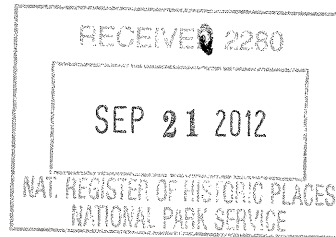


SEP 10 2012

OMB No. 1024-0018



907

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" on the appropriate line 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 CEDAR RAPIDS PUMP COMPANY FACTORY & WAREHOUSE

other names/site number CEDAR RAPIDS PUMP & SUPPLY COMPANY

2. Location

street & number 605 G AVENUE NW N/A not for publication

city or town CEDAR RAPIDS N/A vicinity

state IOWA code IA county LINN code 113 zip code 52404

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 STATE HISTORICAL SOCIETY OF IOWA

9/12/12
Date

State or 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 of Keeper

Date of Action

[Signature]
Edson H. Beall

11.6.12

Cedar Rapids Pump Company
Name of Property

Linn County, Iowa
County and State

5. Classification

Ownership of Property **Category of Property**
(Check as many lines as apply) (Check only one line)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
2		buildings
		sites
	1	structures
		objects
2	1	Total

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

**Number of contributing resources
previously listed in the National Register**

Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945 N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

INDUSTRY/PROCESSING/EXTRACTION/
MANUFACTURING FACILITY

Current Functions
(Enter categories from instructions)

VACANT/NOT IN USE
INDUSTRY/PROCESSING/EXTRACTION/
INDUSTRIAL STORAGE

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: MONITOR ROOF
LATE VICTORIAN

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.)

Cedar Rapids Pump Company
Name of Property

Linn County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all the lines 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

Period of Significance

1884-1929

Significant Dates

1884

CA. 1894

1901

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

CONNOR, A.H.

Narrative Statement of Significance - (Explain the significance of the property on one or more continuation sheets)

9. Major Bibliography 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):

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

Primary location of additional data:

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

Name of repository

Cedar Rapids Pump Company
Name of Property

Linn County, Iowa
County and State

10. Geographical Data

Acreage of Property 1.22 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 609211E | 4648391N

Zone Easting Northing

2 | 15 | 609320E | 4648391N

Zone Easting Northing

3 | 15 | 609314E | 4648348N

Zone Easting Northing

4 | 15 | 609211E | 4648348N

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 Alexa McDowell, Architectural Historian

organization AKAY Consulting date July 10, 2012

street & number 1226 6th Street telephone 515-491-5432

city or town Boone state Iowa zip code 50036

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 Cedar Rapids Community School District

street & number 907 15th Street NW telephone 319-558-2000

city or town Cedar Rapids state Iowa zip code 52404-1700

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.

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National Park Service**

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Page 1

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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa.

NARRATIVE DESCRIPTION

Site Description

The Cedar Rapids Pump Company Factory & Warehouse is located on Lots 1-8, Block 9 of Brown's Second Addition in northwest Cedar Rapids, Linn County, Iowa. The site is situated on the west side of the Cedar River, within a mile of the city's historic downtown commercial area and near the south edge of what is known historically as the Time-Check¹ neighborhood.

The facility is sited adjacent to the Chicago & North Western Railway line, which, from its crossing at the Cedar River near K Avenue NW, curves southwest to run diagonally through the city's west side. The area surrounding the site, which was historically a mix of residential and industrial property types, retains much of its early character with some recent commercial encroachment along Ellis Boulevard. It should be noted that the properties in this area of Cedar Rapids suffered significant damage from a major flood that occurred in 2008. As a result, the historic composition and integrity of the neighborhood as a whole is in a state of flux as properties continue to be rehabilitated or removed, depending on the degree of flood damage.

Although the composition of the Cedar Rapids Pump Company has varied throughout its history, the property has always been comprised of multiple buildings. Today, the company site encompasses three buildings, two of which (the factory and warehouse buildings) date to the late 19th and early 20th century. The Cedar Rapids Pump Company property covers nearly a half-block with G Avenue NW binding the site on the north, the diagonal line of the Chicago & North Western Railway tracks on the east, an alley on the south, and a small, manicured lawn that buffers the site from Ellis Boulevard on the west.

On the site, the 1884 factory of the Cedar Rapids Pump Company is located near the northeast corner, along the north property line. The company's 1901 warehouse, which is now connected to the factory by a second-story walkway, stretches westward from the walkway along the north property line to the west property line. A non-historic pipe shed is sited on the south property line, south of the warehouse. The facility's yard is completely paved (Fig. 2).

A public sidewalk runs along Ellis Boulevard and along G Avenue NW, with a pedestrian entrance (currently not in use) located on the north elevation of the warehouse. The site is accessed by vehicle through a gated entrance on G Avenue NW. A driveway runs under the elevated walkway between the warehouse and factory to enter the yard and access the company buildings.

¹ According to the 1997 MPDF "Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945" by Marlys A. Svendsen, the Time-Check neighborhood grew up around the shops of the Burlington, Cedar Rapids and Northern Railroad, which employed many of the neighborhood's residents. The now-familiar name came into use just after 1900 when the railroad was suffering through a period of financial difficulty. During that time the worker's wages came as post-dated checks, earning the neighborhood the moniker, Time-Check.

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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa.

Building Description

As noted, the resources of the Cedar Rapids Pump Company include two historic buildings, the 1884 factory (reflecting a second-story addition constructed in ca.1894) and the 1901 warehouse. In addition, one non-historic building, a pipe shed (precise construction date unknown) is located on the site. The three resources are located in close proximity to one another, each oriented inward toward the property yard. This arrangement facilitated the transfer of goods and materials to and from the adjacent Railway line to the factory, as well as between the factory and the warehouse. The non-historic pipe shed replaced an earlier, two-story pipe shed that was likewise oriented to provide efficient transfer of materials to the warehouse.

The Factory

The company's factory (1884) is a two-story, brick (now painted) building with a monitor roof. The 100-foot by 81-foot building is purely utilitarian in appearance with no particular stylistic or decorative tendency. Historically, the factory, with its monitor roof orienting the building east to west, was one-story with a façade that fronted the railway line on the east. Images dating to 1885 and 1891 reveal that, in its original incarnation, the factory's façade was clearly indicated by a pedestrian entrance protected by an awning (Fig. 11 & 12). Further, a "front yard," which appears to have been approximately 30-feet deep and the full width of the building, was surrounded by a tall picket fence with an opening in the fence providing access to the railway line. Today, the building retains its proximity to the Railway tracks, but the infill of the pedestrian entrance (a ghost marking documents its location) and the ca.1894 reduction in the size of the historic window openings has resulted in the loss of a dominant elevation.

Despite the loss of original orientation, the factory (reflecting the ca. 1894 addition of a second story) remains defined by the historic form of the monitor roof, which is easily recognized by its elevated, rectangular form stretching the length of the building's center. The height of the monitor roof reflects one function of the historic factory that required the increased elevation in the process of casting iron. The monitor's north and south walls were historically fenestrated, which provided much needed light and ventilation. Today, the windows are covered by corrugated metal, but remain largely intact.

The factory's east and west elevations feature parapets that step up toward the center parapet wall that rises adjacent to and just taller than the monitor roof. Remnants of a brick corbelling remain on the center parapets on both elevations. The ground floor windows of the east and west elevations are alterations of the original 1884 windows with openings reduced; ghost markings indicate such and historic images substantiate that assertion. Today the fenestration on both the ground floor and second story appear to reflect the ca.1894 addition of the second floor, all being comprised of simple, undersized windows with brick sills and two-over-two glazing set within the original openings. Opaque screens cover windows on the east elevations. As noted, the historic pedestrian entrance on the east elevation was closed, with a ghost marking documenting its former location. Further, the ghost of a vehicular entrance is visible on the ground level and a recent vehicular entrance with an overhead door has been added.

As noted, the factory's west elevation is similar in form and detail to that of the east elevation. An important difference is the "cupola" (described as such in historic news articles) that rises from the monitor roof, just behind the raised parapet wall. The cupola, likely added ca.1894 and historically an integral part of the iron casting process, is a cubical, closed form measuring approximately 12-feet square and rising approximately 2-feet above the parapet. Like

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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa.

the monitor roof, the cupola is sheathed in corrugated metal. A non-historic elevated walkway connects the warehouse on the west to the factory through its west wall (historic window openings were lost with the addition of the walkway). Two vehicular entrances on the west have been modified for modern use, but window openings (as described above) remain largely intact.

The factory's north and south elevations likewise retain a downsized version of the original fenestration, reflecting the alterations of ca.1894. On the north that consists of a series of windows at both floors, spaced the length of the building. On the south, windows are located along the length of the upper story, but the lower wall has but one window on the west end, marking the post-1949 removal of the 1884, one-story engine room. The windows on both elevations utilized an opaque screen. A non-historic overhead, vehicular door is located at the east end of the elevation. Star-shaped wall anchors are present on all elevations.

The historic interior plan of the factory remains largely intact with the first and second floors divided into three bays (as dictated by the monitor roof), with a structural wall dividing the building's length into sections of approximately one-third on the west and two-thirds on the east. On each of the floors, the interior remains purely functional, with the structural system (post and beam) exposed, wood strip flooring, painted brick walls, and utilitarian lighting. The most significant impact to the interior plan is the addition of a poured concrete ramp that enters the building at the south corner of the west elevation and runs along the south wall to the east half of the building. The historic elevator shaft and stairs to the upper floor and clerestory remain intact.

The clerestory level, which runs the length of the factory building, is currently without electricity and, with the windows blocked, also lacks ambient lighting. A survey by flashlight revealed large, double-hung windows with six-over-six glazing, 2-inch by 4-inch wall studs with obvious fire damage, an unpainted brick structural wall, 6-inch exterior plank sheathing, and four inch wood flooring.

The Warehouse

The company's 1901 warehouse is a two-story, red brick building on a raised, limestone basement. The building exterior is visually defined by its 50-foot by 200-foot rectangular form, natural construction materials, flat roof, and multitude of windows. An overhanging eave provides definition at the roofline. A lack of applied ornamentation makes this late nineteenth century construction read as an industrial building.

As an industrial property, the warehouse lacks a clear sense of primacy as it relates to its elevations. The building's siting makes the north elevation facing G Avenue the public side, but, with the exception of a pedestrian entrance, the elevation lacks any design element (e.g. covered entrance, signage, decorative embellishment) commonly utilized to designate a façade. Rather, the north elevation is dominated by fenestration, a result of the interior functional requirements, rather than an attempt to create a "face" for the building. The windows vary in size and rhythm; the windows on the first floor at the east end are arranged in pairs with those above them being smaller in scale, set individually, and widely spaced (these mark the interior office area). The windows of the west two-thirds of the building are evenly spaced, individually arranged, and of a uniform scale. The windows all feature segmental-arched headers and stone sills. Further, all but two have been retrofitted with non-historic exterior storms that camouflage the historic double-hungs (many of which are retained); the remaining two windows have been filled with glass block.

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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa.

Half-windows are located in the raised foundation. They are widely spaced along the north elevation and, like the upper windows, have segmental-arched headers; the basement windows are currently boarded.

Although the fenestration as described above continues to the east and the south elevations, there are no openings on the west.

The warehouse's east elevation is altered by the elevated walkway that connects the building to the factory. The walkway utilizes an existing opening on the second floor, which limits the adverse impact on the historic materials at that juncture. A first floor window directly below the walkway has been bricked, but otherwise, the fenestration remains intact, albeit retrofitted as previously described.

The fenestration of the south elevation reflects the rest of the building in form and scale, but an irregularity of spacing is dictated by interior function. Further, windows at the west end of the south elevation have been covered and/or closed by the addition of a non-historic loading dock. The dock utilizes a brick wall on a stone-faced, concrete block foundation on its west to minimize the visual intrusion from that perspective. The impact of the dock on the south elevation is greatest in regard to the loss of fenestration. Other windows have been filled with glass block and doorways have been altered. A second floor, stock door remains in place. Fire insurance maps suggest a physical connection (walkway or chute) to a former, two-story pipe shed existed at that location in 1913.

The interior of the warehouse is presently in a transitory condition due to damage from the flood of 2008 when water rose in the building beyond the floor of the first story, necessitating the removal of the majority of the flooring at that level. The floor structure was carefully treated and remains fully intact. The current condition of the building interior, with the structural system more exposed than typical, underscores the significance of that element of the building, which is both physically and aesthetically impressive. The use of full, hewn timbers connected by mortise-and-tenon joints is highly valued as an example of a vanishing, historical construction technique.

Generally speaking, the interior of the building at all three levels is open without sub-division of space in its west two-thirds; an interior wall at that point creates the only sub-division of the interior. In the basement, the eastern one-third houses the heating plant. On the first floor, the space is vacant due to the flood damage. On the second floor, an office space with a lounge area (complete with a small kitchen and a bathroom) occupies the space.

The basement of the warehouse features post and beam construction with mortise-and-tenon joints. Two rows run the length of the warehouse with 12-inch square posts on stone plinths with added bolsters supporting 16-inch beams. Ceiling joists measure 12 inches. The basement floor is poured concrete and the stone foundation walls remain exposed throughout. As noted, windows have been blocked. A staircase near the west end of the building provides access to the first floor. A second staircase near the east end of the south elevation is non-functional.

The first floor of the warehouse is fully open with nearly all of the non-structural materials removed as part of the flood damage repair work. The post and beam structural system is repeated on this floor, albeit with taller beams creating a higher space. The main level is well lit by the numerous windows. The interiors of the brick walls are currently painted. An enclosed staircase finished in car siding, provides access to the second floor. The second floor is also open and features the post and beam structural system with mortise-and-tenon joints. Structural members on this floor are significantly reduced in dimension. The west two-thirds of the space features wood, strip flooring,

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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa.

exposed brick walls, and an exposed joist ceiling. Many of the historic windows remain intact at this level, their six-over-six glazing providing ample interior light. The windows feature a flat painted header of an unidentified material.

At the two-thirds mark of the second floor, a horizontal-plank wall with an industrial, sliding door creates the separation between warehouse and office space, which includes a large open office and a lounge area with a small kitchen and bathroom adjoining it. The office space features plaster walls, pressed metal ceiling, and ornamental covering of the structural posts. A partial wall has been added to define the space. Interior glazed shutters in a diamond pattern have been added to the windows.

The lounge area adjoins the main office on the south. The lounge itself is square in shape and is finished in plaster with wainscoting, baseboard, picture rail and door trim intact. The ceiling is pressed metal in the same pattern as that in the main office. Two small rooms off the lounge accommodate a small kitchen and a bathroom. Both are raised one step above the lounge level, feature marble flooring, hexagonal floor tiles, subway tiles halfway up the walls with plaster above, and plaster ceilings.

The elevated walkway to the factory is attached to the warehouse at the east end of the office space.

The non-historic pipe shed is a pole barn with sheet metal siding and roof on a concrete pad. The shed is open to the factory yard on the north. The factory yard is fully paved.

STATEMENT OF INTEGRITY

The Cedar Rapids Pump Company Factory & Warehouse retains a generally good level of historic integrity as it relates to all seven aspects of integrity: location, setting, association, design, workmanship, materials, and feeling.

Because the Cedar Rapids Pump Company Factory & Warehouse remains on its original site, the level of integrity as it relates to location is high. The property is sited on a large lot, which covers nearly a half block, the size of which remains undiminished. Further, the location of the individual historic buildings remains intact, underscoring the functional relationship of manufacturing space (factory) and storage space (warehouse). And, although the current pipe shed is non-historic, it stands on the site of a building that also functioned as such and, as a result, provides a visual cue to the historic plan of the earlier plant.

The integrity of the Cedar Rapids Pump Company Factory and Warehouse's setting and association are also high. The property's proximity to the Chicago & North West Railway line remains intact and is significant in maintaining our understanding of the role of the Railway in the distribution of products manufactured and distributed by the Cedar Rapids Pump Company as well as in the success of Cedar Rapids' industrial businesses generally. Further, the company's location within a residential neighborhood from which its workforce was drawn remains intact, albeit diminished by the recent loss of a number of houses from flood damage.

The property retains a good level of integrity as it relates to design, materials, and workmanship. Considering the factory specifically (the design of which relies on the building form that is dictated by the use of a monitor roof), integrity of design is good. The retention of the ca.1894 building form, windows and the historic cupola is significant in that they are indicative of the building's historic manufacturing function. Likewise, the factory's interior retains a

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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa.

high level of integrity of design, workmanship, and materials. Of particular importance is the retention of the post and beam structural system, the open plan, and the clerestory space with the cupola. The only significant interior alteration involves the addition of the concrete ramp at the southwest corner of the building.

Considering the integrity of design, materials, and workmanship specific to the warehouse it is important to note that the building has seen no major additions – the loading dock on the southwest corner and the elevated walkway being the sole additions and each of those are small in scale with a minimal visual and material impact to the warehouse's historic form. Further, the warehouse retains the large majority of its historic windows, significant in that the great number of windows make a significant visual and material impact on the building's historic character.

The warehouse's interior also retains a high level of integrity of design, workmanship, and materials. The retention of the post and beam structural system is particularly significant given the increasing rarity of hewn timber with mortise and tenon construction. Despite the loss of the historic flooring on the main level, the care taken to preserve the structural system assured the retention of a high level of integrity of workmanship and materials as it relates specifically to the structural system. Further, the retention of the floor plan in the basement and on the second floor elevates the integrity of design. Specifically, the office space at the east end of the second story, which retains its historic plan and finish materials, is an asset to our understanding of the building's various historical functions.

The Cedar Rapids Pump Company Factory & Warehouse also retains a very good level of integrity as it relates to feeling. Because the company's historic buildings retain an elevated level of integrity as it relates to all of the previous qualities, visitors from the Period of Significance would readily recognize the buildings today and experience them much as they would have historically.

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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa.

STATEMENT OF SIGNIFICANCE

The Cedar Rapids Pump Company is locally eligible for listing on the National Register of Historic Places under Criterion A. The resource is considered locally significant in its association with the history of industry in Cedar Rapids. As delineated in the 1997 MPDF *Commercial and Industrial Development in Cedar Rapids, c.1865 – c.1945*, properties eligible for registration reflect “the trends and patterns that typified the development of Cedar Rapids’ industrial corridors” during the period between the Civil War and the Second World War. Such resources should bear a significant association with the “industrial trends, manufacturing and wholesaling practices, and businesses leaders who gave definition to the industrial corridors that developed along Cedar Rapids’ railroads during the more than six decades (1880-1945) that Cedar Rapids grew from an economy of home consumption to a significant statewide and national food processor and machinery manufacturer.”¹

From 1884 through 1929, the Cedar Rapids Pump Company manufactured and/or distributed pumps and various other mechanical and plumbing parts and devices throughout the Midwest. The windmill was a significant mechanical device that provided access to water sources critical in the settlement of areas lacking a ready, above ground water supply, as well as a pure water source for the burgeoning railroad system. In the manufacture of pumps for windmills, the Cedar Rapids Pump Company contributed to the development of the Midwest and the West. Shortly after the turn of the twentieth century, the company also stocked and distributed the ready-made windmill known as the “Defiance.” The Cedar Rapids Pump Company was part of a cadre of local industrial interests that contributed to the economic success and national reputation gained by the city of Cedar Rapids during the period from 1880 through 1945. Evidence of the company’s success and significant contribution to the city’s industrial sector lies in the longevity of the enterprise, in the patents issued for devices manufactured by the company, and in the scale and quality of the two historic buildings remaining on the company site.

The resources of the Cedar Rapids Pump Company that remain on the plant site include the 1884 factory and the 1901 warehouse building. As indicated in the 1997 MPDF, a resource should be considered eligible for registration unless a diminished historic integrity results in the loss of the sense of time and place associated with the industrial corridor. Both the factory and the warehouse retain a very good level of historic integrity and remain important resources associated with a significant period of the city’s history in which the long-term economic prosperity of Cedar Rapids became inextricably tied to the strength of its industry.

The Period of Significance for the Cedar Rapids Pump Company is 1884 through 1929, the year the factory was placed in service through the year, when the official articles of dissolution were filed. Significant Dates are 1884, the year the factory was placed in service, ca.1894, the year the second story was added to the factory indicating a significant shift in the production process, and 1901, the year the warehouse was placed in service.

¹ Marlys A. Svendsen, “Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945” [National Register of Historic Places, Multiple Property Documentation Form, 1997], F-68, 69.

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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa.

HISTORICAL BACKGROUND

The Cedar Rapids Pump Company, which was established in 1881, erected a factory adjacent to the Chicago & North Western Railroad corridor in west Cedar Rapids in 1884, which was officially incorporated in 1885. During the ensuing years, the company became one of the city's three pump manufacturers that together placed Cedar Rapids at the forefront of production of that particular mechanism. In 1901 the warehouse was constructed on the plant grounds. The company history reflects the transitions in industry that came with changing technology and market trends, shifting from the manufacture of wood pumps to the manufacture of iron pumps and other metal fittings, then, under the name of the Cedar Rapids Pump & Supply Company, to the jobbing of various plumbing fixtures.

Over the course of its 48 year history, the Cedar Rapids Pump Company typified the trends and developmental patterns of the city's industrial corridors, in this case that of the city's west side section of the Chicago & North Western Railroad. Further, as noted in the Integrity Considerations of the associated MPDF, "a property should be considered eligible unless it has lost most of the characteristics that convey a sense of time and place associated with the industrial corridors during all or part of the 80 years covered by this historic context." Such is the case with the resources of the Cedar Rapids Pump Company, which despite alterations made to accommodate changes in manufacturing technology and production practices, retain a clear sense of their historic functions.²

The development of the railway system in Cedar Rapids created access to markets for raw materials and for the distribution of locally manufactured goods. From the city's central business district, railroad lines were laid across the bridges over the Cedar River by 1896, opening the city's west side to increased industrial development, which took hold in the latter years of the 19th century. A number of the city's successful manufacturing plants and jobbing facilities grew up along the transportation corridors, first along the river and then, in the years after the Civil War, along the railroad corridors.³ As Svendsen notes in the 1997 MDPF, "Commercial and Industrial Development of Cedar Rapids, c.1860 – c.1945," the railroads plotted their routes through areas of consistent terrain, areas that likewise lent themselves to the construction of industrial plants, which typically required considerable land. The presence of workers living in neighborhoods within close proximity to the rail lines also proved advantageous to the growing industries.⁴

The Cedar Rapids Pump Company was part of Cedar Rapids' large industrial sector, which was at the heart of the city's economic prosperity dating to the late nineteenth and early twentieth century. The company was established in 1881 and incorporated in 1885 as a manufacturer of wood pumps, specifically windmill pumps. The American windmill, while invented in the eastern U.S., was instrumental in the settlement of the West. Although the windmill is the power source, it is the pump or the pumping cylinder that actually moves the water to the surface. Early pumps, like those manufactured by the Cedar Rapids Pump Company, were constructed of wood. The transition from wood to iron and steel was made over an extended period beginning in the 1870s through the 1890s, with wood still in use

² Svendsen, F-69.

³ Svendsen, E-21.

⁴ Svendsen, E-32.

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through the 1920s.⁵ Whether applied to supplying water for the steam locomotive on the ever-expanding rail system or used to tap underground water sources in areas far removed from immediate water sources, the windmill was central to the country's nineteenth century development.

The first commercially successful American windmill, which operated without human intervention by turning into the wind and governing its own speed, was produced in 1854. With the Midwestern market a rich target, that windmill's manufacturer moved to Chicago in 1856 where he established the U.S. Wind Engine and Pump Company as a distribution center for the manufacturer in Virginia.⁶ The company soon recognized the potential held in the growing railroad market, which was actively building in the Chicago region and in need of pure water for the steam locomotives. Manufacture of windmills in the U.S. reached its peak in the period around World War I, declining with the development of the gasoline-powered engine.

The Cedar Rapids Pump Company

The Cedar Rapids Pump Company constructed the first of its buildings adjacent to the Chicago & North Western rail line in 1884. Like all successful enterprises, the company adjusted its processes and product line to meet changing consumer demands; what began as strictly a manufacturer of wooden pumps (and the only manufacturer of wooden pumps in the state of Iowa) expanded to the production of iron pumps and related iron products, then transitioned to jobbing in addition to manufacturing and, finally, to plumbing supply distribution. To accommodate production and technology changes, the company plant was enlarged and altered numerous times.

In 1881 Theodore C. Munger came to Cedar Rapids, Iowa where he began distributing pumps for the manufacturing facility of James LaTourette, which was located in St. Louis, Missouri. The pair operated under the business name of the Cedar Rapids Pump Company. Munger was quickly successful, with train-car loads of pumps being shipped from the St. Louis facility; it soon proved practical to develop a manufacturing facility in Cedar Rapids. In May of 1884, the local newspaper reported that a new manufacturing plant would open in Cedar Rapids, Iowa, with an announcement by James LaTourette of St. Louis that he intended to open an "immense" pump factory on the city's west side using a site donated for that purpose by local property owners, "Messrs. Ogden, Brown, Mansfield, King, and Hull." The plant, which would employ a "large number of men," was scheduled to be in production by August 1884. Despite his initial preference for Des Moines, LaTourette chose Cedar Rapids. The city's extensive railroad facilities were no doubt appealing for the distribution of manufactured goods, but the donated site certainly played into LaTourette's decision.⁷ By September of 1884 a new building had been constructed to house the facilities of the Cedar Rapids Pump Company at a cost of \$5000.⁸ The brick building was reported as measuring one hundred feet square.⁹ In December of that year,

⁵ T. Lindsay Baker, *A Field Guide to American Windmills* (Norman, OK: University of Oklahoma Press, 1984), 7.

⁶ *Ibid.*, 33.

⁷ *The Cedar Rapids Evening Gazette*, May 13, 1884, 8.

⁸ *The Cedar Rapids Evening Gazette*, September 17, 1884, 4 and *The Cedar Rapids Evening Gazette*, December 24, 1884, 8.

⁹ *History of Linn County*, [1911], 324-328.

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the City of Cedar Rapids granted a five-year tax exemption to the new company, with the caveat that the factory had a paid-up capital of \$25,000.¹⁰

In January of 1885, the Cedar Rapids Pump Company officers James LaTourette (president), Thomas C. Munger (secretary, treasurer, and general manager), and Lester M. Rich (superintendent), filed notice with Iowa's Secretary of State Frank M. Jackson of an increase of their capital stock to \$25,000.¹¹ At that time, the business was incorporated with the company officers as stockholders. The new company was reported to have a "factory supplied with all the modern machinery for the manufacture of wood pumps from the crude material," with product being shipped to Iowa, Minnesota, Illinois, Missouri, and Kansas. At the time of incorporation, the Cedar Rapids Pump Company employed twenty-five.¹²

By 1888 the Cedar Rapids Pump Company, by striving to make "a quality, not cheap" product, had become widely known for the manufacture of just that: the best pump available, which was locally described as the "celebrated 'Cedar Rapids' wooden pump."¹³ The company's success was described as phenomenal, with each year since its establishment resulting in an increase in business.¹⁴

With the fire insurance map of August 1889 we get our first look at the plan of the factory facility (Fig. 6). By that time the site included the 1884 factory, which housed the machine shop, woodworking machinery, a shipping room, paint shop, and a small office on the first floor, with bucket manufacturing on the second. An engine room and coal room were located in a secondary space adjoining the factory building on the south. West of the 1884 factory, along the south property line, was a long and narrow, one-story "store house" that connected to a series of three buildings running north along the west property line; they included a one-story store house, a shed, and a warehouse. A small building noted as the "oil house" was located on the north property line between the 1884 building and the storage buildings.¹⁵ Each of these buildings contributed to the manufacture and distribution of what the company advertisements extolled as the "Best Wood Pump in the World" (Fig. 16).

Serious competition for the Cedar Rapids Pump Company came in 1890 when the Chandler Pump Company was established. The company experienced long-term success as a major wholesale supplier of iron pipe, plumbers' supplies, and well casings. Chandler's best-known manufactured device was the "Chandler Iron Pump." The company facility was located on A Avenue NW and by 1900 included a large machine shop, a pattern shop, iron factory, multiple warehouses, and a pipe shed. Like the Cedar Rapids Pump Company, Chandler's product line shifted over time. In 1952 the company moved to a larger facility, reorganizing as Chandler Machine Products.¹⁶ Some buildings of the A Avenue plant remain intact today.

¹⁰ *The Cedar Rapids Evening Gazette*, December 24, 1884, 8.

¹¹ *Evening Gazette*, "General City News," January 20, 1885, 5.

¹² *Portrait & Biographical Album*, 1887.

¹³ *The Cedar Rapids Evening Gazette*, "Cedar Rapids Pump Co. Is Among The Leaders," January 09, 1904.

¹⁴ *The Cedar Rapids Evening Gazette*, June 19, 1888, 1.

¹⁵ Sanborn Map & Publishing Co., 1889, Sheet 22.

¹⁶ Svendsen, E-45.

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In 1894 the Cedar Rapids Pump Company requested that the Chicago & North Western extend trackage along "G Avenue NW to within eighty feet of Seventh street West." After surveying the site for such a sidetrack, the railroad indicated to the city engineer that the best location for the spur, dictated by the requirements of the railroad, was the east side of the pump company's property.¹⁷ The fire insurance map of 1895 confirms that a side track was indeed laid, connecting from the main line east of the factory, heading west along the south property line to near the west end of the factory's site. The sidetrack facilitated the transport of goods from the production plant to the main railroad line.

By the issuance of the 1895 fire insurance map, the facilities of the Cedar Rapids Pump Company had changed significantly (Fig. 7). The 1884 factory building, while remaining in plan view much as it was when constructed, had been expanded to include a second story. Further, some adjustments had been made to the interior spatial functions, including the addition of an elevator. The composition and placement of the ancillary, storage buildings was greatly altered, necessitated by the installation of the Chicago & North West Railroad's side-track, which ran from the main line along the south side of the factory property. The radius of the track also required the removal of the coal room and the clipping of the engine room. The addition of a large, two-story warehouse and office just west of the 1884 building is an indication of the company's prosperity. A series of four storage buildings now lined the north property line. Patents filed in 1894 and 1895 (Fig. 13-14) by Lester M. Rich are further indication of the growth in manufacturing at the plant during this period.

The earliest known image of the Cedar Rapids Pump Company facility dates to ca.1890 (Fig. 10). Viewed looking to the southwest, the image illustrates the physical relationship between the tracks of the Chicago & North West Railroad and the factory. The one-story 1884 building is in view – its monitor roof making it highly recognizable. The image also documents a fenestrated façade (reflective of the historic orientation toward the railroad line), and windows in the north elevation, which would have provided the necessary illumination for the interior workspaces. An artist's sketch from company documents and dating to a similar time period depicts a trolley car running on tracks along G Avenue NW (Fig. 11). It is important to note that the accuracy of such an image can be suspect, but in tandem with a photograph, an artist's engraving can be a useful tool to understanding a building's historic appearance.

The threat of fire at the Cedar Rapids Pump Company was a real concern. In October of 1899 an early morning fire originating in the slack coal near the boiler room burned the wall between the engine room and the main factory space. A heavy door prevented the spread of fire into the factory, but losses were estimated at \$1000. The hasty response of a passerby who raced his horse to the nearest alarm box likely saved the company from much greater damage.¹⁸ The 1895 fire insurance map notes there was a fire hose at the southwest corner of the main building, outside the oil room.

In the autumn of 1900, the Cedar Rapids Pump Company was making plans to build a new warehouse building. The \$10,000 building was to be located on G Avenue NW, with its two-stories over a full basement to measure 50-feet by 200-feet.¹⁹ The Cedar Rapids contractor A.H. Connor, with sub-contracting completed by Loomis Bros. and Doherty Construction, completed the warehouse in 1901.²⁰

¹⁷ *The Cedar Rapids Evening Gazette*, November 3, 1894, 7.

¹⁸ *The Cedar Rapids Evening Gazette*, October 3, 1899, 8.

¹⁹ *Cedar Rapids Daily Republican*, October 16, 1900, 8.

²⁰ *The Cedar Rapids Evening Gazette*, February 8, 1902, 5.

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The work of A.H. Connor is well-known in Cedar Rapids, having been credited with many of the city's industrial buildings located west of the river, including the Douglas Starch Factory and the ca.1902 Iowa Windmill warehouse. Connor died of a sudden heart attack in 1906.²¹

The fire insurance map for 1913 provides the earliest known visual confirmation of the warehouse (Fig. 8). The map records the building as two-stories with two rows of interior wood posts. The interior space of the first floor was divided with the west two-thirds housing the shipping department and warehousing stock and the east one-third occupied by an office. The entire upper story was a stock warehouse. The building was connected by a narrow building (of undetermined construction), to a two-story pipe shed/warehouse on the south. The addition of the warehouse allowed the company to stock ready-made wood windmills, which they shipped across the Midwest. They are cited as distributing a windmill known as the "Defiance."²²

By 1901 the Cedar Rapids Pump Company had established itself in a place of prominence among the state's pump manufacturers and as the only wooden pump factory in Iowa. A news article about the company's position in Cedar Rapids business indicates that the factory included "a finely equipped factory, warehouses, office, etc., with spur track connection with all the different railroads entering the city." An etching that accompanied the article provides a view of the facility looking to the northwest, with the 1884 factory and attached engine room clearly depicted (Fig. 12). The railroad line and sidetrack are also illustrated, but the 1901 warehouse is hidden from view. In 1901 the Cedar Rapids Pump Company employed a force of 40-50 skilled workmen, producing their "famous line of wooden pumps, with metal buckets and brass valve seats." The company also manufactured windmill tanks and was a jobber of various other iron goods including pumps, iron pipe, and miscellaneous well fittings. Further, the company, recently outfitted with specialized machinery for the production of soil pipes and fittings, was the only business west of Chicago to manufacture that line of products. The company also jobbed out a complete line of plumbing supplies, including bathroom fixtures. Goods were distributed across the west and the northwest, with the branch office in Columbus, Ohio representing them in the east. In 1901 the company officers were James LaTourette, president; W.C. LaTourette (son of James), vice-president; T.C. Munger, secretary and treasurer; A.E. Mulford, assistant secretary; and L.M. Rich, superintendent.²³

In September of 1901 the company indicated it was considering the construction of a building to be used as a factory and machine shop. The new facility would allow them to manufacture iron pumps, the 1884 factory being already overcrowded. Such a building would be the largest in the city devoted to such a function.²⁴ Later fire insurance maps and an absence of subsequent reports to confirm the construction suggest the plans for a larger factory never came to fruition.

In 1901 Lester M. Rich resigned his position as superintendent of the Cedar Rapids Pump Company, effective January 1, 1902. Rich, along with his brother D.T. Rich, his nephew, Chester A. Rich (all of Cedar Rapids), and George Rich

²¹ Email communication with historian, Leah D. Rogers. October 6, 2011.

²² Baker, 345.

²³ *Cedar Rapids Republican*, March 24, 1901, 6.

²⁴ *Cedar Rapids Evening Gazette*, September 06, 1901, 11.

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of Columbus, Ohio, had purchased the company's distribution branch in Cincinnati, Ohio. The new business was to be operated as Rich Pump Company, but would carry out the business of the Cedar Rapids Pump company. Despite the move, Rich maintained his interests in the Cedar Rapids plant, which he was central in establishing.²⁵

The retirement of another founding officer of the Cedar Rapids Pump Company was announced in January of 1902. Theodore C. Munger, who along with James LaTourette, started the business that became the Cedar Rapids Pump Company in 1884. W.C. LaTourette (son of James) succeeded Munger as general manager. At the time of Munger's retirement, the company was described as one of the city's largest manufacturing and jobbing companies, with over one hundred employees.²⁶

In 1904 the Cedar Rapids Pump Company workforce included nine salesmen.²⁷ The sales team covered the state of Iowa and surrounding states, marketing the iron pump that continued to be manufactured by the company. In addition, the company had begun making soil pipes and plumber's fittings. The production of tanks had also been added to the product line and these were distributed to western jobbing houses.²⁸

Despite not being the largest of Iowa's cities, in 1908 Cedar Rapids was the leader in production of manufactured goods. The city's advantage had much to do with the ready availability of raw materials and the wide distribution market made available to area manufacturers by the network of rail lines that developed in the years after the Civil War. In 1908 the city boasted almost one hundred manufacturing enterprises, with an employment of nearly forty-five hundred, totaling in excess of \$3,000,000 per year in wages. The total of manufacturing in Cedar Rapids was nearly \$22,000,000 with production totals for 1910 projected to "far exceed" that amount. The city's reputation as a manufacturing center was well established with a track record of successful start-ups that became long-term financial successes. In that year, along with the Chandler Pump Company and the Iowa Windmill and Pump Company, the Cedar Rapids Pump Company controlled the pump, iron pipe and plumbing supply business in the Midwest. Local commercial boosters wagered that Cedar Rapids was at the fore of its "epoch of industrial prosperity and growth."²⁹

Multiple reports of fires at the Cedar Rapids Pump Company appeared in area newspapers in 1909. In May of that year fire damaged the factory roof in the area around the cupola, with limited damage.³⁰ That August an early morning blaze caused by an overheated furnace was reported. The flames had extended to the roof and gained a big headway when the department arrived. The cupola where the furnace was located was practically destroyed and other damage done that will make the damage considerable.³¹ Evidence of fire is visible in the factory cupola today.

²⁵ *Cedar Rapids Sunday Republican*, December 1, 1901, 8 and *Cedar Rapids Daily Republican*, November 22, 1901, 8.

²⁶ *The Cedar Rapids Evening Gazette*, "A Change of Management," January 25, 1902.

²⁷ *The Cedar Rapids Evening Gazette*, December 30, 1904, 3.

²⁸ *The Cedar Rapids Evening Gazette*, "Cedar Rapids Pump Co. Is Among The Leaders," January 09, 1904.

²⁹ Luther A. Brewer and Barthinius L. Wick, *History of Linn County* (Chicago: Pioneer Publishing, 1911), 340.

³⁰ *The Cedar Rapids Evening Gazette*, May 21, 1909, 3.

³¹ *The Cedar Rapids Evening Gazette*, August 20, 1909, 5.

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Company advertising that appeared in February 1912 indicates the Cedar Rapids Pump Company remained an industrial force in plumbing and heating supplies with wood and iron pumps, cylinders, soil pipes, and fittings at the core of their product line.³²

In 1920 an amendment to the company's Articles of Incorporation was made, changing the business name to the Cedar Rapids Pump & Supply Company. The company held authorized capital stock in the amount of \$500,000.³³ The altered moniker reflected a shift away from manufacturing toward wholesale supply. Also in 1920, the local newspaper reported a request from the local pump companies that the City vacate the alleys associated with their businesses, which the City obliged. That vacated for the Cedar Rapids Pump Company was 14-foot wide by 140-foot long, from 6th Street to the Chicago & North Western tracks. At that time, the company owned the property on either side of the alley.³⁴

By 1921 Cedar Rapids Pump & Supply Company was no longer a manufacturing facility; rather, they concentrated their concerns on the jobbing of various products. In that year, the local newspaper indicated that manufacturing city-wide was below normal, with prospects for the Cedar Rapid Pump Company being "only fair." The company's historic competitor, the Chandler Pump Company was operating at 75 to 85 percent of their typical production levels.³⁵ The deflationary depression that occurred in the United States from January 1920 to July 1921 was undoubtedly the cause of the business slump. The U.S. Department of Commerce estimated a 36.8% drop in wholesale prices during that period. Perhaps as a result of the flagging business, the Cedar Rapids Pump Company "factory" had a new tenant in 1921. The Moore Self Cleaning Rake Company opened its new manufacturing enterprise in one of the plant buildings in February of that year.³⁶

Further indication of the serious impact of a depressed economy on the Cedar Rapids Pump & Supply Company came with the December 1922 sale of the company's wholesale automobile accessory business to the Sieg Company of Davenport. The \$100,000 transaction bode well for the city of Cedar Rapids, however, because the Sieg Corporation was a firmly established business that operated with a large capital and the pending opening of their new enterprise in Cedar Rapids was a welcome addition to the business community.

As for the Cedar Rapids Pump & Supply Company, the focus of their product line became strictly plumbing and furnace supplies.³⁷ By 1926 the company was well known in the Midwest as a jobber of plumbing and heating supplies. A sales team of eight men covered territories across Iowa, parts of South Dakota, and Minnesota, with twelve in-house sales people and twelve office employees.³⁸

³² *The Cedar Rapids Evening Gazette*, "The Principal Industries That Make Cedar Rapids Famous," February 18, 1912.

³³ *The Cedar Rapids Tribune*, "Notice of Amendments to Articles of Incorporation," December 24, 1920, 7.

³⁴ *The Evening Gazette*, "City to Vacate Alleys to Pump Companies," February 11, 1920, 3.

³⁵ *The Cedar Rapids Evening Gazette*, "Manufactures Here, While Not Normal, Show Encouraging, Optimistic Note," August 6, 1921, 5.

³⁶ *The Evening Gazette*, "'Rake Without the Ake' Is Made Here," February 08, 1921, 3.

³⁷ *The Evening Gazette*, "Davenport Concern Buys Cedar Rapids Pump Company's Wholesale Business," December 08, 1922, 19.

³⁸ *Cedar Rapids Republican*, "Cedar Rapids Pump and Supply Co.," August 15, 1926, 12.

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In 1928 the Central Steel Products Company of Clinton acquired the plant and business of the Cedar Rapids Pump & Supply Co. Operations were set to continue in Clinton, with the Cedar Rapids Pump & Supply Company's W.C. LaTourette acting as Chairman of the Board of Directors.³⁹ The official "Notice of Dissolution" appeared in a local newspaper in December 1929.⁴⁰

As a post-script to the story of the Cedar Rapids Pump & Supply Company, a "Notice of Adoption of Renewal and Amended and Substituted Articles of Incorporation" was published in October of 1949, with the corporation directors listed as Charles L. Kidd, Edward Cohn, Joseph Cohn, Harry Cohn, Sam Cohn, and George A. Johnson, all of Cedar Rapids.⁴¹ This notice appears to be a resurrection of the earlier company, rather than a continuation; there is a clear absence of business activity in the period between the 1929 dissolution and the 1949 renewal. The Cohns were a family of longstanding Cedar Rapids businessmen. Originally in the salvage business (E. Cohn and Sons), the family had branched out as owners of the Dearborn Brass, Inc. and then the resurrected Cedar Rapids Pump & Supply Company, which, through the 1950s was the wholesale distributor for American Standard bathroom fixture. In 1969 the company was acquired by Armstan Supply, a division of American-Standard.⁴²

FUTURE PLANS

The Cedar Rapids Pump Company has been occupied by the Cedar Rapids School District beginning in 1974, which utilized both the factory building and the warehouse for general storage. Since the flood of 2008, the warehouse has been vacant. The school district is in the process of marketing the property for sale in the hopes of identifying a buyer with sensitivity to the historic significance of the property and commitment necessary to complete the historic rehabilitation of the warehouse and to devise a use that will carry the property into the future.

³⁹ *Oelwein Daily Register*, "Clinton Plant Will Continue Operations," July 23, 1928, 5 and *The Cedar Rapids Tribune*, Advertisement for Central Steel Products Co., October 05, 1928, 6.

⁴⁰ *The Cedar Rapids Tribune*, "Notice of Dissolution," December 20, 1929, 7.

⁴¹ *Cedar Rapids Tribune*, "Notice of Adoption of Renewal and Amended and Substituted Articles of Incorporation of Cedar Rapids Pump & Supply Company," October 20, 1949, 6.

⁴² *Cedar Rapids Gazette*, "Arstan Supply Purchases C.R. Pump and Supply," October 2, 1969, 33.

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RELEVANT CULTURAL RESOURCE DOCUMENTS

The City of Cedar Rapids has been proactive in the recordation of historic resources in that city. As a result, a number of reconnaissance level and intensive surveys with contextual development have been completed over the course of a number of years. Of specific importance related to the National Register nomination of the Cedar Rapids Pump Company is the Multiple Property Documentation Form, "Commercial and Industrial Development of Cedar Rapids, c.1865-c.1945" completed by Marlys Svendsen in 1997, which laid a solid foundation for understanding the significant historical association of the Cedar Rapids Pump Company.

POTENTIAL FOR HISTORIC ARCHAEOLOGY

The potential for historical archaeology was not assessed as part of the present National Register nomination. The presence of the paved yard between the historic resources suggests the likelihood that the ground disturbance resulting from the construction of the pavement may have destroyed localized archaeological resources. However, the paving may have been laid over ground with a minimum of earth movement. In that case, archaeological resources may merely have been encapsulated. In the future, any significant excavation and/or grading should take into consideration the possibility that archaeological resources may remain.

RESEARCH METHODOLOGY

This National Register nomination utilizes an array of reference resources in an attempt to create a full picture of the historical associations of the Cedar Rapids Pump Company. Local newspaper accounts provided much of the detail about the physical development of the property, while the 1997 MPDF laid the foundation for understanding the significant historical association. It should be noted that, although a number of important historical resources were available online (e.g. newspapers), the lack of direct access to resources damaged in the flood of 2008 posed some limitations.

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- Oelwein Daily Register.* "Clinton Plant Will Continue Operations." July 23, 1928.
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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Additional Sources

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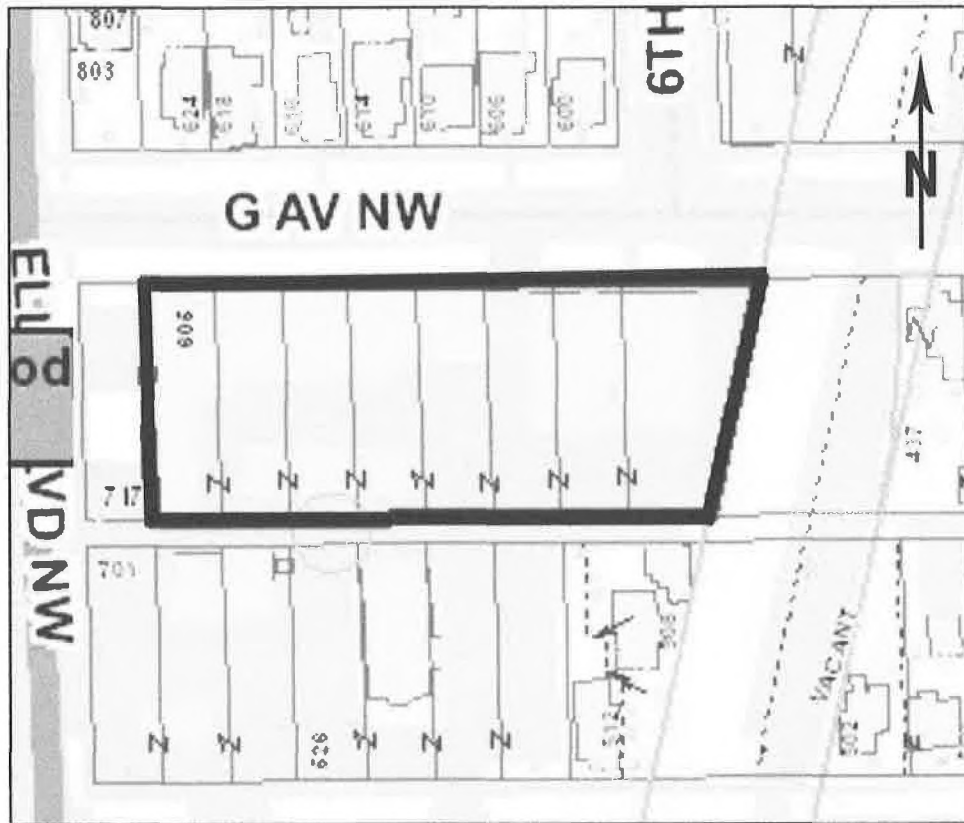
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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa.

GEOGRAPHICAL DATA

Verbal Boundary Description

The historic boundaries of the Cedar Rapids Pump Company at 605 G Avenue NW are designated as Lots 1-8 of Brown's Second Addition of Cedar Rapids, Iowa in Linn County and are outlined as such on the map below.



(Source: Map adapted from the City Assessor's website: <http://crgis.cedar-rapids.org>. Accessed 02/16/11.)

Boundary Justification

The boundary encompasses the existing resources of the Cedar Rapids Pump Company and the portion of the site to which the company and its resources are historically associated. For clarification, the lot at the west end of the property was not historically, nor is it now, part of the property

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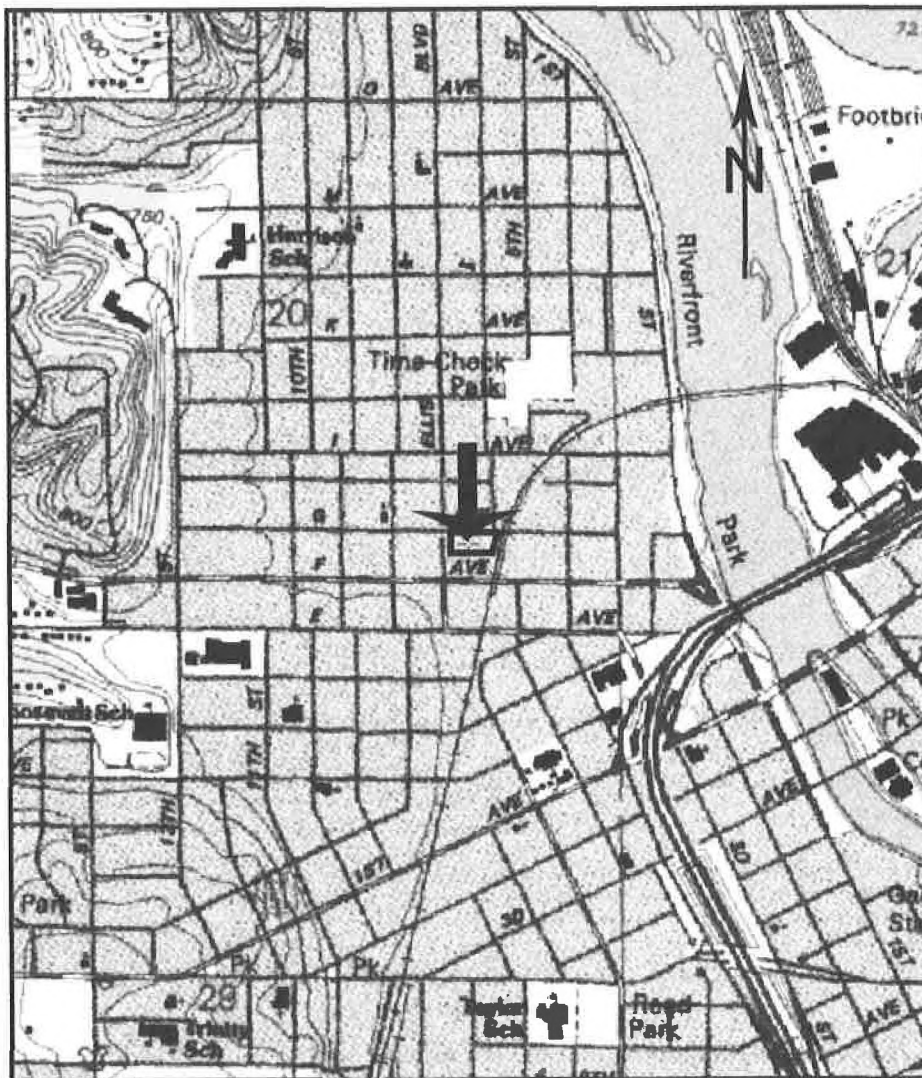
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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Figure 1. USGS 7.5 Minute Topographic Map – Cedar Rapids South (1994)



(SOURCE: <http://www.trails.com>. Accessed November 19, 2010.)

The location of the Cedar Rapids Pump Company is indicated, the resources located within the outline.

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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Figure 2. Aerial Map - 2011



(SOURCE: <http://www.trails.com>. Accessed February 2, 2011.)

The location of the Cedar Rapids Pump Company is indicated. The tracks of the Chicago & North Western Railroad are seen to the east of the property.

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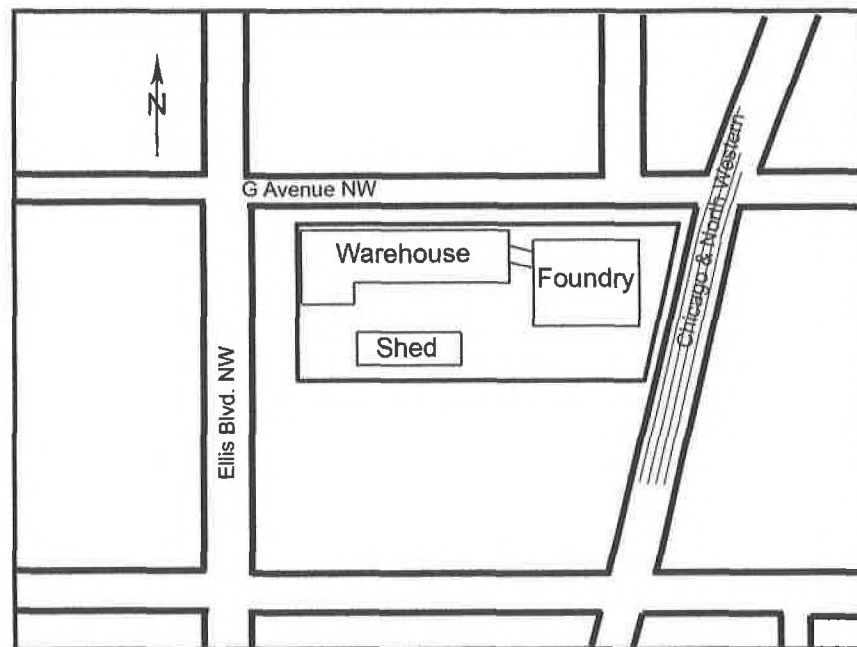
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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Figure 3. Parcel Map – 2011



(Map sketch by AKAY Consulting, February 1, 2011.)

The shed located on the site is a non-historic building and counted as a non-contributing resource.

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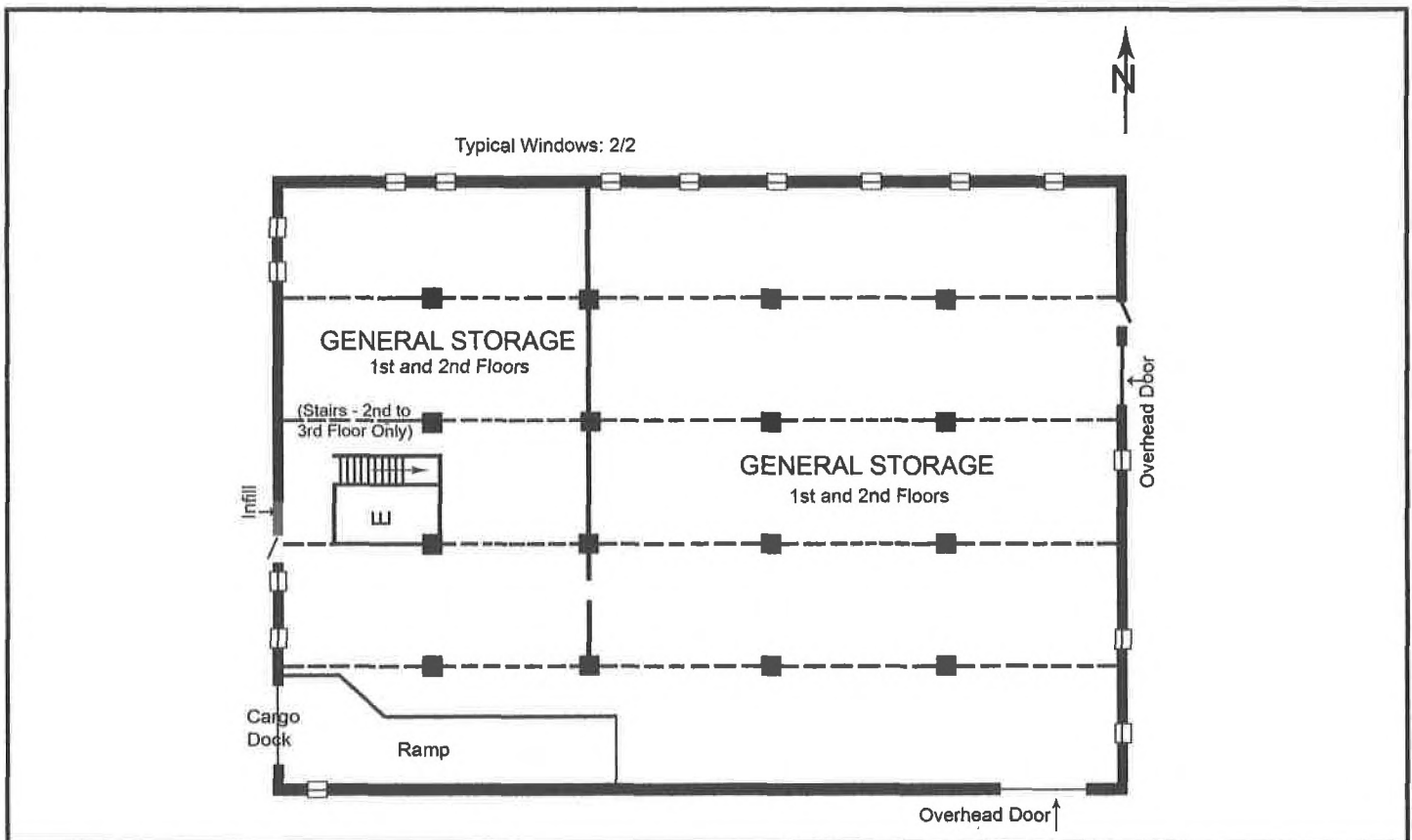
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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Figure 4. Plan View – Factory - 2012



(Sketch by AKAY Consulting. Not to scale.)

The plan of the factory's first and second floors is the same, with little alteration from the historic. The third story, clerestory space is empty and without electricity or ambient lighting.

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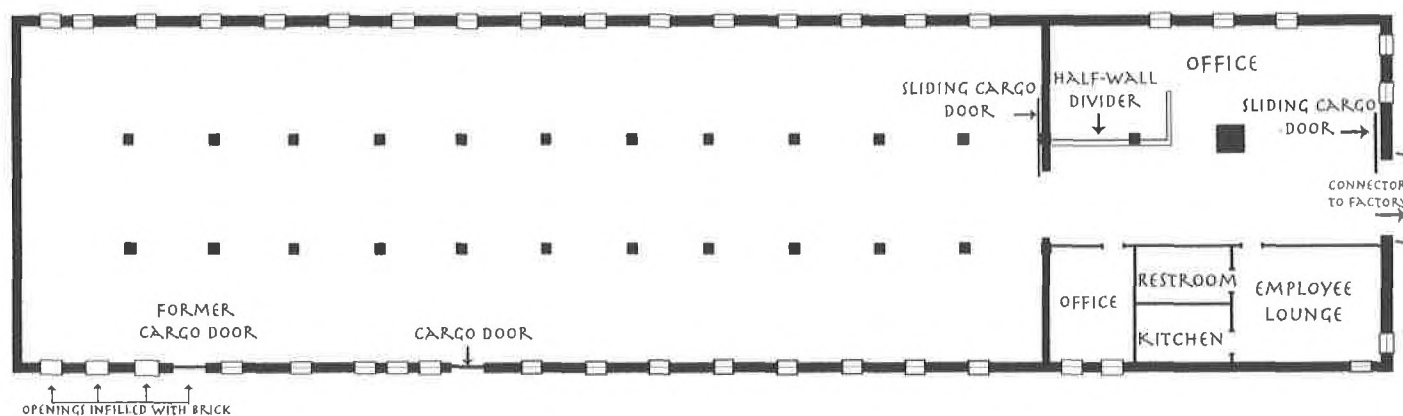
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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Figure 5. Warehouse – Sketch of 2nd Floor Plan – 2012



(SOURCE: Sketch by AKAY Consulting. Approximate scale: 1/4" = 25')

The second floor plan is representative of both the first and second floors. The flood damage of 2008 resulted in the loss of the first story flooring and a portion of the interior wall.

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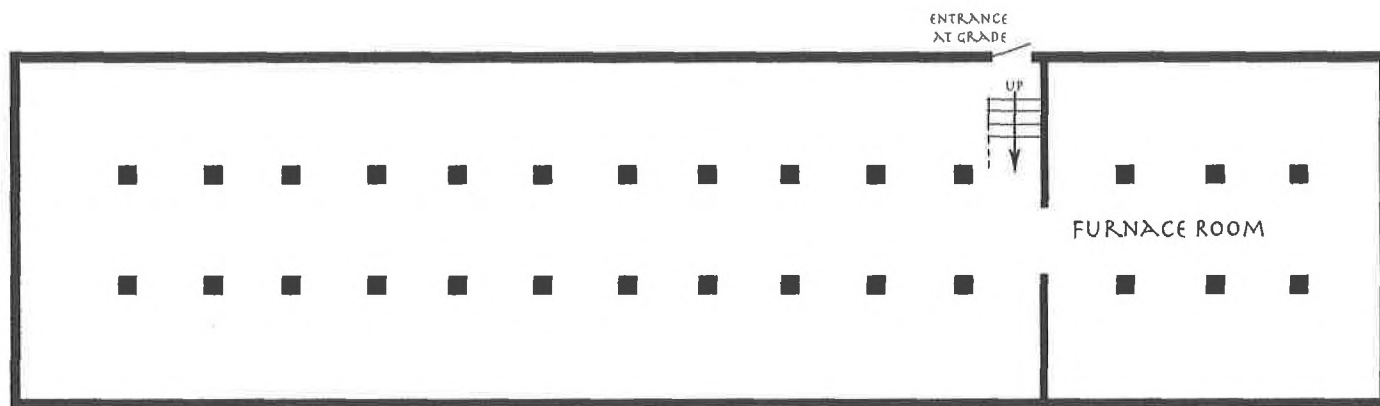
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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Figure 6. Warehouse -- Sketch of Basement Plan -- 2012



(SOURCE: Sketch by AKAY Consulting. Approximate scale: 1/4" = 25')

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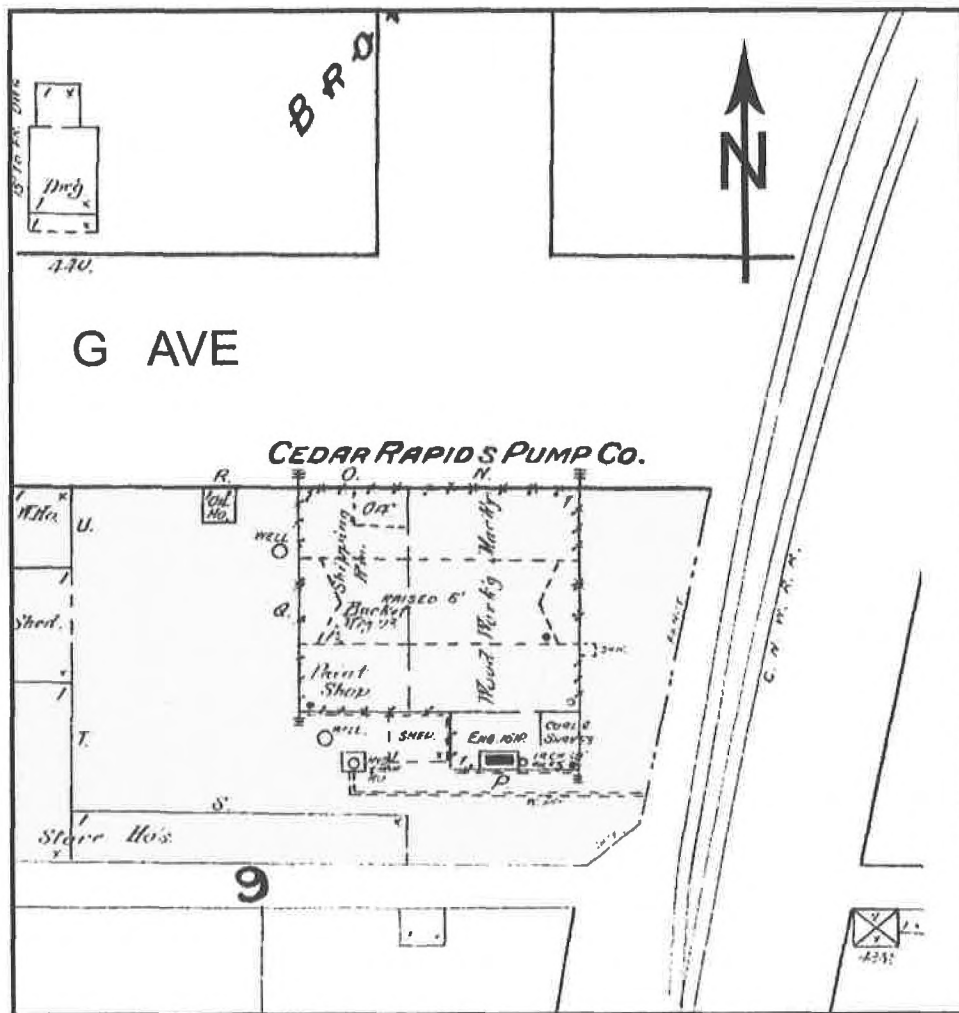
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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Figure 7. Fire Insurance Map – 1889



(SOURCE: <http://0-sanborn.umi.com/catalog.cbpl.lib.ia.us:80/>. Accessed 02/02/11.)

By 1889 the Cedar Rapids Pump Company plant included the 1884 factory with an engine house attached on the south, four shed/warehouses, and a small oil house. The fire insurance map confirms that, in its early form, the factory was a one-story building. The map also notes the historic window placement, which is in keeping with placement in the building today.

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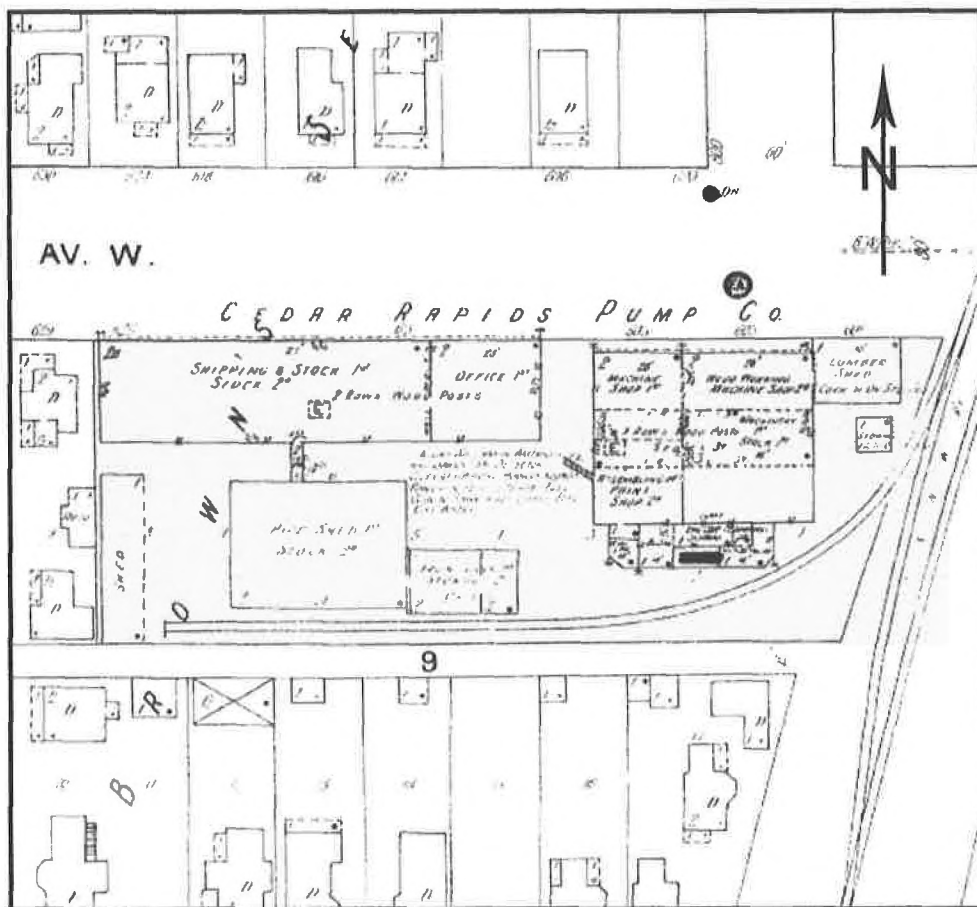
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Figure 9. Fire Insurance Map – 1913



(SOURCE: <http://0-sanborn.umi.com/catalog.cbpl.lib.ia.us:80/>. Accessed 02/02/11.)

The company's continued success is reflected in the 1913 fire insurance map, which is the first to record the 1900 warehouse building, sited along the north property line. As the map documents, the building's first floor housed a shipping and stock area with an office on the east end. The second floor warehoused stock. The factory shows little indication of change.

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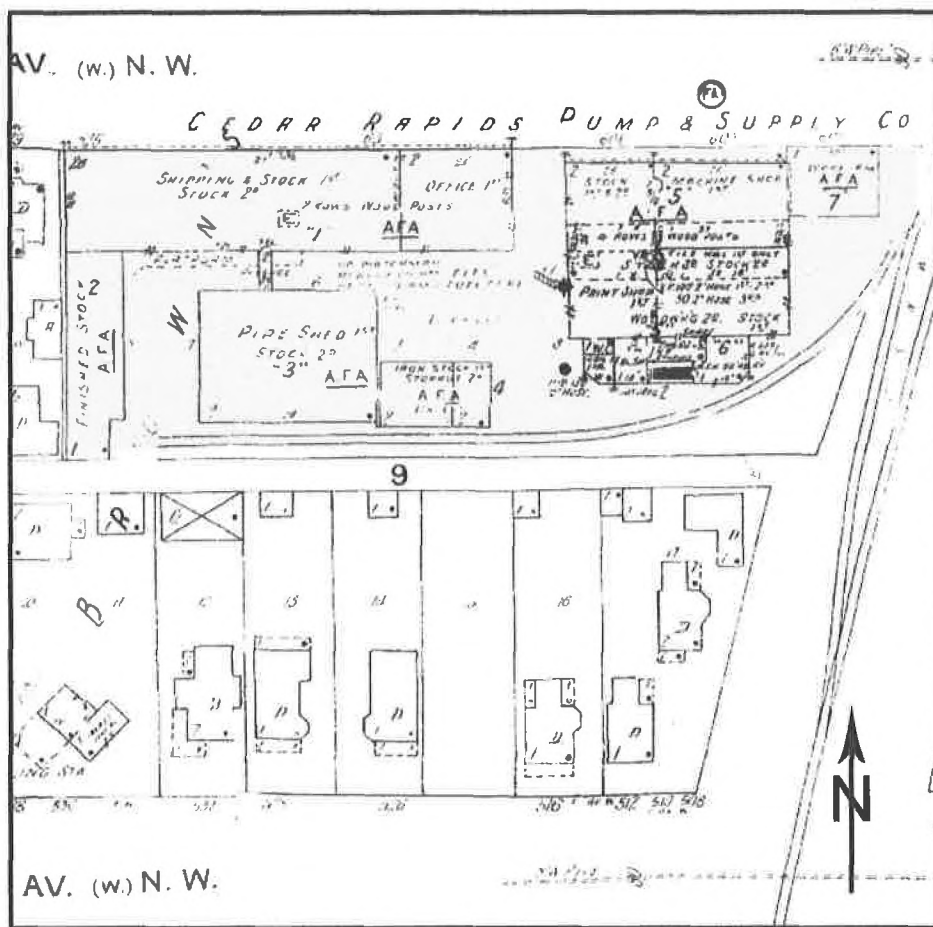
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Figure 10. Fire Insurance Map – 1913 Revised, 1949



(SOURCE: <http://0-sanborn.umi.com/catalog.cbpl.lib.ia.us:80/>. Accessed 02/02/11.)

The 1949 revision of the 1913 fire insurance map shows limited changes in the company's physical plant. Although no longer a manufacturing facility by this date, the company, using the name Cedar Rapids Pump & Supply Company, remained in the supply business.

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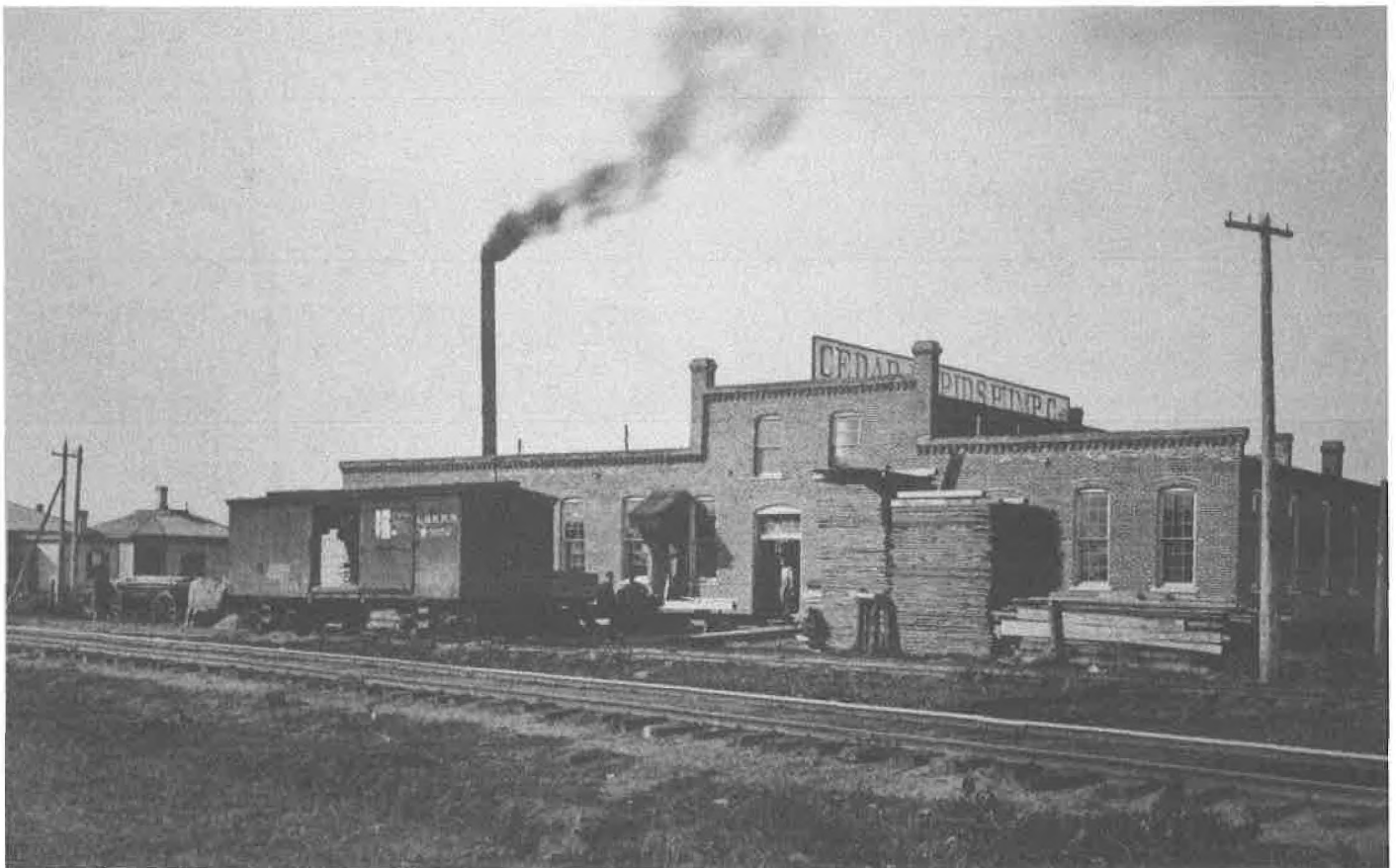
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Figure 11. Historic Image – c.1885



(SOURCE: *City of Cedar Rapids Illustrated*, c.1885. From the archives of the Koehler History Museum.)

This image from the c.1885 *City of Cedar Rapids Illustrated*, documents the company's factory building shortly after its 1884 construction. As the image reveals, the building was constructed as a one-story. The ca.1894 second story addition was made in response to both the company's growth and its physical adjustment to accommodate a shift from wood to iron pumps.

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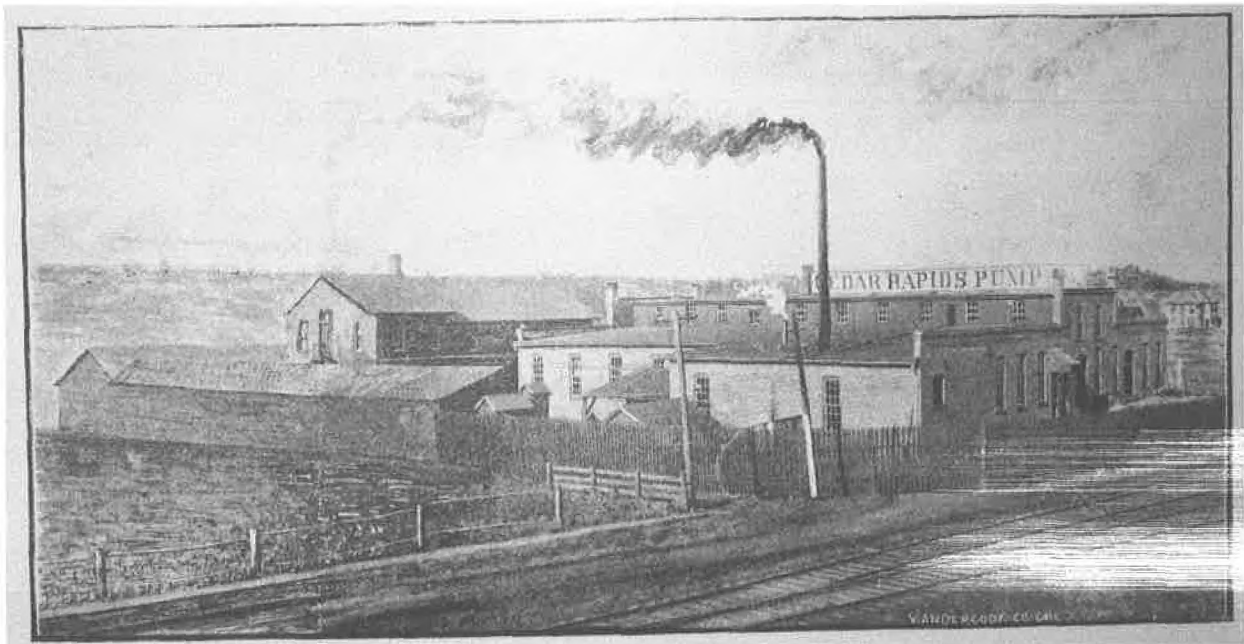
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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Figure 12. Historic Image – 1891



(SOURCE: *Cedar Rapids Iowa: USA, 1891*. From the archives of the Koehler History Museum.)

View of the Cedar Rapids Pump Company in 1891, looking to the northwest across the railroad line.

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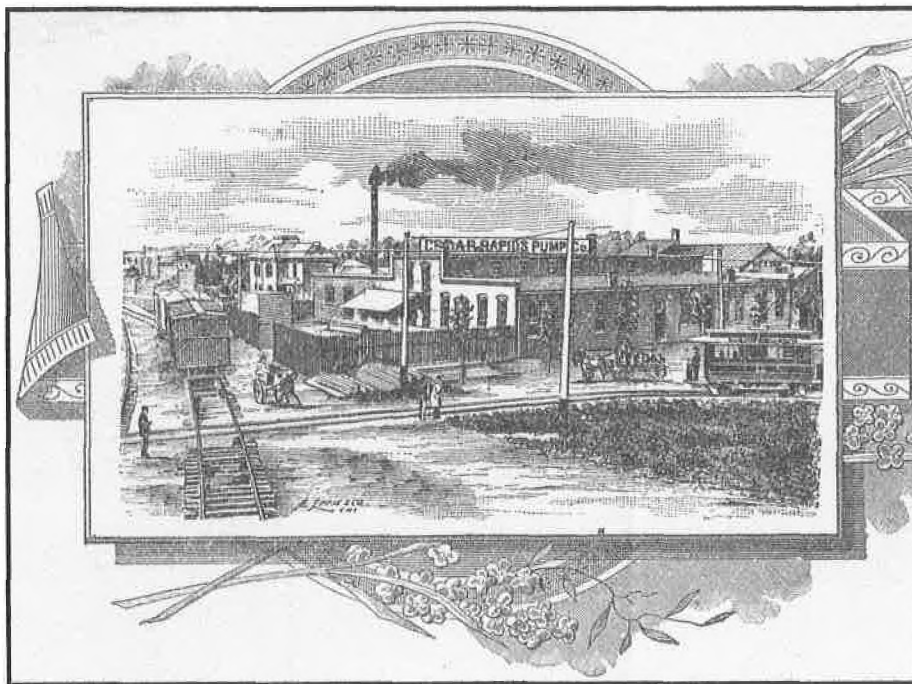
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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Figure 13. Historic Image – ca. 1891



(Property of AKAY Consulting.)

This image of the Cedar Rapids Pump Co. is from an 1896 bill to one of the company's customers - clearly, the sketch of the company depicts the factory in its original form. Additional details are of interest, including the trolley line running along G Avenue NW, perpendicular to the railroad line. Other structures crowd into the picture plane, but cannot be identified with the company specifically.

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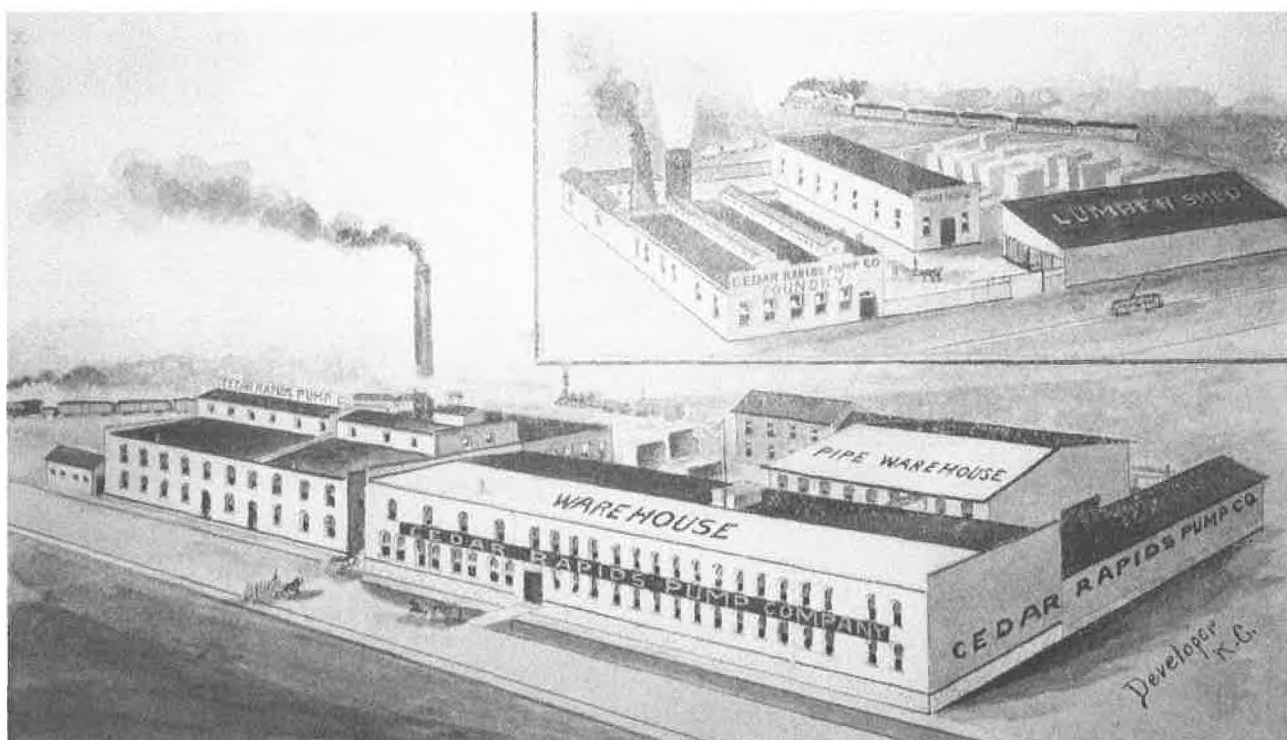
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Figure 14. Historic Image - 1902



(“The Developer.” Vol. 9, No. 12, Dec. 1902.)

This engraving of the Cedar Rapids Pump Company appeared in the December of 1902 issue of “The Developer,” a periodical devoted to the city’s industrial interests. Although the main illustration can be substantiated in other historical documents, that in the upper right hand corner does not reflect any known property associated with the company.

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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Figure 15. Wood Pump – ca.1885



This early wood pump manufactured by the Cedar Rapids Pump Co. is part of the exhibit at the Koehler History Center in Cedar Rapids.

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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Figure 16. Advertisement – 1889



(SOURCE: Cedar Rapids Gazette. 12/31/1889.)

This 1889 advertisement for the Cedar Rapids Pump Company, extols its product line. The company ran a smaller ad that appeared regularly in the *Cedar Rapids Evening Gazette* in 1889-1890 that promoted its wood pumps as the “Best Wood Pump in the world.”

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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Figure 17. Advertisement – 1890

GOOD AS GOLD
NEARLY 100,000 IN USE
HAS
Metal Bucket
AND
Brass Valve Seat.

Check Valve never fails.
Every Pump has a perfect fitting Metal Bucket.
Gives best flow of water with greatest ease of any pump in existence.
Never fails to please.
Will sell against any competition.
Send for Price List and Discounts. Address

Cedar Rapids Pump Co.
CEDAR RAPIDS, IA.
ALSO MANUFACTURERS OF
Chain Pumps and Drive Well Pumps
With Brass Valve Seat.
Mention this paper

(SOURCE: Cedar Rapids Gazette.)

This advertisement for the Cedar Rapids Pump Company appeared regularly in the Cedar Rapids Evening Gazette in 1889-1890.

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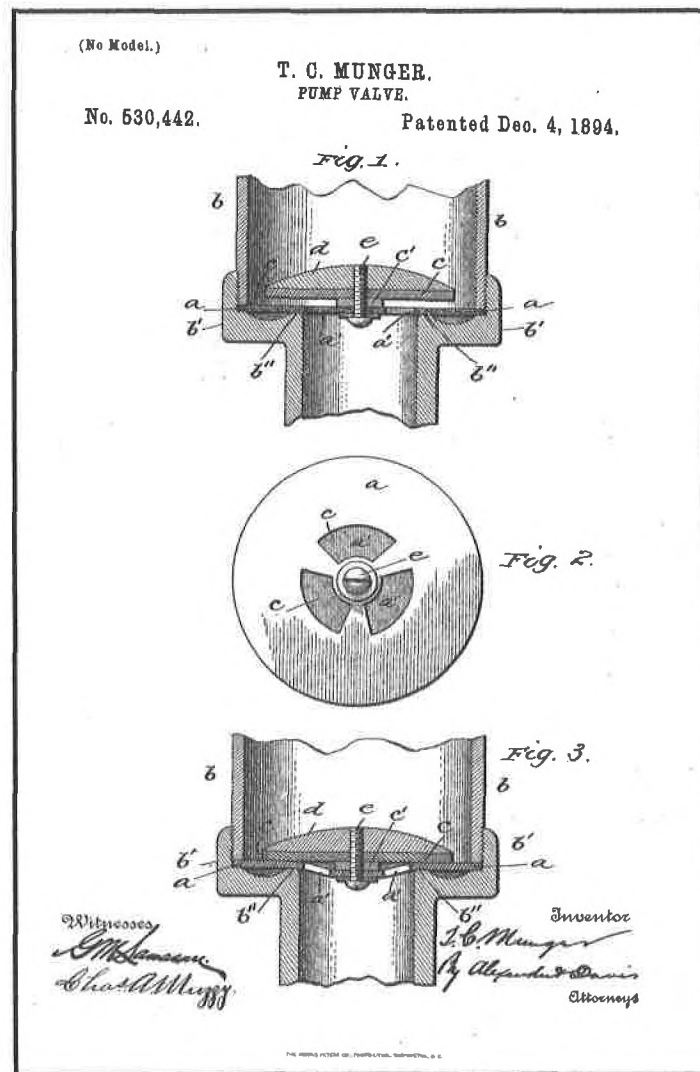
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Figure 18. Patent – 1894



(SOURCE: <http://www.google.com>. Accessed 12/2010.)

This patent for a pump valve was filed on December 4, 1894 under the name of T.C. Munger. Thomas Munger was one of the founders and the general manager of the Cedar Rapids Pump Company.

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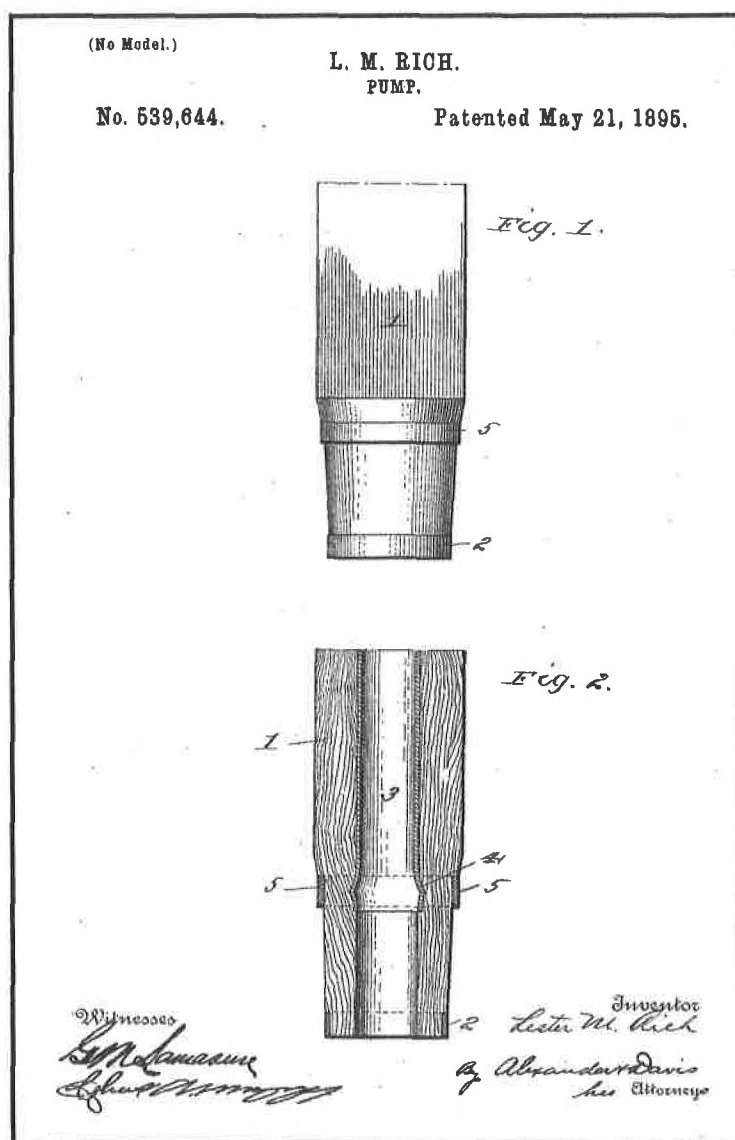
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Figure 19. Patent – 1895



(SOURCE: <http://www.google.com>. Accessed 12/2010.)

This patent for a pump valve was filed on May 21, 1895 under the name of L.M. Rich
Lester Rich was superintendent of the Cedar Rapids Pump Company.

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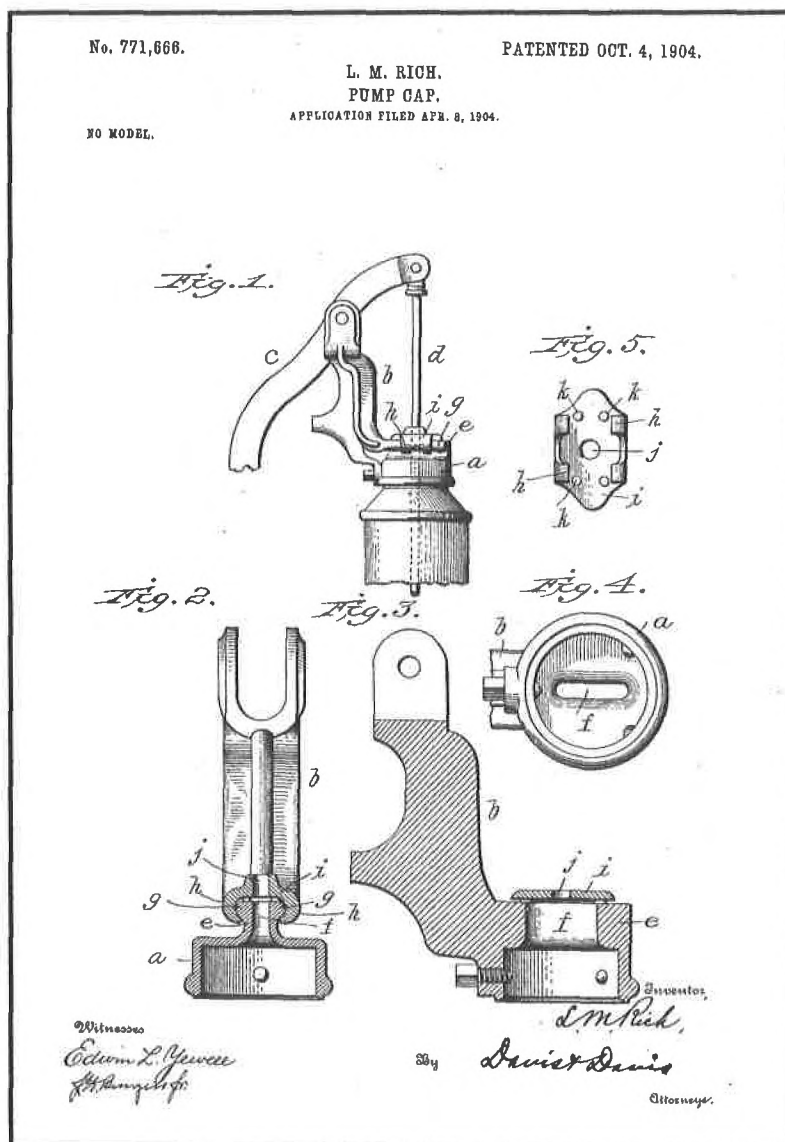
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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Figure 20. Patent - 1904



(SOURCE: <http://www.google.com>. Accessed 12/2010.)

This patent for a pump cap was filed on October 4, 1904 under the name of L.M. Rich.

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Cedar Rapids Pump Company Factory & Warehouse, Linn County, Iowa

Figure 21. Advertisement – 1919

**Guaranteed Radiator For Fords
Stands Repeated Freezing
Will Not Boil**

Use this radiator on your Ford and end your radiator troubles. The Lober Non-Bursting Radiator is guaranteed by the manufacturers not to burst from freezing. Every radiator bears their guarantee tag which insures you a new radiator if yours should burst from freezing. No other make of radiator can or will give you this protection.

The "Lober" patented construction not only provides water tubes that can expand without leaking, but in addition gives a core with sufficient elasticity to take up the shocks and strains of rough driving. That is the reason Lober Radiators give such long and satisfactory service. Instead of constant and expensive repairing, and the loss of the use of your machine, you have a radiator that will stand up with the rest of your car.

The Lober Non-Bursting Radiator for Fords is made of the best materials and workmanship obtainable. The water tubes are straight and will not clog. The core, water tanks and filler neck are brass which will not corrode and leak. Special support bracket which will not pull off and leak. Everything in the entire radiator built extra strong and heavy to as to give long service—and each radiator is guaranteed perfect. The small difference in cost is repaid over and over again by the saving in repair bills avoided.

Write for complete information and the name of the nearest Dealer. He will be glad to show and explain this guaranteed radiator to you. Do not buy until you have seen the "Lober" and be sure it's the genuine with the guarantee tag.

**Distributed by
Cedar Rapids Pump Company, Cedar Rapids, Ia.**

(SOURCE: *The Iowa Homestead*, October 2, 1919.)

By 1919 the Cedar Rapids Pump Company had shifted its focus from manufacture to distribution.

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Cedar Rapids Pump Company, Linn County, Iowa.

LIST OF PHOTOGRAPHS

Cedar Rapids Pump Company
605 G Avenue
Cedar Rapids, Iowa
Linn County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA
November 1, 2010

4 x 6" images printed on Canon Premium Photo Paper using Canon Chromalife 100+ ink
CD-ROM on file with property owner and the Iowa State Historic Preservation Office

Description of Photograph(s) and number:

0001. Context View: Looking to the southwest along G Avenue east of the railroad tracks
IA_LinnCounty_CedarRapidsPumpCompany_0001.tif
0002. Context View: Looking to the southeast across the intersection of G Avenue and Ellis Boulevard
IA_LinnCounty_CedarRapidsPumpCompany_0002.tif
0003. Context View: Looking to the northwest from east of the railroad tracks
IA_LinnCounty_CedarRapidsPumpCompany_0003.tif
0004. Context View: Looking to the east in the plant yard, showing physical relationship of the two buildings
IA_LinnCounty_CedarRapidsPumpCompany_0004.tif
0005. View of Factory: Looking to the southwest along G Avenue from east of the railroad tracks
IA_LinnCounty_CedarRapidsPumpCompany_0005.tif
0006. View of Factory: Looking to the northeast from the factory yard
IA_LinnCounty_CedarRapidsPumpCompany_0006.tif
0007. View of Factory-Warehouse connection/elevated walkway, looking south
IA_LinnCounty_CedarRapidsPumpCompany_0007.tif
0008. View of Factory: Looking to the northwest from east of the railroad tracks
IA_LinnCounty_CedarRapidsPumpCompany_0008.tif
0009. View of Warehouse: Looking to the southwest from G Avenue
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- 0010. View of Warehouse: Looking to the southeast across the intersection of G Avenue and Ellis Boulevard
IA_LinnCounty_CedarRapidsPumpCompany_0010.tif
- 0011. View of Warehouse: Looking to the northeast from Ellis Boulevard
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- 0012. View of Warehouse: South elevation, looking northwest from the factory yard
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- 0013. View of Pipe Shed: Looking southeast
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- 0014. Interior of Factory: First floor, looking east from southwest corner of building
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- 0015. Interior of Factory: Second floor, looking northeast near the center of the building
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- 0016. Interior of Warehouse: Basement, looking east
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- 0017. Interior of Warehouse: Basement, post and beam (typical)
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- 0018. Interior of Warehouse: First floor, looking west
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- 0019. Interior of Warehouse: Second floor, looking east
IA_LinnCounty_CedarRapidsPumpCompany_0019.tif
- 0020. Interior of Warehouse: Second floor, south wall windows
IA_LinnCounty_CedarRapidsPumpCompany_0020.tif
- 0021. Interior of Warehouse: Second floor, looking east toward the office
IA_LinnCounty_CedarRapidsPumpCompany_0021.tif
- 0022. Interior of Warehouse: Second floor, looking west through the office
IA_LinnCounty_CedarRapidsPumpCompany_0022.tif