MAR -3 1999

GNPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

450

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 Evans Manufacturing Company Building

other names/site number Metropolitan Supply Company Building

2. Location

street & number 301 Sixth Avenue SE N/A [_] not for publication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 [x] nomination [_] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [_] does not meet the National Register criteria. I recommend that this property be considered significant [_] nationally [_] statewide [x] locally. ([_] see continuation sheet for additional comments).

Patricia Ohlerking DSHPO 3-8-99
Signature of certifying official/Title Date

State or STATE HISTORICAL SOCIETY OF IOWA

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.

Signature of the Keeper: Edson H. Beall for — Date of Action: 4.15-99

[_] determined eligible for the National Register.
[_] See continuation sheet.

[_] determined not eligible for the National Register.

[_] removed from the National Register.

[_] other, (explain:)

5. Classification

Ownership of Property
(Check as many boxes as apply)
[X] private
[ ] public-local
[ ] public-State
[ ] public-Federal

Category of Property
(Check only one box)
[X] building(s)
[ ] district
[ ] site
[ ] structure
[ ] object

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

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

Commercial & Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions
(Enter categories from instructions)

INDUSTRY/manufacturing facility
INDUSTRY/industrial storage
COMMERCE/office building

Current Functions
(Enter categories from instructions)

COMMERCE/office building

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK
roof ASPHALT
other STONE:limestone

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

8. Statement of Significance

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

[X] **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.

[X] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] **D** Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

[ ] **A** owned by a religious institution or used for religious purposes.

[ ] **B** removed from its original location.

[ ] **C** a birthplace or grave.

[ ] **D** a cemetery.

[ ] **E** a reconstructed building, object, or structure.

[ ] **F** a commemorative property.

[ ] **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

INDUSTRY

ARCHITECTURE

Period of Significance
1919-1948

Significant Dates
1919, 1936

Significant Person
(Complete if Criterion B is marked above)

N/A

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:
[X] State Historic Preservation Office
[ ] Other State agency
[ ] Federal agency
[ ] Local government
[ ] University
[ ] Other
Name of repository:

Evans Manufacturing Company Building
Name of Property

Linn County, IA
County and State

10. Geographical Data

Acreage of Property less than 1 acre

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

	Zone	Easting	Northing
1	[1]5]	[6]1]0]8]0]0]	[4]6]4]7]7]2]0]
2	[ ]	[ ] [ ] [ ] [ ] [ ]	[ ] [ ] [ ] [ ] [ ] [ ]
3	[ ]	[ ] [ ] [ ] [ ] [ ]	[ ] [ ] [ ] [ ] [ ] [ ]
4	[ ]	[ ] [ ] [ ] [ ] [ ]	[ ] [ ] [ ] [ ] [ ] [ ]

[_] See continuation sheet

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

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

11. Form Prepared By

name/title Marlys A. Svendsen, Svendsen Tyler, Inc.

organization Svendsen Tyler, Inc. date 10/98

street & number N3834 Deep Lake Road telephone (715) 469-3300

city or town Sarona state WI zip code 54870

Additional Documentation

Submit the following items with the complete 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 Roger D. Hadley, A.I.A.

street & number 301 6th Avenue SE telephone (319) 365-6103

city or town Cedar Rapids state IA zip code 52401

Narrative Description

Site: The Evans Manufacturing Company Building is located on a 120' by 140' lot comprised of two tracts located in Carpenters Addition (Lot 1 in fractional Block 4 and a portion of fractional Block 13). Located at the south edge of the central business district a half block west of the main line route of the 4th Street Railroad Corridor, this parcel includes nearly one-quarter of a city block at the southeast corner of the intersection of 6th Avenue SE and 3rd Street SE. 6th Avenue is a two-lane street paved in brick with parallel parking spaces along both sides. 3rd Street serves as the principal access route between the downtown and the Bohemian business district located between 11th Avenue SE and 14th Avenue SE along 3rd Street. Cedar Rapids' central business district lies to the north between 1st Avenue and 6th Avenue SE and between the riverfront and 5th Street SE. Both streets have wide concrete sidewalks, standard curbs and gutters, and parallel parking spaces along both sides. The nearly level parcel is located within the 100 year flood plain of the Cedar River which flows from northeast to southwest approximately three blocks west of the property. A gravel parking lot is located east of the building, an alley runs along the south edge, and a perimeter of lawn fronts the building on the north and west sides.

Across 6th Avenue SE to the north is a two-story brick building, the former Petersen Baking Company Building at 308 6th Avenue SE built in phases beginning in ca. 1913. To the south across the alley are an unpaved parking lot and a two-story masonry building dating from the 1930s. Across 3rd Street SE to the west are a multi-parcel unpaved parking lot and several small freestanding buildings that serve as plaster and cement warehouses, a yard office, and a garage. Immediately east of the Evans Garment Manufacturing Company factory is an unpaved parking lot containing the foundations of a former storage building located adjacent to the alley. A half-block further to the east the 4th Street railroad corridor follows the routes of the trunk-line railroads that pass through Cedar Rapids. Several manufacturing and warehouse buildings survive along this corridor within several blocks of the garment factory. They include the Harper & McIntire Co., a wholesale hardware company at 411 6th Avenue SE built in 1921 and the Parlor Furniture Manufacturing Co. at 317 7th Avenue SE built in ca. 1907. The former Peterson Baking Company Building also fronts on a spur that connects to this corridor. The neighborhood is more completely described in Section E of the Multiple Property Documentation Form "Commercial and Industrial Development of Cedar Rapids, Iowa, c. 1865 - c. 1945."

Building Exterior: The Evans Manufacturing Company Building is a two-story solid masonry factory building with an exposed wood post and beam structure. Its 12" thick brick walls are laid in a running bond atop a 16" thick poured concrete raised foundation and water table. The brick on the facades facing 3rd Street SE and 6th Avenue SE is a dark brown pressed brick with decorative combing while the brick on the east and south sides is a light tan color. The building's original stepped parapet contained a battlement treatment with a cast concrete coping reminiscent of a crenellated treatment. Alternating horizontal and vertical concrete rectangles are inset in the parapet reflecting the overall rhythm of the building facade. Brick piers (16" thick) divide the east and west facades into nine bays and five bays on the north and south facades. Concrete spandrels (16" thick) extend between the piers serving as win-

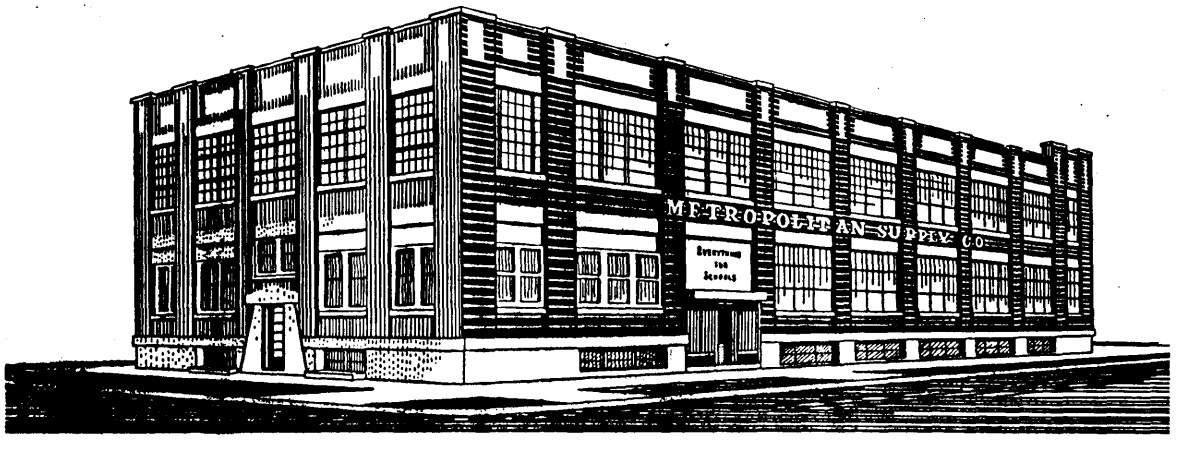
dow lintels.

Beneath the concrete windowsills on the first floor, receding brick courses step back from the 16" thickness of the foundation and piers to the 12" thickness of the walls. Alterations of the exterior include removal of portions of the stepped parapet along the west and north facades sometime prior to 1965. Stepped piers remains intact along the south and east sides. All of the building's concrete surfaces have been painted white since the 1950s. This may have been done following completion of repairs to the tuck pointing and concrete work documented in building permits. In 1974 and 1975 building permits indicate that the exterior of the building was sandblasted and tuck pointed.

Fenestration for the building includes two basic window styles. The administrative and sales offices located on the first floor in the north third of the building have 1/1 double-hung windows grouped in pairs or triples between the brick piers. Although no early photographs have been found detailing the window treatments, an examination of the openings indicates that a transom may have been originally located above each window group. If this were the case, the transom was covered sometime prior to 1962.[1]

The second window style in the building is found in the factory work areas. Here extremely large window openings are filled with multi-light steel sash. The seven windows located in the central bays of the first and second floor are divided into three vertical units with 24 lights in each. The window openings at each end contain one vertical unit with 36 lights. The upper and lower sections of each vertical unit operate as a pivot window. The original glass for these windows had an embossed screen texture designed to provide the most efficient transfer of natural light into the interior space. Approximately

[1]The appearance of the building is clearly depicted in a line drawing of the building dated 9/4/62 that was used for advertising copy. The 1962 sketch appears below:



30% of the original glass is retained with the balance replaced with a combination of clear glass, wire glass (east side), and embossed glass with a starburst design. The basement windows match the design and material of the windows in the factory work areas but are of a smaller scale – eight-light groups that appear in singles, pairs, or triples.

At various times since its construction in 1919, the Evans Manufacturing Company Building has functioned with primary entrances facing either 6th Avenue SE or 3rd Street SE. The original entrance faced 6th Avenue and is delineated by Bedford limestone trim. A low pediment rests on wide battered piers fashioned from five horizontal sections of stone. The door contains a large glass opening with 12 divided lights and brass hardware. The 6th Avenue entrance vestibule connects by a short flight of stairs to either the administrative offices or the basement. The 3rd Street entrance is located left of center in the north third of the building and originally consisted of a single bay storefront with the doorway centered between two display windows. Above the storefront was a row of double-hung 1/1 sash matching the windows in the balance of the office area. The present storefront treatment probably dates to 1956 when the upper windows were covered with aluminum sheeting, a shallow projecting aluminum awning was installed above the display windows, and the narrow transom above the recessed entrance door was covered. The original proportions of the storefront remain intact as well as the original single-light plate glass and wood door. This entrance became the building's principal entrance in ca. 1936 when the Metropolitan Supply Company acquired the building.

The Evans Manufacturing Co. Building has an unusual compound roof design clearly visible from the building interior. Rather than a flat or single slop design, it consists of a series of dips and high points designed to avoid pocketing water and assure maximum drainage. The roof slope is approximately ¼" to ½" per foot with two dips and four high points along the east and west sides, a continuous slope from east to west along the 6th Avenue side (north), and a nearly level slope along the alley side (south). The roof water is collected at the low points of the roof and drained through a series of standpipes through the interior of the building. The parapet height varies from 12" at the alley to nearly 48" along 3rd Street SE. The roof is finished in three materials: derby gum, bituthane and a built-up asphalt. There are no skylights or clear story windows.

Through the years the building has had various signage treatments. Oversized letters depicting the company's name were applied to the 3rd Street facade sometime during the 1950s. Painted white, the lettering extended across the four central bays of the building between the first and second floor. Smaller scale matching lettering was applied above the 6th Avenue entrance. The Metropolitan Supply Company's motto, "Everything for Schools" was emblazoned in smaller letters above the 3rd Street entrance. All signs have now been removed from the building's exterior walls.

Building Interior: The rectangular floor plan for the Evans Manufacturing Co. Building measures 60' x 140'. An irregular shaped concrete block one-story loading dock constructed in 1965 is located at the south end of the east façade. It replaced an earlier open loading dock. Ceiling heights range from 8' in the basement to 13'6" on the first floor and 21' on the second floor. The acoustic tile ceiling installed in the office area just above the top of the windows puts the current ceiling height at 11'. On the base-

ment level structural members include 13" x 11" yellow pine beams set on rectangular concrete columns Ceiling joists measure 13" x 2" and are set 16" on center. Two added rows of wood columns and beams located midway between the original concrete columns and the exterior walls were most likely added when the building was converted to a commercial printing and warehouse operation in the 1930s. These wood columns measure 7" x 7" and support 11" x 9" beams. A similar set of posts and beams were added on the first floor. The reinforced concrete basement floor has hand tooled staggered joints laid out in 5' x 5' squares. The floor has no cracks and the surface is in excellent condition. On the first and second floors 11" x 11" columns support 11' x 13" beams with 13" x 2" joists set 16" on center. Tongue and groove maple flooring is installed on both factory levels. Commercial carpet and floor tile are installed in the office space.

The basement level originally housed the garment factory's storage of raw stock. Access to the basement's large open area is by a set of stairs at the north end off the entrance vestibule or by the 2-phase traction cable freight elevator centered on the south wall. A second set of stairs and restrooms are located adjacent to the elevator. A boiler room is located in the southeast corner of the basement and originally contained a coal storage area and boiler. The boiler has been removed and the building is now heated using the centralized steam heating network in the downtown operated by the local utility company. The boiler room also housed the lead mold for the linotype machine and ceramic incinerator used by the printing operations of the Metropolitan Supply Co. A walk-in vault manufactured by the Harrigan Safe Co. of Kansas City is located near the north end. Electric service was upgraded to the building when the printing company relocated here during the 1930s. As a result, an extensive electrical supply system provided power for the presses, cutters and binders that were located in the basement. The sprinkler system visible in the basement and throughout the building was manufactured by the Viking Automatic Sprinkler Co. of Chicago. It was added in 1936 and remains operational.

The first floor is divided into two parts. The north third was laid out as offices for the clerical, accounting, and sales staff as well as the president. Principal access to this area was via the 6th Avenue entrance vestibule which opens into a large room suitable for various arrangements of desks and waiting areas. A second access point to the office area was via the 3rd Street storefront entrance. Walls of this area and the short flight of stairs leading up to the first floor level are clad in channel cut wood paneling installed sometime since the 1960s. After entering the 3rd Street door, a visitor would take the short flight of stairs to a central reception area. From here access could be had to the office area in the north end or onto the factory floor. Off the reception area, an enclosed staircase leads to a former break-room located above the storefront entrance. This small room has its windows enclosed from the exterior and now serves as a connecting corridor leading to a new flight of stairs added to the second floor in 1996 by the current owner. The new stairs are unenclosed as they open onto the second floor.

The main offices contained a central vault manufactured by Herring-Hall-Marvin Safe Co. of Hamilton, Ontario that measures 4'6" x 8'. It is located directly above the basement vault and has the same dimensions. The door bears the name of George A. Mullin Co. of Cedar Rapids, a long-standing office supply company. The painted door has wear marks in areas where heavy use has occurred, i.e. the area where a person leans his or her hand while opening the combination or the spot where a person

would kick the heavy door shut. The offices for the company president and his private secretary are located along the east wall overlooking the 4th Street railroad corridor. The door and wall of the secretary's office had large plate glass windows to allow exterior light to filter into the common area. Salesmen for the clothing factory or the printing company likely used a separate open office area located at the southeast corner of the office area. A women's restroom is located near the secretarial pool area and a men's restroom is located along a narrow corridor connecting the 3rd Street reception area with the main offices.

The balance of the first floor was devoted to factory operations and storage. When the building served as a clothing company, cutting took place here as well as the storage of finished stock prior to shipment by truck or rail. The maple floors are unpainted but the walls have a light colored paint. The refracted light penetrates the translucent glass lighting the interior floor areas extremely well. The first floor has only 40 incandescent bulbs. The open area is now used for warehousing purposes and as a dance studio. It is connected to the first level and basement via the freight elevator and stairs centered along the south wall. The surface finish of the walls of the stairs and elevator is narrow tongue and groove car siding installed in a horizontal manner.

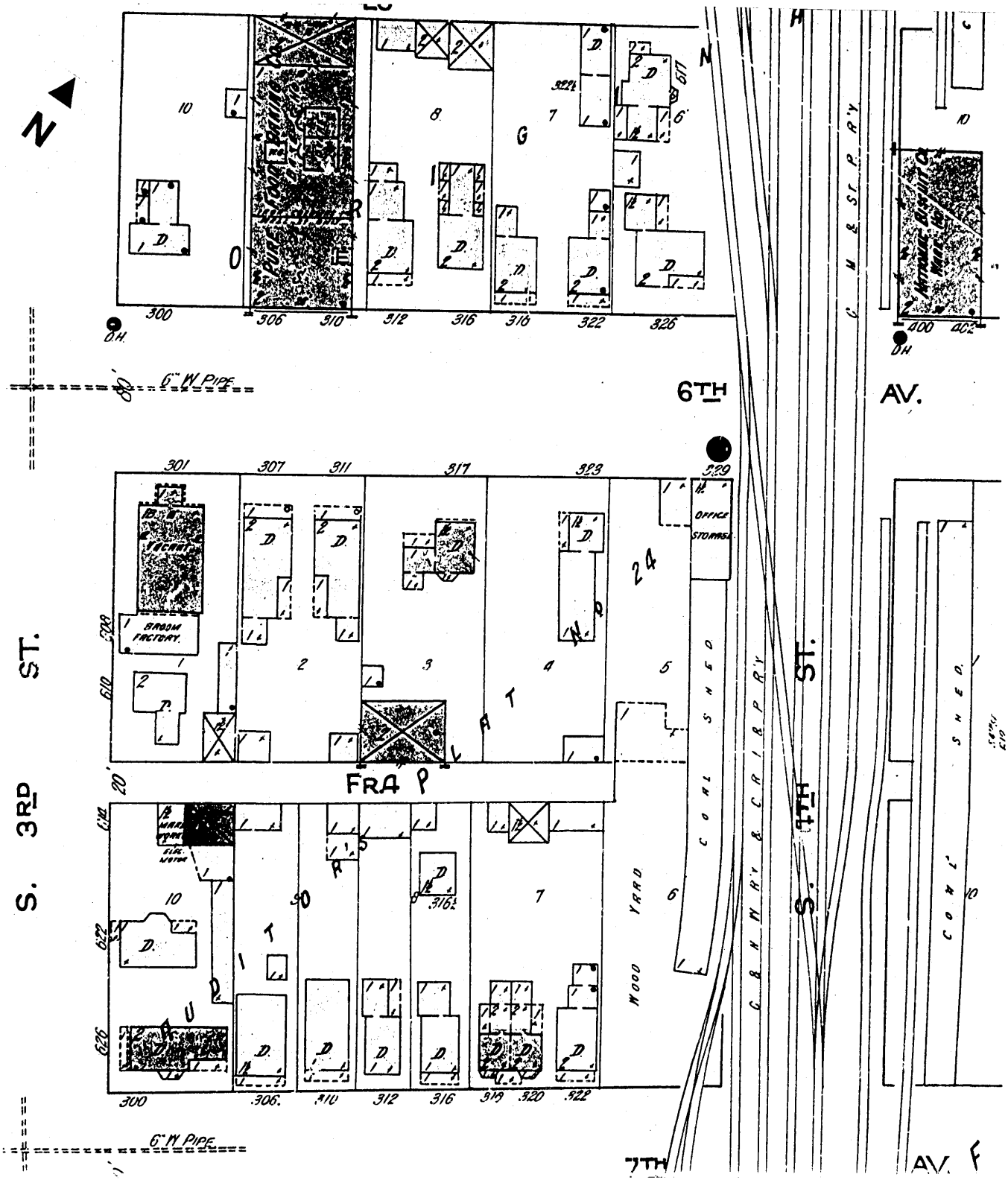
Finished goods stored on this floor were loaded onto trucks through a pair of swinging wood doors located at the southeast corner of the room facing the parking lot. These doors now open into a concrete block loading dock that measures 60' x 20' with a 12' ceiling height. It has a concrete floor and ceiling with loading dock bays set into angular walls at the exterior corners. Glass block windows face east. Wood overhead doors are in each of the openings and separate passage door opens onto a set of exterior metal steps. Constructed in 1965, this was the second loading dock built at this location. Evidence on the building's exterior survives showing the outline of the original pediment above the loading dock doors, a roof line height of approximately 8', and the loading dock's original length of 24'.

The second floor of the factory is one large room with a balcony or mezzanine level occupying the south quarter of the building. It is connected to the first level and basement via the freight elevator and stairs centered along the south wall. The surface finish of the walls of the stairs and elevator is narrow tongue and groove car siding installed in a horizontal manner. The freight elevator 's cables and machinery are accessed at the balcony level. The new stair case installed in 1996 accessing the north end of the first floor has a closed balustrade clad in horizontal car siding to match the interior surface treatments in the balance of the building. Research has not yet disclosed whether or not an earlier staircase connecting the first and second floors at the north end was present.

The second floor and balcony were originally used for sewing operations in the garment factory. The maple floors are unpainted and paint has been removed from the walls. The refracted light penetrates the translucent window glass allowing the interior floor areas to be extremely well lighted. The exposed complex truss system of the roof and standpipes described previously are clearly visible on the second floor. The ceiling joists, each hand pocketed into the exterior walls, are also visible. The balcony balustrade is divided in half with the west half featuring a design consisting of pairs of 1" x 2" pickets separated by 1" x 4" pickets (hickory or elm). The east half has a framed balustrade with horizontal car sid-

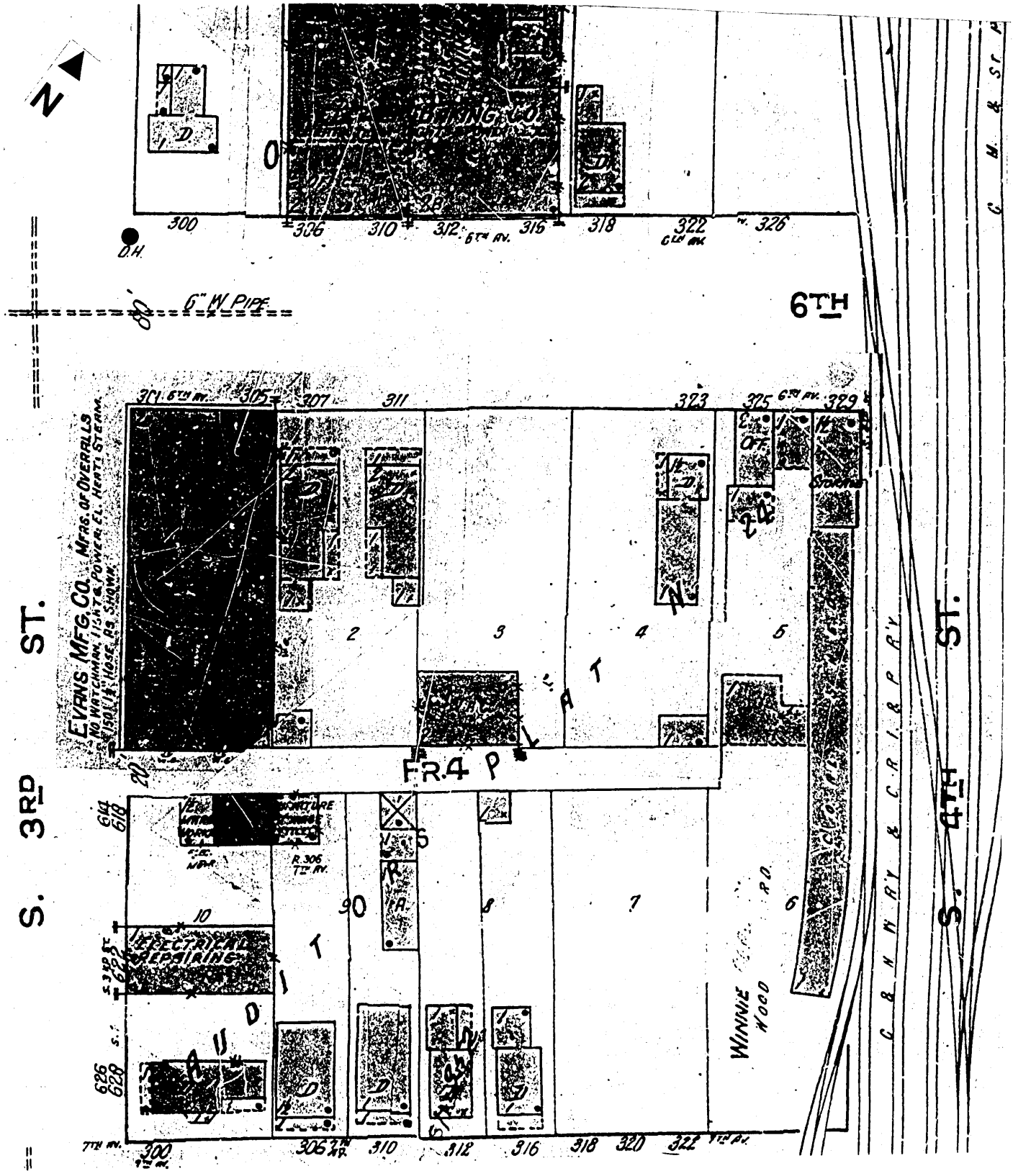
ing installed over the side over looking the open floor area. A wide staircase enters the balcony at the center. Two block and tackle openings were installed through the balustrade with swing gates added sometime during the Metropolitan Supply Company's use of the building in order to facilitate storage of printed materials in the balcony.

1913 Plat Map View, Sanborn Map Company, Cedar Rapids.



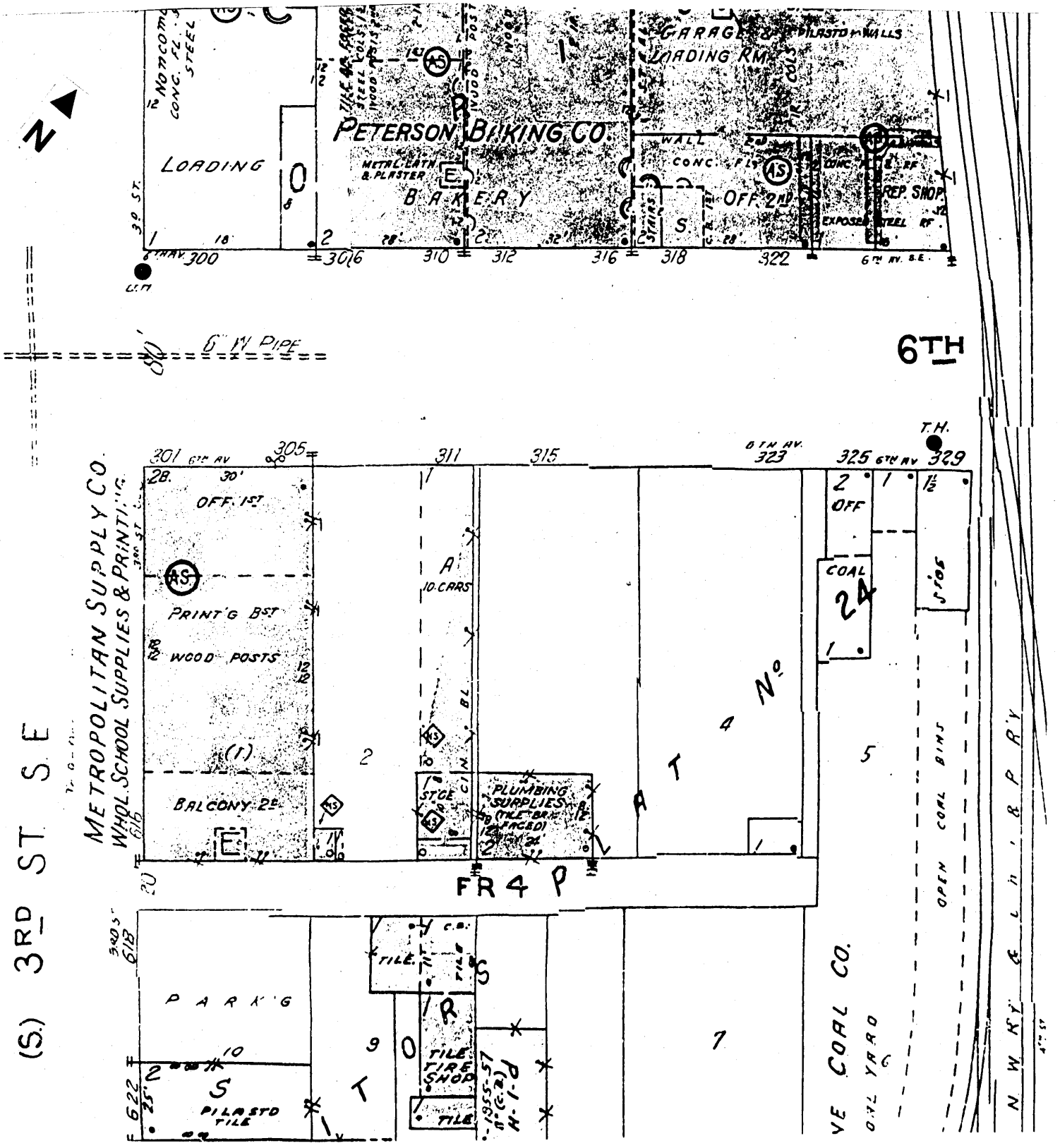
Evans Manufacturing Co. Building, Linn County, Iowa

1913 updated to 1931 Plat Map View, Sanborn Map Company, Cedar Rapids.



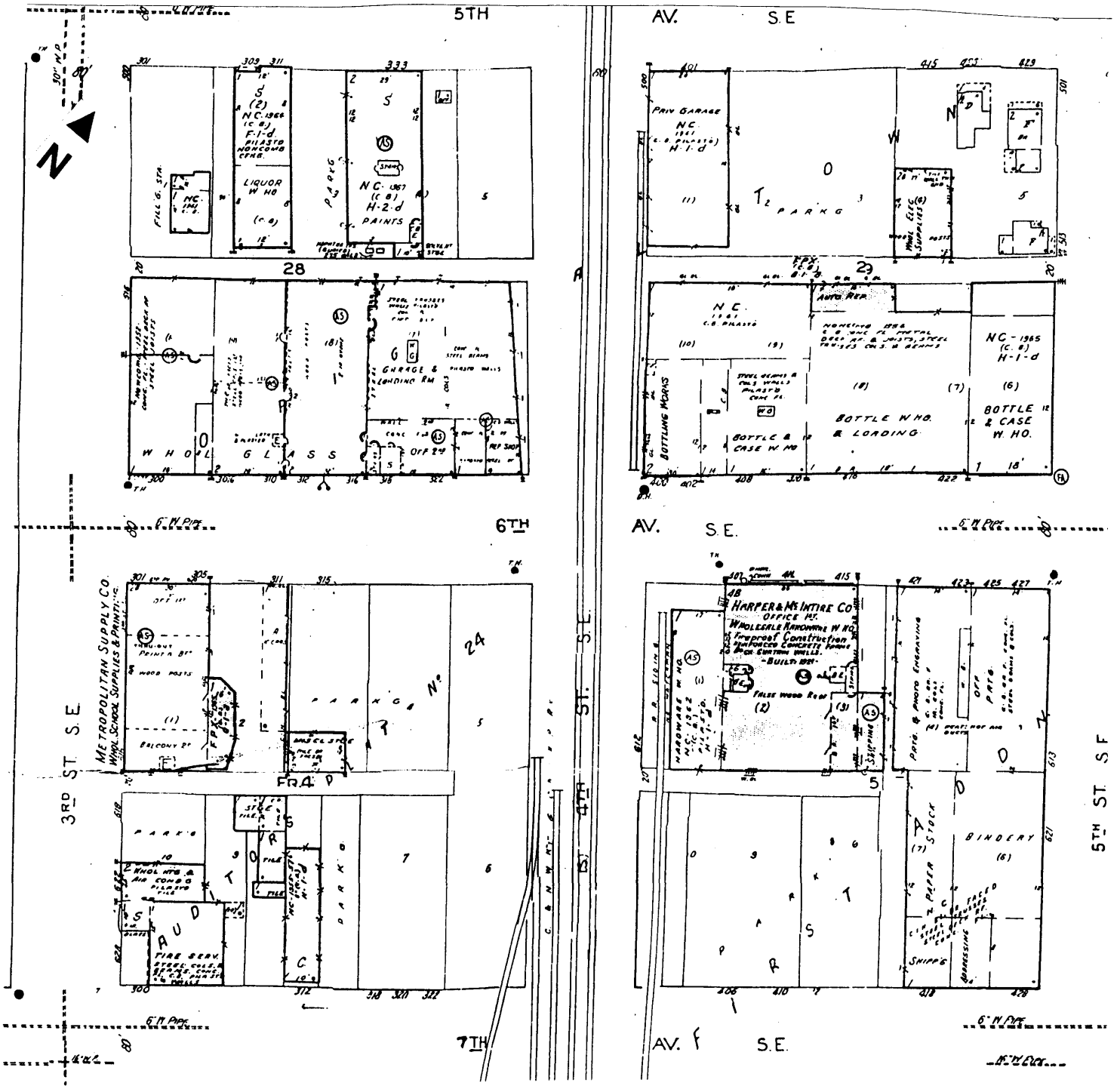
Evans Manufacturing Co. Building, Linn County, Iowa

1913 updated to 1939 Plat Map View, Sanborn Map Company, Cedar Rapids.



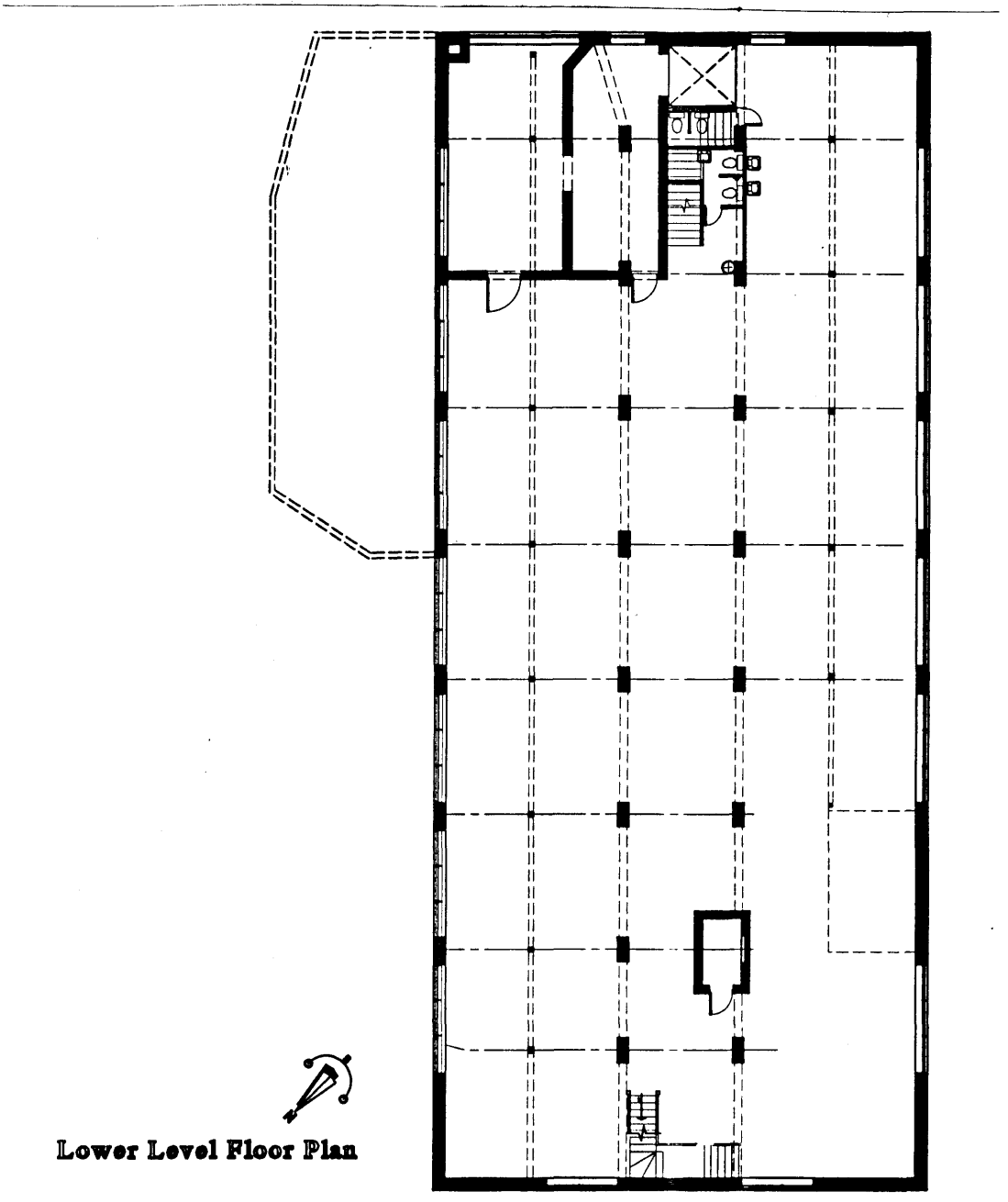
Evans Manufacturing Co. Building, Linn County, Iowa

1970 Plat Map View, Sanborn Map Company, Cedar Rapids.



Basement, Existing Conditions, 1998

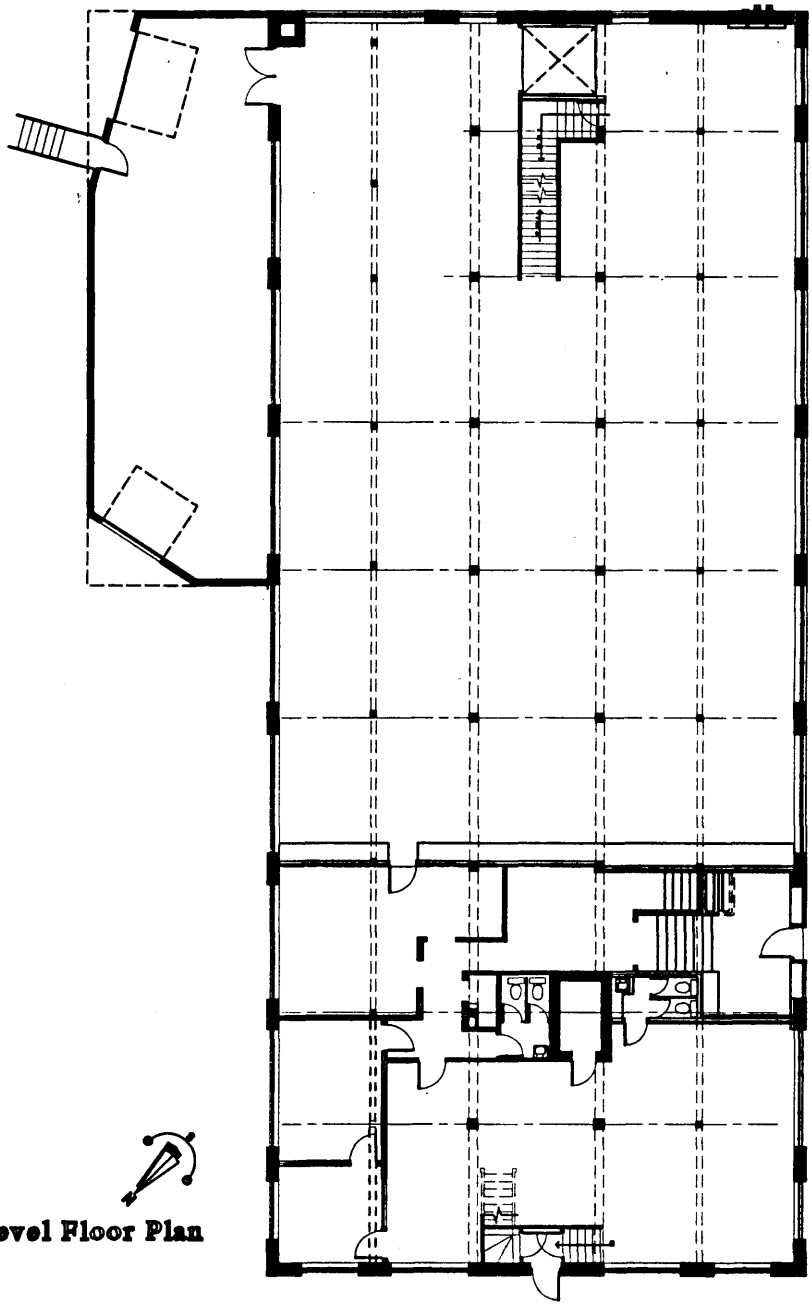
Floor Plan by Roger Hadley, AIA



Lower Level Floor Plan

First Floor, Existing Conditions, 1998

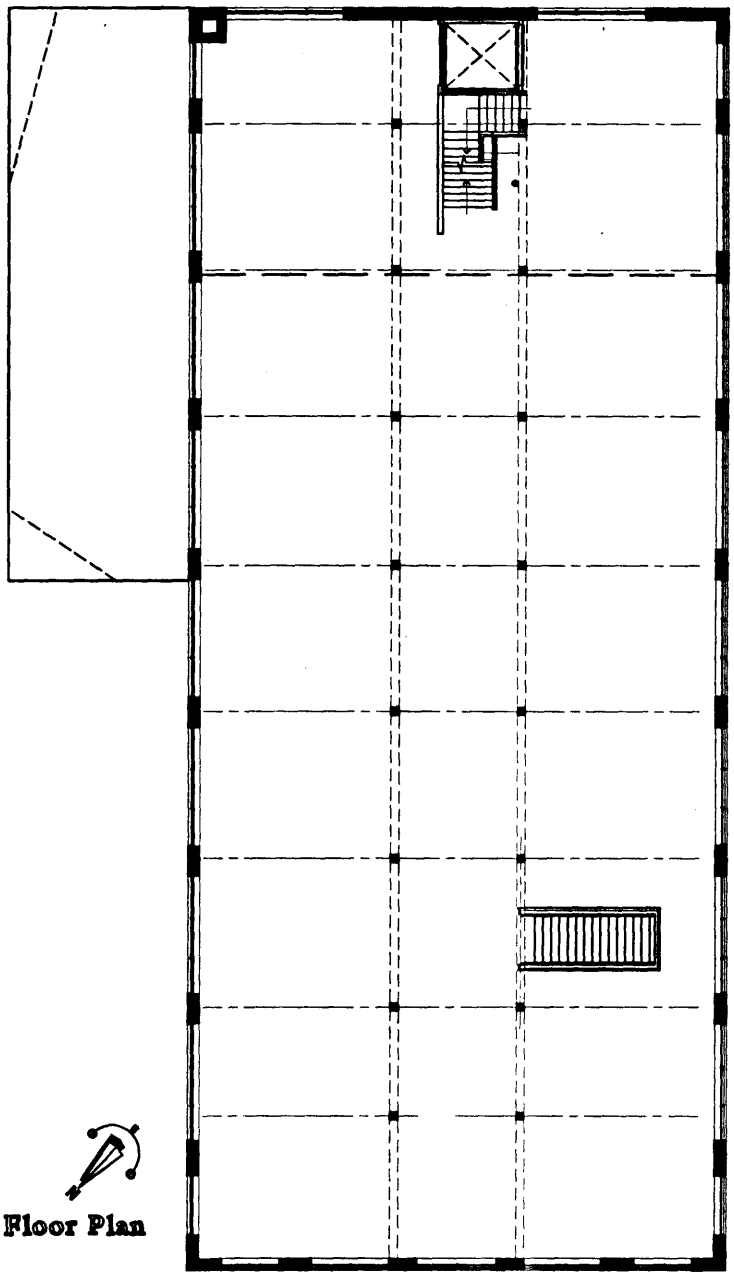
Floor Plan by Roger Hadley, AIA



Main Level Floor Plan

Second Floor, Existing Conditions, 1998

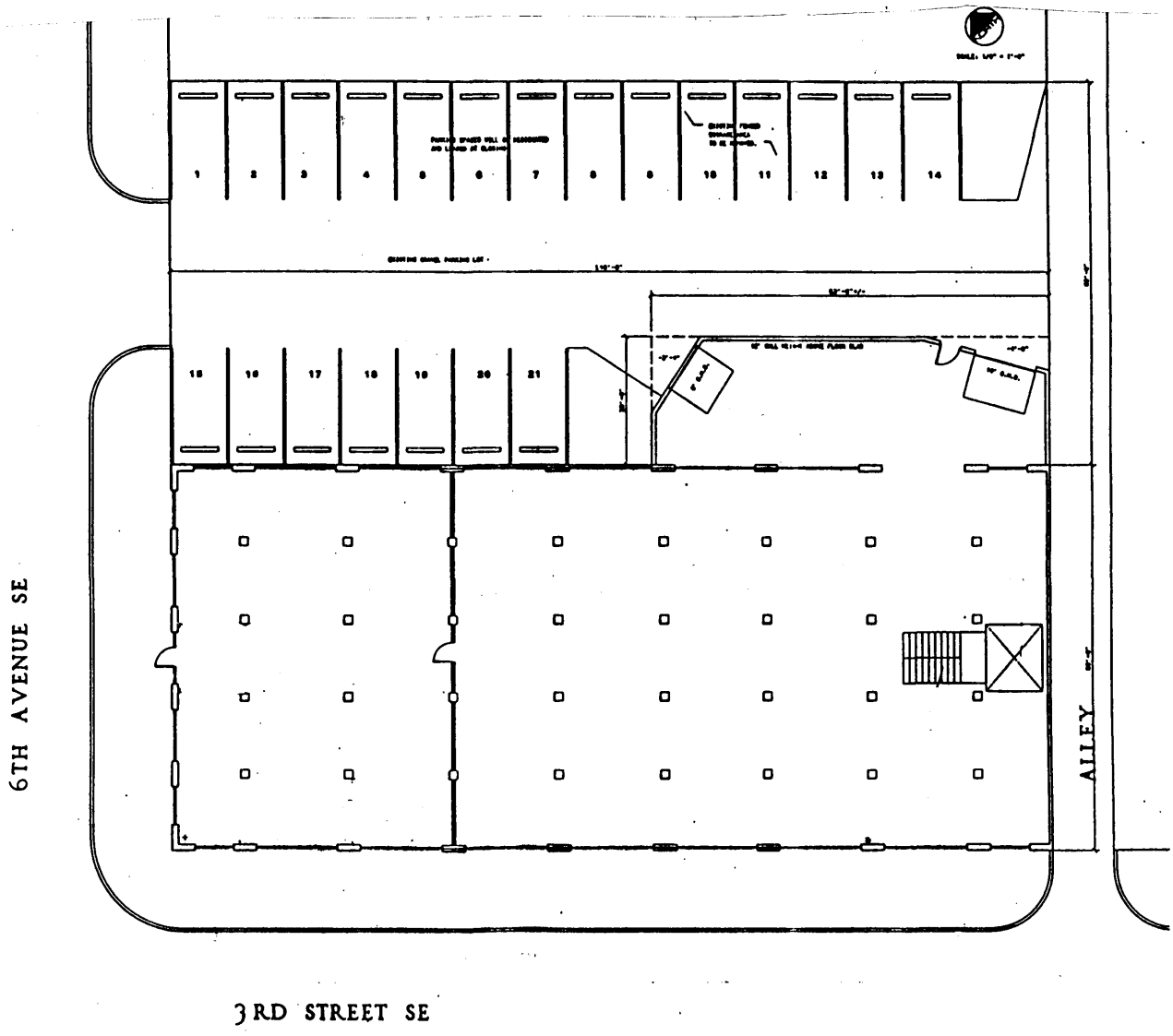
Floor Plan by Roger Hadley, AIA



Upper Level Floor Plan

Site Plan, 1998

Plan by Roger Hadley, AIA



Statement of Significance

Summary: The Evans Manufacturing Company Building is significant locally under National Register Criteria A and C within the historic context of industrial railroad corridor development discussed in Chapter E-ii. ("Industrial Corridors in Cedar Rapids, 1865 - 1945: The 4th Street Railroad Corridor") in Section E of the Multiple Property Documentation Form for "Commercial and Industrial Development of Cedar Rapids, Iowa, c 1865-c.1945."

Under Criterion A, the Evans Manufacturing Company Building is historically significant for its association with the development of important manufacturing and warehouse facilities along the 4th Street Railroad Corridor in the years following World War I. It was built by a successful garment manufacturer that relocated its business from Missouri to Iowa after World War I and later occupied by a specialized commercial printing company that operated regionally and nationally.

Under Criterion C, the Evans Manufacturing Company Building represents the trend in modern factory building associated with the Modern Movement in the years following World War I. Like other railroad corridor factories built during this period, the Evans Manufacturing Company Building's straightforward, utilitarian design allowed its architectural features to serve the functional demands of factory production.

Architectural Significance: Built in the wake of the disastrous Triangle Shirtwaist Factory fire in New York City in 1911 and the wave of changes in building safety codes and labor practices it inspired nationally, the Evans Manufacturing Company Building was designed according to the modern principles of industrial design sweeping the United States at the time. First and foremost, the building was constructed to lessen the risk of fires, a fact extolled by its owners when they praised the building's fireproof masonry construction as proof of its modern operations.[2] The tremendous loss of life in the Triangle Shirtwaist Factory fire (146 young women) had occurred in the upper levels of the factory out of reach of fire rescue ladders. The fact that the Evans Manufacturing Company Building was only a 2½-story building reduced this risk.

Industrial planning experts of the period espoused factory designs that established greater efficiency with production carried on in every stage with a minimum expenditure of time and energy. It was the job of industrial architects to translate this production tenet into building designs. Of primary importance in factory designs for buildings such as garment factories was the provision of natural light. As Norris Brisco, the author of *Economics of Efficiency,* wrote in 1919, the average manufacturer had only recently learned the value of an abundant supply of natural light, and in factory building has taken special pains to obtain as large an area of glass as possible. He noted that the window glass

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[7]"Evans Garment Company Makes House Dresses, Men's Work Clothes," Exposition of Progress Edition, *Cedar Rapids Gazette*, June 24, 1934, p. 3.

designed to give the best lighting was white, ribbed, or prismatic.[3] The Evans Manufacturing Company building featured large windows filled with textured glass – a design that appears to have responded to progressive factory design of its day. The natural light was supplemented by minimal electrical lighting – only 40 incandescent bulbs lighted the second floor work area. The interior of the brick walls was painted off-white to diffuse the light without causing unnecessary glare. As Brisco noted, "Too great emphasis cannot be placed upon the importance of proper light, and it is only recently that its bearing upon output is being realized by the average manufacturer".[4]

Another important element in efficient factory design was flexible floor plan. In the Evans Manufacturing Company Building, the basement level was used for storage of raw stock, the first floor for cutting and storage of finished stock, and the second floor and balcony were used for sewing. The building's open floor plan allowed for assembly line production of fabric spreading, cutting, assembling, sewing, pressing, and finishing operations. Changes could be readily made to accomplish improved operations or introduce new machinery. The presence of a high capacity freight elevator located midway between the building's two loading doors (east and south sides) enabled raw and finished goods to be easily distributed between the various floors.

Proper ventilation was another component of efficient factory design. Industrial efficiency experts such as Norris Brisco encouraged building designers to make provision for a generous supply of fresh air through proper air exchange and the steady movement of air. Air circulation was an especially common problem in garment factories where organic dust was generated from cotton and wool used in production. Circulation was improved in the Evans Manufacturing Company factory by the building's high ceilings, cross-ventilation patterns, and large pivot windows placed at upper and lower heights in each of the window openings.

The exterior design of the Evans Manufacturing Company Building incorporated modern materials such as pressed brick and poured concrete foundation and trim elements. The use of over-sized steel window sash was a progressive design feature not typical of earlier factories built in Cedar Rapids. The same was true of the compound roof design. The inclusion of both upper and lower operating pivot windows was also an advanced feature. A more traditional element in the design was the incorporation of a parapet with a crenellated effect. The combination of modern building materials and design elements with both progressive and traditional features gave the Evans Manufacturing Company Building a straightforward, utilitarian design atypical for contemporary local industrial designs.

Historical Significance and Background: The Evans Manufacturing Company Building was one of more than a dozen new factory and warehouse buildings erected along the 4th Street Railroad Corri-

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[3]Brisco, Norris A. "Working Conditions Necessary for Maximum Output," Volume 85, *The Annals of the American Academy of Political and Social Science*, September, 1919, p. 175.

[4]Ibid., p. 177.

dor in the years immediately preceding and following World War I. Its construction was associated with the development of improved railroad facilities along the south edge of the downtown and was part of the general redevelopment of the area between 6th Avenue SE and 9th Avenue SE that saw factories gradually replace dwellings.

In 1919 Charles P. Brown, Jr. and Edwin C. Evans relocated their garment manufacturing operation, the Brown-Evans Manufacturing Company, from Sedalia, Missouri to Cedar Rapids. The Brown-Evans Manufacturing Company was formed in ca. 1914 with Brown as president and Evans as secretary-treasurer. During World War I the company manufactured men's pants and army clothing. Brown's experience in clothing manufacturing began with his employment as a cutter for the J.A. Lamy Manufacturing Company, an important manufacturer of men's work clothing owned by Brown's uncle. The reason(s) prompting Brown and Evans to relocate their operation in 1919 are unknown. However, the presence of several other clothing companies in Sedalia[5] at the time may have reduced the available workforce. Capital for expansion and relocation likely came from the company's successful government contracts during the war.

The property acquired by Brown and Evans for their new factory site in Cedar Rapids was acquired from the former Sunshine Mission. Lot 1 contained a vacant brick church, an attached one-story frame broom factory, and a two-story frame dwelling. To build the factory all of the buildings on Lot 1 were razed. The property was secured in July 1919 and a $45,000 mortgage was granted the following month to construct the factory. In December 1919 the "Brown-Evans Manufacturing Company" was formally incorporated in Iowa and accepted transfer of the ownership of the property from Brown and Evans.

Brown-Evans Garment Manufacturing Company was one of nine new factories to locate in Cedar Rapids during 1919[6] joining three other local clothing manufacturers in operation at the time. Within a year, Brown sold his interests to Evans. During the 1920s the company operated as "Evans Manufacturing Company" with Edwin C. Evans serving variously as president and vice-president (1920-1936). Other officers through the years included Glenn M. Averill (vice-president, 1920-ca.1931), George B. Dutton (secretary and secretary-treasurer, 1920-ca.1933), and VanVechten Shaffer (president, ca.1933).

Iowa experienced a period of industrial expansion in the decades preceding the establishment of the Evans Manufacturing Company. The number of wage earners employed in Iowa factories grew from

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[5]The Lamy Manufacturing Company, successor of Brown's uncle's company, still manufactures clothing today. Since World War II, they have exclusively manufactured Levi™ jeans and ship the product internationally. (Lang, Hazel H., *Life in Pettis County, 1815 – 1973,* 1973, p. 487)

[6]Among the other new firms were the Universal Foundry Company and Hall Manufacturing Company, important Cedar Rapids companies associated with road building. ("New Manufacturing Plant Comes to City, Ninth This Year to Locate," *The Cedar Rapids Evening Gazette*, Dec. 29, 1919)

44,106 in 1900 to 80,551 in 1919. Employment figures in Linn County for the same period went from 3,390 to 6,376. Contributory factors in this trend were the general movement towards large-scale production in Iowa factories and the economic prosperity brought on by the European war.[7]

The clothing-manufacturing sector of Iowa's industrial economy remained relatively small during the 1920s. The number of wage earners in 1921 grew from less than 1,100 to 1,600 in 1929. This accounted for 2% of the total United States production of the clothing industry and 0.3% of the total output of all Iowa industries.[8] Contemporary accounts noted that the clothing industry represented the greatest concentration of women and children wage earners (85%). Women workers received one-half to one-third of men's wages and worked the same number of hours as men in the clothing industry.[9] By 1929 there were only 15 factories in the state involved in the production of the type of garments produced by the Evans Manufacturing Company (men's work clothing). These firms employed a total of 900 workers.

In Linn County the size of the manufacturing workforce leveled off during the 1920s. By 1929 the number of wage earners had dropped to 5,969 from its peak in 1919 of 6,376. The value of products in 1929 stood at $96.1 million up slightly from $93.1 million a decade earlier. The national economic depression brought difficult financial times throughout Iowa as the decade of the 1930s began. Linn County's manufacturing workforce dropped by 27% between 1929 and 1933. The value of manufactured products was cut nearly in half to $50.8 million.

Set against this national and statewide economic climate it was not surprising that the Evans Manufacturing Company experienced hard times. Specific information about reductions in sales or employees is not available. However, it is known that in 1933 the company was formally liquidated under Evans' direction. A new company was formed in April 1933 - the "Evans Garment Company". This reorganization laid the groundwork for Evans diminished role in the operation and the eventual sale of the new company's stock to the Cohn family. New officers in the company were E. Cohn (president, ca.1933-1936), Harry Cohn (vice-president, ca.1933-1936), and Edward Cohn (secretary-treasurer, ca. 1933-1936).[10] Edward provided day-to-day oversight for the operation.

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[7]Hoadley, Ruth L. "Industrial Growth of Iowa," *Iowa Studies in Business, No. 2.* Bureau of Business Research, College of Commerce, State University of Iowa, Iowa City, Iowa, (May 1928), pp. 8-10.

[8]*The Book of Iowa from Iowa's Industrial Survey*, (Des Moines, IA: State of Iowa), 1932, pp.48-49.

[9]*Eleventh Biennial Report, Iowa Bureau of Labor Standards,* (Des Moines, IA: State of Iowa).

[10]The Cohns were members of a prominent family in Cedar Rapids whose business interests during the 1930s included the Dearborn Brass Company and E. Cohn and Sons (scrap metal and coal). E. Cohn had five sons – Harry, Nate, Edward, Joe and Sam. Edward was recruited to join the family businesses after graduating from the University of St. Louis. During the early 1930s he managed the Evans Garment Company and the Dearborn Brass Company, a manufacturer of tubular brass plumbing products. (From an interview with Elsie Cohn, widow of Edward Cohn, by telephone, October 10, 1998.)

The Evans Manufacturing Company and later the Evans Garment Company specialized in the production of men's work clothing including overalls, jackets, and work shirts. By the time the Cohn family took over in the early 1930s, these items were sold under the "Mule Brand" label and distributed throughout the Midwest states. By 1934, the company was also producing a line of women's house dresses sold under the label "Shirley Jean". The company grew to employ from 50 to 75 men and women depending on seasonal demands. By the early 1930s production ranged from 600 to 900 dresses per day and up to 1,200 pieces of work clothing daily.

It is likely that the work force employed by Evans Garment Company was typical of the garment industry as a whole. As a result, it is likely that because men's work clothing made up a larger portion of the company's output, seasonal changes were less varied. The national trend also saw more women employed to produce men's clothing and more men employed to produce women's clothing. The principal jobs in a clothing factory included designers, cutters, and pressers (usually men); sample makers, machine operators, and hand sewers (usually women); and examiners (both men and women). Unlike many of the new factories established at the end of World War I, the garment industry was generally not geared at disabled veterans.[11]

Despite the suitability of the Evans Manufacturing Company Building for garment production and the infusion of capital by its new owners, the Cohns, the market for the clothing produced by the Evans Garment Company continued to decline as the Great Depression wore on. By 1936, the factory was forced to close, its machinery sold and its work force laid off.

Suitable new owners for the building were soon found when another Cedar Rapids concern, the Metropolitan Supply Company, purchased Lot 1 containing the factory building in May 1936. Two months later they acquired the adjacent parcel, Lot 2, containing a pair of two-story dwellings and their associated outbuildings. The houses were razed and replaced with a parking lot and car port that housed ten vehicles. Metropolitan Supply moved their existing printing and school supply operation into the former garment factory later that year thereby consolidating their Anamosa and Cedar Rapids facilities. Under the direction of president and general manager Clark A. Beams, the Metropolitan Supply Company had opened its first Cedar Rapids printing plant at 2920 1st Avenue, NE in 1922[12] and formally incorporated in 1924. The nature of the company's business was printing, lithographing, publishing, book making, ruling, binding, etc. and the manufacture, purchase and sale of both wholesale and retail supplies and furniture for use by schools, banks, and offices. The company published regular catalogs displaying their product lines that were distributed widely during the 1920s and 1930s.

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[11]"The Garment Trades," Vocational Rehabilitation Series No. 35, U.S. Federal Board for Vocational Education, Washington: Government Printing Office, May, 1919.

[10]The building on 1st Avenue vacated by the Metropolitan Supply Company became the first factory for Collins Radio Company.

By 1936 when they relocated to the former garment factory at 6th Avenue, SE and 3rd Street, SE, their line of report cards, certificates, registers, maps, library record systems, graduation diplomas, and dozens of other standardized items were produced and distributed nationally. Custom printing was readily provided when necessary by the firm's linotype and letterset printing equipment. For a time, the company also served as a dealer in school desks, playground equipment, office furniture, classroom chairs, tables, and other specialized furniture. Catalogs aimed at specific audiences such as county school superintendents were published to display the company's printed materials and furniture. The goal of Metropolitan Supply was to become the only vendor necessary to equip and supply a classroom or an entire school.

Metropolitan Supply Company utilized all three levels of the former garment factory for its printing and jobbing operation. Shortly after moving into the building in 1936, the company installed additional wiring, new light fixtures, various press motors, additional plumbing, a sprinkler system, and a new electrical service. The company's printing operation was located on the basement level with various specialized presses, cutters, and binders distributed throughout the open floor area. Paper was off-loaded from trucks at the rear loading dock and stored on the first floor. Completed print jobs were either shipped when finished or stored on the second floor or mezzanine levels. Other jobbing goods were stored on both the first and second floors. As with the previous garment factory operation, administrative staff, clerical workers, and salesmen were located on the north end of the first floor. The main entrance to the building was moved from 301-303 6th Avenue SE to 602-616 3rd Street SE by Metropolitan Supply when they acquired the building.

Clark A. Beems continued to head the Metropolitan Supply Company as its president from the time they relocated to the south edge of the downtown until the 1950s. Jasper H. Ramsey served as vice-president and later secretary during the same period. By the early 1950s, Buel G. Beems became vice-president and a few years later succeeded Clark Beems as president. Buel continued in this position until the mid-1970s when Keith A. Hines replaced him. With competition for school supply and office supply products accelerating in the 1980s and 1990s, Metropolitan Supply's business declined. In 1995, Metro Supply relocated to a smaller building at 317 7th Avenue SE and a short time later closed the business.

Roger D. Hadley acquired Lots 1 and 2 from Metropolitan Supply Company in 1995. The building currently houses his architectural office, a dance studio, and a warehouse operation. Hadley plans to complete an historic rehabilitation of the building when permanent tenants are secured for the building.

Neighborhood History: In 1900 Cedar Rapids' population stood at 25,656. The next two decades saw the city nearly double in size to 45,566 in 1920 despite the displacement and loss of life resulting from World War I and the influenza outbreak of 1918. The downtown covered twenty city blocks with the local economy thriving on the prosperous financial and retail sectors headquartered in the central business district.

In the years following the Civil War, Cedar Rapids' railroad lines had served as magnets for industrial development. The routes selected by the four trunk line railroads that made their way through the city (the Chicago, Rock Island and Pacific RR, the Chicago Northwestern RR, the Chicago, Milwaukee and St. Paul RR, and the Illinois Central RR) followed courses with a minimal amount of terrain change making these routes suitable for the construction of factories, open storage yards and railroad spurs. Most railroad corridors were also free from the threat of flood posed by some riverfront locations.

By the turn-of-the-century, Cedar Rapids claimed to be the railroad "traffic pivot of the Middle West". Direct connections were available to all major cities in the region and nearly 1,750 stations in Iowa alone. More than 200 trains arrived or departed from Cedar Rapids daily. The 4th Street Railroad Corridor was the principal industrial corridor to be established. It followed the route of three railroad lines clustered along 4th Street (Northwestern, Milwaukee and Rock Island lines) and their respective bridge approaches along the east side of the Cedar River. This combined route included 1½ miles of trackage.

The municipal decision to cede the 4th Street right-of-way to the railroads was strategic to the prosperity of downtown Cedar Rapids. The presence of the railroad lines attracted hotels and railroad support facilities to the 4th Street alignment as it passed through the downtown. This was also the case for dozens of factories and wholesale jobbers that located along the balance of the 4th Street Railroad Corridor.

Major industrial employers to locate along the 4th Street Railroad Corridor included the city's largest meatpacking plant operated by T.M. Sinclair and Company; the giant cereal processing plant of Quaker Oats; the Iowa Steel and Iron Works, a foundry operation critical in producing steel in the manufacture of Cedar Rapids' nationally important road building equipment companies; and the J.G. Cherry Company, an internationally important manufacturer of equipment for the handling of milk and milk products.

Examples of smaller manufacturing concerns to locate along the 4th Street Railroad Corridor included the Cedar Rapids Marble and Granite Works that located on 3rd Avenue SE at the south edge of the downtown, the Parlor Furniture Manufacturing Company that opened its three-story factory along 7th Avenue SE, the Blue valley Creamery located in the 400 block of 9th Avenue SE, and the Petersen Baking Company that built an unusual half-block long complex of buildings opposite the Evans Manufacturing Company beginning before World War I.

Warehouses for Cedar Rapids' booming jobbing concerns also located along the 4th Street Railroad Corridor and the various bridge approaches. Two of the largest warehouses were completed during the 1920s, one a six-story building for the Churchill Drug Company and the other, a four-story building for the Harper and McIntire Company, hardware jobbers. The latter building was completed just two years after the Evans Manufacturing Company opened for business a block to the west along 6th Avenue SE.

Wholesale companies continued to find this section of the 4th Street Railroad Corridor suitable for development after World War II. The Terry-Durin Company, a wholesale dealer in electrical supplies built offices and a warehouse in the 400 block of 7th Avenue SE. The last of the large-scale multi-story industrial buildings to locate along the 4th Street Railroad Corridor was the food factory and distribution center built by the Witwer Grocery Company (National Register listed) in 1946.

At the turn-of-the-century a series of separate spur lines were built to connect the 4th Street Railroad Corridor with the business concerns in the blocks located between the 9th Avenue railroad bridge and the south edge of the downtown. These railroad spurs were built and operated by the Illinois Central, the Rock Island, and the Milwaukee railroads. The new Illinois Central Freight House was constructed at 2nd Street SE and 5th Avenue SE and the new Chicago, Rock Island and Pacific Freight House at 2nd Street and 6th Avenue SE.

These new freight houses together with the three spur lines provided critical, central delivery points for railroad freight. They proved essential to the manufacturing, jobbing and retailing businesses that located along these lines in subsequent years. Examples included the Linn County Lumber and Coal Company (later Brookman Lumber Company) on 8th Avenue SE; the Hamilton Brothers Building later occupied by Warfield-Pratt-Howell Company (401-411 1st Street SE), a grocery wholesale company; and John Blaul's Sons Company, (600-608 1st Street SE), a wholesale grocery competitor of Warfield-Pratt-Howell.

As further evidence of the changing status of the blocks along the south edge of the downtown, a group of new buildings went up in the 600 block of 1st Street SE between 1909 and 1914. Located just 1½-blocks away from the Evans Manufacturing Building, the new buildings included the Orr Brothers Supply Company, suppliers for mills, grain elevator machinery and agricultural implements, in 1912; the J.P. Grissel Cornice Company (614 1st Street, SE), manufacturers of metal cornices, window caps, ceilings and roofing, in 1912; and the Baker Paper Company (616 and 618 1st Street, SE) in 1914 and 1909 respectively. As a contemporary newspaper account noted, Baker Paper's access to trackage gave the company an "unsurpassed location".[13]

One of the last important buildings to be added to this warehouse district came on the eve of World War I when the new Cedar Rapids central fire station was completed. Located near the Milwaukee Freight House, Fire Station No. 1, (427 1st Street, SE) was built at a cost of $40,000 and with a capacity for four vehicles including a pump engine, two hook and ladder trucks, and the fire chief's car. Sleeping accommodations for a crew of 25 were available on the upper level of the two-story brick building when it was completed in 1918.

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[13]"Baker Paper Company," *The Saturday Record,* Cedar Rapids, Iowa, July 10, 1909, p. 19.

Period of Significance: The period of significance under Criterion A is 1919-1948 and under Criterion C is 1919. These dates mark the period the building was constructed and subsequently occupied by the Evans Manufacturing Company and Metropolitan Supply Company. This resource is considered part of the period of significance for "Industrial Corridors in Cedar Rapids, 1865 - 1945: 4th Street Railroad Corridor" in Section E of the Multiple Property Documentation Form for "Commercial and Industrial Development of Cedar Rapids, Iowa, c 1865-c.1945."

Resources Nominated: The property contains one resource for this nomination. The archeological potential of buildings previously on this property have not been determined and are not being addressed in this nomination. The 1913, 1931, and 1939 Sanborn maps indicate locations of earlier buildings.

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For Additional Sources See: Section I, "Bibliography," Multiple Property Documentation Form, "Commercial and Industrial Development of Cedar Rapids, Iowa, c 1865-c.1945."

Evans Manufacturing Company Building, Linn County, Iowa

Verbal Boundary Description

Lots 1 in fractional Block 4, Carpenter's Addition to the City of Cedar Rapids, Iowa and all that part of fractional Block 13 in said City of Cedar Rapids lying in front (toward Brown Street) of said Block 1, as the same are known and designated upon the recorded plat of said City, said two tracts making one full lot, front 60 on said Brown Street being known as 6th Avenue SE, with a depth of 140 feet on Adams Street being known as 3rd Street SE, said premises being described as Lot 1, of Auditor's Plat No. 24 Cedar Rapids, Iowa; and Lot 2 in Auditor's Plant No. 24 an addition to the City of Cedar Rapids, Iowa, as surveyed, platted and recorded; including the buildings situated thereon.

Boundary Justification

This parcel includes the lot developed by Brown-Evans Manufacturing Company for its new building in 1919 and the second lot acquired by Metropolitan Supply Company acquired in 1936. Together these two lots are occupied by the original factory building, attached loading dock, and associated parking lot.

Evans Manufacturing Company Building, Linn County, Iowa

Photographs: Photographs taken October, 1998 by Roger Hadley, Cedar Rapids, Iowa

Negatives stored with Roger Hadley

1. Exterior, looking southeast from 6th Avenue SE and 3rd Street SE
2. Exterior, looking east across 3rd Street SE
3. Exterior, looking northwest across alley
4. Exterior, looking southwest across parking lot from 6th Avenue SE
5. Exterior, looking east, storefront entrance along 3rd Street SE
6. Exterior, window detail, first floor, looking east
7. Exterior, looking south, main entrance along 6th Avenue SE
8. Exterior, looking southeast
9. Interior, first floor, factory area, looking northwest
10. Interior, second floor, factory area, looking southeast with staircase balustrade in foreground
11. Interior, second floor balcony, factory area, looking southeast
12. Interior, second floor, truss bracket detail