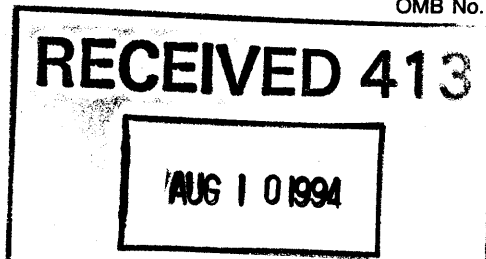


1098

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 historic districts. Instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hamilton Brothers Building

other names/site number Warfield-Pratt & Howell Co. Wholesale Grocers; Hach Brothers Company

2. Location

street & number 401 First Street Southeast

N/A not for publication

city or town Cedar Rapids

N/A vicinity

state Iowa

code IA

county Linn

code 113

zip code 52401

3. State/Federal Agency Certification

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

[Signature]
Signature of certifying official/Title

7/27/94
Date

State Historical Society of Iowa
State of Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature]
Signature of the Keeper
Edson H. Beall

Entered in the National Register 9-8-94
Date of Action

Hamilton Brothers Building
Name of Property

Linn, Iowa
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

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

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE/Warehouse
COMMERCE/TRADE/Business

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/Warehouse
COMMERCE/TRADE/Business

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Romanesque

Materials
(Enter categories from instructions)

foundation STONE: Limestone
walls BRICK
roof ASPHALT
other _____

Narrative Description

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

See Continuation Sheets

8. Statement of Significance

Applicable National Register Criteria

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

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
Property is associated with the lives of persons significant in our past.
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.
Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- owned by a religious institution or used for religious purposes.
removed from its original location.
a birthplace or grave.
a cemetery.
a reconstructed building, object, or structure.
a commemorative property.
less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1899

Significant Dates

1899

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Hamilton Brothers Buildng
Name of Property

Linn, Iowa
County and State

10. Geographical Data

Acreage of Property 0.4 Acres 160'x120'; Note: Building is 120'x120'

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 5	6 1 0 4 1 5	4 6 4 7 6 4 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title J. Edward Sauter, Architect
organization Sauter Steveley/associates date November 30, 1993
street & number 121-1/2 First Street West telephone 319-895-8827
city or town Mount Vernon state IA zip code 52314

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name Robert Hach Sr.
street & number 1778 Newberry Avenue Northeast telephone 319-644-3721
city or town Solon state IA zip code 52333

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

Hamilton Brothers Building
Linn County, IA

Description

The Hamilton Brothers Building is a large, massive four-story distribution and warehouse structure constructed in 1899. It is located adjacent to the Cedar River in downtown Cedar Rapids, Iowa. The building is four blocks from the physical center of the city in an area that has traditionally been the location of warehouse structures. The river location provided access to early water transportation systems and to the railroads when they came to Iowa. The building housed a large and very successful distributorship of agricultural machinery and related products in the late 1800's and early 1900's. This was a period in time when Iowa's agricultural economy community was being transformed from one of subsistence to one of dominance in the nation. The tools, implements, machinery, seed and other products sold by the Hamilton Brothers played an instrumental role in this development. The Hamiltons' business, built by J.T. Hamilton, reputedly had one of the largest businesses and structures of this type west of the Mississippi river. The building later housed the Warfield-Pratt & Howell Co. wholesale grocers and American Transfer and Storage before its current owner purchased the building for a warehouse and distribution center of janitorial and paper products.

The architecture of the building is simple but in character with the building's use as a warehouse and commerce building. A railroad spur, which served this and other buildings in the area is no longer in existence. A lean-to at the rear (river side) of the building to house coal and other non-perishable items has been removed and replaced with a concrete lean-to. All operable windows in the upper three stories of the structure have been replaced with simple storm sash, and the signage was removed by sandblasting in the early 60's. The main floor wood windows and doors (with the exception of the river elevation) have been replaced with modern aluminum units. Otherwise, the character of the original building is intact. The ground floor interior has undergone modernization but the upper three floors are nearly undisturbed.

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Hamilton Brothers Building
Linn County, IA

Description (continued)

The building is a 120' x 120' rectangle four stories in height, plus a basement and is situated on a site 120' x 160'. The height above grade ranges from 46' in rear to 52' in the front. The building foundation is native limestone and the walls are constructed of a local red brick. The brick walls vary in thickness from 1'-9" on the main floor to 1'-5" on the second and third floors and 1'-1" on the fourth floor. All brickwork is original with the exception of the fourth floor of the river (west) side. This section was replaced following tornado damage in 1970. The brickwork is simple running bond pattern with a header every sixth course. The exception is the cornice/parapet design. The parapet corbels outward for 14 courses to form a thickened parapet. Half of the first seven courses of brick corbel to form a dentil relief. All of the remaining seven courses corbel to form a series of continuous bands, each with a corbel of approximately 1"-2".

The windows and doors on the main floor of the building have been replaced except for the large entrance/loading doors on the river side of the building. One of these is exposed to the exterior and has been restored with an infill of a compatible passage door. The other is enclosed by the loading dock addition and is somewhat more preserved. The original 3/3 pattern double hung window sash of the upper three stories were replaced in the early 1960's with wood "storm" type windows which are in poor condition. The original window jambs are still intact. The masonry openings have arched tops of three soldier courses and are intact with no visible signs of modification. The windows are equal size, approximately 3' wide by 4' high with sill heights of from 3'-9" to 4'-0". The windows are grouped in trios on the front of the building, mostly pairs on the side and are regular but without specific grouping characteristics on the rear. The main floor windows have all been replaced with modern aluminum (dark bronze) storefront windows and entryways with insulating glass. Window and opening tops vary on the main floor from shallow arches with four header courses to full semi-circles with 5 header courses. All full semicircle arches appear to have been used originally as entrances. Entrance locations to the building have varied throughout its history. There are currently two entrances on the street side and one passage entry on the side. There are also three loading dock entrances on the side. One is original and the other two were cut-in to the side of the building.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

Hamilton Brothers Building
Linn County, IA

Description (continued)

A 36' x 120 coal shed that once stood behind the building no longer exists. A 22' x 42' lean-to with cast-in-place concrete walls and shed roof is attached to the rear of the building to provide a covered and enclosed loading area. It is scheduled for removal if the structure is remodelled as a multi-use facility with residential units.

The first floor housed the company offices in the front and loading facilities in the rear. The seed department was on the fourth floor. Seed was moved to the lower level for shipment by means of a novel "spout" system.

The floor-to-floor heights of the building are 9'-1" basement to first, 13'-4" first to second, and 10'-4" from second to third and third to fourth. The floor structure is of heavy timber beams and joists with a combination of steel and wood column supports. The combination is used on the lower floors while the upper floors are all wood columns. The columns are spaced approximately 20' on center on all floors except the basement where the spacing is 10' on center. There have been additional columns added on the main floor to support heavy second floor loading conditions. They are not required due to any deterioration. Wood floor joists are full 3" x 14" and are spaced 16" o.c. The finished floors are maple hardwood over a wood subfloor. The condition of the maple floors varies from area to area depending on past uses. The underside of the structure is exposed on the upper three floors and the shipping area which comprises the rear of the main floor. The office portion has "beaded ceiling" which has been covered by a lay-in ceiling system. The brick is exposed on most of the upper three floors where much of the first floor has been finished. A vault and interior walk-in cooler are the only other notable features on the interior of the main floor.

Vertical circulation is by means of several small stairs cut between floors in random locations and two elevators. One elevator is original to the structure. It is a large DC operated freight elevator located near the rear center of the building. A modern hydraulic freight elevator exists along the rear wall of the structure.

Mechanical and electrical systems for the building are minimal given its historic and current uses. The upper three floors are unheated and without air conditioning. Lights and electrical outlets are minimal. The main floor has been modernized to handle office and retail functions.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

Hamilton Brothers Building
Linn County, IA

Description (continued)

Stylistic Influences

The building shows influences of the Romanesque architectural style in its large semi-circular arches over the original entrances to the building. The expression of these arches is simple in the use of 5 header courses of brick to form the arch. Shallow segmental rowlock arches formed with 4 and 3 header courses, respectively, form the large main floor window openings and the smaller utility window openings on the upper floors. Window sills are limestone, proportional to the window size.

The corbelled parapet along the front of the building (First Street side) is also a Romanesque influence. The balance of the building facade is strikingly plain with the exception of the slight projection of the fourth floor beyond the face of the building. This 2" projection coincides with the bottom of the upper floor window sills. The building is plain brick as it now stands but was at one time painted with advertising, consistent with a commercial building of its era.

Future Plans

Plans for the building include a coffee shop, restaurant and small retail area on the main floor. The coffee shop has been completed including replacement of the front door with an historic reconstruction and restoration of the rear entrance. The balance of the lower floor openings are scheduled for restoration or reconstruction as the project progresses. The upper floors are currently planned as residential. They will be either rental apartments or condominiums. The possibility remains that office rental space may occupy the second floor. Restoration of the upper floor window jambs and reconstruction of window sash will be completed prior to commencing of interior work. All work items with the exception of the coffee shop, which has been completed, are proposed to be done so as to qualify for the tax act rehabilitation program.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

Hamilton Brothers Building
Linn County, IA

Statement of Significance

The Hamilton Brothers Building is architecturally significant as a surviving warehouse building from the developing agricultural economy of the late 19th and early 20th century. It was one of the largest structures of its kind in Cedar Rapids and it housed a business that serviced the entire state. Few such warehouse structures remain in Cedar Rapids, especially along the river and early railroad networks, and this building is a very good representative of a commercial warehouse associated with the expanding business to regionally market agricultural machinery for a prospering farm economy.

Research demonstrates the warehouse structure built by John T. Hamilton is the only remaining building associated with his life of banking and investment. His political and business career mark him as a man of unusual influence not only in Cedar Rapids, but the State and national scene. In many ways, he is a prime example of a large group of entrepreneurs in the late 19th century who were not only successful in private business, but saw themselves as called upon to provide considerable energy to civic development.

There is another sense in which Hamilton and indeed, his business establishment, give us a view of the late 19th century in the mid-west. The industrial expansion of the post Civil War era brought many changes to the region. The development and production of new agricultural implements was coupled with new marketing strategies, and the development of new business organization. Hamilton was quick to secure official recognition from the C. H. Mc Cormick corporation as they opened new markets for the early horse drawn reaper and other implements. He was even quicker to see the advantages of representing a number of manufacturers and expanding his agricultural business into other area of farm needs. His successful expansion of the agricultural implement and services business illustrates the ways new technologies were brought to the farmer. His full line of services could meet both farm needs and those of urban dwellers who also needed buggies and coal. Hamilton was able to develop a regional market well beyond the immediate area. He apparently had a good reputation at least in the State as reflected in his election to Congress as a Democrat in an era of Republican dominance. His 1899 building illustrates the success of an important agricultural business both in size and interior organization. Only an enterprise of rather large magnitude could afford to build so large a structure. There are no other agricultural implement and services warehouses of this size and design in the area. They would only be found in agricultural business and trade centers such as Cedar Rapids. While the architecture of the structure is not distinctive, only a few warehouses in architecturally progressive Chicago were designed along similar lines.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 6

Hamilton Brothers Building
Linn County, IA

Statement of Significance (continued)

The coming of new agricultural machinery into the region not only increased production but aided in the transition of the Corn Belt economy and spun off other allied businesses as the new implements were available for use both by steam and horsepower. The implement business had its beginnings in the generation of Hamilton and is still a central business in the region. The Hamilton Building is one of the few remaining symbols of this national movement as expressed in a viable business before the turn of the century.

The political career of Hamilton is undoubtedly linked to his business adventure in agricultural implements. His name was easily recognized by the voters in the State because of his prominence in an important new business related to farming. His immediate community also contributed to his recognition and political base. Hamilton is a symbol of the notion that those who have succeeded in business must also lead in civic endeavors.

The city of Cedar Rapids has made no effort to preserve this type of commercial building, especially in the area of its location along the Red Cedar River. It is the sole remaining building of its generation in the old industrial area that was near the commercial area. It would appear that Hamilton chose the retail area mindful of railroad accessibility and not far from a retail area which would draw farmers coming to the city. The city has no historic preservation plan to encourage the preservation of buildings of this type and historical significance in the area of its location. It is thus not only an important monument to the early impact of new agricultural technology and retailing, but one of the few buildings of this era remaining along the river.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 7

Hamilton Brothers Building
Linn County, IA

Historical background

The Hamilton Brothers Building and business was founded by Mr. John T. Hamilton. The "History of Linn County Iowa" in 1911 analyzed the life of J. T. Hamilton by stating that "... tireless energy, keen persistence, honesty of purpose, genius for devising the right thing at the right time, joined by every day common sense and guided by resistless will power, are the chief characteristics of the man. While he has gained notable success it has not been alone the goal for which he was striving. He has never been unmindful of the duties of citizenship and while advancing individual interests he has promoted public progress."

Hamilton began his business career selling fire insurance to farmers. He was a very successful salesman but the venture failed three years after he began working. He was given a note for much of his three years salary but was never able to collect. Hamilton moved from Illinois to Cedar Rapids in 1868 where he represented C. H. McCormick in the reaper business. On the first of October of 1868 he formed a business of his own under the name of Averill & Hamilton selling agricultural implements, thus laying the foundations for his later ventures. In 1873 Mr. Averill sold his interest to John R. Amidon and the firm name became Hamilton and Amidon. In the spring of 1891 W. W. Hamilton and Porter Hamilton, brothers of J. T., acquired Amidon's interest. The business operated as the Hamilton Brothers from 1891 until 1911. From 1912 until 1927 the building was operated as a grocery distribution waterhouse by Warfield-Pratt and Howell Co. American Transfer and Storage operated the structure as a office buildings and warehouse until the property was purchase by Robert Hach in 1971.

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National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 8

Hamilton Brothers Building
Linn County, IA

Historical Background (continued)

The business had several locations in downtown Cedar Rapid before the current structure was constructed. In 1899 they erected a commodious brick structure from which they sold farm machinery, farm wagons, buggies, binder twine, seeds and coal. The trade from this business extended throughout the west. The structure was one of the best structures in Cedar Rapids. Their lines represented some of the leading manufacturers in the country including A. C. Adams Mfg. Co., Robinson Mfg. Co. and Capital Wagons.

J. T. Hamilton was active as a promoter of financial interests in the city. In 1883 he assisted in the organization of the Cedar Rapids Savings Bank of which he became president. In 1899 he also became president of the Merchants National Bank. As the head of these financial institutions, he constantly broadened their policies while tempering the progressive spirit with safe conservatism. Hamilton was also a stock holder and director of the Cedar Rapids Hotel Company, owners of the Montrose Hotel, and a stockholder of the Acme Fire Insurance Company of Cedar Rapids. He was one of the organizers of the Cedar Rapids Light and Power Co.

Hamilton was also active in civic and social life. He was elected mayor of Cedar Rapids in 1878. In the early 1880's he was elected to the Board of Supervisors for Linn County. Hamilton served in the state legislature during the twenty-first, twenty-second and twenty-third general assemblies. He was chosen speaker of the house in 1890 during the twenty-third assembly - the year of the deadlock. The 23rd general assembly was deadlocked in its election of the Speaker after 23 days and 136 ballots. The deadlock was only broken after a compromise was reached wherein the parties agreed to split the various positions in the House. Hamilton was then elected Speaker by unanimous vote. National service included election to the fifty-second United States congress beginning in 1892, and from 1906 - 1909 he served as a member of the board of control for state institutions. Hamilton was a member of the Episcopal church, where he was a vestryman, in the Masonic organization, and was one of the organizers of the Star of the West Lodge.

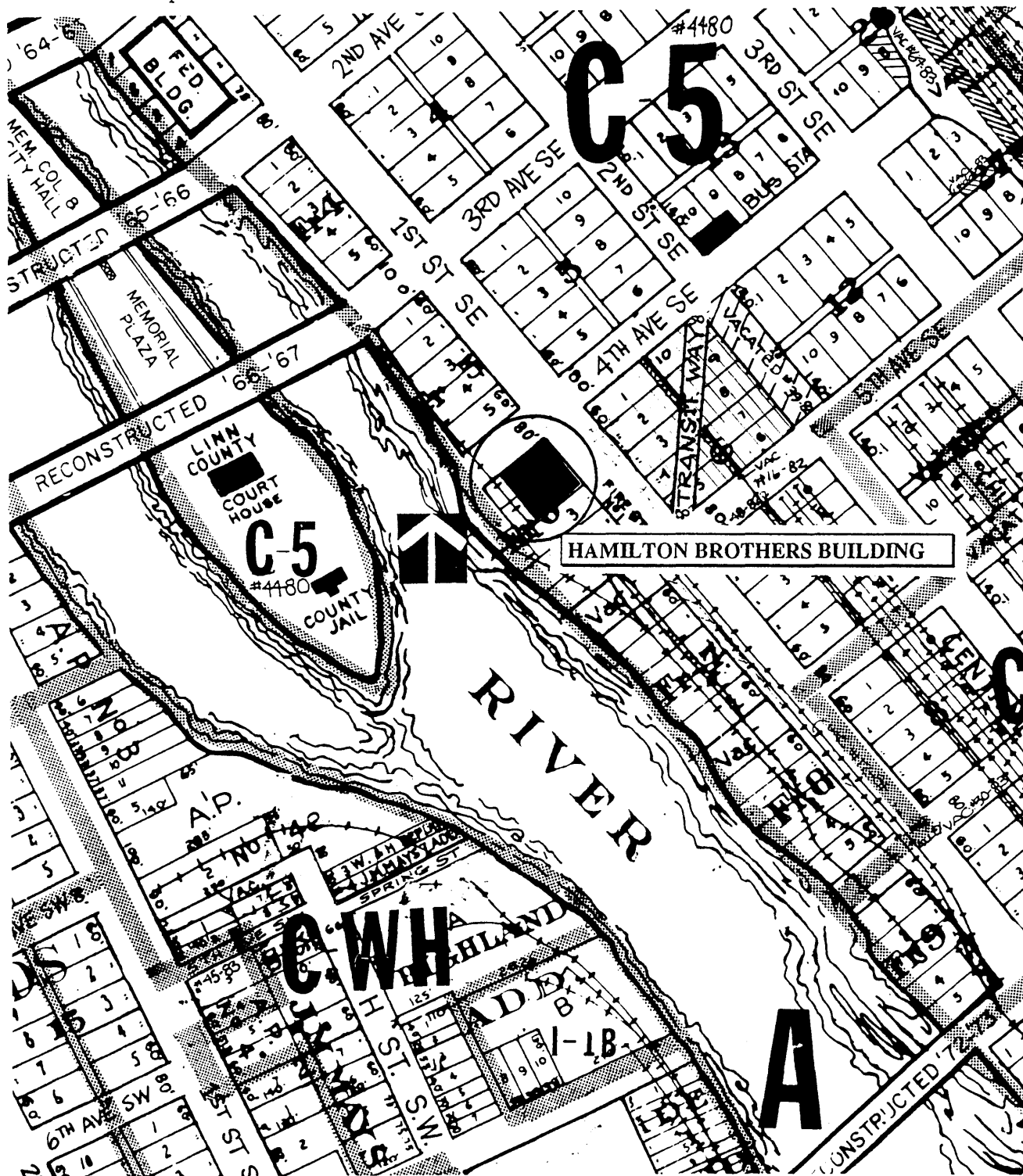
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National Register of Historic Places Continuation Sheet

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Hamilton Brothers Building
Linn County, IA

Location Map



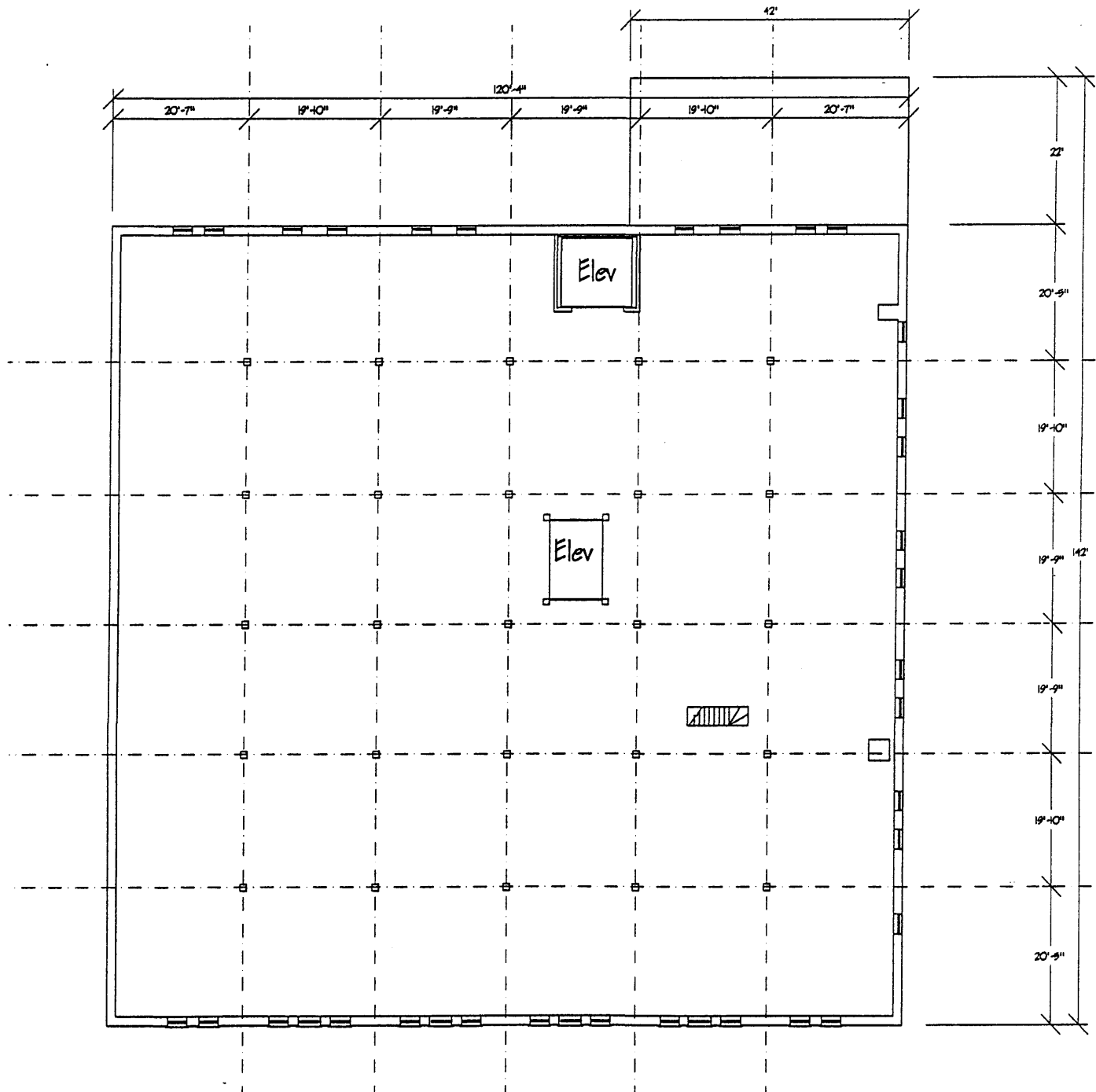
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Hamilton Brothers Building
Linn County, IA

Typical Floor Plan (upper three floors)



TYPICAL UPPER FLOOR PLAN

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

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Hamilton Brothers Building
Linn County, IA

Verbal Boundry Description

Lots 1 & 2 of fractional Block 6 "less Railroad" original town of Cedar Rapids. This parcel comprises the original platted parcel of land for this structure.

Bibliography

"The Cedar Rapids Gazette," Saturday, November 11, 1899

Wick and Brewer, "History of Linn County Iowa", vol II, The Pioneer Publishing Company, Chicago, Illinois, 1911

"Speakers of the House," Iowa Journal of History, January 1919, Page 43.