

SEP 18 2015

National Register of Historic Places Registration Form

758

This form is for use in nominating or requesting determinations for individual properties and historic districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED

SEP 14 2015

by SHPO

1. Name of Property

Historic name: Harper and McIntire Company Warehouse

Other names/site number: Smulekoff's Warehouse

Name of related multiple property listing:

Industrial Development of Cedar Rapids, Iowa, c. 1865 -1965

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

2. Location

Street & number: 411 Sixth Avenue SE

City or town: Cedar Rapids State: Iowa County: Linn

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

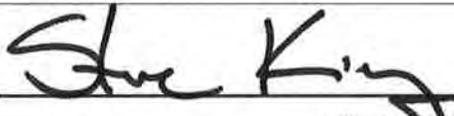
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

	<u>15 SEPT 2015</u>
Signature of certifying official/Title:	Date
<u>State Historical Society of Iowa</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
<hr/>	
Signature of commenting official:	Date
<hr/>	
Title :	State or Federal agency/bureau or Tribal Government

Harper and McIntire Company Warehouse
Name of Property

Linn, Iowa
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Patrick Andrews
Signature of the Keeper

11/2/2015
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/warehouse

Current Functions

(Enter categories from instructions.)

VACANT

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7. Description

Architectural Classification

(Enter categories from instructions.)

COMMERCIAL STYLE

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE/limestone, CONCRETE

Narrative Description

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

Summary Paragraph

The Harper and McIntire Company Warehouse is located in the southeastern section of downtown Cedar Rapids, the second largest city in the state of Iowa and the governmental seat of Linn County. This area of downtown Cedar Rapids has historically focused on warehouse and industrial activities related to the 4th Street railroad corridor. The building is sited on a 160 by 140 foot lot that is on the south side of Sixth Avenue SE and immediately to the east of the 4th Street railroad corridor right-of-way. Designed by the Minneapolis architectural and engineering firm of Croft and Boerner and constructed in 1921-1922, the 100 by 140 foot building rises four stories above a basement and has a two-story water tower rising above the roofline on the west side. The reinforced-concrete structure is enclosed by brick curtain walls with contrasting limestone bandcourses and lit by large industrial steel-sash windows. An 18-foot wide extension for shipping was added to the east side of the building sometime between 1940 and 1949. The 40-foot wide extension on the west side of the building dates from 1962. The flood of 2008 reached this section of downtown Cedar Rapids, and the basement of the building was flooded to the height of the ceiling. The basement area was cleaned and put back into use.

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Narrative Description

Sixth Avenue SE Façade

This façade rises four stories above a basement and is organized into five bays, which are separated by slightly projecting brick piers that terminate in limestone caps at the parapet level. The walls are clad with brown wire-cut brick in various shades laid in stretcher bond with vertical bond forming the window lintels. The basement level is faced with five courses of limestone. Limestone bandcourses extend above the first and fourth stories, while the window openings are set above limestone sills. The centrally placed entrance has a banded stone surround. The entrance infill has been modified to create a truck garage bay and is enclosed by a rolling overhead door. The window openings are paired in the end bays through all four stories. At the first story the windows have protective coverings of vertical board panels, while the upper stories have industrial steel sash. The three window openings in each bay flanking the center entrance at the first floor have protective coverings of vertical board panels. The window openings in the three middle bays at the second, third, and fourth stories contain full-width industrial steel sash. The raised parapet above the central section of the façade carries metal lettering reading "HARPER & MC INTIRE CO."

East elevation

This elevation rises four stories above a basement and is organized into seven bays, which are separated by slightly projecting brick piers that terminate in limestone caps at the parapet level. The walls are clad with the same brick as on the front, but the five courses of limestone are seen only on the bay closest to Sixth Avenue SE. The other bays have a plain lime stone base. Limestone bandcourses and limestone window sills are like those on the Sixth Avenue SE façade. First-floor window openings have protective coverings of vertical board panels. Window openings at the second through fourth stories are paired in the end bays and full width in the bays flanking a central stair tower section. All the windows are raised about five feet above floor level and contain industrial steel sash. A one-story brick-faced extension, added sometime between 1940 and 1949, is placed in front of the three south bays. A concrete bay forms a loading dock. A large paneled wood garage door is on the north side, and large concrete framed window openings are on the east side.

West elevation

The design of this elevation is like that of the east elevation in the north bay at the corner of Sixth Avenue SE on all four stories and on stories two through four on the remainder of the elevation, including brick work, limestone trim, and industrial steel sash. At the central bay, a two-story water tower rises above the roof parapet. Each side of the tower is faced with brick with limestone trim and has corner piers. Triple window groups are located at the base and top of the tower. A one-story concrete-block extension, dating from 1962, has been placed in front of the six bays that originally opened onto loading docks by the railroad spur. This extension is faced with brick on the Sixth Avenue front, which also has an entrance door and two window openings filled with glass block. Large openings for truck loading are set in the west and south walls.

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South elevation

As a less visible elevation, it was designed with the least amount of architectural detail. It is faced with the same brick seen on the other elevations and is organized into five bays, but there are no brick piers or stone bandcourses. The window openings have limestone sills and industrial steel sash with wire glass.

Interior

The interior of the building reveals the reinforced-concrete structure of the building with little differentiation among the floors. The outer walls are faced with brick. The reinforced-concrete floor slabs are 18 inches thick and carried on reinforced-concrete columns below drop panels, set at 20 feet on centers. The square columns on the outer walls are engaged and rise to angled caps. The freestanding round columns extending across the floors rise to curved caps. Both the square and round columns decrease in dimension as they rise through the building. Enclosed staircases with concrete steps are placed on the east and west sides of the building. The west staircase leads up to the water tank in the tower. The freight elevator is located next to the staircase on the west side. Both the staircases and the elevator are enclosed in brick and hollow terra-cotta tile walls. Steel doors to the staircases are "Manufactured by Security Door Ltd. St. Louis." At the first floor, the original Sixth Avenue SE entrance has been modified for truck storage and loading, but the interior stair structure and some of the original terrazzo flooring remains in place. Remnants of the first floor office space are visible on the north side of the building. The original loading dock doors and transoms remain in place on the east and west sides, providing access to the two extensions. A portion of the second floor on the north side was partitioned for office space. The third and fourth floor spaces are completely open, as is the basement space. The original boiler room space at the southwest corner is partly below grade.

Integrity

The Harper and McIntire Company Warehouse retains a very high degree of integrity.

Location: The building is in its original location.

Design: The footprint, form, plan, and spatial arrangement of the structure and its interior spaces are intact except for minor changes to the original Sixth Avenue SE entrance.

Setting: The area around the building largely retains its warehouse and industrial character, even in the aftermath of the 2008 flood. Many of the nearby buildings are roughly contemporary with the Harper and McIntire Company Warehouse. The tracks of the 4th Street railroad corridor are still in the City-owned right-of-way on the west side of the building.

Materials: The building's original materials of reinforced concrete, limestone, and brick remain intact.

Workmanship: The components of the building's exterior are intact as are the interior components of the flat-slab concrete structural system. Both reflect the workmanship of the period that resulted in notable warehouse and manufacturing buildings.

Feeling: The design, materials, and components of the building strongly evoke the feeling of a warehouse/industrial building.

Association: The building is no longer the home of the Harper and McIntire Company, which relocated to a new building in southwest Cedar Rapids in 1982. However, it remained in use as a warehouse through November 2014. It is now vacant.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

Period of Significance

1922-1965

Significant Dates

1922

ca. 1940-1949

1962

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

Croft & Boerner

Theo. Stark & Co.

Loomis Bros.

Ferro Concrete Construction Co.

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

The Harper and McIntire Company Warehouse is locally significant under Criterion A in the area of Commerce for its association with the history and development of the city of Cedar Rapids and the 4th Street railroad corridor as a warehousing and industrial hub. It also significant under Criterion C in the area of Architecture as this warehouse building, designed by the firm of Croft and Boerner, embodies the distinctive characteristics of an early twentieth-century warehouse that employed the reinforced concrete, flat-slab construction technique. The evaluation of its significance is informed by the amended MPDF *Industrial Development of Cedar Rapids, c. 1865 – 1965* and the associated historic context *Industrial Corridors in Cedar Rapids, 1865 - 1965* (2015). The period of significance begins in 1922 with the completion of the building and extends to 1965, the 50-year cutoff period for National Register listing.

Under registration requirements pertaining to significance of **Buildings, Structures, Sites and Features Associated with the Development of Industrial Corridors in Cedar Rapids, 1865 – 1965**: Historic resources are significant under this context for the development of the industrial corridors throughout the city and are associated with the National Register areas of significance *Commerce, Community Planning and Development, Industry, Invention, and/or Transportation*. Buildings are largely oriented to the railroad trunk lines and spur lines and the Fourth Street Railroad Corridor. Historically, many focused on food processing and distribution, clothing manufacturing, machinery manufacturing, printing and publishing, and warehousing, jobbing, and distribution. Many of these businesses had statewide distribution and impact, while others operated nationwide and even internationally. A property that is individually associated in a significant way with an important event or pattern in Cedar Rapids history as it relates to commerce, industry, invention, community planning and development, and/or transportation meets criterion A. A property that is a distinctive example of one of the major late nineteenth- or twentieth-century architectural styles used in Cedar Rapids or is representative of a transitional style or embodies distinctive characteristics of a type, period, or method of construction or employs notable materials and innovative flat-slab construction methods or is designed by a distinguished architect or is a notable engineering structure meets criterion C.¹

This registration form is being submitted in conjunction with the amended MPDF *Industrial Development of Cedar Rapids, c. 1865 – 1965*. Both have been prepared as a result of stipulations of a Memorandum of Agreement under Section 106 of the National Historic Preservation Act to mitigate losses.

¹ Marjorie Pearson, *Industrial Development of Cedar Rapids, c. 1865 – 1965*, National Register of Historic Places Multiple Property Documentation Form (2015), section F.

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

History of the Harper and McIntire Company and Its Relation to the 4th Street Railroad Corridor in Cedar Rapids

The Harper and McIntire Company, a wholesale hardware business, was established in Ottumwa, a city in Wapello County in southeastern Iowa. In 1867, Samuel H. Harper joined Timothy Egan in forming the wholesale hardware business of Harper and Egan. They bought out Daggett and Edgerly, a competing firm, in 1873. Egan resigned in 1875, and E. A. Chambers joined the company which became Harper, Chambers and Company. Frank McIntire joined the firm in 1880 and became a partner the following year, focusing his efforts on salesmanship. He purchased Chambers' interest in 1891, and the name was changed to Harper and McIntire. Harper and McIntire served as president and vice president respectively until Harper's death in 1911. McIntire then served as president until his death in 1919. The company had been incorporated in 1913.²

The company was initially located at 123 East Main Street in Ottumwa. In 1893, it moved to a four-story warehouse on Commercial Street. That building and its contents were completely destroyed in a fire on April 23, 1912. A new five-story warehouse that was built on the same site opened in 1913, while the Main Street site retained a retail store, "one of the largest retail hardware stores in this part of the state."³ A county history the following year proclaimed: "Theirs is one of the large wholesale and retail hardware establishments of the state. The business has constantly reached out along ramifying lines until the trade now covers a wide territory. The reputation of the house for promptness, enterprise and business integrity is unassailable, and by their progressive and reliable policy the owners have won the friendly regard of many patrons."⁴ It was during this period that the company developed what it called "Har-Mac" service. With "Har-Mac" service, company salesmen developed a strong relationship with retail hardware dealers and encouraged them to order items for sale as needed rather than stocking large inventories. Such an arrangement was feasible, because the company prided itself on the efficiency of its service including speedy shipping. The company also promoted some tools, such as double-headed axes, that were embossed with the Har-Mac logo.

After McIntire's death, Samuel Harper's sons, Clarence S. Harper and Russell Williams Harper, assumed the offices of president and vice president/treasurer. William Fiedler, a long-time company salesman, was also named vice president, while W. P. Myers, another long-time employee, became the secretary. With the change in company leadership after the end of World War I, the company was poised to grow. In 1920, it acquired a second warehouse at 220-222

² "The History of Ottumwa," 1923, available at <http://iagenweb.org/boards/wapello/queries/index.cgi?read=18181>; "Samuel Houston Harper," *History of Wapello County, Iowa* (Chicago: S. J. Clarke, 1914), II:217-218.

³ "The History of Ottumwa"; "Harper and McIntire Company," *History of Wapello County, Iowa*, I:158.

⁴ "Frank McIntire," *History of Wapello County, Iowa*, II:380-381.

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South College Street in Ottumwa, specifically for “handling many of the heavier lines of merchandise.”⁵

The company soon set its sights on Cedar Rapids, about 100 miles to the north and east of Ottumwa, in part because of its location and its four railroad lines. Plans for “a branch wholesale hardware house in Cedar Rapids” were announced in July 1921.⁶ The site was on Sixth Avenue SE just east of the 4th Street railroad corridor. The railroad corridor had attracted industries and warehouses since the 1880s, as well as an array of railroad support facilities. Union Station had been built in 1896-1897 on the west side of the railroad tracks between Third Avenue SE and Fifth Avenue SE with the center of the station on the former right-of-way of Fourth Avenue SE, providing easy access to salesmen, wholesale buyers, and suppliers. The Cedar Rapids Chamber of Commerce was eager to promote the desirability of the city for manufacturing, jobbing, and wholesaling, in part because of the railroad connections. Several manufacturing and warehouse buildings were constructed along Sixth Avenue SE about the same time as Harper and McIntire. The Brown-Evans Manufacturing Company, 600 3rd Street SE, built a warehouse-factory in 1919 for its clothing business. The Peterson Baking Company, 308 Sixth Avenue SE, purchased the 1910 Pure Bakery building and began to expand along Sixth Avenue SE in 1921. The Tehel Bottling Company, 400 Sixth Avenue, purchased a 1910 building across the street from Harper and McIntire in 1921 and also began to expand.⁷

Acquisition of the site for Harper and McIntire was contingent on the construction of a spur line by the Rock Island railroad alongside the building. The Cedar Rapids City Council granted permission in August 1921. Financing was provided by a local syndicate headed by E. R. Moore, president of the American Trust and Savings Bank, and the Harper and McIntire Building Company was formed to construct the building. The officers included W. L. Cherry and James L. Hamilton, both prominent Cedar Rapids businessmen, as well as the two Harper brothers. The local press noted that Cedar Rapids was “selected for a branch because of advantageous railroad connections: High rates on shipments from Chicago will be avoided [in Cedar Rapids].” The press also commented: “The importance of the addition to Cedar Rapids’ commercial district is emphasized in the fact that it is the only wholesale hardware concern in the city, and the largest one in this district. Besides the Harper company’s main plant in Ottumwa the nearest wholesale hardware concerns are Waterloo [to the northwest] and Burlington [to the southeast].”⁸ Prior to

⁵ “Samuel Houston Harper”; “History of Ottumwa”; “Enlarged Facilities for Their Customers’ Service,” *Hardware World* 17 (July 1922):107; “Careful Courteous Earnest Service—Their Motto,” *Hardware World* 17 (February 1922):108.

⁶ “Hardware Co. to Have Branch Here,” *Cedar Rapids Evening Gazette*, July 23, 1921.

⁷ Marlys A. Svendsen, *Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945*, National Register of Historic Places Multiple Property Documentation Form: National Register #64500150 (Cedar Rapids: City of Cedar Rapids, 1997), E:36-37, 42-43; Pearson, *Industrial Development of Cedar Rapids, c.1865-1965*, E:25-27. “A City Where Industry Thrives,” *Cedar Rapids Evening Gazette*, October 18, 1919; S. R. Conaway, “Address of Welcome,” *Proceedings of the Iowa Pharmaceutical Association* 40 (June 22, 1920), 2-5; “Cedar Rapids is One of the Very Biggest Commercial Centers in the Entire West,” *Cedar Rapids Evening Gazette*, September 17, 1921.

⁸ “Close Deal to Build for Hardware Plant,” *Cedar Rapids Evening Gazette*, August 13, 1921, 15; “Notice of Incorporation of the Harper and McIntire Building Company,” *Cedar Rapids Tribune*, September 30, 1921, 6.

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the establishment of Harper and McIntire, there was only one small wholesale hardware firm in Cedar Rapids and about fifteen retail hardware stores.⁹

The new building opened in June 1922 under the management of E. W. Gray and C. A. Anderson. A trade publication extolled "this progressive wholesale house. 'Har-Mac' service has become an established institution in Southern Iowa and Northern Missouri, and the newly instituted stock at Cedar Rapids will provide [the] same facilities in northern part of the state. The company realizes that it has an obligation which has become all the more marked in recent years. The growth of Harper & McIntire has been due to the promptness, the completeness, and the exactness of their service at a marginal price. With such a great stock behind him, only a few hours away, the merchant can devote himself to merchandising and turnover and allow his jobber to carry the stock. That has been the aim of 'Har-mac' service....Everything has been planned to facilitate prompt and accurate shipment of goods, so that merchants in the vicinity can feel that they have a full stock and 'Har-mac' service within a few hours of their store. Cedar Rapids has four of the largest railroad systems, and 285 daily trains give communication with 1751 Iowa stations and through service to 67 of the 99 Iowa counties."¹⁰

The company quickly prospered in Cedar Rapids. The year after it opened, a local history noted: "the business there has grown beyond all expectations." In addition to its efficient service, the company offered a wide variety of "inclusive" products including farming equipment and tools, industrial supplies, housewares, and auto accessories.

The company placed great emphasis on its role as a jobber and the role of its salesmen in dealing with hardware merchants, as well as offering advice on new ways of selling. For example, company vice president William Fiedler promoted the idea of selling to women by arranging kitchen and household articles together along with home labor-saving machines.¹¹

Management of the Cedar Rapids warehouse was taken over by Clarence Harper's son, James Rayner (J. R.) Harper in 1937. He was named company president in 1947 after the death of his older brother Samuel H. Harper II. The importance of the location of Cedar Rapids, the state's second largest city, was emphasized when the company relocated its headquarters from Ottumwa to Cedar Rapids in 1968. J. R. Harper was still the president of the company in 1971. At that time, the company advertised wholesale hardware, industrial supplies, major appliances, housewares, and builders' supplies. The company became a subsidiary of Farwell, Ozmun, Kirk and Company of Chicago in about 1969. In 1982, the company relocated to a new warehouse

⁹ *McCoy's Cedar Rapids City Directory* (Rockford, Ill.: McCoy's Directory Company 1917-1925).

¹⁰ "Enlarged Facilities," 107. The same article had the names and portraits of the company officers, the Cedar Rapids managers, and the sales force of 20 men.

¹¹ See C. S. Harper, "Jobbers Traveling Salesman and His Relation to the Hardware Dealer," *Hardware World* 17 (September 1922): 105; William Fiedler, "Future Bright for Hardware Go-Getter," *Hardware World* 17 (September 1922):106; Scott Smith, "Thirty One Years on the Same Territory," *Hardware World* 17 (October 1922):117.

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building on Locust Road SW. The company ceased operations in Cedar Rapids in 1984, after merging completely with Farwell, Ozmun, Kirk and Company.¹²

During its almost sixty year history on Sixth Avenue SE in Cedar Rapids, Harper and McIntire, the most important wholesale hardware business in the state, took advantage of its location along the 4th Street railroad corridor and continued to be a prominent presence in the city's extensive jobbing and wholesaling industry.

Architecture, Construction, and the History of the Building

When the building was announced in August 1921, the plans for what was called a seven-story "modern concrete warehouse" had already been drawn by the Minneapolis architectural firm of Croft and Boerner and bids for a general contractor were about to be solicited. When the contract was awarded to Theodore Stark and Company of Cedar Rapids the following month, the size had been reduced to four stories with an additional two stories for the tower enclosing the water tank. The tower was praised for giving the building "character and distinction." Similar towers were widely used on warehouse and factory buildings of the period, and they often provided a signature motif for a company.¹³

The Ferro Concrete Construction Company of Cincinnati, Ohio, was also involved in the construction of the building, presumably as a subcontractor, as indicated by an ad in the *Cedar Rapids Gazette* calling for bids on excavation, cut stone work, structural and miscellaneous iron work, steel sash, roofing and sheet metal work, marble work, mill work, lath and plaster, linoleum, glass and glazing, painting.¹⁴

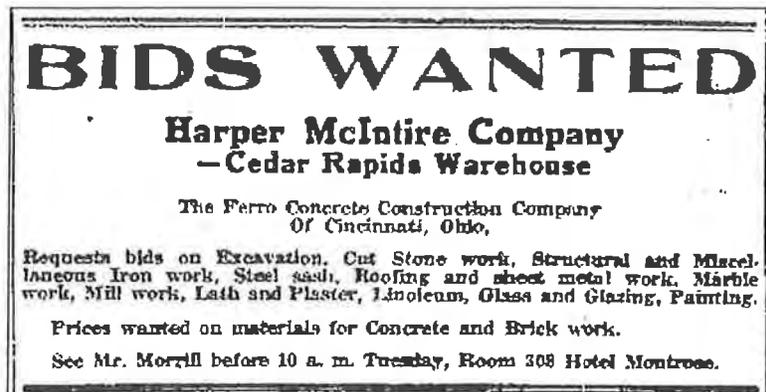
¹² "Harper and McIntire Company," *The Story of Iowa* (Chicago: Lewis Historical Publishing Company, [1950]), III: 120; "Harper and McIntire Hardware Company Serves Retailers Well," *Mount Vernon Hawkeye Record*, May 1, 1941, 2; *Cedar Rapids City Directory*, 1971; "Harper-McIntire Plans Concentration in C.R.," *Cedar Rapids Gazette*, December 10, 1967, D8; "Harper and McIntire Plans New Building," *Cedar Rapids Gazette*, April 26, 1981, 11D; "10 Years Ago: 1984," *Cedar Rapids Gazette*, January 5, 1994, 8S.

¹³ "Close Deal"; *American Contractor*, September 8, 1921; "Big Structure to Go Up This Winter," *Cedar Rapids Evening Gazette*, September 9, 1921; "Enlarged Facilities." George C. Nimmons of Chicago is often credited with popularizing the water tower for architectural effect. See Robert Craik McLean, "The Modern Factory As Illustrated in the Work of George C. Nimmons," *Western Architect* 23 (January 1919):3-11; Betsy Hunter Bradley, *The Works: The Industrial Architecture of the United States* (New York: Oxford University Press, 1999), 218-219, 245n34.

¹⁴ "Bids Wanted [ad]," *Cedar Rapids Evening Gazette*, September 5, 1921.

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Harper McIntire Company building advertisement for bids
(*Cedar Rapids Evening Gazette*, September 5, 1921)

By 1921, a reinforced-concrete structure with its presumed fireproof qualities was the preferred type for warehouses and factories that needed to carry heavy loads for machinery, stock, and supplies. Flat-slab floor construction with the ceilings supported by freestanding reinforced-concrete columns set below drop panels provided a great deal of usable and flexible floor space along with savings in head room that would otherwise be taken by beams.¹⁵ The Ferro Concrete Construction Company is credited with constructing the first tall concrete building in the United States, the sixteen-story Ingalls Building (1902-1903) in Cincinnati. The concrete structural system was based on patents developed by Ernest Ransome of San Francisco. C.A.P. Turner of Minneapolis developed a flat-slab floor system supported on freestanding mushroom columns which had been used in 1909-1910 on the Welch-Cook Building, designed by Charles A. Dieman, in Cedar Rapids. When the concrete structure of the Lyman [Iowa] Building (1913-1914) partially collapsed during construction, Turner was called in to investigate.¹⁶ Concrete floor systems and columns types continued to be developed during the 1910s by various engineers who took out patents on their inventions. In addition to Turner, others included Julius Kahn of Detroit who developed the Trussed Concrete system, the Corrugated Bar Construction Company of Buffalo, the Condron Company of Chicago that developed the AKME system, and Henry N. Hooper of the Ferro Concrete Company. Without more detailed construction documents or further direct investigation, it is not possible to know exactly which construction system was used in the Harper and McIntire Warehouse although one of the Hooper systems is a likely candidate. It remains an excellent example of a reinforced concrete warehouse with flat-slab construction.¹⁷

¹⁵ See for example: Burtis S. Brown, "Types of Reinforced Concrete Construction. Part II. Flat Slab Construction," *Architectural Forum* 31 (November 1919): 157-158. "The limiting dimensions of the flat slab as to clear space and thickness make it an exceptionable desirable method for manufacturing and industrial buildings. Spans up to 30 feet square may be used even for heavy loading. In such cases the saving in head room over the steel frame construction is quite apparent."

¹⁶ "Blames System of Construction for Collapse of Building," *Cedar Rapids Evening Gazette*, December 18, 1913, 15; Nancy Stevens, "The Lyman Building Collapse," *Cedar Rapids Gazette*, June 26, 1983, 20A.

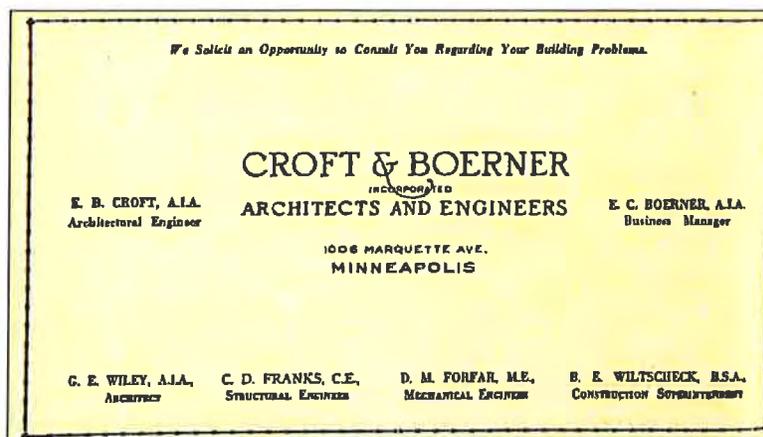
¹⁷ Walter S. Edge, "Flat-Slab Construction," 457-490, in *Concrete Engineers' Handbook*, George A. Hool, Nathan C. Johnson, and S. C. Hollister, eds. (New York: McGraw-Hill Book Company, 1918); Meghan Elliott, "Introducing and Using CRSI's New 'Treatise': Vintage Steel Reinforcement in Concrete Structures," *Structure Magazine*, September 2014, 10-12.

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The architectural firm of Croft and Boerner is better known for its civic, public, and institutional buildings, but it had gained a major commission, starting in about 1919, for the construction of the multi-building Northwestern Terminal complex in northeast Minneapolis, formed by a consortium of local businesses to create “the ideal manufacturing and distributing complex of the Northwest.”¹⁸ The terminal buildings are very similar in appearance to the Harper and McIntire warehouse, and have exterior brick walls with projecting brick piers, trimmed in stone, and punctuated by enclosed water towers.¹⁹

Francis C. Boerner (1889-1936) and Ernest Croft (1889-1959) were Minnesota natives trained at the University of Minnesota, graduating from the Engineering School in 1911. Prior to their partnership, both men spent three years in New York City working as architects for the Turner Construction Company, a firm known for its work in reinforced concrete. The men were in partnership from ca. 1916 to ca. 1931, when Boerner moved to Duluth. He died there five years later at the age of 49. Boerner and Croft’s practice included many public and institutional buildings in Minnesota, including the Minneapolis Auditorium, an addition to the St. Louis County District Courthouse (1921, NRHP 1977), and the Mille Lacs County Courthouse (1923, NRHP 1977). They designed at least 20 schools in Minnesota and Iowa, including high schools in Elk River, Cloquet, and Brainerd, and five elementary schools in Duluth in 1919. Their work embraced all of the traditional revival styles of the period, including the Collegiate Gothic used at Franklin Junior High in Brainerd. They were designing the YMCA Building in Ottumwa, while they were working on the Harper and McIntire Warehouse. That commission was followed by the Ottumwa High School (1923) and the Ottumwa YWCA (1925).²⁰



¹⁸ *Northwestern Terminal, Minneapolis, Minnesota: The Ideal Manufacturing and Distributing Complex of the Northwest* (Minneapolis: Northwestern Terminal Company, 1921).

¹⁹ Photographs of the buildings are available in the Norton and Peel collection at the Minnesota Historical Society.

²⁰ Carole Zellie, *Franklin Junior High School*, National Register of Historic Places Registration Form (Saint Paul: Landscape Research LLC, 2008); Molly Myers Naumann, *A Report on an Intensive Level Architectural and Historical Survey and Evaluation of the Central Business District in Ottumwa, Iowa* (Ottumwa: Ottumwa Historic Preservation Commission, 2013), 12-13, 56; “Alumni Notes,” *Minnesota Engineer*, March 1, 1915, 210; Croft and Boerner [ad], *University of Minnesota Alumni Weekly*, 1922.

Harper and McIntire Company Warehouse
Name of Property

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Croft & Boerner architects and engineers advertisement
(*University of Minnesota Alumni Weekly*, 1922)

A few months before the building was completed, its workings were described: “Fireproof throughout, of steel and concrete construction, it will be one of the most modern and complete wholesale hardware plants in the middle West. It is equipped with electric elevators, and spiral runway chutes will deliver goods directly to the loading docks, which are protected from the weather. House telephones, dummy elevator and other labor-saving devices facilitate the work of the office.”²¹

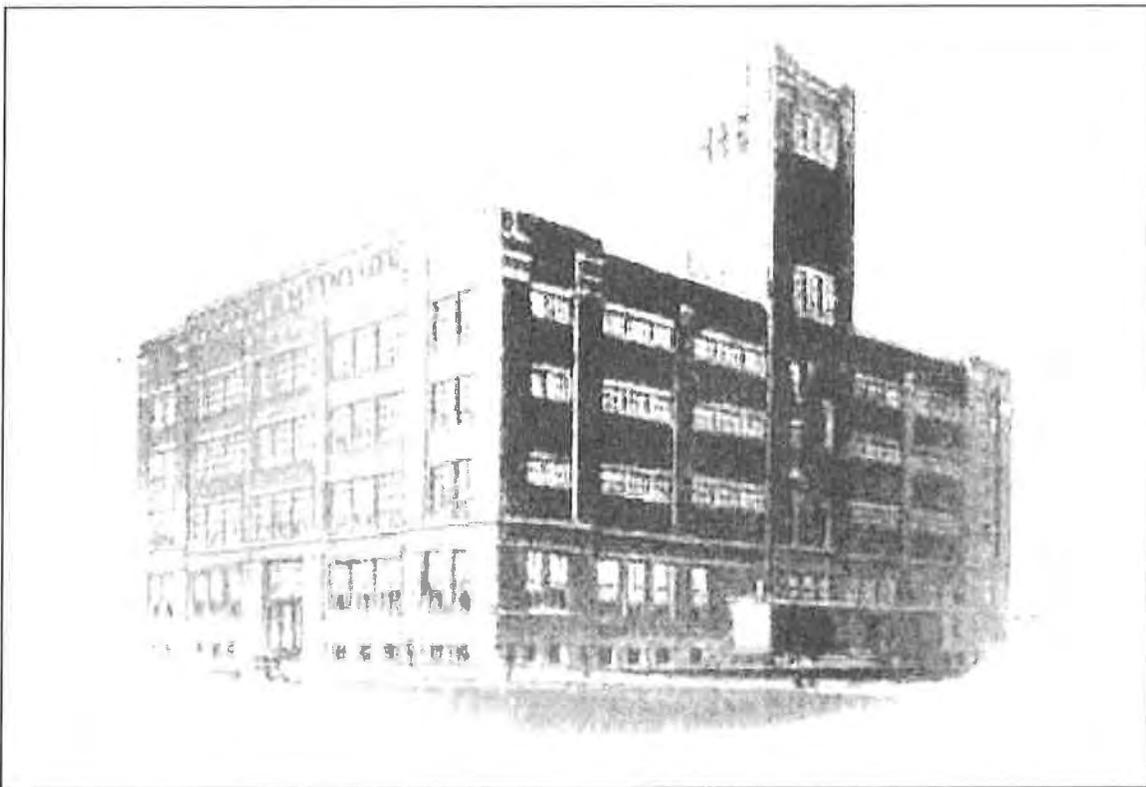
As the business grew, Harper and McIntire added two extensions to the building, testifying to its long-time role in the city’s commerce. The first, on the east side, was built sometime between 1940 and 1949, to facilitate shipping by truck. The second, on the west side, built in 1962 by Loomis Brothers Construction Company, also responded to changing transportation needs and was built over the railroad spur track which was later removed. In both extensions, the original openings to the loading docks were retained. Additional office space was placed in the west extension.²²

²¹ “Careful Courteous Earnest Service.” The spiral runway chutes have been removed for many years, probably when Smulekoff’s took over the building. A “dummy elevator” is similar to a dumbwaiter, allowing for the transport of goods and merchandise between floors.

²² The dates of the extensions are based on a review of aerial photographs, Sanborn Insurance Maps, and information from the Cedar Rapids Building Department, permit for addition issued 6-15-1962 #68403.

Harper and McIntire Company Warehouse
Name of Property

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Rendering of Harper and McIntire Company Warehouse (*Hardware World*, February 1922)

Later History

The Smulekoff's Furniture Company took over the warehouse in 1981 and made minimal changes to the building, beyond modifying the original Sixth Avenue SE entrance for truck parking and loading. By that time, any surviving warehouse machinery had been removed. It remained in warehouse use by Smulekoff's for over 30 years. Smulekoff's closed its furniture business in November 2014, and the building is vacant.²³

²³ In 2005, Smulekoff's announced a plan to convert the building into residential condominiums, but it was never carried out. Rick Smith, "Smulekoff's Will Turn Warehouse Into Condos," *Cedar Rapids Gazette*, July 20, 2005, 1.

Harper and McIntire Company Warehouse
Name of Property

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9. Major Bibliographical References

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Harper and McIntire Company Warehouse
Name of Property

Linn, Iowa
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Harper and McIntire Company Warehouse
Name of Property

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. *Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945.*
National Register of Historic Places Multiple Property Documentation Form: National
Register #64500150. Cedar Rapids: City of Cedar Rapids, 1997.

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Form. Saint Paul: Landscape Research LLC, 2008.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Harper and McIntire Company Warehouse
Name of Property

Linn, Iowa
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10. Geographical Data

Acreage of Property 0.945

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

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

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------|----------------------|------------------------|
| 1. Zone: 15N | Easting: 610891.5303 | Northing: 4647958.0004 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The property is located on the south side of Sixth Avenue SE with the GPN 142810700200000. It is in Carpenter's 1st Addition, lots 1, 2, and 3, the southwest 40 feet of lot 9 and all of lot 10, Block 5, and the southwest 100 feet of the vacated alley.

Boundary Justification (Explain why the boundaries were selected.)

These are the boundaries that are historically associated with the property since the building was completed.

Harper and McIntire Company Warehouse
Name of Property

Linn, Iowa
County and State

11. Form Prepared By

name/title: Marjorie Pearson, Ph.D., Senior Architectural Historian
organization: Summit Envirosolutions, Inc.
street & number: 1217 Bandana Blvd. N.
city or town: Saint Paul state: MN zip code: 55108
e-mail mpearson@summite.com
telephone: 651-842-4206
date: August 2015

Owner Information

name/organization: Ann Lipsky
street & number: 111 1st Avenue SE
city or town: Cedar Rapids state: IA zip code: 52401

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Harper and McIntire Company Warehouse
Name of Property

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Photo Log

Name of Property: Harper and McIntire Company Warehouse

City or Vicinity: Cedar Rapids

County: Linn

State: IA

Photographer: Sara J. Nelson

Date Photographed: October 23, 2014

Location of Original Digital Files: 1217 Bandana Blvd N., St. Paul, MN 55108

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

1. North façade (left) and west elevation (right), camera facing southeast
2. North façade (right) and east elevation (left), camera facing southwest
3. West elevation (left) and south (rear) elevation (right), camera facing northeast
4. First floor: Between western addition & main building, camera facing south-southeast
5. First floor: Between main building & western addition, camera facing south-southwest
6. First floor: Main building toward eastern addition, camera facing east
7. First floor: Elevator shaft, camera facing west
8. First floor: Garage bay (original entrance) along north façade, camera facing north
9. First floor: Original office space along north façade, camera facing north
10. First floor: Garage bay in eastern addition, camera facing north-northeast
11. First floor: Between eastern addition & main building, camera facing southwest
12. Basement: West wall, camera facing west
13. Basement: South wall (left) and west wall (right), camera facing southwest
14. Second floor: East wall (left) and south wall (right), camera facing southeast
15. Second floor: Typical window, south wall, camera facing south
16. Second floor: West wall (left) and north wall (right), camera facing northwest
17. Second floor: East wall (rear), camera facing east
18. Third floor: South wall (left) and west wall (right), camera facing west
19. Third floor: North wall (left and east wall (right), camera facing northeast
20. Fourth floor: East wall (left) and south wall (right), camera facing southeast

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Harper and McIntire Company Warehouse

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Linn, Iowa

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Figures

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Figure 2	USGS Map, large scale
Figure 3	Sketch Map
Figure 4	Photo Key – A
Figure 5	Photo Key – B
Figure 6	Harper & McIntire Co., 1949 Sanborn Fire Insurance Map
Figure 7	Harper & McIntire Co. Warehouse, 1923

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National Park Service

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Harper and McIntire Company Warehouse

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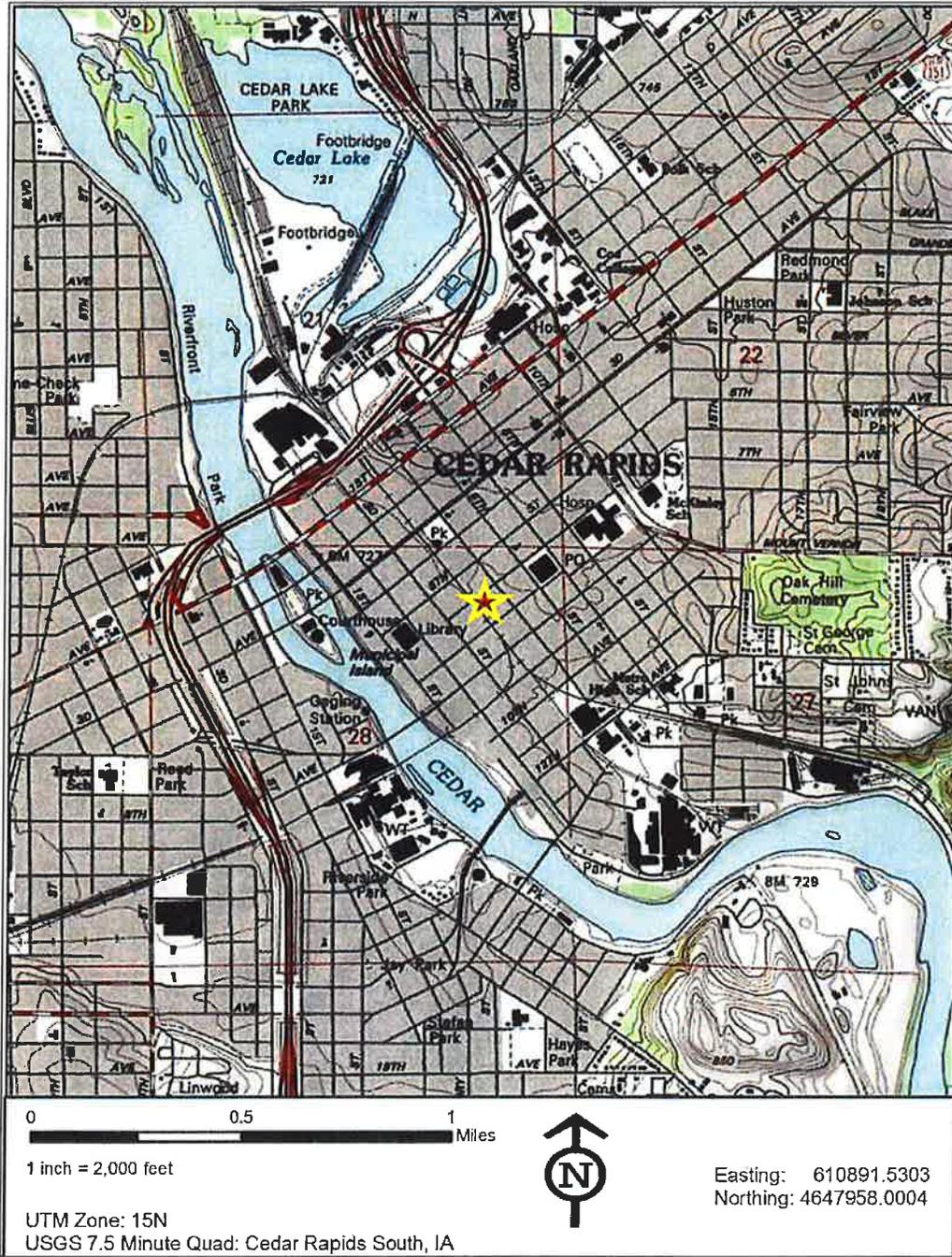
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Figure 1
USGS Map (small scale)



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National Park Service

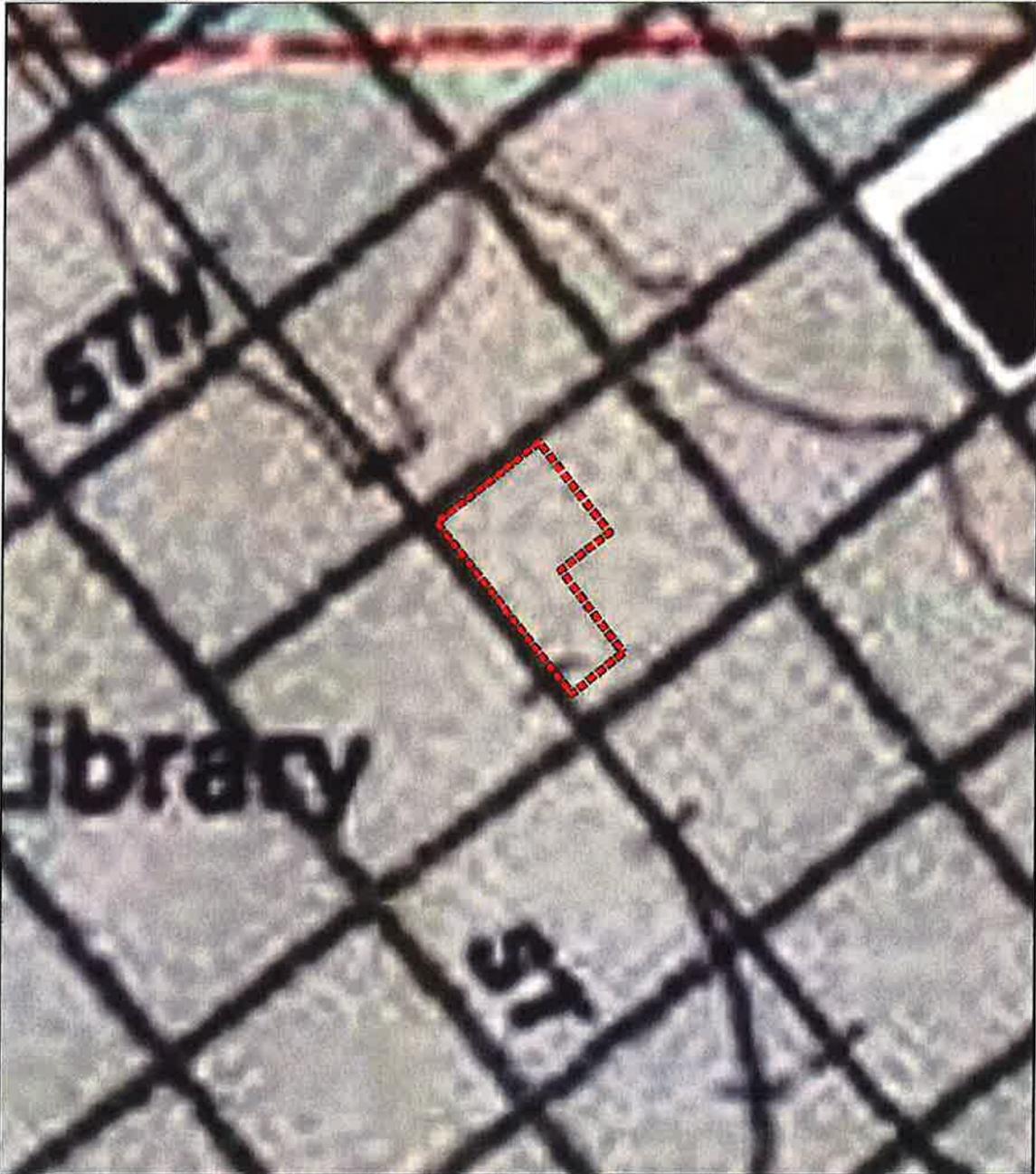
National Register of Historic Places
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Harper and McIntire Company Warehouse
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Figure 2
USGS Map (large scale)



0 187.5 375 750 Feet
1 inch = 250 feet

UTM Zone: 15N
USGS 7.5 Minute Quad: Cedar Rapids South, IA

Easting: 610891.5303
Northing: 4647958.0004

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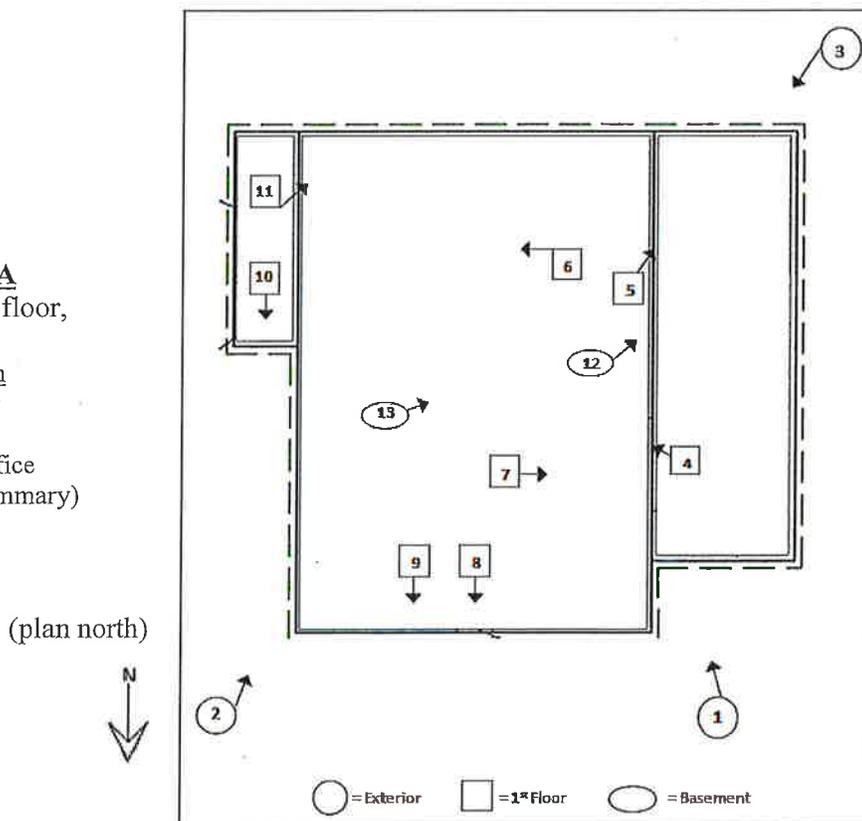
Figure 3
Sketch Map

(adapted from
City of Cedar
Rapids
Assessor's Office
Parcel Viewer
Mapping
Application)



Figure 4
Photo Key A

Exterior, 1st floor,
Basement
(adapted from
City of Cedar
Rapids
Assessors Office
Appraisal Summary)



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Figure 5

Photo Key B

2nd, 3rd, 4th Floors

(adapted from

City of Cedar

Rapids Assessors

Office Appraisal

Summary)

(plan north)

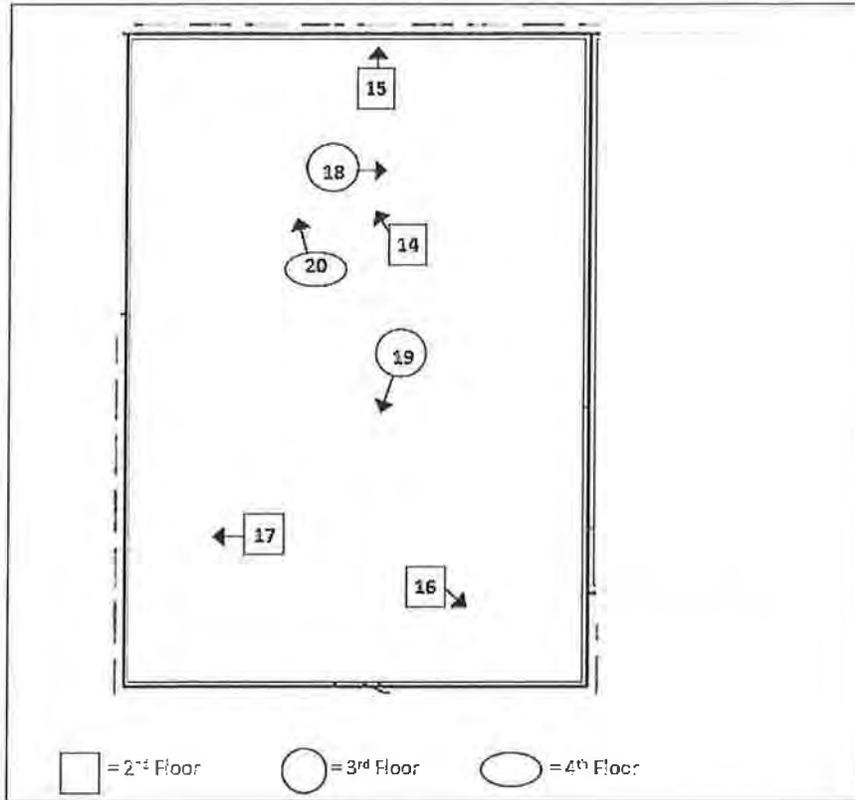


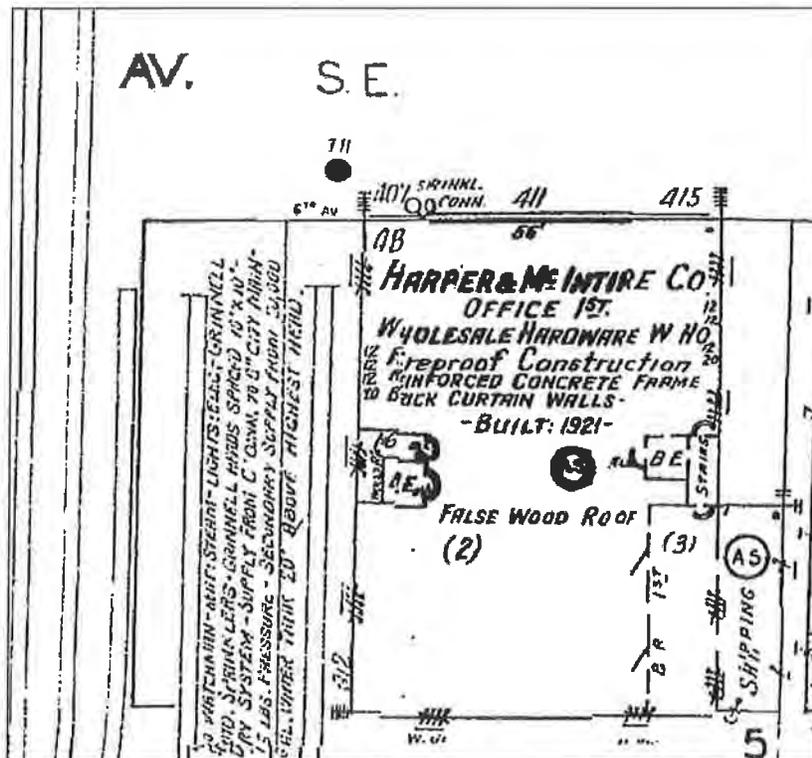
Figure 6

1949 Insurance

Map of Cedar

Rapids, IA

(Sanborn Map Co.,
sheet 368)



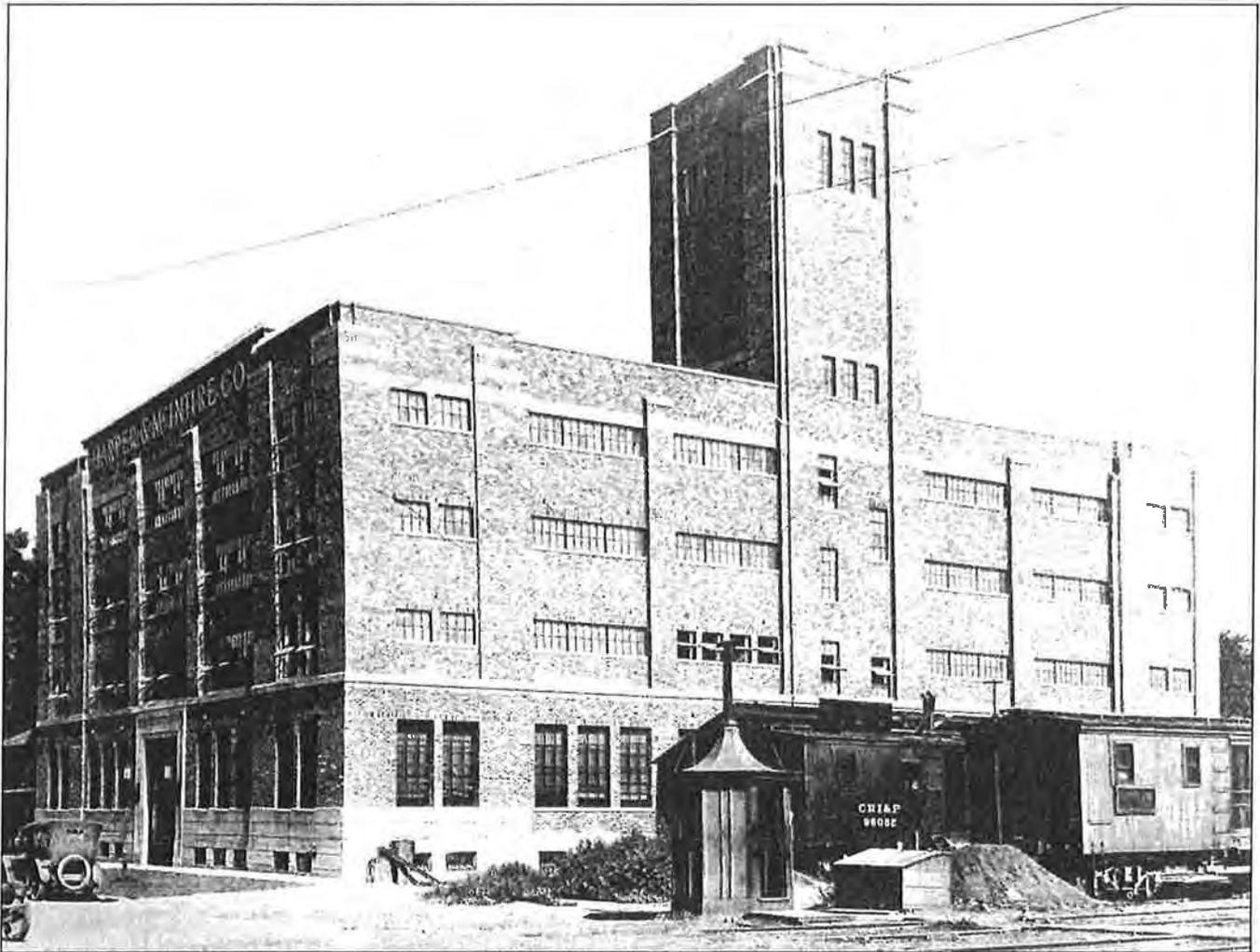
United States Department of the Interior
National Park Service

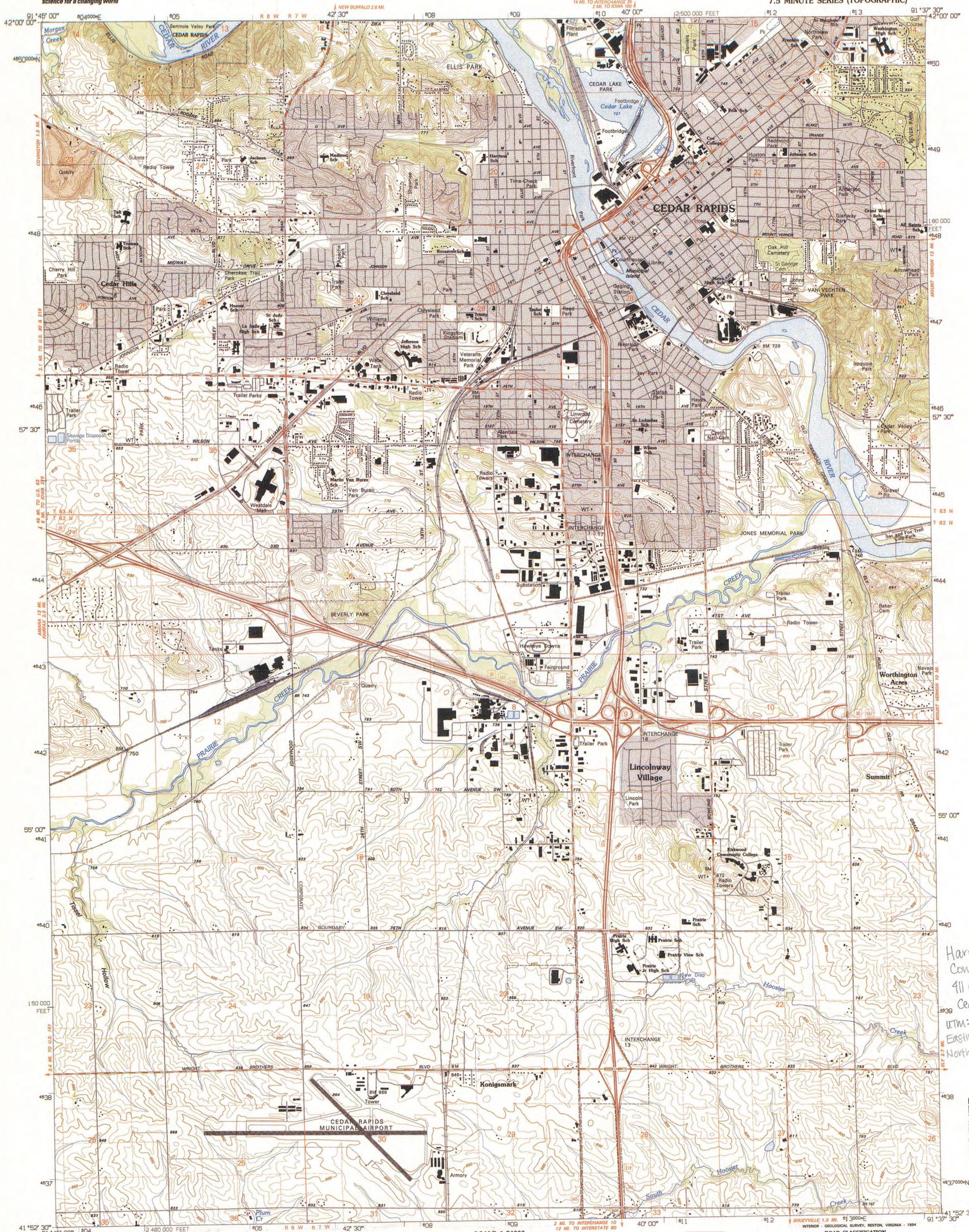
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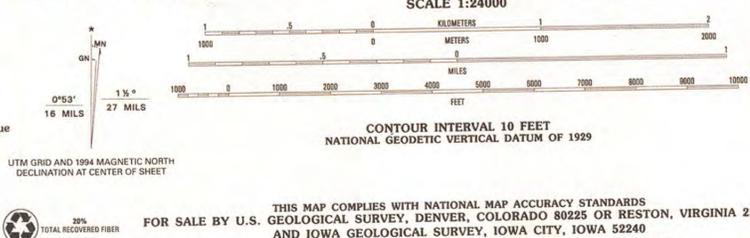
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Figure 7
Harper & McIntire Co. Warehouse, 1923
North façade (left) and west elevation (right)
(*American Architect & Architectural Review* 124
July 18, 1923, insert following 60)





Produced by the United States Geological Survey in cooperation with State of Iowa agencies... Control by USGS and NOS/NOAA... Topography by photogrammetric methods from aerial photographs taken 1965. Field checked 1967. Revised from aerial photographs taken 1990. Field checked 1992. Map edited 1994... Universal Transverse Mercator projection... 10,000-foot grid ticks... 1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue 1927 North American Datum (NAD 27)... North American Datum of 1983 (NAD 83) is shown by dashed corner ticks... The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are given... Gray tint indicates areas in which only landmark buildings are shown... Fine red dashed lines indicate selected fence and field lines which generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION: Primary highway, Secondary highway, Light-duty road, hard or improved surface, Unimproved road, Interstate Route, U.S. Route, State Route. QUADRANGLE LOCATION: 1 Shellburg, 2 Cedar Rapids North, 3 Marion, 4 Fairfax, 5 Beersham, 6 Amasa, 7 Swisher, 8 Ely. CEDAR RAPIDS SOUTH, IOWA 41091-H6-TF-024 1994 DMA 7667 1 NW - SERIES V876

Harper + McIntire Company Warehouse 411 6th Avenue SE Cedar Rapids, Linn Co. IA 52401 UTM: 15N Easting: 610891.5303 Northing: 4647958.000

RECEIVED FEB 28 2002 HISTORICAL MAP ARCHIVES





HARPER & McINTIRE CO.

MUSEUM

HARPER & McINTIRE CO.

Smulekoff's
WAREHOUSE





Area's Largest Selection for Your Home!

Smulekoff's
Home Store

Downtown Cedar Rapids

Smulekoff's
Home Store

VIP
AND
FAST PASS
ENTER HERE



12





EXIT

7-24

7-24

15





203

5





1-3E

Lock
Door

207
21







0-1C

#711

#65

#248A BL

#712

#713

#714

#715

#716

#717

#718

#719

#720

#721

#722

#723

#724

#725

#726

#727

#728

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#744

#745







PHB





3-6B



MAGNUSSEN™
H O M E
Beyond the expected.®

ATTENTION

Be sure all boxes are properly
sealed to keep your items
secure throughout our
entire supply chain.

CAUTION

In case of damage, please
do not touch the items. We will
be happy to help you with
any questions or
concerns.

ITEM # 10000000000000000000

Bassett

R.





4-4B

United States Department of the Interior
National Park Service

National Register of Historic Places
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Harper and McIntire Company Warehouse
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Linn, Iowa
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Figure 2
Sketch Map

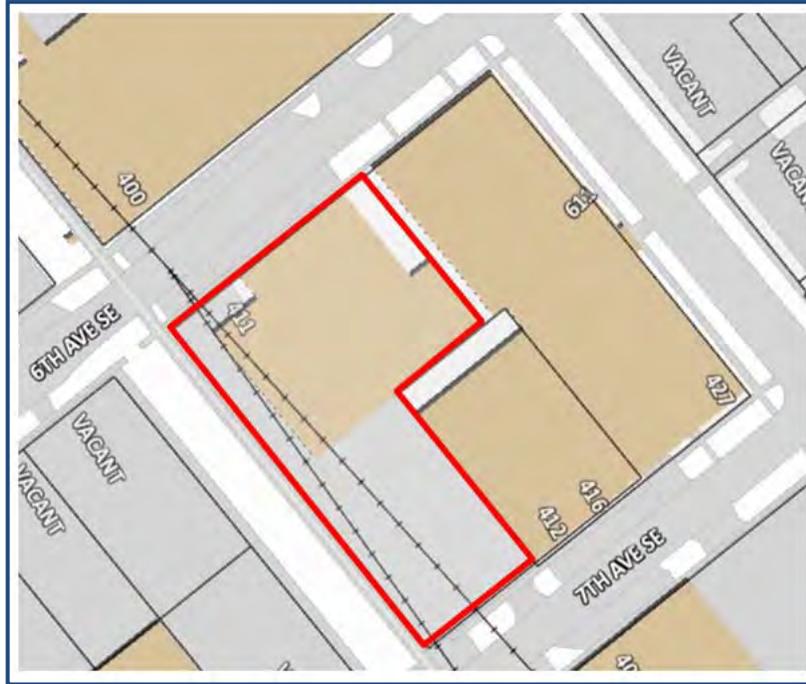
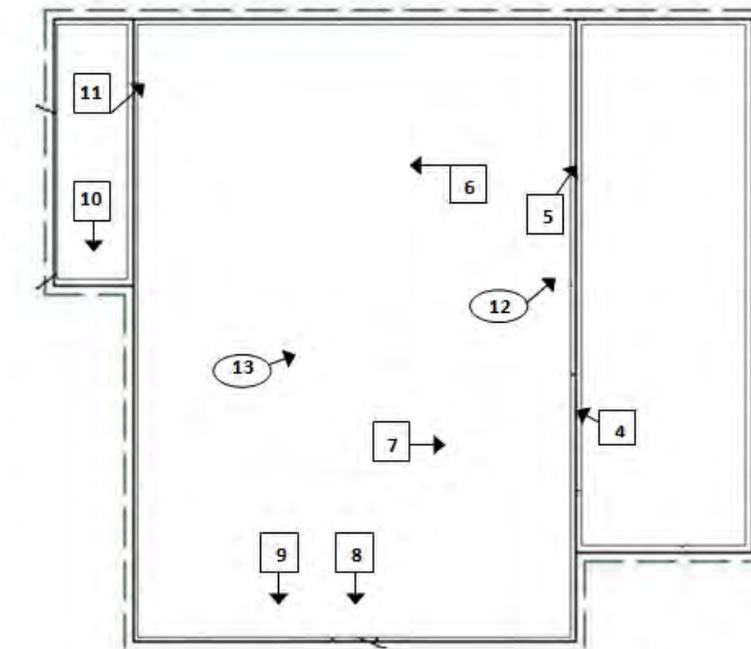


Figure 3
Photo Key A
Exterior, 1st floor,
Basement

(plan north)



○ = Exterior □ = 1st Floor ○ = Basement

United States Department of the Interior
National Park Service

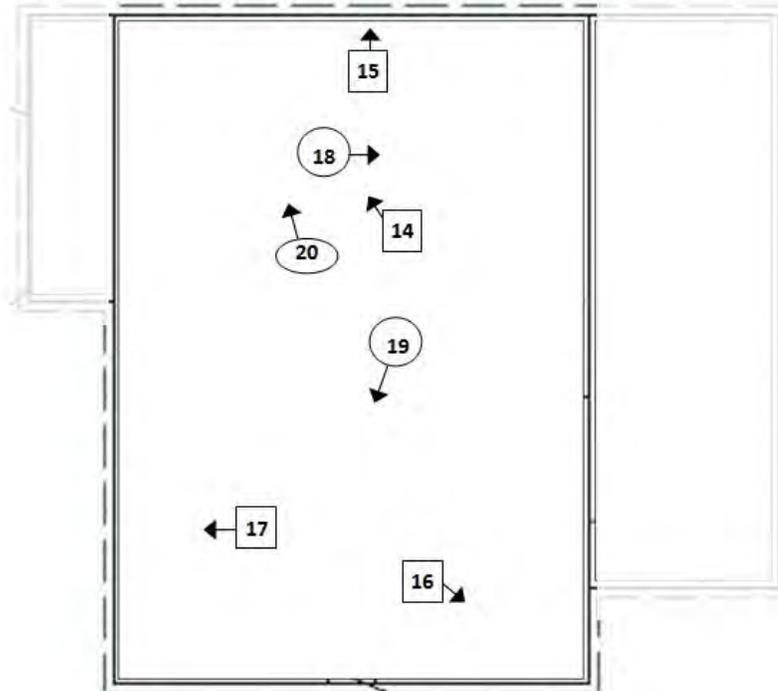
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Harper and McIntire Company Warehouse
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Figure 4
Photo Key B
2nd, 3rd, 4th Floors

(plan north)



□ = 2nd Floor ○ = 3rd Floor ○ = 4th Floor

Figure 5
1949 Insurance Map of
Cedar Rapids, IA
(Sanborn Map Co., sheet 368)

