyn Hughes, “The Man Who Invented Elsie,” *Smithsonian Magazine*, accessed 8/1/2016, <http://www.smithsonianmag.com/science-nature/the-man-who-invented-elsie-the-borden-cow-171931492/?no-ist> .

³⁸ *Cedar Rapids Times* (Cedar Rapids, IA), June 30, 1887, 3.

³⁹ *Cedar Rapids Evening Gazette* (Cedar Rapids, IA), June 24, 1881, 3.

⁴⁰ *Cedar Rapids Times* (Cedar Rapids, IA), July 7, 1887, 3.

⁴¹ *Cedar Rapids Times* (Cedar Rapids, IA), August 4, 1887, 3.

⁴² *Cedar Rapids Gazette* (Cedar Rapids, IA), July 12, 1887.

⁴³ *Cedar Rapids Evening Gazette* (Cedar Rapids, IA), August 25, 1887, 3.

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department and the filling and canning department. The third floor will be used almost entirely as a storage room.”⁴⁴

The building was completed and ready for production at the beginning of November 1887. The *Cedar Rapids Times* called it a “fine brick structure” with the “latest machinery” including a machine to make all cans onsite. In all, the building and machinery cost somewhere between \$45,000 and \$60,000, according to newspaper accounts. Ads were taken out in local papers, calling for dairy farmers within a 40 mile radius of Cedar Rapids to send them their product provided that the farmers did not freeze the milk and that it was properly cooled to 50° immediately after milking. The Cedar Rapids Milk Condensing Company offered \$1.25 per hundred pounds if the farmers would deliver the milk to railroad depots in time for the product to reach the factory by 3:00 pm. The resulting condensed milk was deemed to be of excellent quality initially and hopes were high. When at full capacity, they felt they would most likely employ anywhere from 150 – 200 workers and would eventually establish branch locations in the heart of their source of milk supply, Delaware and Jones Counties. Some doubts, however, may have existed in the city at the future success of this new industry. The anonymous writer of a December 23, 1887, article on the milk condensing company in the *Cedar Rapids Evening Gazette* reassured his readers, “Like the railroad, the benefits are yet to come.”^{45 46 47 48 49}

This optimism was short-lived, however. By the end of 1888, the business had failed. One account describes the parties running the business as “inexperienced” since ultimately the product failed to keep and instead spoiled. At that point, the property was sold to Merchants National Bank and sat unoccupied for several years. Local businessmen actively took up the cause of bringing in an established milk condensing company to take over the building. Lithographs of the building were commissioned and sent, along with equipment inventories, railroad access, and Cedar Rapids amenities, to other companies nationwide.⁵⁰

By August of 1891, a deal was struck with Helvetia Milk Condensing Company of Highland, Illinois (now known as PET Evaporated Milk). Helvetia was organized in 1885 and was the first company to develop and market shelf-stable evaporated milk, which was its main focus. One of its founders and the man who invented the method and equipment needed to ensure the sterilization of evaporated milk was a Swiss immigrant named John B. Meyenburg. After much experimentation in Switzerland in the early 1880s, Meyenburg finally perfected his processes and equipment. He then immigrated to the United States and requested patents for his ideas, which were granted in 1884 and 1887 (Patent numbers: 308,422; 358,213; and 308,421). He was attracted to Highland, Illinois, due to its large Swiss immigrant population and it was there that he and his partners established Helvetia. He served as the technical adviser for one year before

⁴⁴ *Cedar Rapids Gazette* (Cedar Rapids, IA), July 12, 1887.

⁴⁵ *Cedar Rapids Times* (Cedar Rapids, IA), November 3, 1887, 3.

⁴⁶ *Cedar Rapids Evening Gazette* (Cedar Rapids, IA), November 8, 1887, 3.

⁴⁷ *Cedar Rapids Evening Gazette* (Cedar Rapids, IA), September 29, 1887, 3.

⁴⁸ *Cedar Rapids Evening Gazette* (Cedar Rapids, IA), November 19, 1887, 3.

⁴⁹ *Cedar Rapids Evening Gazette* (Cedar Rapids, IA), December 23, 1887, 3.

⁵⁰ *Cedar Rapids Gazette* (Cedar Rapids, IA), August 22, 1891, 1.

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parting ways and striking out on his own to help establish milk condensing companies in the western states.^{51 52}

When Helvetia purchased the empty Cedar Rapids Milk Condensing Company building in December 1891 for \$16,500, its plant in Highland, Illinois, could not keep up with the demand for its popular product and the vacant milk condensing factory in Cedar Rapids seemed like the perfect solution. Helvetia sent some of its workforce to Cedar Rapids to help the new branch get started. It rearranged the production floors and put in additional machinery. At the start, they had hoped to employ at least 70 to 80 men with increases in the future. BCR&N also reestablished its spur up to the factory.^{53 54 55 56}

Cedar Rapids citizens seemed optimistic after a successful first year for Helvetia in Cedar Rapids, but economic forces beyond their control were looming on the horizon as economic instability crept into the United States in 1893. Wheat prices crashed. People rushed to banks to withdraw their money. Credit froze and commercial enterprises ground to a halt. Helvetia Milk Condensing Company was not immune. In July of that year it temporarily suspended production at both plants. When the depression was over, however, the Cedar Rapids plant was never reopened.^{57 58}

The Cedar Rapids Milk Condensing Company building sat vacant once again with a watchman living in the building to keep an eye on the property. It was not until about 1898 when the Cedar Rapids Gun Stock Manufacturing Company leased the space. In 1900, the company reorganized and consolidated with Casebeer Manufacturing Company and Furniture & Stair Manufacturing Company. Products produced include gun stocks, dining tables, bedroom suites, bank fixtures, store fixtures, telephone boxes and other general furnishings. With the new merger, the company expected to employ about 100 workers, most of whom would be skilled with good wages. The location at the time would be at the former Cedar Rapids Milk Condensing Company building, but there was uncertainty as to whether or not they would stay long term. At the time, they were planning on taking out the rotary mill and installing a band mill and quarter sawing plant as well as building a new 25-foot x 150-foot building for steaming rooms and a dry kiln area. Trains would use the spur to bring in a projected 10 cars of raw logs of native, Midwestern wood per day year round. Working directly with the raw materials would have allowed them to better compete with wood mills. By 1905 (**Fig. 7**), they had expanded their facilities. To the south of the building, a long and narrow building was constructed for drying kilns. Along the north elevation a saw room was constructed and a saw mill room that extended along this elevation and

⁵¹ *Cedar Rapids Gazette* (Cedar Rapids, IA), August 22, 1891, 1.

⁵² Hunziker, Otto Frederick, *Condensed Milk and Milk Powder: Prepared for the Use of Milk Condenseries, Dairy Students and Pure Food Departments* (La Grange, IL: Otto Frederick Hunziker, 1918), 21 – 23.

⁵³ Linn County, Iowa. Deed Records, County Recorder's Office, Cedar Rapids, Iowa, Vol 185, p 184.

⁵⁴ Weis, Charles, *Brief History of the City of Highland* (Highland, IL: Highland Journal, 1893), 6 – 8.

⁵⁵ *Cedar Rapids Evening Gazette* (Cedar Rapids, IA), December 23, 1891, 4.

⁵⁶ *Cedar Rapids Evening Gazette* (Cedar Rapids, IA), September 3, 1891, 2.

⁵⁷ *Cedar Rapids Evening Gazette* (Cedar Rapids, IA), July 24, 1893, 2.

⁵⁸ Weis, Charles, *Brief History of the City of Highland* (Highland, IL: Highland Journal, 1893), 6 – 8.

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wrapped around the northeast corner to the east elevation.^{59 60 61}

By 1913, the company had been renamed the American Manufacturing Company and remained in the old milk condensing building. Woodworking machinery took up the ground floor and first floor with cabinet making occurring on the top floor. The property also featured steam power and heat, electric lights, city water, and metal blowers for wood working machinery. The saw room present by 1905 was converted into two rooms to house woodworking machinery and a gluing space. The saw mill addition was reduced in space, re-exposing the middle section of the original north elevation of the original building, which was turned into a storage and shed area. Two connected lumber sheds and another small, unidentified building were built to the east of the building along the railroad spur. Additionally, bridges extended across to two doors on the south elevation of the original building, which also featured a loading chute that ran parallel along this elevation to the industrial spur of the nearby railroad tracks (**Figs. 1 and 8**), which now belonged to the Chicago, Rock Island and Pacific Railway.^{62 63 64}

The American Manufacturing Company closed by 1916 and the property remained vacant through 1928. In 1929, the Clark-MacDanel Company, a mens' clothing and jobbers' finishing goods manufacturer, occupied the space for about two years. By 1931, the additions to the building on the north and east elevations were removed as well as one of the lumber sheds constructed east of the building.^{65 66}

The property was vacant once again from 1931 to 1941, after which it was not listed in city directories until 1953 when the Cach M Glass Company used the space as a warehouse until about 1965. From 1966 to 1973, two companies shared the space – Construction and Industrial Sales Company and Wholesale Builders' Hardware. From 1974 – 1978, the semi-basement/ground level was used as a nightclub or bar known as the Trophy Lounge. Later, it became known as the Gay 90s and was one of the earliest gay nightclubs in Cedar Rapids. By 1979, it was called the Warehouse Tavern and was under the supervision of Kenneth Marsh.^{67 68}

Arian Bennett Shakespeare (1901 – 1986) and his wife, Irma (1905 – 1982) were the owners of the old Cedar Rapids Milk Condensing Company property from 1962 until they sold it to Waddell Brothers Metal Company and Kenneth Marsh in 1981. Waddell went out of business in 1995. In 2001, it was purchased by Thomas Knutson, who owned and operated the Knutson Metal Company. The property at this time was used as a salvage yard and seasonally as a

⁵⁹ *Insurance Maps of Cedar Rapids* (New York: Sanborn and Perris Map Company, Ltd, 1895), 34.

⁶⁰ Weis, Charles, *Brief History of the City of Highland* (Highland, IL: Highland Journal, 1893), 6 – 8.

⁶¹ *Cedar Rapids Evening Gazette* (Cedar Rapids, IA), June 6, 1900, 5.

⁶² *Insurance Maps of Cedar Rapids* (New York: Sanborn and Perris Map Company, Ltd, 1895), 34.

⁶³ *Insurance Maps of Cedar Rapids* (New York: Sanborn Map Company, 1913), 86.

⁶⁴ *Insurance Maps of Cedar Rapids* (New York: Sanborn Map Company, 1913 – 1931 additions), 86.

⁶⁵ *Cedar Rapids City Directories, 1917 – 1979*.

⁶⁶ *Insurance Maps of Cedar Rapids* (New York: Sanborn Map Company, 1913 – 1931 additions), 86.

⁶⁷ *Cedar Rapids City Directories, 1917 – 1979*.

⁶⁸ Hunter, Mark Stoffer, Cedar Rapids city historian, email message to Laura Sadowsky, August 19, 2016.

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haunted house known as Nightmare Manor in the 2000s.^{69 70 71 72 73 74 75}

The building was damaged in the 2008 flooding that inundated many cities and towns near the Iowa and Cedar Rivers (**Fig. 13**). In Cedar Rapids, the river crested at 31.12 feet on June 13, 2008, and flooded over ten square miles of land, including most of the downtown area, and affecting 1,216 city blocks. The damage caused by the floods in Iowa and the tornadoes that ripped through the state that year made it the sixth largest FEMA disaster declaration in United States history.⁷⁶

The city of Cedar Rapids acquired the building in 2013. In an attempt to decide whether to demolish or save the vacant building, the city commissioned an engineering study, which was completed in late 2015 by RDG Planning & Design of Des Moines, Iowa. The report states that the building has suffered extensive water damage from years of deferred maintenance and neglect, but that the exterior masonry walls were sound and in generally good condition. Since the report was completed, the roof suffered a partial collapse during the winter of 2015/2016. Further investigations have revealed that the brick of the exterior walls exhibits crumbling and spalling throughout. In 2016, the building, which is locally known as the Knutson Building after the prior owner, was nominated to Preservation Iowa's 2016 list of "Iowa's Most Endangered Properties."⁷⁷

The city has contracted with Hobart Historic Restoration of Cedar Rapids to rehabilitate the building. It will provide funding to Hobart to conduct emergency stabilization procedures and will retain ownership of the property until later in 2016 when the city will turn it over to Hobart. Because of the dire situation due to the collapsing roof, mold, deterioration of wooden components, and the harshness of Iowa winters, Hobart will try to complete the emergency stabilization procedures prior to the close of 2016. As of this writing, they plan to complete at a minimum full asbestos and lead paint remediation, testing and possible remediation of groundwater and soil since it was a former salvage yard, new roof, new structural members (if

⁶⁹ Linn County, Iowa. Deed Records. County Recorder's Office, Cedar Rapids, Iowa. Vol 1133, p 168.

⁷⁰ 1940 United States Census, Cedar Rapids, Linn County, Iowa, digital image s.v. "Arian B. Shakespeare," Archives.com, accessed August 8, 2016, http://www.archives.com/GA.aspx?_act=ImageViewCensus1940&FirstName=Arian&LastName=Shakespeare&Location=IA&UniqueId=36408886&type=census&folderImageSeq=

⁷¹ "Irma F. Shakespeare," *Cedar Rapids Gazette* (Cedar Rapids, IA), August 12, 1982, 3.

⁷² Linn County, Iowa. Deed Records. County Recorder's Office, Cedar Rapids, Iowa. Vol 3051, p 209.

⁷³ Linn County, Iowa. Deed Records. County Recorder's Office, Cedar Rapids, Iowa. Vol 8619, p 90.

⁷⁴ Linn County, Iowa. Deed Records. County Recorder's Office, Cedar Rapids, Iowa. Vol 4407, p 404.

⁷⁵ Linn County, Iowa. Deed Records. County Recorder's Office, Cedar Rapids, Iowa. Vol 9145, p 100.

⁷⁶ Cedar Rapids: City of Five Seasons, "Flood of 2008 Facts and Statistics," accessed August 4, 2016, http://www.cedar-rapids.org/discover_cedar_rapids/flood_of_2008/2008_flood_facts.php.

⁷⁷ Preservation Iowa, "Iowa's Most Endangered Properties," accessed August 24, 2016, <http://www.preservationiowa.org/programs/iowas-most-endangered-properties/>.

Cedar Rapids Milk Condensing Company
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required), and masonry repairs based on mortar analysis to be completed by David Arbogast.^{78 79}
80 81

The potential for any prehistoric or historic archaeological remains beyond the footprint of the property was not assessed as part of the present National Register nomination. Given the proximity of this property to the right bank of the Cedar River, any future development immediately adjacent to this resource should include an archaeological assessment.

⁷⁸ Linn County, Iowa. Deed Records. County Recorder's Office, Cedar Rapids, Iowa. Vol 8619, p 90.

⁷⁹ Smith, Rick, "Fate of Historic, 'Dilapidated' Knutson Building on the Line," *Cedar Rapids Gazette*, accessed August 4, 2016, <http://www.thegazette.com/subject/news/government/fate-of-historic-dilapidated-knutson-building-on-the-line-20151113> .

⁸⁰ Fenton, Scotney and Tim Monson, "Existing Conditions Survey Report: Knutson Building, 525 Valor Way SW (H Street SW), Cedar Rapids, Iowa" (Des Moines, IA: RDG Planning & Design, 2015).

⁸¹ Ottoson, Mary, Hobart Historic Restoration, email message to Laura Sadowsky, August 4, 2016.

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Fig. 1: South and east elevations of building during tenure of the American Manufacturing Company, c. 1910, looking northwest. Railroad spur, east elevation storage shed, full chimney stack, and one-story extension of building housing the furnace system and coal room visible.
(Source: The History Center, Linn County Historical Society.)

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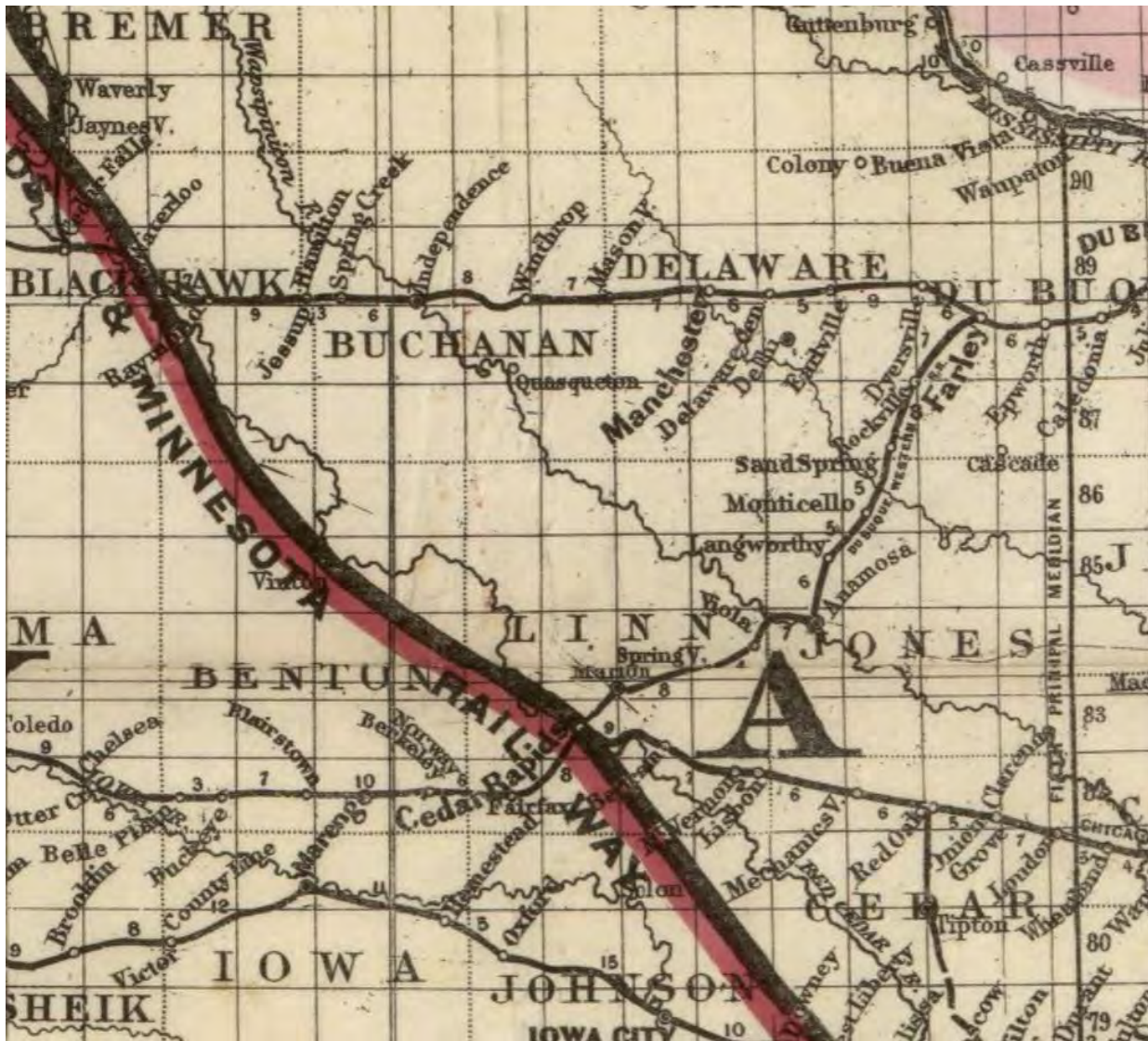


Fig. 2: Portion of Map Showing the Burlington, Cedar Rapids and Minnesota Railway and its Connections. Railroads were connecting portions of Delaware and Jones Counties to Cedar Rapids by 1868.

(Source: G.W. & C.B. Colton & Company (New York: 1868) Library of Congress Geography and Map Division, Washington D.C., 98688606, accessed August 14, 2016, <http://hdl.loc.gov/loc.gmd/g4061p.rr003550>.)

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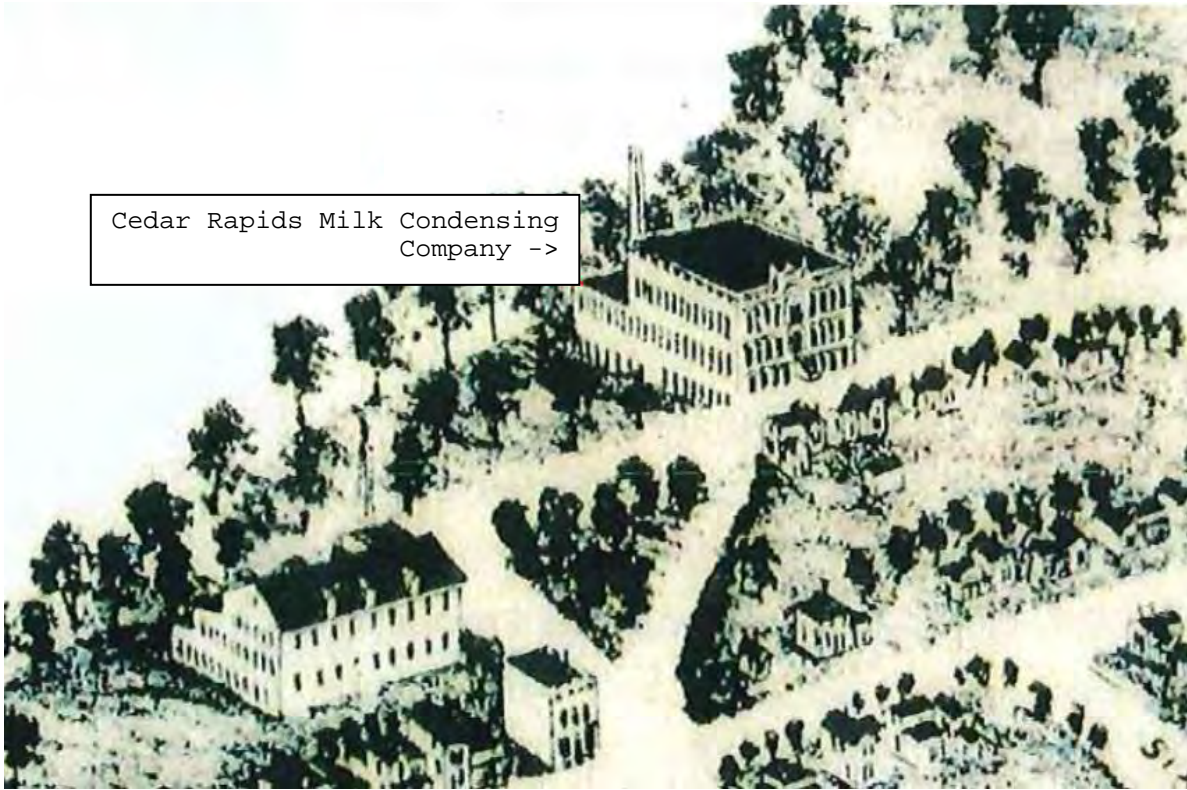


Fig. 3: Artist's rendering of Cedar Rapids c. 1889.
(Source: Clements, Ralph Henderson, *Tales of the Town: Little-Known Anecdotes of Life in Cedar Rapids* (Cedar Rapids, IA: Stamats Pub. Co., 1967), 55.)

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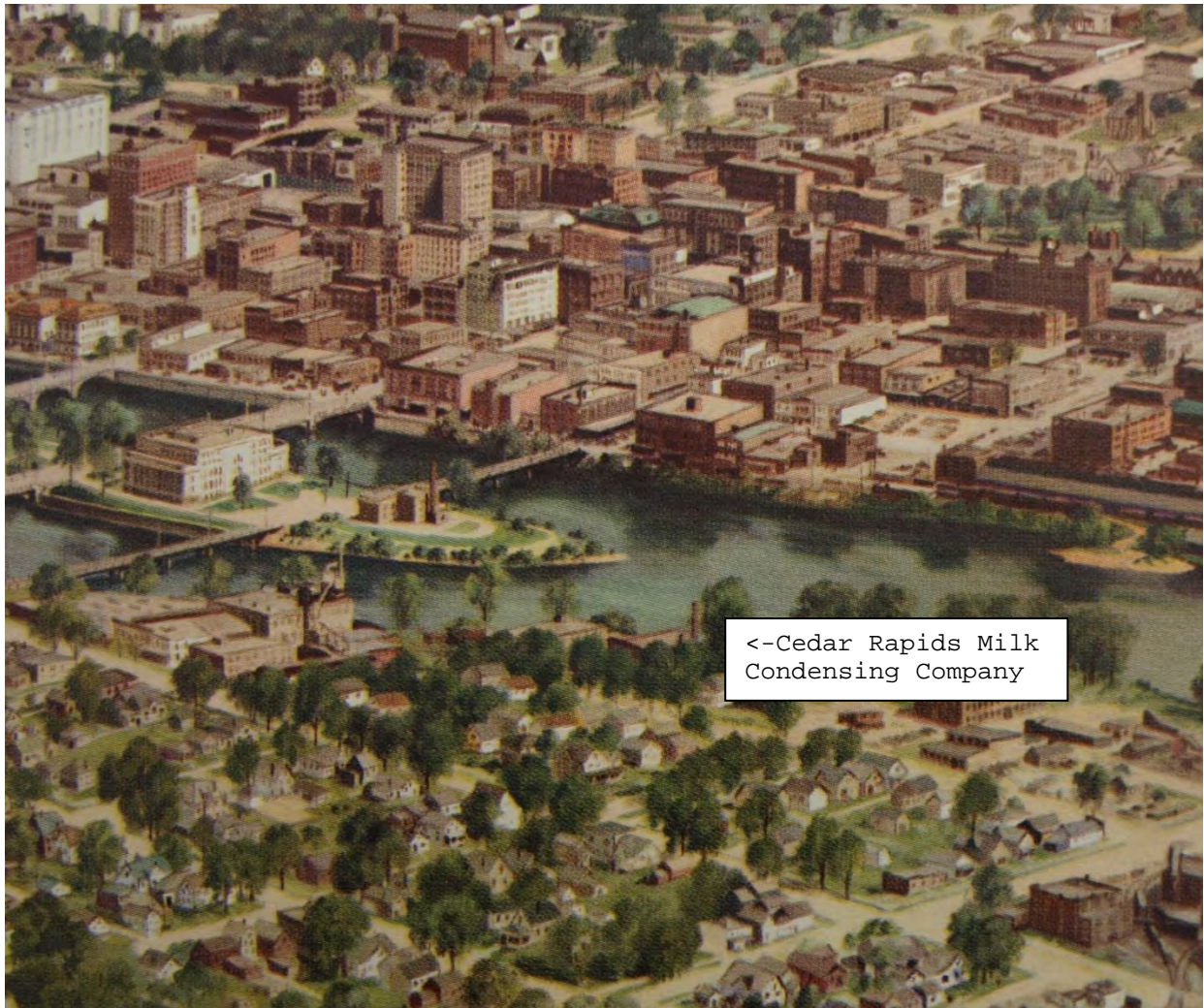


Fig. 4: Artist's rendering of downtown Cedar Rapids in 1957. Chimney stack is depicted as full-height.

(Source: Dows, Sutherland and Paul Engle, *Seven Ages of a City: A Pictorial History of Cedar Rapids* (Iowa Light Electric and Power Company, 1957), 14.)

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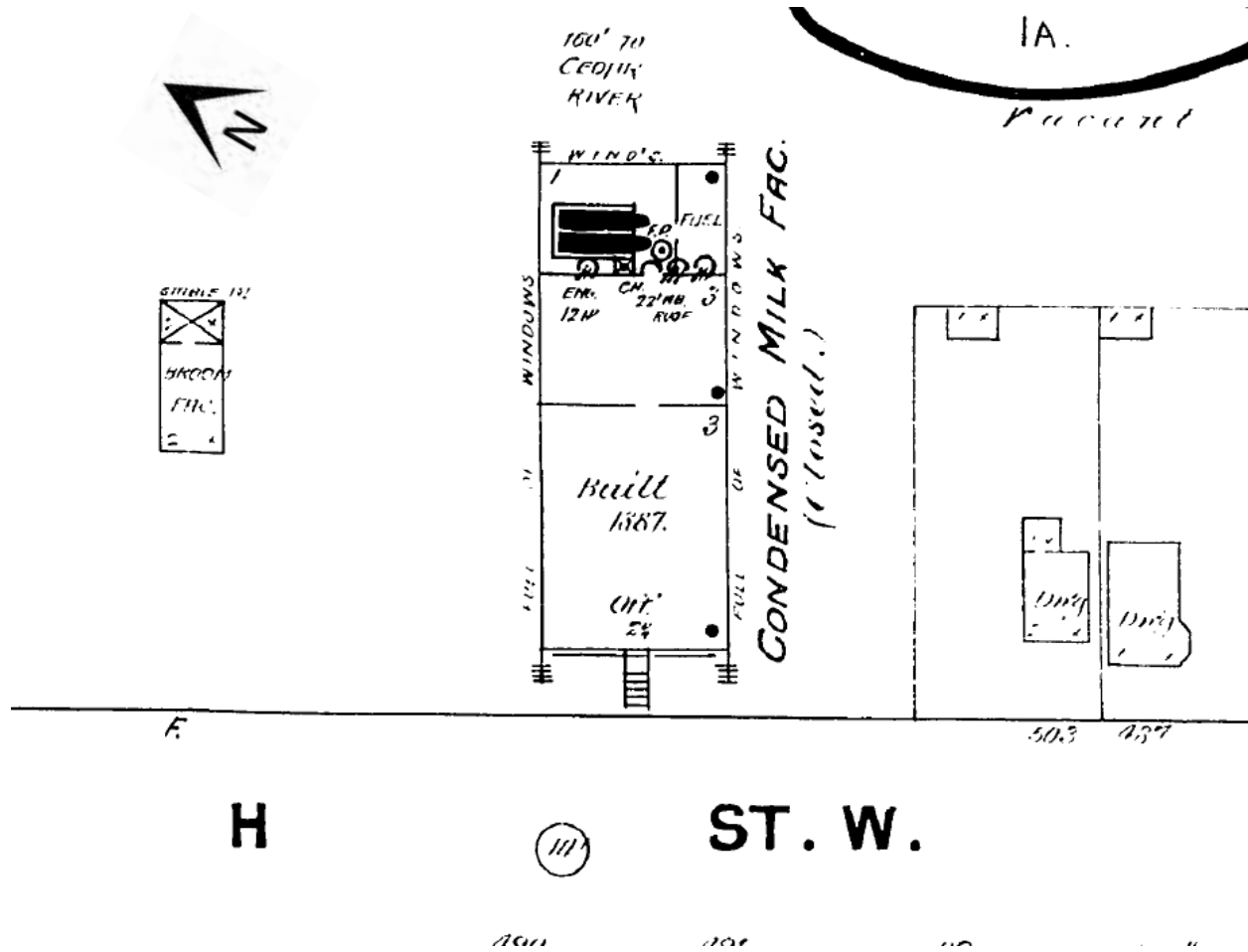


Fig. 5: Sanborn Fire Insurance Map, Cedar Rapids, Iowa, 1889.
(Source: *Insurance Maps of Cedar Rapids*, New York: Sanborn Map and Publishing Company, 1889.)

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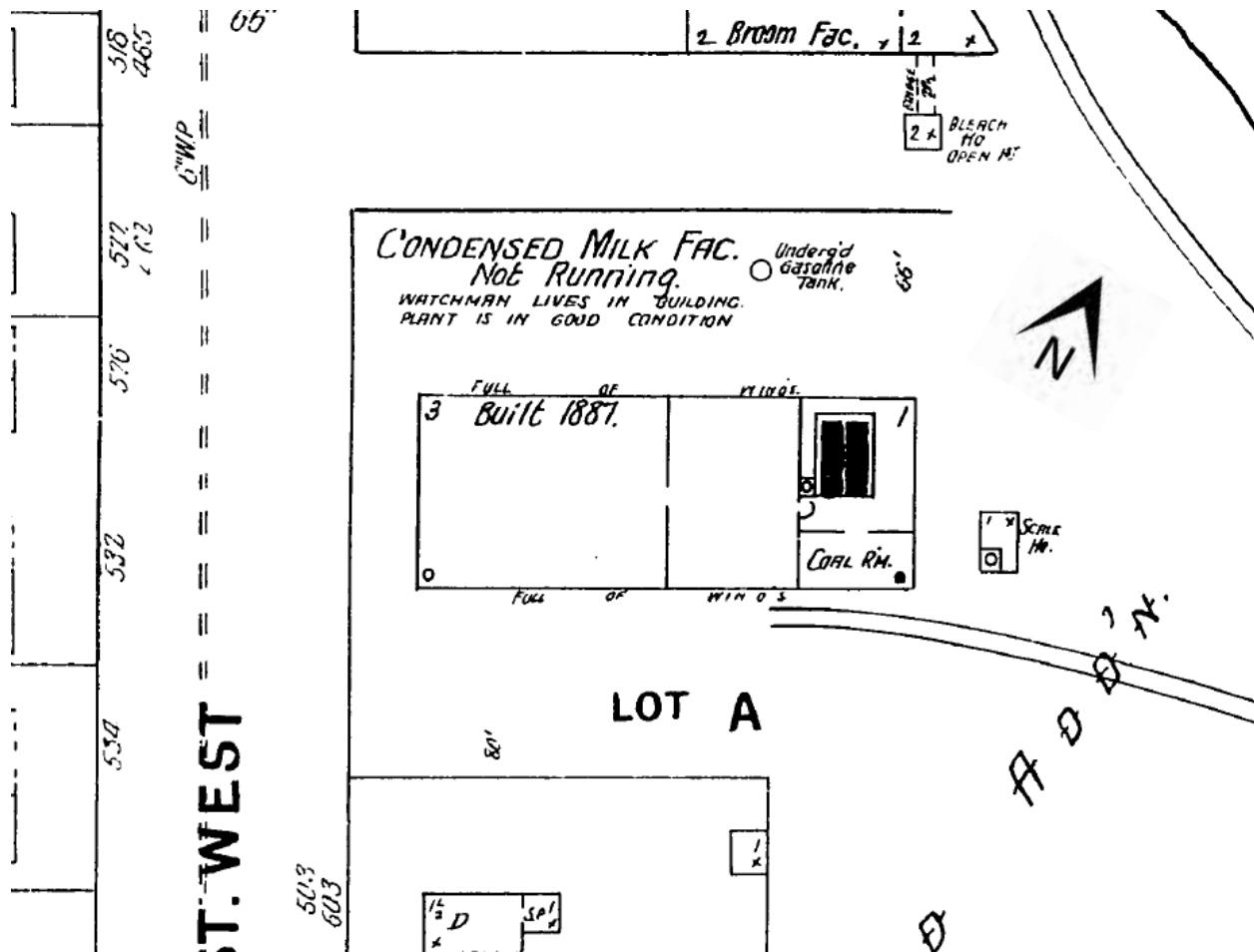


Fig. 6: Sanborn Fire Insurance Map, Cedar Rapids, Iowa, 1895.
(Source: *Insurance Maps of Cedar Rapids*, New York: Sanborn and Perris Map Company, Ltd, 1895.)

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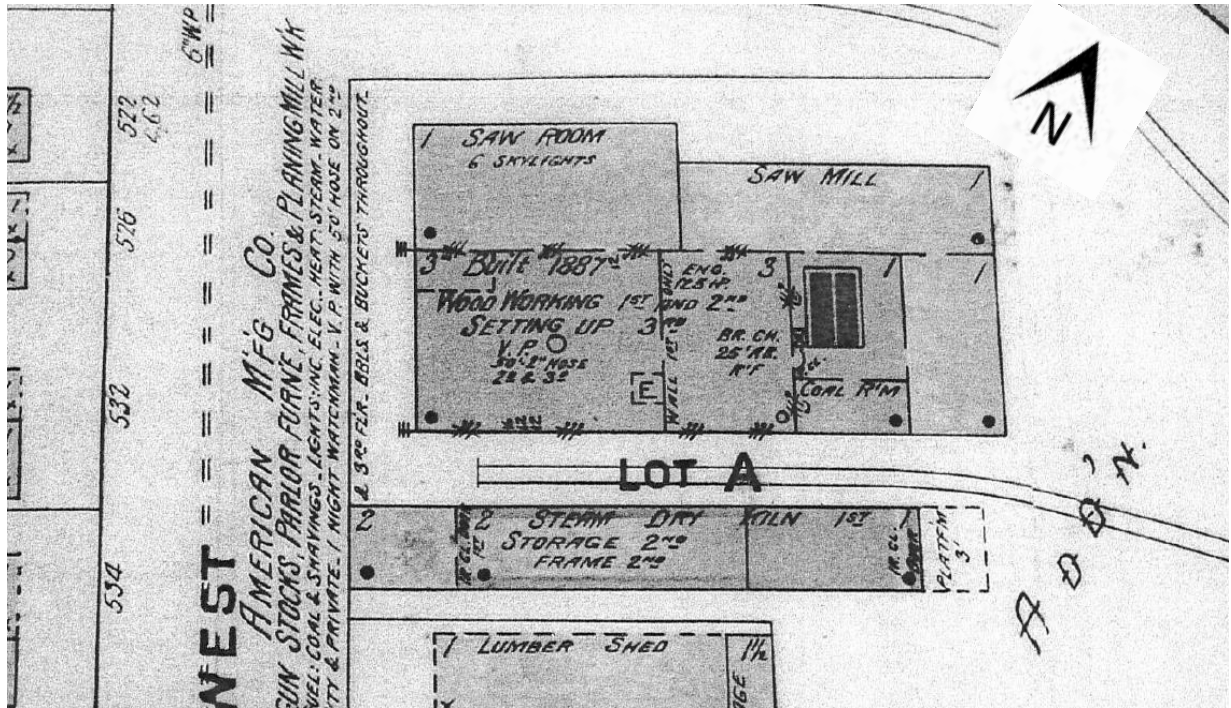


Fig. 7: Sanborn Fire Insurance Map, Cedar Rapids, Iowa, 1905.
(Source: *Insurance Maps of Cedar Rapids*, New York: Sanborn Map Company, 1905.)

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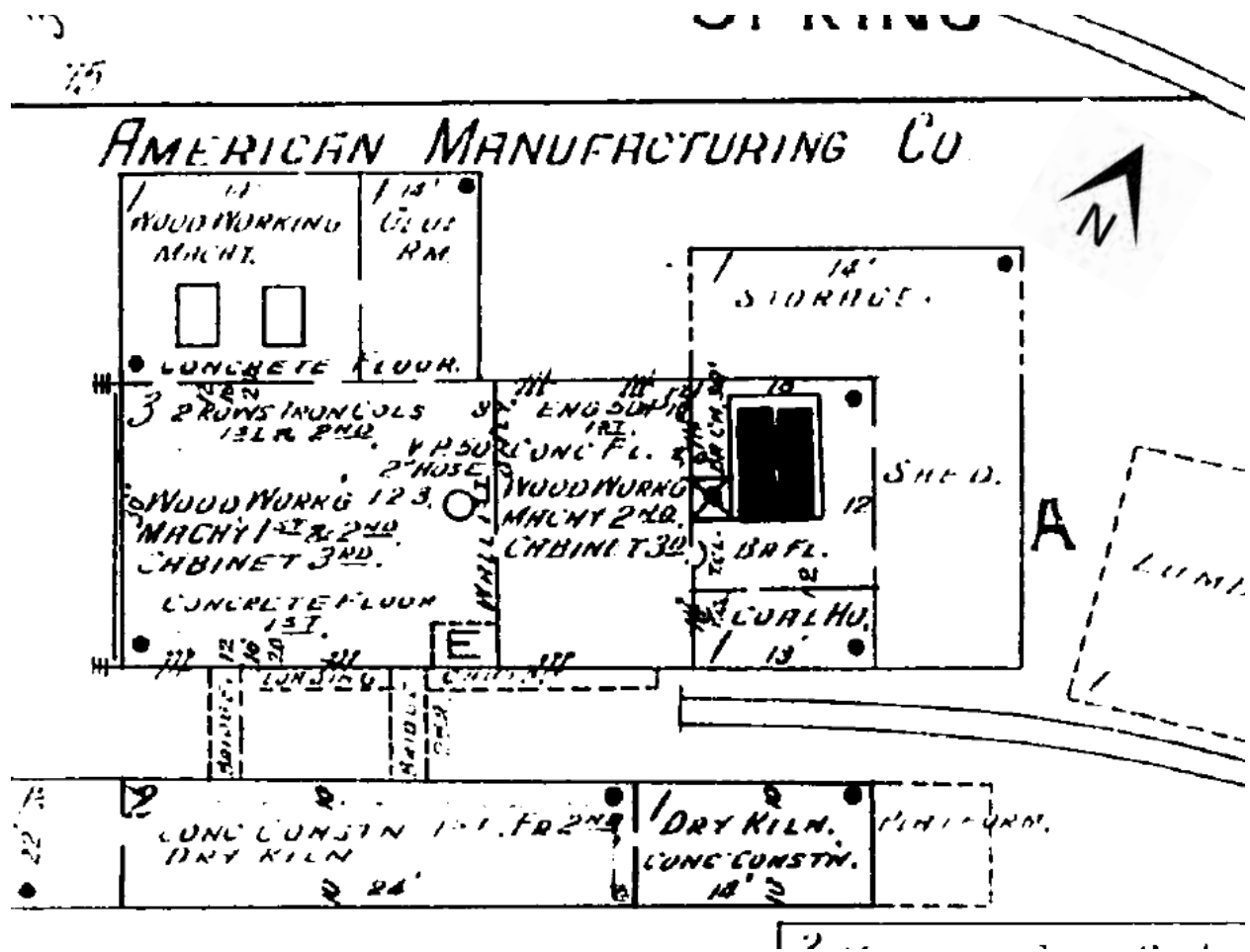


Fig. 8: Sanborn Fire Insurance Map, Cedar Rapids, Iowa, 1913.
(Source: *Insurance Maps of Cedar Rapids*, New York: Sanborn Map Company, 1913.)

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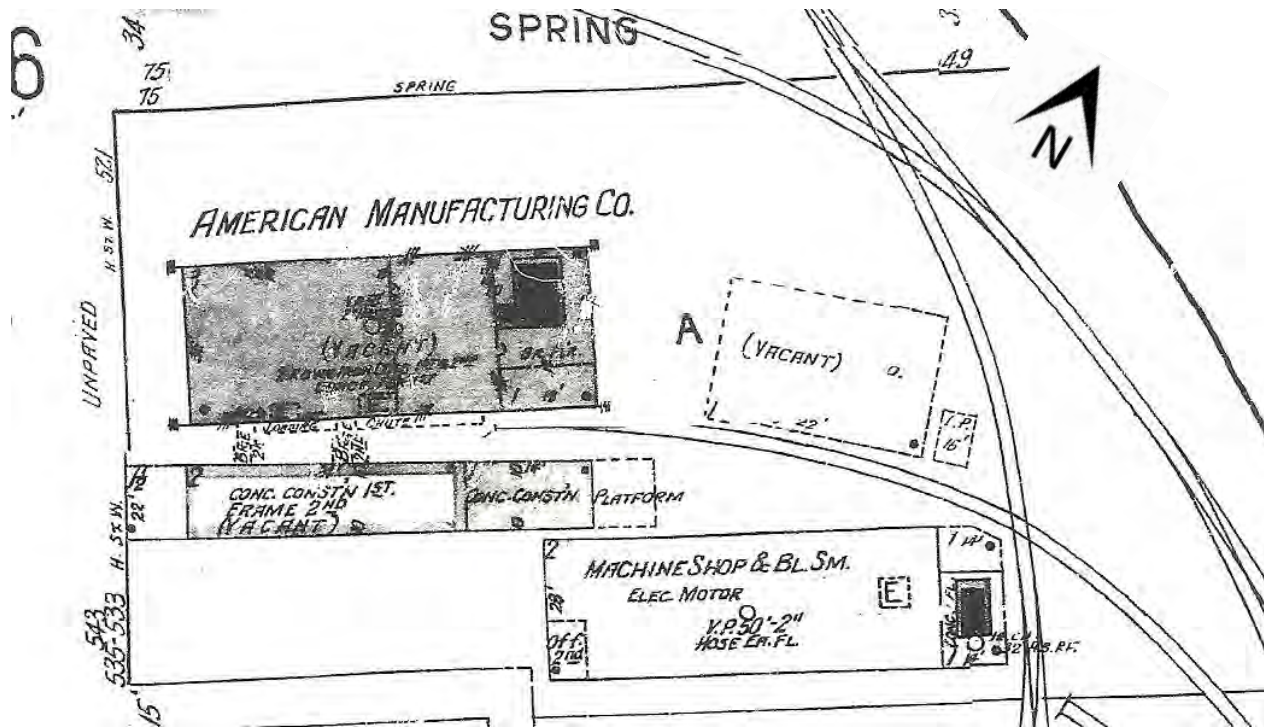


Fig. 9: Sanborn Fire Insurance Map, Cedar Rapids, Iowa, 1913 – 1931 additions to 1913.
(Source: *Insurance Maps of Cedar Rapids*, New York: 1931.)

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Fig. 10: 1966 photo of the Cedar Rapids Milk Condensing Company when it was in use by D&S Glass (aka Cache Glass) as a warehouse.⁸²
(Source: The History Center, Linn County Historical Society.)

⁸² Hunter, Mark Stoffer, Cedar Rapids city historian, email message to Laura Sadowsky, August 16, 2016.

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Fig. 11: 1973 photo of 529 H Street SW, which was the former kiln drying building constructed prior to the 1913 Sanborn Fire Insurance Map publication. It was demolished around 1995.⁸³ The Cedar Rapids Milk Condensing Company building (525 Valor Way/H Street SW) is on the left. (Source: The History Center, Linn County Historical Society.)

⁸³ Hunter, Mark Stoffer, Cedar Rapids city historian, email message to Laura Sadowsky, August 16, 2016.

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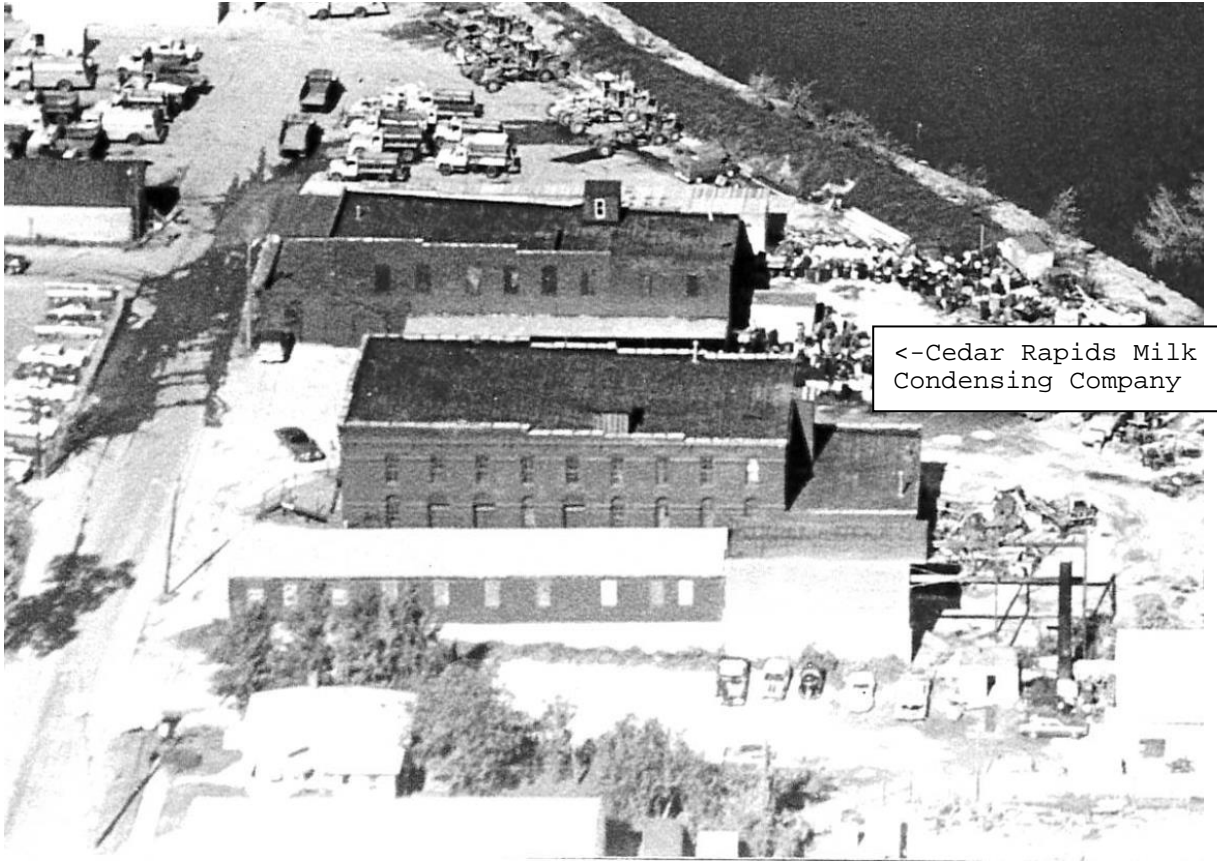


Fig. 12: 1974 aerial photo of Cedar Rapids Milk Condensing Company.
(Source: The History Center, Linn County Historical Society.)

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Fig. 13: Photo of second floor prior to roof collapse.
(Source: Mary Ottoson, Hobart Historic Restoration, August 8, 2014.)

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Fig. 14: Photo of second floor prior to roof collapse. Note chamfered, heavy timber support posts.
(Source: Mary Ottoson, Hobart Historic Restoration, August 8, 2014.)

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Fig. 15: Second floor after second roof collapse, looking southwest toward front of building.
(Source: Laura Sadowsky, site visit, August 5, 2016.)

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Fig. 16: Flooding of the Cedar River in Cedar Rapids, Iowa, June 12, 2008.
(Source: Maag, Christopher, “In Eastern Iowa, the City that ‘Would Never Flood’ Goes 12 Feet Under,” *The New York Times* (New York: online, June 13, 2008); photo by Steve Pope of the Associated Press, accessed August 15, 2016, http://www.nytimes.com/2008/06/13/us/13flood.html?_r=0)

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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December 23, 1891.

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New York: Sanborn Map Company, 1913 – 1931 additions.

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special-collections/university-archives/building-histories/old-administration-building](https://www.library.uni.edu/collections/special-collections/university-archives/building-histories/old-administration-building).

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: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreege of Property less than 1 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 41.972546 | Longitude: -91.668537 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The nominated property is situated on Lot A of the Highland Addition at the northern termination of Valor Way (formerly H Street SW) in Cedar Rapids, Iowa. Parcel #14282-790001-00000: northwesterly 100 feet of Lot "A," Highland Addition to West Cedar Rapids, Iowa.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with the Cedar Rapids Milk Condensing Company.

11. Form Prepared By

name/title: Laura M. Sadowsky/Architectural Historian
organization: N/A
street & number: 9314 Oakwood Drive
city or town: Urbandale state: Iowa zip code: 50322
e-mail Laura.M.Sadowsky@gmail.com
telephone: 515-782-6220
date: August 30, 2016

owner name: Beverly J. Hobart
organization: Hobart Historic Restoration
street & number: 3330 Southgate Ct SW, Suite 250C
city or town: Cedar Rapids state: Iowa zip code: 52404
e-mail BJ@HobartHistoricRestoration.com
telephone: 319-826-6532

owner name: City of Cedar Rapids
organization: City of Cedar Rapids
contact: Jennifer Pratt, Director Community Development and Planning
street & number: 101 1st Street SE
city or town: Cedar Rapids state: Iowa zip code: 52401
e-mail j.pratt@cedar-rapids.org
telephone: 319-286-5047

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Name of Property

Linn County, Iowa
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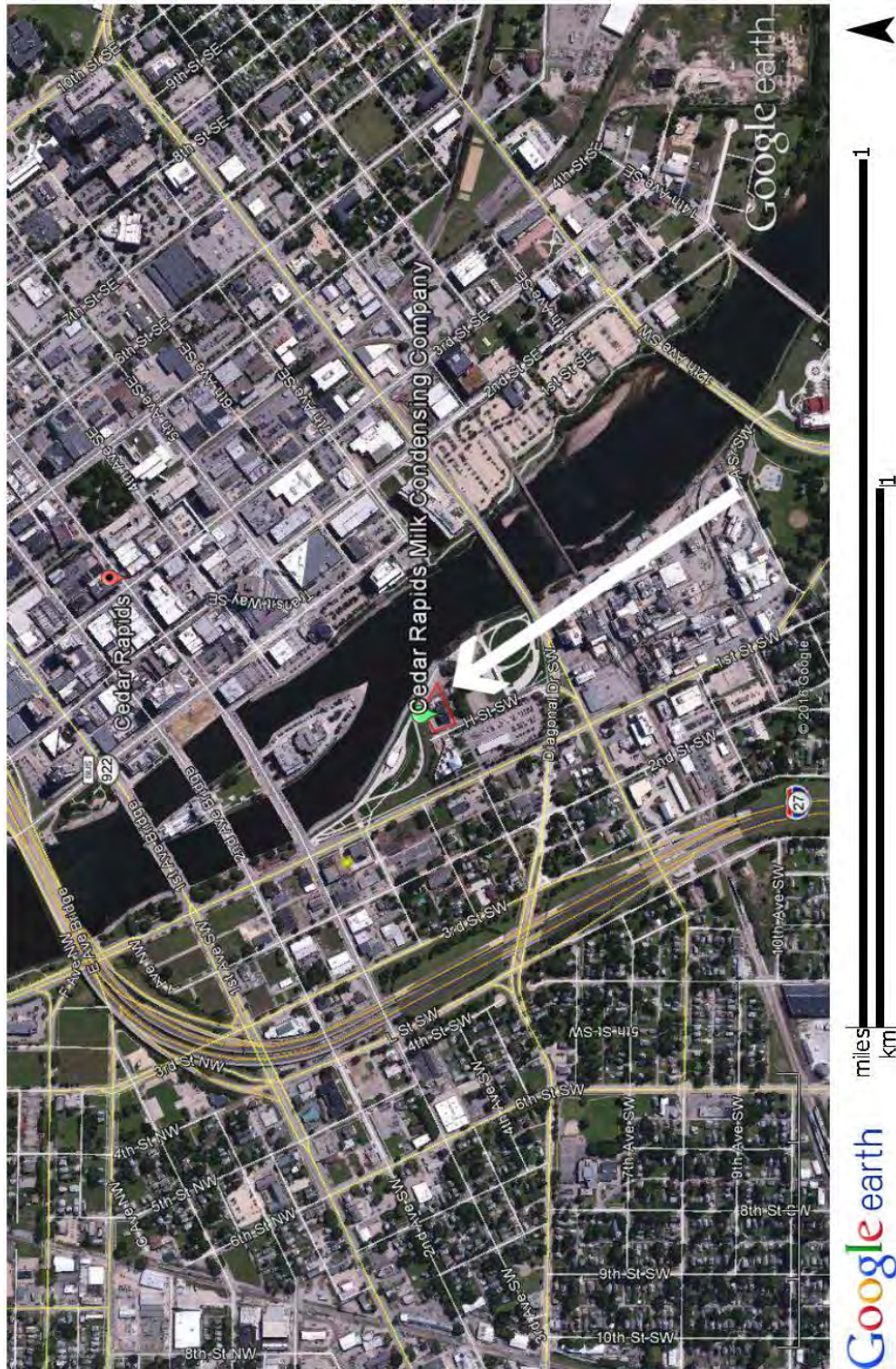
Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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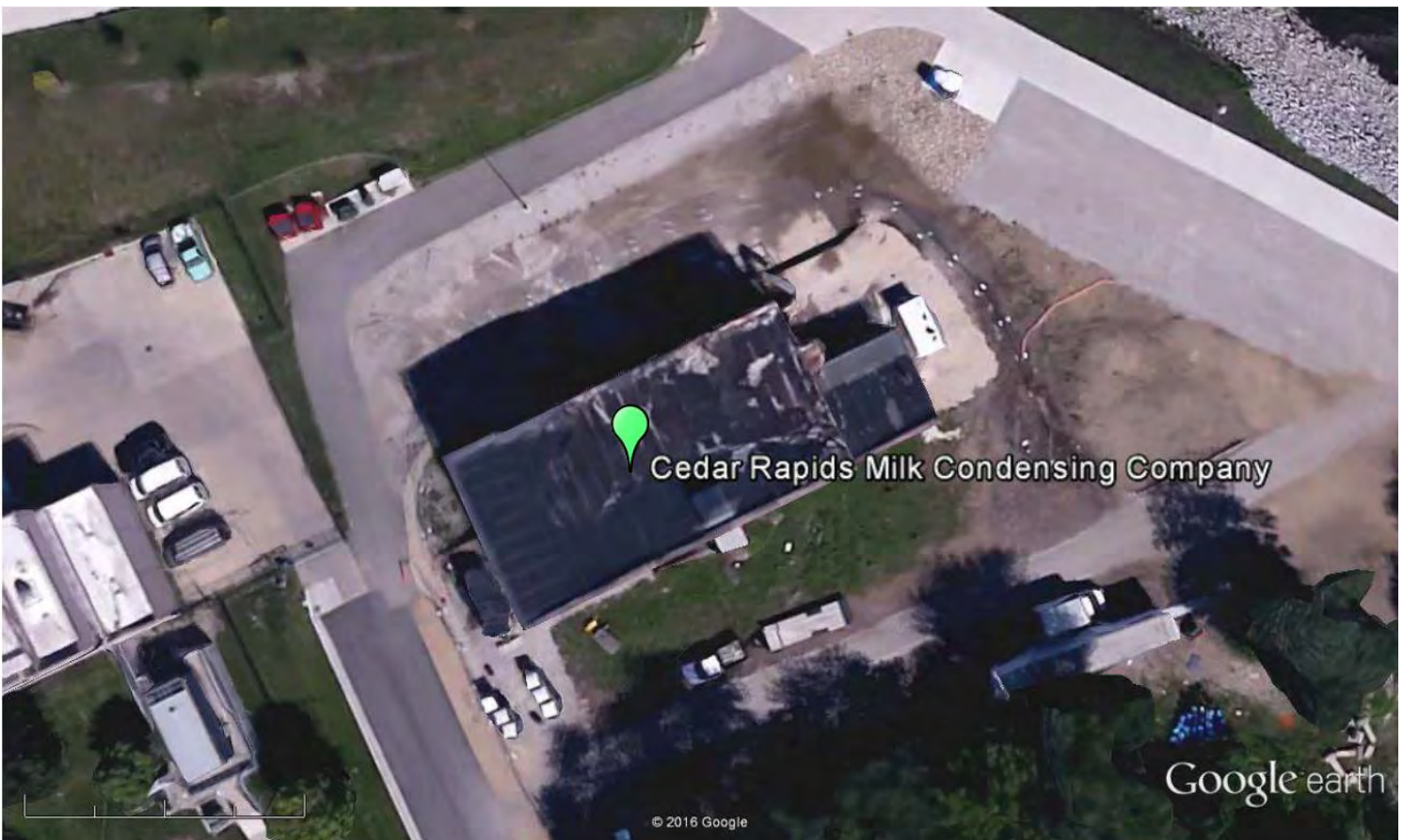
Linn County, Iowa
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Map 1: Cedar Rapids Milk Condensing Company, Cedar Rapids, Iowa (August 1, 2016).

Cedar Rapids Milk Condensing Company _____
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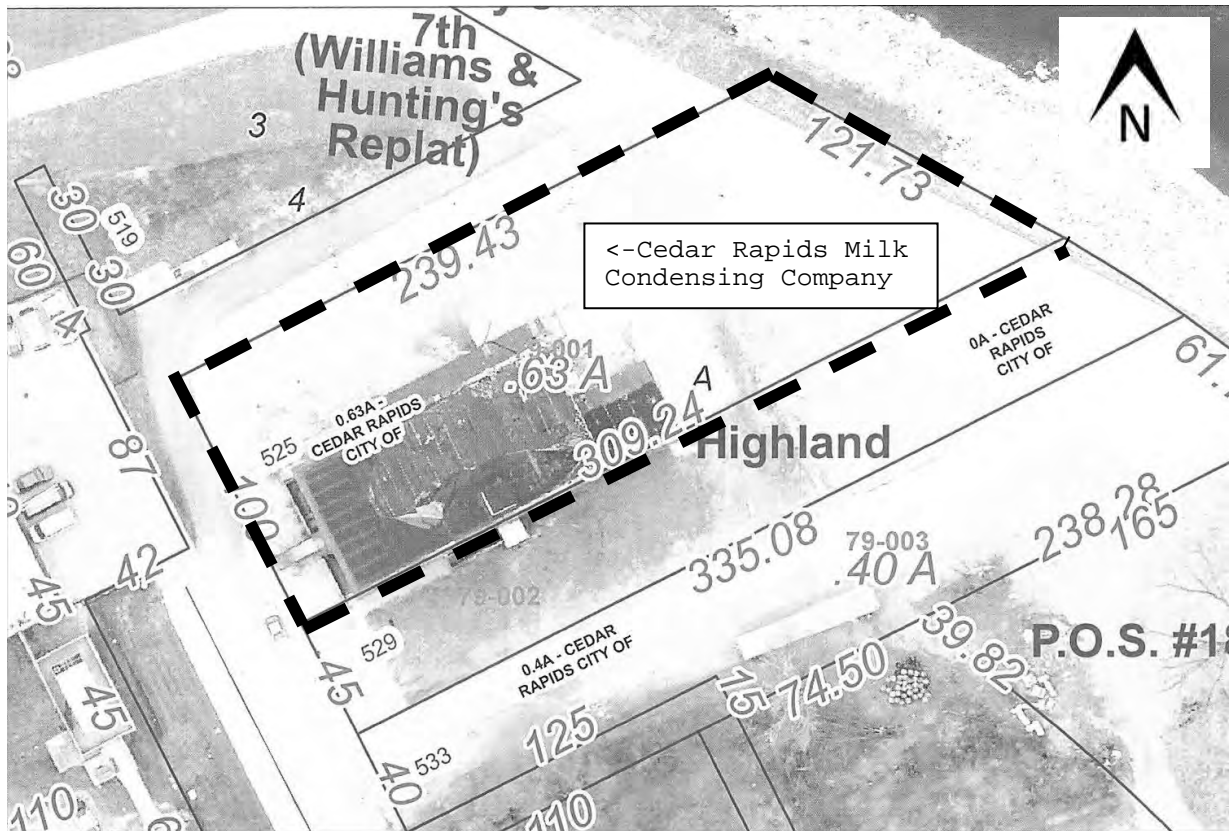
Linn County, Iowa _____
County and State



Map 2: Cedar Rapids Milk Condensing Company close-up (August 1, 2016).

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Name of Property

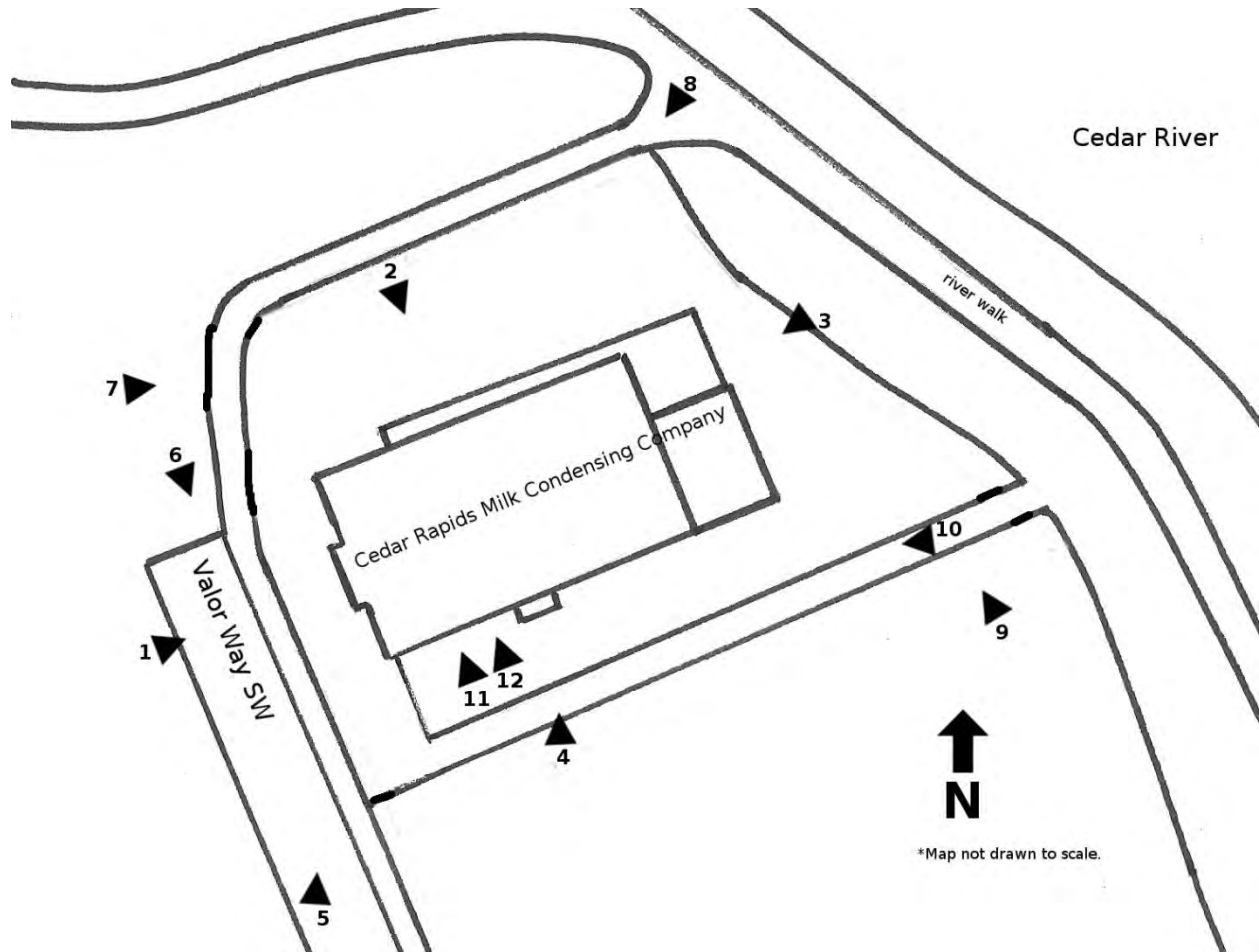
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Map 3: Plat map with property boundaries marked (dashed lines). (Source: Linn County Auditor, Cedar Rapids, IA. Retrieved August 6, 2016.)

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Name of Property

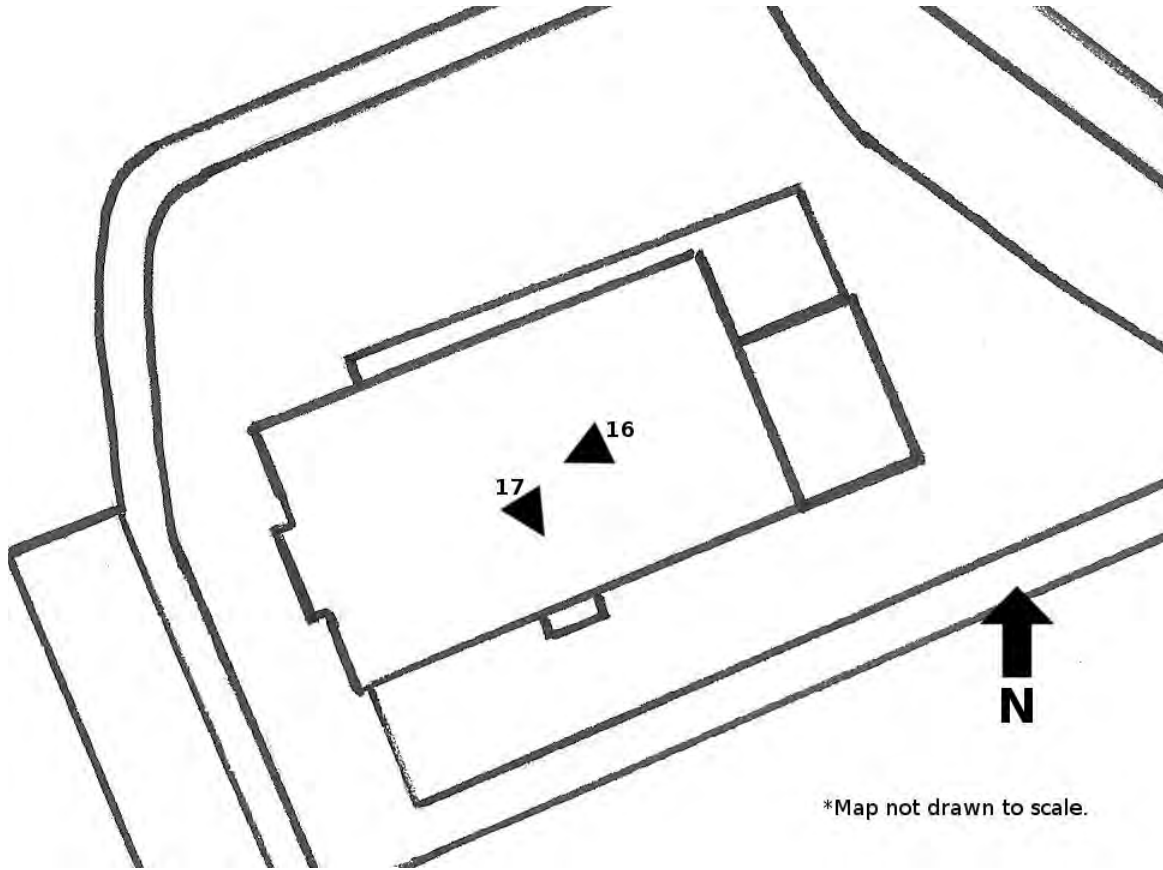
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Sketch Map: Exterior photos keyed and property boundaries marked. (Source: Laura Sadowsky, August 2016.)

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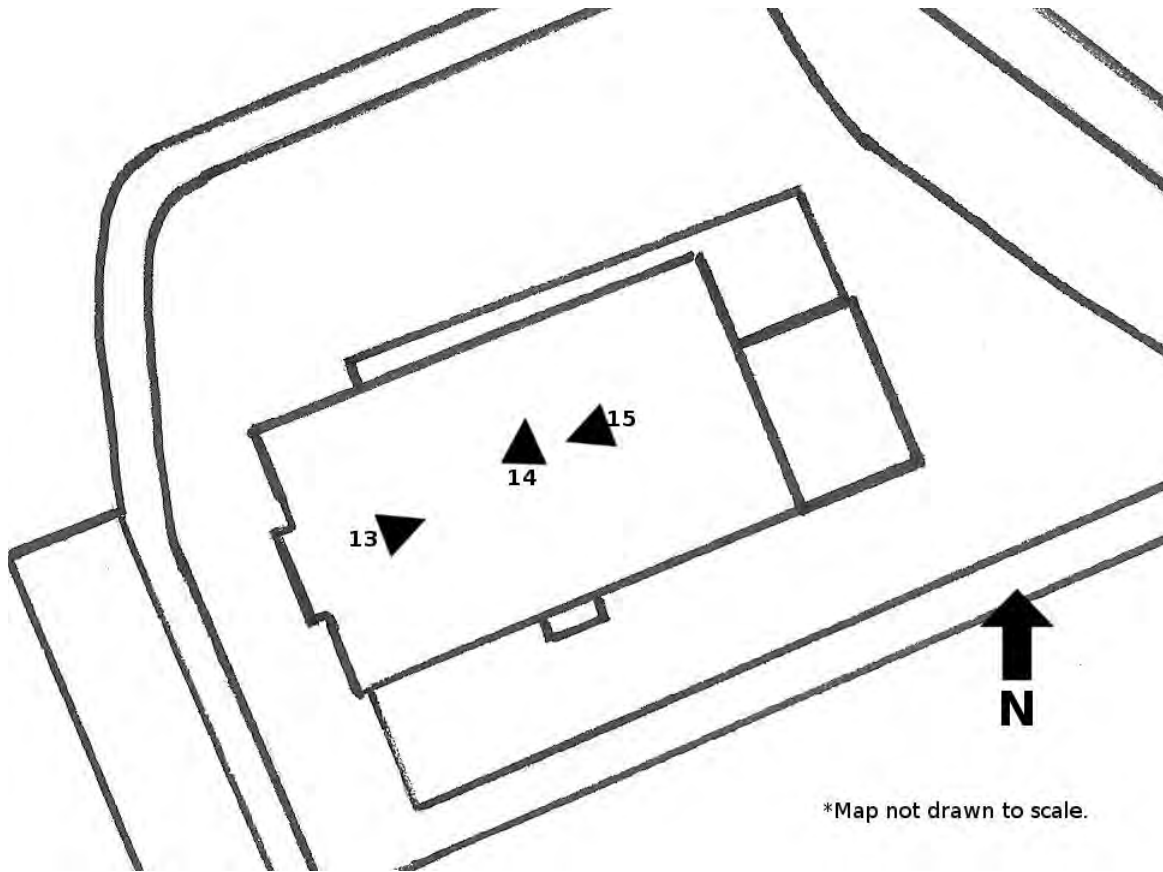
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Sketch Map: Interior ground/semi-basement level with photos keyed. (Source: Laura Sadowsky, August 2016.)

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Sketch Map: Interior first floor with photos keyed. (Source: Laura Sadowsky, August 2016.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Cedar Rapids Milk Condensing Company

City or Vicinity: Cedar Rapids

County: Linn

State: Iowa

Photographer: Laura Sadowsky

Date Photographed: August 5, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 17. Exterior, west façade, looking northeast.

2 of 17. Exterior, north elevation, looking southeast.

3 of 17. Exterior, east elevation, looking southwest.

4 of 17. Exterior, south elevation, looking northwest.

5 of 17. Streetscape, Valor Way SW (formerly H Street SW) with the Cedar Rapids Milk Condensing Company on the right, looking north.

6 of 17. Streetscape, Valor Way SW with the Cedar Rapids Milk Condensing Company on the left, looking south.

7 of 17. Streetscape, former path of Spring Street on the left with the Cedar Rapids Milk Condensing Company on the right, looking east across the Cedar River.

8 of 17. Streetscape, former path of Spring Street (center) with the Cedar Rapids Milk Condensing Company on the left, looking west across Valor Way to the Cedar Rapids Police Department (constructed 1997).

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- 9 of 17.** Streetscape, walkway along west bank of Cedar River with the Cedar Rapids Milk Condensing Company on left, looking north to the McGrath Amphitheatre and the Third Avenue Bridge.
- 10 of 17.** Streetscape, alley south of building with the Cedar Rapids Milk Condensing Company on right, looking west across Valor Way to the Cedar Rapids Police Department.
- 11 of 17.** Exterior detail, wooden double five-panel door with four-light transom and rounded arch detail on south elevation, looking northwest.
- 12 of 17.** Exterior detail, double-hung four-over four wooden window and rounded arch detail on south elevation, looking northwest.
- 13 of 17.** Interior, first floor from entrance, looking northeast.
- 14 of 17.** Interior detail, first floor, Tuscan style cast iron column, looking north.
- 15 of 17.** Interior detail, wooden tongue and groove paneled ceiling, first floor.
- 16 of 17.** Interior, semi-basement/ground level, looking southeast.
- 17 of 17.** Interior detail, ornamental cast iron column, looking southeast.

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 100 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.



525



BATTERIES

RESERVED
PARKING



A large, multi-story brick building under renovation or demolition. The brickwork is peeling, and some windows are boarded up. A concrete foundation and a pile of gravel are visible in the foreground.

028043
53
53
LATER
MAY
1966

Chain-link fence surrounding the building.

Concrete foundation and a pile of gravel in the foreground.



782

WELLMAYER

11-5404

GM

2011







BATTERIES

CHECKPOINT

CHECKPOINT



BATTERIES



XTRA
LEASE









FIRE









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Cedar Rapids Milk Condensing Company

Multiple Name: Commercial & Industrial Development of Cedar Rapids MPS

State & County: IOWA, Linn

Date Received: 3/24/2017 Date of Pending List: Date of 16th Day: Date of 45th Day: 5/8/2017 Date of Weekly List:

Reference number: MP100000966

Nominator: State

Reason For Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 5/8/2017 Date

Abstract/Summary
Comments:

Recommendation/ Criteria Accept, National Register Criterion A

Reviewer Patrick Andrus *Patrick Andrus* Discipline Historian

Telephone (202)354-2218 Date 5/8/2017

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

IOWA DEPARTMENT OF
CULTURAL AFFAIRS

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

MARY COWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR



IOWA
ARTS
COUNCIL

March 14, 2017

PRODUCE
IOWA

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmarks
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005

STATE HISTORICAL
SOCIETY OF IOWA

Dear Mr. Loether:

The following National Register nomination(s) from Iowa are enclosed for your review and listing if acceptable.

STATE HISTORICAL
MUSEUM OF IOWA

Nicolaus, Henry E. and Ella M. (Knott), House, 319 4th Street W, Wilton, Muscatine County, Iowa

First United Brethren Church, 201 E High Street, Toledo, Tama County Iowa

STATE HISTORICAL
LIBRARY & ARCHIVES

Cedar Rapids Milk Condensing Company, 525 Valor Way SW (formerly 525 H Street SW), Cedar Rapids, Linn County, Iowa

STATE
HISTORIC
SITES

Ten Mile Creek Bridge, FHWA #347800, (moved structure amendment), Winneshiek County, Iowa

Thank you for your consideration.

Sincerely,

Elizabeth Foster
National Register Coordinator
State Historical Society of Iowa

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION