

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

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

Historic name Creamery Package Manufacturing Company Building  
Other names/site number Flint & Walling Manufacturing Company; and Chandler Pump Company  
Name of related Multiple Property Listing Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri

## 2. Location

Street & number 1408-1410 W. 12<sup>th</sup> Street N/A not for publication  
City or town Kansas City N/A vicinity  
State Missouri Code MO County Jackson County Code 095 Zip code 64101

## 3. State/Federal Agency Certification

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

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

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

national statewide x local

Applicable National Register Criteria: x A B C D

Toni M. Prawl  
Signature of certifying official/Title Toni M. Prawl, Ph.D., Deputy SHPO

09/16/2016  
Date

Missouri Department of Natural Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title State or Federal agency/bureau or Tribal Government

## 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:)

Signature of the Keeper

Date of Action

Creamery Package Manufacturing Company Building

Jackson County, Missouri

Name of Property

County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

### Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	Structure
<input type="checkbox"/>	Object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

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

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

N/A

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION:

manufacturing facility

### Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: specialty business

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Romanesque Revival

### Materials

(Enter categories from instructions.)

foundation: Stone-Limestone

walls: Brick

roof: Asphalt

other

☒ NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Creamery Package Manufacturing Company Building

Jackson County, Missouri

Name of Property

County and State

## 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.)

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 old or achieving significance within the past 50 years.

☒ STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

### Areas of Significance

COMMERCE

### Period of Significance

1887-1895; 1921-1964: Creamery Pkg. Company

### Significant Dates

N/A

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Hamilton, Frederick B., architect (attribution)

Prather, Willis M, contractor

## 9. Major Bibliographical References

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

### 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: See additional locations in Sect. 9, p.20.
- Name of repository: Special Collections, Kansas City Public Library

Historic Resources Survey Number (if assigned):

Creamery Package Manufacturing Company Building

Jackson County, Missouri

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County and State

## 10. Geographical Data

**Acreage of Property** Less than one acre

### Latitude/Longitude Coordinates

Datum if other than WGS84

(enter coordinates to 6 decimal places)

1 39.101055 -94.601972  
Latitude: Longitude:

3 \_\_\_\_\_  
Latitude: Longitude:

2 \_\_\_\_\_  
Latitude: Longitude:

4 \_\_\_\_\_  
Latitude: Longitude:

### UTM References

(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_ NAD 1927 or \_\_\_\_\_ NAD 1983

1 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

## 11. Form Prepared By

name/title Cydney Millstein, Mary Ann Warfield and Kelsey Lutz

organization Architectural and Historical Research LLC

date \_\_\_\_\_

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## Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**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 18 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.

Creamery Package Manufacturing Company Building

Jackson County, Missouri

Name of Property

County and State

## Photographs

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

## Photo Log:

Name of

Property:

Creamery Package Manufacturing Company Building

City or Vicinity:

Kansas City

County:

Jackson County

State:

Missouri

Photographer:

Richard Welnowski

Date

Photographed:

April 5, 2016

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

Photograph 1: South façade with streetscape, view facing northeast.

Photograph 2: South façade, view facing north.

Photograph 3: First floor, view facing south, southwest.

Photograph 4: First floor, view facing northwest.

Photograph 5: Third floor, view facing southeast.

Photograph 6: Third floor, view facing northwest.

Photograph 7: North façade, view facing southwest.

Photograph 8: North façade, view facing southeast.

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### Figure Log:

Include figures on continuation pages at the end of the nomination.

- Figure 1: Location Map
- Figure 2: Contextual Map
- Figure 3: Key to Photographs, Exterior and First Floor (Current Plans)
- Figure 4: Key to Photographs, Third Floor (Current Plans)
- Figure 5: 1895-1896 Sanborn map showing 1408-1410 W. 12<sup>th</sup> Street as vacant.
- Figure 6: 1906-1917 Sanborn map
- Figure 7: The Chandler Pump Company Occupying the Creamery Building, c. 1902.
- Figure 8: 1939-1949 Sanborn map showing the 12<sup>th</sup> Street Viaduct street changes
- Figure 9: View facing northwest showing the row of buildings developed by Albert Marty between 1884-1886.
- Figure 10: Front façade of the Campbell Paint and Glass Company, c. 1896
- Figure 11: 1940's Tax Assessment Photograph of the Creamery Building
- Figure 12: Building Permit 31954, March 28, 1952. Major renovation after the flood damage of 1951.
- Figure 13: Flint & Walling Manufacturing Company, Advertising Business Cards,
- Figure 14: Chandler Pump Company Catalog Page (left) and Advertisement (right).
- Figure 15: Creamery Package Manufacturing Company Catalog, 1904.
- Figure 16: Creamery Package Manufacturing Company Advertisement 1900-1912
- Figure 17: South façade with streetscape, view facing northeast.
- Figure 18: South façade, view facing north.
- Figure 19: First floor, view facing south, southwest.
- Figure 20: First floor, view facing northwest.
- Figure 21: Third floor, view facing southeast.
- Figure 22: Third floor, view facing northwest.
- Figure 23: North façade, view facing southwest.
- Figure 24: North façade, view facing southeast.

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## Creamery Package Manufacturing Company Building

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial and Industrial  
Resources in Kansas City, Missouri

Name of multiple listing (if applicable)

**SUMMARY**

The Creamery Package Manufacturing Company Building (Creamery Building) is located at 1408 W. 12<sup>th</sup> Street, Kansas City, Jackson County, Missouri (Photos 1-8), in the historic West Bottoms industrial district (Figure 1 and Figure 2). Designed in the Romanesque Revival style the four-story brick commercial property was ready for occupancy in 1886. The design of the building is attributed to Frederick B. Hamilton, who was a prominent Kansas City architect who was responsible for the design of several buildings in the West Bottoms, including the Albert Marty building directly to the west. The Creamery Building, constructed of heavy timber, measures four stories in height and is three bays wide. The main façade is characterized by thick brick piers, original recessed window openings at the second through fourth floors, heavily corbeled cornice, with a first floor comprised of wooden overhead doors and a single-leaf door at the far east bay (Figure 18). Its high-style design corresponds to the registration requirements for "Industrial Facilities and Commercial Distribution Buildings" in addition to "Commercial Distribution Offices and Warehouses" as set forth in the "Railroad Related Historic Commercial and Industrial Resources in Kansas City" MPDF. As designed and built, the Creamery Building featured spaces for offices, machinery, and warehousing and served as a regional branch office from which to "distribute the company's products."<sup>1</sup> Furthermore, the Creamery Package Manufacturing Company Building was designed in the "popular academic high style"<sup>2</sup> manner, in keeping with the registration requirements of the MPDF. In good condition, the Creamery Building has retained the majority of its historic features to convey its historic significance. It retains integrity of location, design, setting, materials, workmanship, feeling and association.

**ELABORATION****Setting**

The Creamery Building is located in the Turner & Company Addition, Lots 21 & 22 of Block 52 (Figure 2). This commercial building is located in a block that is bounded by 11<sup>th</sup> Street to the north, Hickory Street to the east, 12<sup>th</sup> Street Trafficway Viaduct to the south, and

<sup>1</sup> Sally F. Schwenk, "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." MPDF, 15 November 2000, F2.

<sup>2</sup> Ibid.

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Liberty Street to the west (Figure 1). The building is located within the West Bottoms Industrial area, which retains much of its original streetscape. Infrastructure in the immediate vicinity of the Creamery Building includes concrete sidewalks, curbs and cobra streetlights (Figure 17). The historic Missouri Pacific trunk line that was located at the rear or north side of the building is no longer extant (Figure 23 and Figure 24). Additional buildings located in the 1400 block of 12<sup>th</sup> Street were constructed between 1884-1886. The five-story Albert Marty Building at 1416-1418 W. 12<sup>th</sup> Street (NR 02/15/2013) completed in 1886, is to the west of the Creamery Building. To the east is a four-story brick building similar in size, appearance, materials and design to the Creamery Building. At the end of the 1400 block (1400-1402 W. 12<sup>th</sup> Street), is a five-story brick building that was owned by Campbell Cutler Paint and Glass Company (1886; Figure 10). Additionally, the historic Twelfth Street Trafficway Viaduct, completed in 1915, is sited directly to the south of the Creamery Building (Figure 9).

**Exterior**

The Creamery Building is a Romanesque Revival, four-story brick and stone commercial property that faces south onto W. 12<sup>th</sup> Street, north of the historic Twelfth Street Trafficway Viaduct. Built in 1886, the design of the building is being attributed to Frederick B. Hamilton, responsible for the Campbell Paint and Glass Company at 1400 W. 12<sup>th</sup> Street. The overall scheme of the main façade is intact from the original design including storefront openings, deep window reveals, fenestration placement and openings, and cornice (Figure 7). The building measures approximately 47' wide x 101' in depth. Due to the 1951 flood, the original storefront windows, featuring large plate glass panes divided by thick mullions, were replaced in 1952 with wood paneled overhead doors at the first and second bays (moving west to east)(See Figure 12 and Figure 19).<sup>3</sup> Stone bulkheads rest at the base of the thick brick piers that separate the overhead doors. More than likely the original second and third story multipaned windows and the fourth story one-over-one units, also were replaced in 1952, with the current glass block windows.<sup>4</sup> A non-original single-leaf door set in a

<sup>3</sup> Building Permit No. 31954, March 28, 1952. The flood occurred on July 1, 1951.

<sup>4</sup> According to the MPDF, two types of alterations are common to this property type: "most common are the replacement of window units with new units and blocking of windows either with masonry, glass block or sheathing. In the majority of cases the original openings are intact and the rhythm of windows



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recessed multipaned storefront is placed at far east bay of the main façade.<sup>5</sup> The terminating floor of the south façade features an arcade of slender arched windows set below a molded stringcourse. A corbeled cornice is set below a denticulated roof edge. Additional features of the south façade include stone lug sills at the second and third stories, a continuous stone sill at the fourth story and brick corbeling at the top of the piers of the end bays. Cast-iron lintels are placed above the first story overhead doors and entry bay. Lastly, original operable transoms above the first story fenestration and entrance have been replaced with brick infill (Figure 18).

While the east and west facades share party walls with the adjacent properties, the rear or north façade is exposed at the alley (Figure 23). The first story fenestration features multipaned industrial sash windows set below arched units at the east and west bays; the whole is set in a wide brick voussoir. The middle bay features a paneled wood overheard door and wood canopy attached to the brick façade by chains. The upper story fenestration consists of industrial sash fenestration with awning units set in segmental arched surrounds. The central bay windows are also industrial sash, with the second and third floor units featuring vents at the top. Fire escape landings are placed at the upper story fenestration. Sills are brick. At an undermined date, portions of the rear or north façade were repaired with replacement brick.

**Interior**

Like other buildings in the West Bottoms, the interior of the Creamery Building was used to store industrial goods; as such, the original open floor plan remains intact (Figure 3 and Figure 4). The first floor, which originally featured offices, machinery and a boiler display, is the location of a wholesale business. The south end of the first floor functions as a two bay garage. The bays are separated by a short concrete partition (where original cast-iron columns are exposed) at the center. The west wall is exposed brick below concrete, while the east wall has been covered with dry wall. The original

and bays continues to be readable. Furthermore, due to multiple uses and responses to continuous flooding, many of the earlier examples demonstrate widespread use of these treatments. See page F1.

<sup>5</sup> While not completely in focus, the original recessed entrance was placed at the central bay of the first story. It appears that a single-leaf door was reached by a series of stone steps.

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painted tin ceiling is extant. A concrete loading dock with maple flooring is at the rear of the garage (Figure 19).

The remainder of the first floor interior features the original cast-iron columns; wood beams and rafters are also exposed at the ceiling. Original maple flooring is intact. Non-original wood and drywall partitions, as well as a stairway with solid rail, are placed at the rear of the first story (Figure 20).

The second through fourth floors are open interior plans where heavy timber columns with cast-iron haunches, heavy timber beams, exposed timber ceilings and wood flooring are in good to excellent condition. Exposed brick walls are also intact. Non-original to the interior are the randomly placed dry wall partitions, mostly used for bathroom and storage areas (Figure 21 and Figure 22).

A flat roof covered with rolled asphalt features an elevator penthouse at the north eastern section of the building. The original brick penthouse is currently covered with vinyl siding.

According to an 1895 Kansas City Journal article, the various uses of the interior of the Creamery Building were described as follows: 1<sup>st</sup> floor-offices, machinery and boilers (for sale); 2<sup>nd</sup> floor-creamery supplies of various kinds and leather belting for machinery; 3<sup>rd</sup> and 4<sup>th</sup> floors-butter tubs, egg cases and egg case fillers.

**Integrity**

The Creamery Package Manufacturing Company Building retains the majority of its historic integrity (all aspects) throughout the exterior and interior. The Romanesque Revival style commercial building occupies the same location. The setting of the 1400 block of W. 12<sup>th</sup> Street, where the Creamery Building is sited, features four Romanesque Revival brick buildings, more than likely all designed by Frederick B. Hamilton, by attribution or definitive proof. As such, the design, materials and workmanship of the exterior, as planned by Hamilton, are intact and in good condition, including original openings at the first through fourth floors, brickwork, stone sills, corbeling and piers. Since the building's completion, the original open floor interior reflecting the original use, remains intact and in good condition. Furthermore, original cast-iron and heavy timber columns, heavy timber beams, wood flooring and exposed brick walls are

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intact. Lastly, the feeling and association with the period of significance, 1887-1964, has been retained.<sup>6</sup>

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<sup>6</sup> Sally F. Schwenk, "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." MPDF, 15 November 2000, F1. According to the MPDF, two types of alterations are common to this property type: "most common are the replacement of window units with new units and blocking of windows either with masonry, glass block or sheathing. In the majority of cases the original openings are intact and the rhythm of windows and bays continues to be readable. Furthermore, due to multiple uses and responses to continuous flooding, many of the earlier examples demonstrate widespread use of these treatments. See page F1.

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**STATEMENT OF SIGNIFICANCE****Summary**

The Creamery Package Manufacturing Company Building (Creamery Building) at 1408-1410 West 12<sup>th</sup> Street in Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion A in the area of COMMERCE. The Creamery Building is proposed for listing under the Multiple Property Documentation Form, "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri."<sup>7</sup> The historic context necessary to understand the significance of the nominated building is represented by the context outlined in the MPDF: "The Evolution of Kansas City Railroad Freight Industry, 1859-1970"; "Commercial and Industrial Businesses located near Rail Freight Facilities, 1865-1970". When the new Union Depot opened in 1878, the West Bottoms of Kansas City became the primary industrial freight area of the region and spurred the growth of Kansas City's rail transportation and its commercial and industrial development (Figure 5). The Creamery Package Manufacturing Company Building, Kansas City, was the first branch office for the company's headquarters established in 1882, Chicago, Illinois. In 1887, the Creamery purchased the nominated building in order to establish their first branch office outside of Chicago. The branch office employed a large number of sales clerks and office personnel. Warehouse and shipping staff were also employed to market and distribute the company's packaging products and an assorted line of dairy related machinery and equipment. Located on a railroad spur, the Creamery building facilitated the exporting of goods to customers throughout the Midwest. The Creamery Building has attained significance as an important contributor to the commercial expansion of the railroad freighting industry in Kansas City. Representative of the Romanesque Revival style, the design of the Creamery Building is attributed to local Kansas City architect, Frederick B. Hamilton, and was constructed by Willis M. Prather, Kansas City (Figure 7). The Creamery Package Manufacturing Company purchased the nominated building in 1887 and occupied it through 1895, at which time a severe fire damaged the building and forced the company to relocate." Once repairs were made, the Creamery Company leased the building to several tenants between 1895-1921 while retaining ownership. In 1921 the company moved back into the nominated building remaining until 1964 when they were bought by St. Regis Pulp and Paper Company. The period of significance of the nominated building is 1887-1895 and 1921-1964,

<sup>7</sup> Sally Schwenk, "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." National Register of Historic Places, MPDF, 15 October 2010, E2.

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reflecting the fifty-one years in which the Creamery Packaging Manufacturing Company occupied the building.<sup>8</sup>

**Correlation with the Multiple Property Documentation Form:  
*Railroad Related Historic Commercial and Industrial Resources in  
Kansas City, Missouri.***

The Creamery Package Manufacturing Company Building is proposed for listing under the MPDF *Railroad Related Historic Commercial and Industrial Resources in Kansas City*. The building is significant under Criterion A in the area of COMMERCE, and its significance in this area can be evaluated within the following historic contexts of the MPDF: "The Evolution of Kansas City Railroad Freight Industry, 1859-1970" and "Commercial and Industrial Businesses Located Near Rail Freight Facilities, 1865-1970". Beginning on page E-5, the MPDF describes the evolution of the railroad freight industry in the West Bottoms industrial area; the Creamery Package Manufacturing Company Building, constructed in the West Bottoms by 1886, played a role in the area's commercial expansion. As Kansas City became a major manufacturing and railroad distribution hub after the Civil War, the city's population expanded, with the greatest growth in numbers occurring between 1880 and 1887, when the population doubled to 125,000.<sup>9</sup> The Creamery Package Manufacturing Company, as established in the West Bottoms Central Industrial District (CID) during this period with a \$2 million inventory, is indicative of the larger patterns of industrial growth occurring in Kansas City during the period of significance.<sup>10</sup>

Page F-2 of the MPDF notes that replaced window units are a common alteration to this property type. The Creamery Building's lack of additions makes it an excellent example of the property type as defined in the MPDF. Regarding setting, the MPDF explains that buildings of the property type occur in areas near or adjacent to rail freight services; located in the West Bottoms industrial area with a trunk line running to the rear of the building, the Creamery Building is located in a setting that appropriately conveys this property type. The MPDF references building subtypes under "Industrial Facilities and

<sup>8</sup> Office of Secretary of the State of Missouri, Amendment to the Articles of Incorporation, RE: St. Regis Pulp and Paper Corporation, December 31, 1964. Accessed on-line, April 5, 2016.

<https://bsd.sos.mo.gov/BusinessEntity/BusinessEntityDetail.aspx?page=beSearch&ID=458700>

<sup>9</sup> Schwenk, E-14.

<sup>10</sup> Secretary of the State of Missouri, Articles of Incorporation, "Creamery Package Manufacturing Company", State of Missouri, 1898.

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Commercial Distribution Buildings." The first sub-type is the "Industrial Manufacturing Facility and Warehouse."<sup>11</sup> The second sub-type is the "Commercial Distribution Office and Warehouse," which applies to The Creamery Building. This building retains features associated with this property sub-type, including the retention of open space utilized for offices, space for a showroom, as well as the storage of goods. At four-stories, the Creamery Building reflects the property sub-type's vertical arrangement of labor, in this case the control of inventory, which is a distinct difference from line production that reduced the number of stories of later industrial buildings.

Through its design, materials, and setting, the Creamery Package Manufacturing Building meets the registration requirements for the "Industrial Facilities and Commercial Distribution Buildings" property type outlined in the MPDF. The Romanesque Revival style of the Creamery Building is an excellent example of the property type in Kansas City. It retains its original fenestration pattern; this is somewhat rare in the West Bottoms, an area that has been prone to flooding. The building retains its original footprint and does not have any additions. Its setting in an industrial area, location on a trunk line, and rear loading dock further underscores its significance as a representative property type.

**ELABORATION****Historic Background**

The history of the Creamery Package Manufacturing Company Building is tied to the larger history of Kansas City's Central Industrial District, known as the West Bottoms. Similar to the extant buildings constructed during the late 19<sup>th</sup> century in the West Bottoms, the development of the Creamery Building follows the context stated in the MPDF; "Kansas City's role as a rail center assured the establishment of a sizable manufacturing industry in the city. As each industrial enclave became established near freight lines, manufactures of a wide array of products erected plants and warehouses."<sup>12</sup> Two major events, occurring after the Civil War, led up to the resultant real estate boom that occurred in the West Bottoms of Kansas City Missouri after 1880.

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<sup>11</sup> Schwenk, F-2.

<sup>12</sup> Schwenk, E21.

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The first major event, bringing rail lines into Kansas City from the north, was the construction of the Hannibal Bridge over the Missouri River on July 3, 1869. The Hannibal and St. Joseph Railroad had been operating a line from Chicago to St. Joseph, Missouri since 1859.<sup>13</sup> This gave Kansas City an important link to the large manufacturing houses located in Chicago who were then able to expand operations to outlying regions by setting up regional warehouses similar to the Creamery Building.

Steam engines like the 'Hannibal' raced from Kansas City to Chicago at speeds over 30 miles per hour after 1869 when the Hannibal Bridge across the Missouri River linked the existing lines. The completion of the bridge set off a railroad boom and made Kansas City the hub of a rail network extending into the Great Plains and the Southwest.<sup>14</sup>

The second event was the construction of Union Depot at Union and Santa Fe Avenues. With the Hannibal Bridge in place and rail traffic increasingly expanding into Kansas City, the new Union Depot opened in 1878, thereby establishing the West Bottoms as the region's manufacturing and distribution center. By 1900, the rail lines in the West Bottoms saw as many as 150 passenger cars daily, while the freight lines processed more than 22,000 cars every 24 hours.<sup>15</sup>

Trains of dozens of railroad companies laced the platforms of Kansas City's Union Depot, and the building in the West Bottoms represented all that was modern in the 1880s; there was bustling movement of people and produce in every direction.<sup>16</sup>

**Creamery Package Manufacturing Company Building: 1887-1895/1921-1964**

Kansas City directories reveal that the Creamery Package Manufacturing Company maintained their offices at 1408-1410 West 12<sup>th</sup> Street for a total of fifty-one years, the longest of any company that occupied this warehouse/commercial space. It should be noted that there were additional firms that were located at this address; these are discussed below.

<sup>13</sup> Sherry Lamb Schirmer and Richard D. McKinzie, *At the River's Bend*, (Woodland Hills, CA.: Windsor Publications Inc., 1982), 42.

<sup>14</sup> *Ibid*, 43.

<sup>15</sup> *Ibid*.

<sup>16</sup> *Ibid*, 42.

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The Creamery Package Manufacturing Company of Chicago opened its first branch sales house in 1885 in Kansas City, Mo. Mr. E. R. Kimball, vice-president of the firm, was sent to Kansas City to manage a local sales office. Less than two years later, in 1887, the Creamery Package Manufacturing Company established a sales office with a new warehouse at 1408-1410 W. 12<sup>th</sup> Street.<sup>17</sup> Although it has not been verified, the Creamery Package Manufacturing Company claimed to own the building at this time.<sup>18</sup>

The parent company in Chicago manufactured the containers used in the packaging of dairy products (Figure 15 and Figure 16). Their products were sold primarily to dairy companies who made butter, cheese and other milk products that needed to be packaged for marketing. With the expansion in 1886, regional warehouses held inventory represented in Creamery catalogs such as those published in 1904 and 1912 that featured the following types of equipment and packaging manufactured in their Chicago factory:

...a complete line of Apparatus and Supplies for Creameries, Cheese Factories, Milk Dealers, Dairymen and Ice Cream Makers, Refrigerating and Ice-Making Machinery, Egg Cases and Fillers.<sup>19</sup>

In September 1887, Articles of Incorporation as a Foreign Corporation were filed by the Creamery Company in the State of Missouri naming E. R. Kimball as the company's agent.<sup>20</sup>

Between 1887 and 1895 the nominated building served as the company's Kansas City sales office and warehouse. Inventory represented by their catalog was shipped from Chicago, via rail, to the Kansas City regional warehouse. Here the staff of sales representatives filled the orders, which could then be locally delivered or again forwarded via rail, wagon and later by truck.

<sup>17</sup> *Creamery Package Manufacturing Company: The First Fifty Years, 1887-1937*, (Chicago: The Creamery Package Mfg. Company [1937]), 11, 14, 34. On-Line Accessed March 15, 2016.

<http://babel.hathitrust.org/cgi/pt?id=uiuo.ark:/13960/t6g16bv4p;view=lup;seq=5>

<sup>18</sup> *Ibid*, 34.

<sup>19</sup> *The Creamery Package Manufacturing Company No. 350*, (Chicago: The Creamery Package Mfg. Co., 1912), Cover.

<sup>20</sup> Foreign Corporation, "The Creamery Package Manufacturing Company," E.R. Kimball, Principal Agent, General Business, April 1898, Jackson County, State of Missouri, September 30, 1887. From the Office of the Secretary of State, State of Missouri, April 5, 2016.



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On Monday, February 11, 1895, fire broke out in the building severely damaging stored inventory. Most likely starting in the basement, the employees working that day were alerted to the fire when smoke rapidly filled the offices on the first floor.<sup>21</sup>

The stock in the basement of the Creamery, which included around 23,000 butter tubs, was easy fodder for the fire. The flames made their way into the upper floors of the building, eventually collapsing the roof, but the walls remained intact and in good condition according to the fire chief.<sup>22</sup> Firemen stayed on the scene fighting the smoldering fire into the next day, as the inflammable contents of the building prevented the water from extinguishing the flames completely. Damages to the Creamery Building affected the basement, where the majority of the butter tubs were stored; the first floor, home to the offices and a showroom for machinery and boilers; the second floor, where leather machinery belting and creamery supplies were located; and finally the fourth floor, where more butter tubs, egg cases and egg packing materials were kept. The fire chief estimated the losses to both the building and company stock to be around \$55,000.<sup>23</sup> Some of the equipment, machinery, and stock was able to be salvaged by firefighters.

Despite heavy losses, there were no plans to close the Kansas City branch of the Creamery Package Manufacturing Company. Plentiful sales at the location led to this decision. The company decided to remain in the West Bottoms moving to 931-933 W. 8<sup>th</sup> Street temporarily.<sup>24</sup>

In 1921 the Creamery Package Manufacturing Company's returned to their original space in the nominated building and operations continued to grow and prosper (Figure 11).<sup>25</sup> The Creamery Package Manufacturing Company then remained at 1408-1410 W. 12<sup>th</sup> Street, listed as the main office until May 1964. In 1964 the company was purchased and merged into the St. Regis Pulp and Paper Corporation of Delaware.

<sup>21</sup> "Firemen Injured." *The Kansas City Journal*, February 12, 1895. Microfilm, Special Collections, Missouri Valley Room, Kansas City Public Library. n.p.

<sup>22</sup> Only Five on the List." *The Kansas City Journal*, February 13, 1895.

<sup>23</sup> *Ibid.*

<sup>24</sup> *The Creamery Package Manufacturing Company No. 350, Cover.*

<sup>25</sup> It is unknown how the building was laid out at this point in the company's history as there were no records outlining its use at that time.

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**Tenants of 1408-1410 W. 12<sup>th</sup> Street: 1886 and 1895-1921.***Flint Walling & Company: Pumps and Windmills (1886)*

The first occupant (for less than one year) of 1408-1410 W. 12<sup>th</sup> Street was Flint, Walling & Company, who operated out of Kendallville, Indiana. This firm made pumps and windmills that were used on farms and ranches to power their wells (Figure 13). In 1874, the firm began to manufacture water pumps and windmills, which were in great demand on the farms of the western plains in the need of irrigation equipment.

In 1878, the firm patented the Star Windmill, which became the company's most successful product that eventually found an international market. "By 1883 the firm was adding new machinery almost daily and building a new mill. In 1884 local railroad employees complained of overwork as they attempted to keep up with the shipping demands for the Star Windmill."<sup>26</sup>

In 1886, Flint and Walling set up a branch office in the newly constructed building at 1408-1410 W. 12<sup>th</sup> Street, Kansas City. Additionally, the firm changed its name to Flint & Walling Manufacturing Company. At that time, the Kendallville factory produced 15,688 pumps and windmills while employing an average of 160 workers and maintaining a staff of ten traveling salesmen.<sup>27</sup> The Star Windmill was the highest grossing product sold out of the Kansas City branch warehouse. Flint & Walling Manufacturing Company remained in the Creamery Building for approximately one year. In 1887, the firm relocated one block east to 1308-10 W. 12<sup>th</sup> Street when the Creamery Package Manufacturing Company took possession of the nominated building.<sup>28</sup>

*C. Sidney Shepard & Company: 1897-1898*

By late 1896 or early 1897, repairs to the fire damaged Creamery Building were completed and it was once again ready for occupancy. One entry was found for the C. Sidney Shepard & Company in an

<sup>26</sup> Indiana Historical Society, "Flint & Walling," accessed on-line April 5, 2016. <http://www.indianahistory.org/our-services/books-publications/hbr/flint-walling.pdf/?searchterm=Flint%20Walling> American

<sup>27</sup> Ibid. GIs found the Star Windmill as far away as Northern Africa during World War II.

<sup>28</sup> Hoyes City Directory, *Kansas City, Missouri City Directory, 1887* (Kansas City: Polk Publishing, 1887), 26.

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advertisement for opening a branch sales office at 1408 W. 12<sup>th</sup> Street. The firm was based in New York and sold what was known as Japan ware or lacquered utensils, boxes and ceramics, which were quite popular in the late 1800s.<sup>29</sup> The firm may have shared the space with the O. L. Chase Mercantile Company that was also located at 1408-1410 W. 12<sup>th</sup> at this time.

*O. L. Chase Mercantile/Kansas City Machinery Company: 1897-1901*

As with the C. Sidney Shepard Company, little historic information was able to be located on the O. L. Chase Mercantile or Kansas City Machinery Company. However, Oscar L. Chase was president of both companies during the period between 1897 and 1901. One advertisement, for O. L. Chase Mercantile, indicated that the company sold sewing machines for the home. City directories only listed the name of the two companies, both naming Oscar L. Chase as the president.<sup>30</sup>

*Chandler Pump Company: 1902-1921*

In 1902, Chandler Pump Company opened a branch sales office and warehouse at 1408-1410 W. 12<sup>th</sup> Street (Figure 6). Chandler Pump was a very successful manufacturer of plumbing and pump products (Figure 14).

Chandler Pump Company was started by John A. Chandler in 1890 and located at 800 1<sup>st</sup> Avenue NW (NR 12/24/1997), Cedar Rapids, Iowa.<sup>31</sup> By 1900, the company was well known for its "Chandler Iron Pump" and was a major wholesale supplier of iron pipe, plumbers' supplies and well casings. The factory began shipping inventory to their new warehouse location at 1408-1410 W. 12<sup>th</sup> Street in 1902 (Figure 7).<sup>32</sup>

Chandler Pump Company was a family operation that was established by John Adams Chandler who was president; his son Charles H. Chandler, vice president; and John's son-in-law, William. A. Dunshee,

<sup>29</sup> "Notice," *The Kansas City Journal* 2 Dec 1897, 7.

<sup>30</sup> "O. L. Chase Mercantile and Kansas City Machinery Company," *Hoyes City Directory, Kansas City, Missouri City Directory, 1896-1901* (Kansas City: Polk Publishing, 1896-1901).

<sup>31</sup> Marlys A. Svendsen, MPDF: "Commercial and Industrial Development of Cedar Rapids, Iowa, c. 1865 - c. 1945," 12/24/1997, E45-46. Accessed On-line: <http://focus.nps.gov/pdfhost/docs/NRHP/Text/64500150.pdf>

<sup>32</sup> Chandler shared warehouse space with the firm of Gustin-Boyer, Inc. between 1902 and 1903. Gustin-Boyer was the start firm of Gustin-Bacon. (See Marty, Albert Building, NR 2/15/2013)

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secretary/treasurer.<sup>33</sup> Dunshee was chosen to manage the Kansas City warehouse when it opened in 1902 and remained in Kansas City until the death of his brother-in-law, Charles H. Chandler in 1917.

*Architect and Contractor: 1408-1410 W. 12<sup>th</sup> Street*

Dates for the construction and ownership of the Creamery Building are based on information taken from the water permits issued in 1884 and 1885.<sup>34</sup> The 1400 block of Eleventh Street (changed to Twelfth Street when the Twelfth Street Trafficway Viaduct was completed; see Figure 8), was owned by Albert Marty who was a prominent real estate investor in Kansas City until his death in 1916.<sup>35</sup>

The design of 1408-1410 W. 12<sup>th</sup> Street is attributed to Kansas City architect, Frederick B. Hamilton, who frequently designed buildings in Romanesque Revival style. Hamilton was the architect of record for the Campbell Paint and Glass Company located at 1400-02 W. 12<sup>th</sup> Street (Figure 10), which was contracted for construction by Albert Marty in 1884.<sup>36</sup> Hamilton is also attributed to the design of the C. A. Murdock Manufacturing Company located two blocks north at 1225-1227 Union Avenue. Both buildings share strong similarities to the Creamery Building with construction dates for the three buildings within a three to four-year period.<sup>37</sup>

Additionally, the Kansas City contractor, Willis M. Prather was the general contractor on record for the four buildings located in the 1400 block of W. 12th Street: the Albert Marty Building, 1412-18 W. 12<sup>th</sup> Street (1884-1885)(NR: 02/05/2013); the Creamery Building, 1408-1410 W. 12<sup>th</sup> Street (1886); 1406-1408 W. 12<sup>th</sup> Street; and Campbell Paint

<sup>33</sup> John A. Chandler, *Illustrated Catalogue Chandler Pump Co., Manufacturers Jobbers of Pumps, [and] Plumbing Goods.* (Cedar Rapids: Republican Printing Co., 1900), 10. On-line Accessed April 6, 2016.  
<http://hdl.handle.net/2027/loc.ark:/13960/t1fj3c41k>

<sup>34</sup> National Water Works Company, Service Permit 3977 for 1408-10 W. 11<sup>th</sup> [12<sup>th</sup>] Street, 1 Oct 1884/2 Feb 1885.

<sup>35</sup> "Marty, Albert, Building MPS Listing," Sect. 8:16.

<sup>36</sup> "F. B. Hamilton," *The Kansas City Star*, 27 November 1888.

<sup>37</sup> Henry F. Withey, AIA and Elsie Rathbun Withey, "F. B. Hamilton," *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: Hennessey and Ingalls, Inc. 1970), 259. The Campbell Paint and Glass Company building is extant. The windows have been replaced with windows that are non-compatible in size and style.

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and Glass Building (E. D. Fisher builder, 1884-85), 1400-1402 W. 12<sup>th</sup> Street (1886).<sup>38</sup>

**CONCLUSION**

The Creamery Package Manufacturing Company Building (Creamery Building), located at 1408 W. 12<sup>th</sup> Street, Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places and is locally significant under Criteria A for COMMERCE. The Creamery Building corresponds to the historic contexts and building types as outlined in the MPDF: "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." In 1878, when the new Union Depot was constructed at West 12<sup>th</sup> Street and Union Avenue, the West Bottoms of Kansas city became the primary industrial freight area of the region. The Creamery Package Manufacturing Company, with headquarters in Chicago, was one of the early industries to locate in the West Bottoms. The Creamery's branch office employed a large number sales clerks and office personnel. Warehouse and shipping staff were also employed to market and distribute the company's packaging products and an assorted line of dairy related machinery and equipment. Located on a railroad spur, the Creamery Building facilitated the exporting of goods to customers throughout the Midwest. Representative of the Romanesque Revival style, the design of the Creamery Building is attributed to local Kansas City architect, Frederick B. Hamilton, and was constructed by Willis M. Prather, Kansas City. The Creamery Package Manufacturing Company, owner of the nominated building for seventy-seven years, physically occupied 1408 W. 12<sup>th</sup> Street for fifty-one years, from 1887-1895 and 1921-1964. In June 1964, the Creamery Package Manufacturing Company was purchased by the St. Regis Pulp and Paper Corporation of Delaware.

<sup>38</sup> Kansas City Star, "W. M. Prather," *Kansas City: Its Resources and Their Development*, a *Souvenir of The Kansas City Times*, 1890. Accessed On-line; March 30, 2016.

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<http://sanborn.umi.com.proxy.kclibrary.org/sanborn/image/view?state=mo&reelid=reel107&lcid=4720&imagenamename=00385&mapname=KansasCity+1906-1917vol.1%2C1906%2C+Sheet+37&zoomName=fit-window&zoomValue=0.316423653300932&zoomNewName=&centerX=180&centerY=188&viewportWidth=590&viewportHeight=375&CCSI=&clickType=zoom&zoomLevelPicker=fit-window&image.x=231&image.y=91>

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**VERBAL BOUNDARY DESCRIPTION**

1408 W 12TH / LOTS 21 & 22 BLK 52 TURNER & COS ADD

**BOUNDARY JUSTIFICATION**

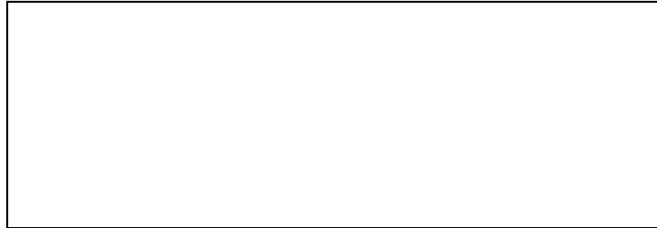
The nominated property includes the entire parcel historically associated with the Creamery Package Manufacturing Company.

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**Figure 1: Location Map**

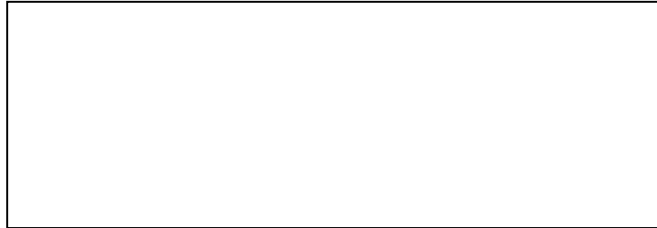
Creamery Package Manufacturing Company Building, Kansas City,  
Missouri. National Register boundary is outlined in yellow.

Source: City of Kansas City, Missouri: *Kiva* Parcel Viewer. Accessed 11  
November 2015. <http://maps.kcmo.org/apps/parcelviewer/>.

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**Figure 2: Contextual Map**

Creamery Package Manufacturing Company Building; Site setting within the West Bottoms Central Industrial District.

Source:

City of Kansas City, Missouri: Kiva Parcel Viewer. Accessed 12 April 2015.<http://maps.kcmo.org/apps/parcelviewer/>

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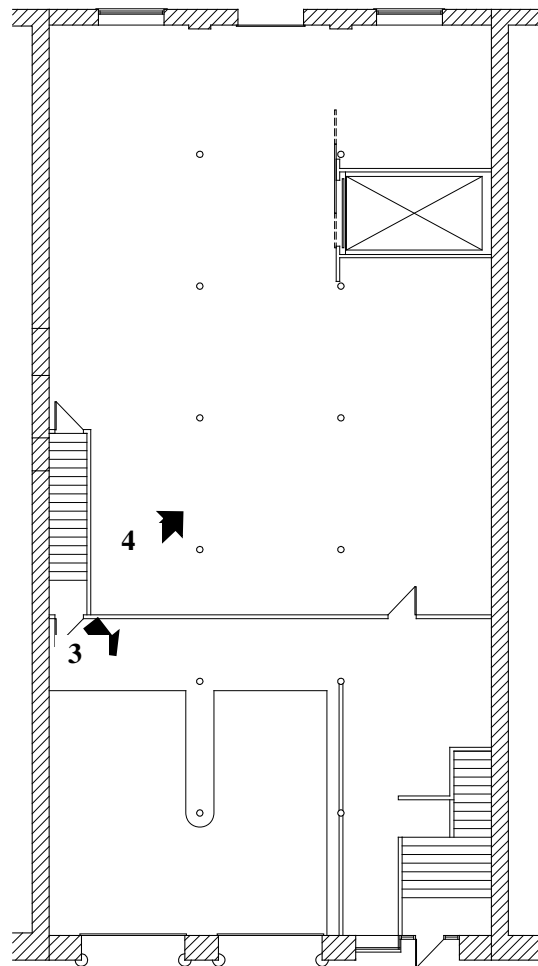
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7



FIRST FLOOR



1

2

**Figure 3: Current Floor Plan for First Floor with Key to Photographs.**

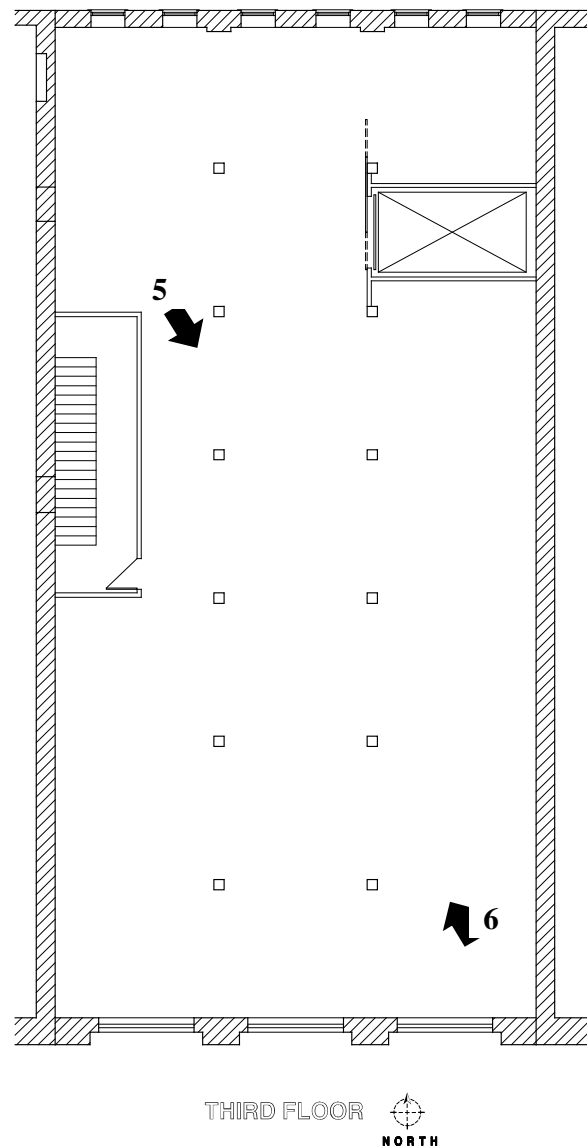
Source: Stark, Wilson & Duncan, architects.

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Resources in Kansas City, Missouri**Figure 4: Current Floor Plan for Third Floor with Key to Photographs.**

Source: Stark, Wilson &amp; Duncan, architects.

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**Figure 5: 1895-1896 Sanborn map showing 1408-1410 W. 12<sup>th</sup> Street as vacant.**

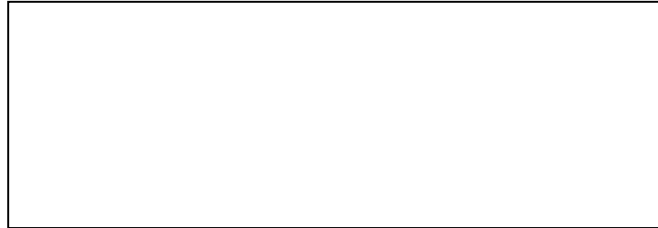
Source: Sanborn Insurance Map Company, Kansas City 1885-1896 Vol. 1, 1895, Sheet 19. Kansas City Public Library: ProQuest's Digital Sanborn Maps Accessed March 30, 2016.

<http://sanborn.umi.com.proxy.kclibrary.org/image/view?state=mo&reelid=reel07&lcid=4720&imagename=00029&mapname=Kansas%20City%20%201885-1896%20vol.%201,%201895,%20Sheet%2019&CCSI=121n>

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**Figure 6: 1906-1917 Sanborn map showing The Chandler Pump Company at 1408-1410 W. 12<sup>th</sup> Street.**

Source: Sanborn Insurance Map Company, (1906-1917) 1906, Volume 1, Sheet 37, Kansas City Public Library: ProQuest's Digital Sanborn Maps Accessed March 30, 2016.

<http://sanborn.umi.com.proxy.kclibrary.org/sanborn/image/view?state=mo&reelid=reel07&lcid=4720&imagenam=00385&mapname=KansasCity+1906-1917vol.1%2C1906%2C+Sheet+37&zoomName=fit-window&zoomValue=0.316423653300932&zoomNewName=&centerX=180&centerY=188&viewportWidth=590&viewportHeight=375&CCSI=&clickType=zoom&zoomLevelPicker=fit-window&image.x=231&image.y=91>



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**Figure 7: The Creamery Package Manufacturing Company Building when it housed the Kansas City branch house for the Chandler Pump Company, c. 1902.**

Source: The Cedar Rapids Evening Gazette 26 March 1902

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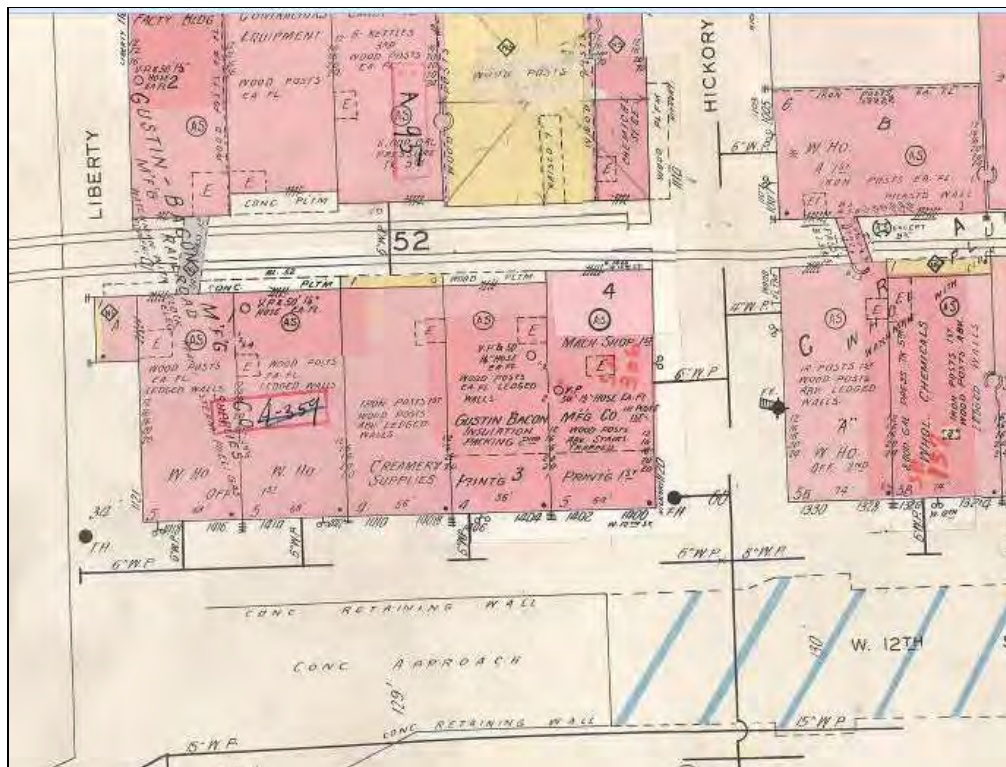
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**Figure 8: 1939-1949 Sanborn map showing the 1400 block of 12<sup>th</sup> Street after the completion of the Twelfth Street Viaduct. The Creamery Package Manufacturing Company is at 1408-1410 W 12<sup>th</sup> Street.**

Source: Sanborn Insurance Map Company, 1939-1949, Vol. 1A Plate 179, Kansas City Public Library. Accessed March 30, 2016.

[http://www.kchistory.org/cdm4/item\\_viewer.php?CISOROOT=/Sanborn&CISOPTR=1975&DMSCALE=12.5&DMWIDTH=750&DMHEIGHT=905.874190564&DMX=30&DMY=36.0629047179&DMMODE=viewer&DMTEXT=%20Volume%201A&REC=3&DMTHUMB=0&DMROTATE=0](http://www.kchistory.org/cdm4/item_viewer.php?CISOROOT=/Sanborn&CISOPTR=1975&DMSCALE=12.5&DMWIDTH=750&DMHEIGHT=905.874190564&DMX=30&DMY=36.0629047179&DMMODE=viewer&DMTEXT=%20Volume%201A&REC=3&DMTHUMB=0&DMROTATE=0)

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**Figure 9: View facing northwest showing a streetcar stopped near the row of buildings developed by Albert Marty between 1884-1886.**

Source: Missouri Valley Room, Special Collections, Kansas City Public Library.

[http://www.kchistory.org/cdm4/item\\_viewer.php?CISOROOT=/Hargrave&CISOPTR=148&CISOBX=1&REC=2](http://www.kchistory.org/cdm4/item_viewer.php?CISOROOT=/Hargrave&CISOPTR=148&CISOBX=1&REC=2)

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**Figure 10: Front façade of the Campbell Paint and Glass Company, c. 1896**

Source: Hughes Publishing Co., Kansas City, Mo. 1896. Hughes' Kansas City views. Kansas City, Mo: W.L. Bett & Co



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Figure 11: 1940s Tax Assessment Photograph of the Creamery Building

1940 Assessment Photographs, Kansas City, Missouri. Kansas City Missouri  
Public Library.

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Permit No. 31954  
P. Date 3-28-1952  
Location 1408 W 12<sup>th</sup>  
Appl. No. Camp  
REMARKS: ALTERATIONS TO  
BUILDING, AS PER PLANS  
MASONRY & WOODWORK.  
CON. TO  
**APPROVED**  
10/10/52  
Chas. H. Lyon  
Building Inspector  
3-28-1953  
Expires  
42000  
Amount  
CREAMERY PKG CO.  
Owner  
FRETT CONN CO  
Builder  
Arch.

Figure 12: Building Permit 31954, March 28, 1952. Major renovation after the flood damage of 1951.

Source: Landmarks Commission, City of Kansas City, Missouri.

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Figure 13: Flint & Walling Manufacturing Company, Advertising Business Cards, Front and Back Views.

Source: Kansas City Public Library On-Line Accessed April 7, 2016  
<http://www.kchistory.org/cdm4/document.php?CISOROOT=/Advert&CISOPTR=1824&REC=1>



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**THE CHANDLER PUMP COMPANY**

The Chandler Pump Company, Cedar Rapids, Iowa  
J. W. CHANDLER, President  
C. B. CHANDLER, Vice President  
FRANK C. CHANDLER, Secretary

The Chandler Pump and Supply Co., Kansas City, Mo.  
T. W. ARNETT, President  
WALTER A. ARNETT, Vice President  
JAMES A. ARNETT, Secretary and Treasurer

**Five Reasons Why You Should Buy A Chandler Furnace**

1. No better Furnace made—few as good.
2. Made in Cedar Rapids by home labor from clean quarters in a well lighted, electrically equipped factory.
3. In case you burn out a grate or break any part, it can be replaced in an hour and at small cost.
4. Has all the latest improvements, slotted fire pot, large doors, one piece radiator.
5. A Chandler Furnace well installed is a credit to us and a comfort to the user. No "happy talk" will be figured on.

**A Chandler Furnace**

**Expert Workmen**

The K & C Furnace Co. employs only expert workmen. Three of them have had from 20 to 30 years experience in sheet metal work. They are prepared to take care of your heating troubles in every way. Mr. Clymer has no superior in Furnace installation and will not put in a job unless he knows it is right.

Mr. Turner, the new member of the firm has sold Furnaces for the past twelve years—he is familiar with all the problems of Furnace heat. Have him figure your next job—a Chandler Furnace sold by the K. & C. Co. and put in by Mr. Clymer—will be the most efficient heating plant that is possible to install.

**Do You Prefer Hot Water or Steam Heat?**

If you prefer Hot Water and Steam Heat you are more likely to be satisfied with a Chandler Furnace than with any other. We want (10.00) to show you our new 1000 Btu. model. (10.00) and after that you can decide if you want it.

**The Kubias & Clymer Furnace Co. Are Exclusive Agents for the Chandler Furnace in Cedar Rapids—**

**Phone 55, Chandler Pump Co. for Estimates on Hot Water or Steam Heating**

We will see to it that you get the right price and a good job—the Chandler Furnace. We will install a Chandler for you and add that guarantee to it—so you will not have any trouble. We will also take care of your heating plant if we know we will not to your satisfaction.

**KUBIAS & CLYMER CO. ALSO DO ALL KINDS OF SHEET METAL WORK—PHONE 6511**

We have no exclusive agents on Hot Water and Steam Heating. All reliable plumbers in Cedar Rapids will put in our Hot Water and Steam Heating. We are also jobbers of plumbing supplies—and exclusive agents in Cedar Rapids for the "Kubias" line of enamelware. If you want the best—ask your plumber for the Chandler Line.

**The Chandler Pump Company**  
PHONE 55  
HOT WATER AND STEAM HEATING  
AND PLUMBING SUPPLIES

**Kubias & Clymer Furnace Co.**  
PHONE 6511  
300 SOUTH FIRST ST. WEST  
FOR CHANDLER FURNACES  
AND FOR ALL KINDS OF SHEET METAL WORK

Figure 14: Chandler Pump Company Catalog Page (left) and Advertisement (right).

Sources:

Chandler Pump Company Catalog, 1900, page 130. On-line, accessed April 5, 2016. <http://hdl.handle.net/2027/loc.ark:/13960/t1fj3c41k>

Chandler Advertisement, Cedar Rapids Republican, 11 May 1924, n. p. Newspaper Archives, Online, accessed April 8, 2015.

<http://access.newspaperarchive.com.proxy.mcpl.lib.mo.us/us/iowa/cedar-rapids/cedar-rapids-republican/1924/05-11/page-19?tag=Chandler+chandler+pump&rtserp=tags/chandler-pump?pl=chandler&page=5&pc=4783&psi=39&pci=7&ndt=by&py=1900&pey=1925>



<http://www.biodiversitylibrary.org/item/120223#page/9/mode/1up>

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Figure 16: Creamery Package Manufacturing Company Advertisement 1900-1912

Source:

Google search Accessed April 5, 2016

[https://www.google.com/search?q=creamery+package+advertisement&safe=active&biw=1600&bih=705&tbm=isch&tbo=u&source=univ&sa=X&ved=0ahUKEwi19detyv3LAhXpsIMKHfr-jwQsAQIGw#safe=active&tbm=isch&q=%22creamery+package+manufacturing+advertisement%22&imgrc=\\_](https://www.google.com/search?q=creamery+package+advertisement&safe=active&biw=1600&bih=705&tbm=isch&tbo=u&source=univ&sa=X&ved=0ahUKEwi19detyv3LAhXpsIMKHfr-jwQsAQIGw#safe=active&tbm=isch&q=%22creamery+package+manufacturing+advertisement%22&imgrc=_)



EASY TIGER

EAST STREET  
ARTS DISTRICT

The Hat  
Authentic West Bottoms  
eat · play · shop  
City's Best Chicago Craft Beer  
800.662.4266



EASY TIGER

ARTIST  
STUDIOS  
813.352  
1831

VINTAGE  
LARGE ADD  
MUSIC FOR  
SARCASM

















