NPS Form 10-900 OMB No. 1024-0018

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: Missouri Farmers Association - Producers Creamery Company Dairy Plant

Other names/site number: N/A

Name of related Multiple Property Listing: N/A

2. Location

Street & number: 1201 Ice Cream Way | N/A | not for publication

City or town: Lebanon | N/A | vicinity

State: MO Code: 105 County: Laclede Zip Code: 65536

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

Duane Scott, Deputy SHPO 2/13/25

Signature of certifying official/Title 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

MFA - Producers Creamery Company Dairy Plant
Name of Property

Laclede County, Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

X	private
	public - Local
	public - State
	public - Federal

Category of Property
(Check only **one** box.)

X	building(s)
	district
	site
	structure
	object

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

Contributing	Noncontributing	
2	1	buildings
0	0	sites
3	0	structures
0	0	objects
5	1	**Total**

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.)

INDUSTRY/PROCESSING/EXTRACTION/
manufacturing facility

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT/ Moderne

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: CONCRETE
METAL
roof: METAL
other:

X **NARRATIVE DESCRIPTION ON CONTINUATION PAGES**

8. Statement of Significance

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

X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

_ B Property is associated with the lives of persons significant in our past.

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

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

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

Property is:

_ A owned by a religious institution or used for religious purposes.

_ B removed from its original location.

_ C a birthplace or grave.

_ D a cemetery.

_ E a reconstructed building, object, or structure.

_ F a commemorative property.

_ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Industry

Period of Significance
1949-1975

Significant Dates
1949
Circa 1960

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Johnson, Will W.

X **STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES**

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:

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

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 11 acres

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1	37.669709 (Latitude:)	-92.675050 (Longitude:)	3	37.672183 (Latitude:)	-92.672829 (Longitude:)
2	37.670994 (Latitude:)	-92.675017 (Longitude:)	4	37.670254 (Latitude:)	-92.671744 (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 Matthew Wicklund, Senior Consultant; Shannon Winterhalter, Senior Consultant
organization Ryan LLC date June 30, 2024
street & number 227 West Monroe Street, Suite 4200 telephone 312-980-1156
city or town Chicago state Illinois zip code 60606
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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 nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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: Missouri Farmers Association - Producers Creamery Company Dairy Plant

City or Vicinity: Lebanon

County: Laclede County State: Missouri

Photographer: Shannon Winterhalter

Date Photographed: December 2023

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

1 of 48: Main south and west elevation of the Primary Processing Facility, looking northeast
2 of 48: Main south elevation of the Primary Processing Facility, looking northwest
3 of 48: Main south elevation of circa 1975 addition to Primary Processing Facility, looking northeast
4 of 48: East and north (rear) elevations of the Primary Processing Facility, looking southwest
5 of 48: North (rear) elevation of 1948 and circa 1960 elevations of the Primary Processing Facility, looking southwest
6 of 48: North and west elevations of Primary Processing Facility, looking southeast
7 of 48: North and west elevations of Milk Receiving Building, looking southeast
8 of 48: North elevation entrance of Milk Receiving Building, looking southwest
9 of 48: West elevation of Milk Receiving Building, looking southeast

10 of 48: South and east elevations of Milk Receiving Building, looking northwest
11 of 48: West Elevation of Milk Receiving Building, Metal Canopy, looking southeast
12 of 48: Elevated Water Tank, looking northwest
13 of 48: Site and west parking lot, looking northwest
14 of 48: Site and east parking lot, looking northeast
15 of 48: Basement, Primary Processing Facility, looking southeast
16 of 48: Basement, Primary Processing Facility, looking northeast
17 of 48: Main stair and entry lobby, Primary Processing Facility, looking northeast
18 of 48: Main stair landing, Primary Processing Facility, looking northwest
19 of 48: First floor processing room, Primary Processing Facility, looking northwest
20 of 48: First floor former boiler room, Primary Processing Facility, looking southwest
21 of 48: West basement, Primary Processing Facility, looking north
22 of 48: First floor mechanical room, Primary Processing Facility, looking southwest
23 of 48: First floor eastern production floor, Primary Processing Facility, looking northeast
24 of 48: First floor eastern production floor office, Primary Processing Facility, looking northeast
25 of 48: First floor eastern production floor, looking southeast
26 of 48: First floor north corridor (circa 1960 addition) of the Primary Processing Facility, looking east
27 of 48: Circa 1975 addition to the Primary Processing Facility, looking west
28 of 48: Main elevator and stair core landing, Primary Processing Facility, looking southeast
29 of 48: Main stair leading up to second floor landing, Milk Receiving Building, looking northwest
30 of 48: Second Floor elevator core landing, looking southeast
31 of 48: Second Floor office, Primary Processing Facility, looking southeast
32 of 48: Second Floor office, Primary Processing Facility, looking northwest
33 of 48: Second Floor office corridor, Primary Processing Facility, looking south
34 of 48: Second Floor Break Room (former storage), Primary Processing Facility, looking northwest
35 of 48: Second floor storage room, Primary Processing Facility, looking west
36 of 48: Second floor storage room, Primary Processing Facility, looking east
37 of 48: Second floor storage room, Primary Processing Facility, looking southwest
38 of 48: Third floor stair looking down to second floor, looking southeast
39 of 48: Third floor attic, Primary Processing Facility, looking northwest
40 of 48: First floor office, Milk Receiving Building, looking southeast
41 of 48: First floor production floor, Milk Receiving Building, looking south
42 of 48: First floor office space, Milk Receiving Building, looking northeast
43 of 48: First floor office space, Milk Receiving Building, looking northeast
44 of 48: First floor mechanical room in circa 1960 addition, Milk Receiving Building, looking northeast
45 of 48: Second Floor office, Primary Processing Facility, detail of historic observation windows, looking southeast
46 of 48: East elevation of Milk Receiving Building, looking west
47 of 48: Spur Track, looking west
48 of 48: West Tunnel, looking west from the Primary Processing Facility

Figure Log:

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

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2 of 28: Chronology Map
3 of 28: 1948 cross-section plan of the Primary Processing Facility
4 of 28: 1948 first floor plan of the Primary Processing Facility
5 of 28: 1948 second floor plan of the Primary Processing Facility
6 of 28: Site Plan and Photo Key
7 of 28: Basement Plan and Photo Key – Primary Processing Facility
8 of 28: First Floor Plan and Photo Key – Primary Processing Facility

9 of 28: First Floor Plan and Photo Key – 1975 Addition to the Primary Processing Facility
10 of 28: Second Floor Plan and Photo Key – Primary Processing Facility
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13 of 28: Basement Level Plan Showing the East and West Tunnels, the Primary Processing Facility, the Milk Receiving Building, and the approximate location of the non-extant Spring House.
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23 of 28: 2023 Google Streetview of the former Producers Creamery Company El Dorado Springs Plant
24 of 28: 2022 Google aerial view looking northeast of the former Producers Creamery Company Springfield Plant.
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27 of 28: 2016 Google Streetview of the former plant of the Producers Creamery Company of Cabool
2 of 28: 2022 Google Streetview of the former Aines Farm Dairy Building in Kansas City, Missouri

Summary Paragraph

The Missouri Farmers Association Producers Creamery Company Dairy Plant (Dairy Plant or Lebanon plant) is located at 1201 Ice Cream Way, Laclede County, Lebanon, Missouri. The building was built as part of an expansion effort spearheaded by the Missouri Farmer's Association and functioned as a dairy production facility and laboratory under consecutive organizations from 1949 to 1998. The processing facility housed offices and factory spaces for the production of dairy products. The subject property consists of five counted contributing resources including two buildings and three structures that occupy an open 11-acre site.[1] Buildings on the site include the Primary Processing Facility and the Milk Receiving Building, as well as the non-contributing semi-detached 1975 Storage Building. The three contributing resources include: a detached Elevated Water Tank structure between the two contributing buildings; a large, paved parking lot along the front (south) end of the site; and a spur track rail bed along the north side of the site. Both contributing buildings and the Elevated Water Tank were completed in 1948. The Primary Processing Facility has later additions completed circa 1960, while the Milk Receiving Building includes an addition built circa 1960. Overall, the buildings associated with the site are composed primarily of concrete, concrete block, and metal. Character defining features of buildings on site include prominent spans of glass block windows, projecting concrete pilasters, restrained Modern Movement features, and industrial interior spaces. Several interior spaces, particularly the former office and production floors, retain historic finishes. The period of significance is 1949-1975, encompassing the years in which contributing resources were erected on the site through its function as a dairy facility.

The subject property was one of four plants belonging to the Missouri Farmers Association Producers Creamery Company (MFA-Producers Creamery), one of the most prominent cooperative dairy associations in the state of Missouri. Through changes in the dairy industry during the 1960s, the MFA-Producers Creamery and its dairy plants, including the Lebanon plant, were consolidated with competing cooperative dairies as the Mid-America Dairymen, a regional cooperative association covering a large portion of the Midwest.

The existing buildings on the Lebanon plant site were built and enlarged through a series of building campaigns beginning with initial construction in 1948 and expanding with large additions completed in the 1960s. The facility retains sufficient integrity to convey its significance as a remarkably intact surviving example of Missouri's dairy industry. Most alterations, including factory additions, occurred within the period of significance. Non-historic alterations, including the 1975 addition and the demolition of small, secondary outbuildings, as well as the infill of some windows, are relatively minor changes that do not negate the overall property's integrity as an industrial facility. The Lebanon, Missouri Dairy Plant reflects the importance and growth of the greater dairy industry in Missouri. The plant contributed significantly to the growth of dairy production in Lebanon.

SETTING AND SITE

The Dairy Plant site (Figures 1 and 2) is located along the north side of Ice Cream Way (formerly Kansas Street) and is bordered by a private industrial property on the west, Ice Cream Way along the south, by a private industrial property on the east and north, and by the Burlington Northern and Santa Fe (BNSF) track right-of-way to the northwest. A meandering creek roughly delineates the eastern property line. To the north

[1] Parcels 132010004021017000 and 132010004021017001 [Lots 17 and 17.001], Laclede County Assessor.

there is a main arterial road named Commercial Street, which runs parallel to and along the north side of the BNSF rail line.

The subject property, as well as all surrounding parcels, are zoned for industrial use and are occupied by active industrial plants. These include a tooling and automation facility, the present-day MFA Foods Division Plant, and a large engineering facility to the northeast. The unimproved land west of the Diary Plant historically was not improved with industrial structures or buildings. Part of this adjoining property features a gravel driveway and rows of concrete support foundations for non-extant gas storage tanks that were located on the site from around 2003 to 2010, according to historic aerial photographs.[2] Beyond the immediate vicinity of the Dairy Plant to the southeast is US Route 66 and still farther south is Interstate 44. The main downtown area of Lebanon, Missouri sits approximately 1 mile northeast of the Diary Plant site. Other than the commercial downtown core of Lebanon and adjacent residential development, the remainder of the surrounding area is farmland.

The legal parcel defined by the boundaries identified above is irregular in shape. However, the Dairy Plant buildings and site form a rectangular area that is oriented south towards Ice Cream Way around a large rectangular parking lot. The southern edge along Ice Cream Way features a strip of landscaping that was added in 2023 when the road was improved. The rail spur that cuts through the property defines the northern edge of the factory area and is included within the boundary. The remainder of the legal parcel surrounds the Dairy Plant area on two sides to the north and east. Areas to the north of the spur, as well as to the east are unimproved grassy areas with stands of young trees and overgrowth. While these areas are currently within the legal parcel boundaries, no historical evidence indicates that these areas were used, improved, or otherwise associated with the daily functions and/or production processes of the dairy plant. The narrow area along the west side of the Milk Receiving Building historically served as a driveway for dairy tanker trucks delivering milk. The Dairy Plant's Primary Processing Facility building is set back (north) approximately 280 feet from Ice Cream Way behind a large, rectangular, asphalt parking lot, which was resurfaced in 2023. Historic photographs show the existing parking lot was intended as the plant's parking area. Historically, a narrow strip of landscaping with shrubs and other plantings lined the south main elevation of the Primary Processing Facility.

The Primary Processing Facility is oriented lengthwise from east to west along the north edge of the parking lot and is parallel to a segment of the rail spur, which is just north of the building. Along the west side of the parking lot is the Milk Receiving Building, which is oriented lengthwise from north to south; the south elevation is setback approximately 120 feet from Ice Cream Way. At the northwest corner of the parking lot, between the two buildings, is the factory's Elevated Water Tank.

The former dairy plant was interconnected below ground by two extant service and pipe tunnels. Two main tunnels, west and east, remain and extend outward from the Primary Processing Facility. The West Tunnel leads westward and then turns ninety-degrees southward to the Milk Receiving Building. This tunnel historically served as an enclosed passage and supply link. It contained Pyrex glass pipes that distributed milk collected at the Milk Receiving Building for use at the Primary Processing Facility.[3] None of the historic glass pipes or other conduit remain extant in the West Tunnel. A second tunnel, the East Tunnel, extended eastward from the Primary Processing Facility to a non-extant single-story outbuilding that stood

[2] Laclede County, Missouri Aerial Images (Tempe, Arizona: NETRonline, [2003, 2007, 2010]) site: https://www.historicaerials.com/viewer, accessed April 2024.
[3] "Dairy Plants Pioneer with Glass Piping," *News for Farm Cooperatives*, February 1950, 22.

just east of the Primary Processing Facility. The entrance to the East Tunnel from the basement of the Primary Processing Facility is sealed with concrete block or CMU, while the historic egress point was covered by the construction of the 1975 Storage Building. Both east and west tunnels are fully below ground with no physical presence above ground. Both tunnels are utilitarian and composed entirely of concrete.

Based on historical aerial photographs, some buildings and structures that were historically associated with the site are no longer extant. This includes a Quonset hut and a brick smokestack. The corrugated metal Quonset hut was built around 1948 as a detached temporary storage structure and was later partially attached to the southeast corner of the extant Milk Receiving Building by its circa 1975 addition. The Quonset hut was removed by the building owner in 2023. The plant's brick smokestack, built at the same time as the plant, was attached at the southwest corner of the Primary Processing Facility and stood taller than the adjacent extant Elevated Water Tank. Along the upper end of the chimney were the vertically stacked letters "MFA". According to historic aerial photographs, the chimney stack was removed within a few years of the facility's closure as a dairy plant in 1998.[4] A small, single-story, detached springhouse also appears to have been located just east of the Primary Processing Facility but was demolished sometime prior to 1975 when the 1975 Storage Building was constructed in its place.

EXTERIOR

The site of the Missouri Farmers Association – Producers Creamery Company Dairy Plant includes two buildings and two structures. The buildings are the Primary Processing Facility, which was completed in 1948 and features two additions built circa 1960 and circa 1975; and the Milk Receiving Building, which was built in 1948 and has an addition completed in circa 1960. Also on the site are two prominent structures that date to 1948. The taller feature is a riveted hemispherical bottom steel water tank that is elevated on latticed column steel towers. A second structure is the Dairy Plant's original paved Parking Lot area. One additional building originally associated with the site was a Quonset hut that was removed in 2023. The exterior of each extant building is described individually below. The two primary extant buildings, the **Primary Processing Facility**, the **Milk Receiving Building**, the non-contributing **Storage Building**, and the extant **Elevated Water Tank**, **Parking Lot** area, and the **Spur Track** comprise the majority of the original Dairy Plant.

Primary Processing Facility – Contributing building (1948, circa 1960)

The Primary Processing Facility faces south onto the site's large front parking lot. The building consists of three distinct sections: the original 1948 building with a circa 1960 single-story addition to the north and a semi-detached circa 1975 metal pole Storage Building to the east. The 1975 Storage Building is counted as a separate non-contributing building. The Primary building and circa 1960 addition are composed of painted poured concrete and CMU. The 1948 portion appears to have been originally painted, according to historic photographs. The 1948 building has a multi-level metal roof, which largely consists of a shallow pitched gable with taller sections at the northeastern and southeastern corner. This roof was built over the building's

[4] Laclede County, Missouri Aerial Images (Tempe, Arizona: NETRonline, [1995, 2003]) site: https://www.historicaerials.com/viewer, accessed April 2024.

extant original flat roof sometime after 1980, according to historic aerial photographs.[5] The 1948 building has a basement level, two full stories, and a partial third story.

The rear circa 1960 addition is a one-story, metal clad, shed roof addition that runs the length of the north elevation. This addition connects the Primary Processing Facility with the non-contributing 1975 Storage Building to the east.

South Elevation (Façade)
The primary south elevation of the Primary Processing Facility is 11 bays wide and features uniform bands of glass block windows and painted concrete spandrels (*Photo 1*). The bays are divided by prominent concrete pilasters that terminate just above the second story band of windows. The elevation is anchored by an asymmetrically placed primary entryway on the third bay from the east (*Photo 2*). The entry consists of a non-historic metal and glass single leaf door set within the historic opening. An historic cantilevered concrete awning, with a scalloped pattern along its leading edge, covers the entry. The entryway bay is flanked by two slender, concrete pilasters that run the full height of the elevation and terminate slightly below the building's historic parapet. A non-historic small, metal clad, pediment is centered over the entrance bay's second story above the historic pediment. Above the rest of the elevation, along the extant concrete pediment, is a non-historic eave and gutter that were installed as part of the metal gable roof in the 1980s. The historically painted elevation was repainted in 2023.

Three first floor window openings in the middle three bays are infilled with masonry. This alteration appears to be non-historic. All three were historically window openings; however, the easternmost of the three was enlarged during the 1980s into a vehicular doorway. This doorway was covered on the exterior by a 1980s single-story CMU enclosure, which was built on the east of end of a 1980s raised concrete dock. The dock extended across the three bays with infilled windows. Both the concrete dock and the CMU enclosure were demolished in 2022, and the vehicular doorway was infilled. The current owner used the three infilled window bays as a canvas to paint the motto of the present occupant's company: "PEOPLE," "PASSION," and "PERSISTENCE."

East Elevation
The east (side) elevations described here are made up of the 1948 east elevation *(Photo 2)*, which is largely obscured by the circa 1975 non-contributing building, and the exposed east elevation of the circa 1975 building *(Photo 4*).

The 1948 building is attached to the 1975 Storage Building via a CMU connector at the first story in the northernmost of five bays. An exterior concrete walkway extends between the east elevation of the 1948 portion and the west elevation of the 1978 Storage Building. The walkway runs north starting at the front (south) elevation up to the CMU connector. The 1948 east elevation has a similar fenestration pattern to the primary south elevation with bands of glass block windows at the first and second stories separated into five bays by raised concrete pilasters. Painted concrete forms spandrels on both the first and second stories. Some window openings contain venting penetrations. Two window openings on the second story of the northernmost bay have replacement vinyl sliding windows that were added by the current owner (added in 2023, non-historic). The building's partial third story is visible above the two northernmost bays of the elevation.

[5] Laclede County, Missouri Aerial Images (Tempe, Arizona: NETRonline, [1975, 1983, 1995]) site: https://www.historicaerials.com/viewer, accessed April 2024.

West Elevation
The west (side) elevations described here are made up of the fully exposed 1948 west elevation and the partially obscured circa 1975 building's west elevation (*Photo 1*).

The west (side) elevation of the 1948 portion includes the west end of the circa 1960 single-story shed roof north addition (*Photo 6*). The one-story addition sits on a raised concrete foundation. No windows are present in the circa 1960 addition, but a simple metal stair leading to a concrete platform provides access to a pair of large metal double doors. The 1948 portion is five bays wide and similar in fenestration pattern and materials to the south and east elevations. Five equally sized bays are divided by painted concrete pilasters, with painted concrete spandrels. The southernmost bay retains historic steel frame windows in the first and second story openings; however, these are covered by painted corrugated metal panels on the exterior and remain visible from the interior. The second bay from the south features a first story loading door and a non-historic replacement divided light window in the second story. These windows were replaced by the current owner in 2023. The middle bay has a single-story gabled shed at the first story, while the second story window is boarded. The two northernmost bays retain glass block windows at the second story, while the first story is clad in painted concrete and has no fenestration.

A raised concrete dock runs the length of the elevation of the 1948 portion. The dock is accessed by a plain metal stair at its north end. Also at the north end of the dock is a covered ramp that historically led down to and served as an egress for the dock's basement level corridor. A single historic four-lite casement window remains in the base of the raised dock for the basement level corridor below.

North Elevation
The western half of the north elevation consists of the single-story circa 1960 addition and the original 1948 building (*Photos 5 and 6*). The first story of the latter is obscured by the former. The circa 1960 addition is made up of painted concrete masonry blocks and has a metal seam shed roof. A single pedestrian and overhead door are found on the far eastern end of the circa 1960 addition. The circa 1960 addition has a raised concrete foundation and a flat concrete loading dock that extends from the overhead door opening on the eastern end of the addition. The second story of the 1948 portion is visible above the 1960 addition. The elevation is similar in design and fenestration pattern to the south, primary elevation. Concrete pilasters divide the elevation into nine bays, which consist of bands of glass block windows above painted concrete spandrels. The easternmost bay at the second floor has a partially infilled window, while the fourth bay from the east features a metal, single leaf door that leads to the roof of the 1960 addition. Some MEP/AC units are located on the shed roof of the 1960 addition. The two easternmost bays feature the gabled third story section, which is clad in painted vertical metal panels. The uppermost story is tiered in height slightly as it decreases slightly in three separate sections moving from east to west.

Milk Receiving Building – Contributing building (1948, circa 1960)

Overall, this is a one-story flat roofed building consisting of a 1948 and circa 1960 sections. The building consists of concrete and concrete modular units (CMU), all with a painted finish. An open air, flat roof canopy with asymmetrical support posts extends from the north elevation of the building.

South Elevation

The south elevation is comprised of the original 1948 portion of the building to the west and the circa 1960 addition to the east (*Photo 10*). The addition is slightly recessed and composed of stacked concrete block masonry building with a large central overhead door. The exterior is painted white with black gutters posted at the eastern corner. The top portion above the overhead door contains vertically ridged metal cladding.

The 1948 portion consists of a smooth concrete face on the lower half and three bays of continuous glass block window openings on the top half. The flat roof has a broad overhanging eave, indicative of restrained midcentury stylistic detailing, and features external gutters at each corner. A single metal pedestrian door is fixed on the western end of the elevation and contains a central upper light. The entrance is accessed by a raised concrete stair and platform with a simple metal railing. A similar entrance is found on the east elevation where the circa 1960 addition is slightly recessed.

East Elevation
The east (side) elevation primarily consists of the circa 1960 concrete block addition with two minor sections of the original 1948 building visible on the northern and southern ends (*Photos 10, 13, and 46*). The circa 1960 building consists of two distinct spaces: a southern section that is slightly recessed and made up of an uninterrupted span of stacked concrete block, and a northern protruding section, also built of the same masonry material and finish, punctuated by two prominent overhead doors. An open air, flat roof canopy with asymmetrical support posts also extends from the northern end of the east elevation.

West Elevation
The west (side) elevation is solely comprised of the original 1948 section of the building (*Photo 7*). The far northern end contains an open air flat roofed canopy with asymmetrical support posts (*Photo 11*). The northern half of the building is comprised of painted stacked concrete block and contains two large overhead door openings. A concrete platform is situated on the northern half of the elevation. The northernmost opening is accessed by a concrete ramp. It appears that a window opening, still partially visible, on the far northern end of the elevation has been infilled with concrete but was likely formerly comprised of glass block windows. Also, on the far northern end of the elevation, a sunken concrete stair provides access to an exterior basement entrance. The central opening contains what appears to be an inverted ramp with an attached metal elevator. A small window opening with historic glass block windows is located just north of the central opening. The remainder of the elevation, or the southern end, contains the same spans of glass block windows the occupy the upper half of the one-story building on its south elevation (*Photo 9*). The broad, overhanging eaves found on the south elevation continue along the west elevation and have an undulating pattern across the elevation creating an overall asymmetrical roof footprint.

North Elevation
The north elevation of the building consists of features from both the 1948 and circa 1960 sections of the building (*Photo 7*). A historic, flat roofed canopy with asymmetrical metal supports extends from the western end of the 1948 section of the building (*Photo 11*). The 1948 section, comprising the western half, contains glass block window openings on the upper half of the one-story building, while some former window openings appear to have been infilled. A single pedestrian entrance is found toward the western end of this section, accessed by a concrete stair and platform with simple metal railings (*Photo 8*). The circa 1960 addition takes up the eastern half of the building and is largely unadorned, consisting of uninterrupted painted stacked concrete block.

Storage Building – Non-contributing building (1975)

The 1975 Storage Building is connected to the east elevation of the Primary Processing Facility's circa 1960 north addition. Also, a hyphen connecting the Storage Building and the 1948 portion of the Primary Processing Facility was completed in 2023. The overall dimensions of this building are slightly smaller than the Primary Processing Facility and the roof is just slightly shorter and has a simple gabled roof form.

South Elevation
The south elevation of the 1975 non-contributing Storage Building (*Photo 3*) extends to the east of the Primary Processing Facility. The elevation is visually divided into four bays by five, evenly spaced vertical downspouts. The west bay is fenestrated by three loading doors with overhead garage doors. A fourth loading door is in the adjacent second bay from the west. At the far eastern end of the elevation is one additional overhead door and a pedestrian door that are accessed by shallow sloping concrete ramps with metal railings. Along the length of the elevation, between the vehicular entrances is a gently sloped, gravel covered berm.

East Elevation
The east elevation of the Storage Building consists of an uninterrupted expanse of vertical metal cladding.

West Elevation
The west elevation of the circa Storage Building is visible from the long concrete walkway that separates the 1948 portion and 1975 building. This elevation largely consists of uninterrupted metal cladding with a small pedestrian door located at the far southern end. A small concrete stair with simple metal railing provides access to the interior of the building from the exterior.

North Elevation
The north elevation of the Storage Building is largely comprised of continuous metal cladding, interrupted only by the attached gutters system (*Photo 4*). A single pedestrian door, reached by a simple raised metal staircase, provides exterior access to the building on this elevation. Exterior pipes and conduit systems are attached along the western end of this addition.

Elevated Water Tank – Contributing Structure (1948)

The Elevated Water Tank is located to the west of the Primary Production Facility and north of the Milk Receiving Building (*see photos 2, 12, 13*). The Elevated Water Tank was erected with the original construction of the site in 1948. It consists of a riveted metal panel tank with a hemispherical steel bottom and a conical riveted metal roof topped by a ball finial. The elevated tank is raised above the ground on four latticed column steel towers that are braced by crossed tension cables and bolted to concrete footings in the ground. A central water pipe extends from the base of the tank to below grade.

Access to the tank is provided by an external steel ladder on the southwest tower that leads up to a balcony running the circumference of the tank. A second steel ladder leads up the side of the tank and along the roof slope to a small hatch. The structure sits on a gravel patch of land matching the area of the extension of the four corner legs of the tower. This area is surrounded by paving that characterizes the remainder of the site.

Historically, the elevated tank served as a reservoir of water for use in both fire suppression systems and in daily factory functions. Although the factory was connected to city water utilities, water reserved in the

elevated tank was likely supplied by a non-extant pump house that stood just east of the Primary Processing Facility. The Moderne single-story pump house (*visible in figure 14*) was connected to the Dairy Plant buildings via an extant underground tunnel that contained water pipes, which directed water to the plant and elevated tank. The pump house was replaced by the circa 1975 addition on the Primary Processing Facility.

Parking Lot – Contributing Structure (1948)

A large parking lot occupies the majority of the southern half of the overall site and connects the building to the nearby road through two primary openings on its southern end (*see photos 13 and 14*). The eastern half of the parking lot is paved informally with loose gravel and bordered by unmanicured lawn. The western half of the parking lot, separated from the east by a modern concrete barrier was paved and restriped in 2022. Non-historic streetlights punctuate the parking lot at various locations. The far southwestern corner of the parking lot in front of the Milk Receiving Building is comprised of a patchwork of loose gravel and previous paving efforts with no visible paint striping or circulation patterns. The southern border of the southwestern corner of the parking lot, separating the property from Ice Cream Way, is bordered with a raised rock garden bed with immature tree plantings.

Spur Track and Rail Bed – Contributing Structure (circa 1948)

A section of track on a gravel bed runs eastward from a main rail branch along the north edge of the site for approximately 630 feet (*photo 47*). The track terminates at a point just before an existing creek, which is roughly in line with the east end of the 1975 Storage Building. The track was built sometime around the construction of the Dairy Plant in 1948 and historically served a series of extant raised concrete docks along the north side of the Primary Processing Facility.

INTERIOR

Overview

This section of interior description describes the accessible portions of the Primary Processing Facility and the Milk Receiving Building. Both buildings consist of a basement and upper floor(s) divided into office, production, and storage spaces. Only the basement of the Milk Receiving Building was not accessible for photos at the time a site visit was conducted.

Primary Processing Facility (1948, circa 1960, circa 1975)

The 1948 portion of the Primary Processing Facility has a similar layout across the 1st and 2nd floors. A large central room occupies the middle third of the floor area along the south wall *(photos 19 and 34*) and is bordered by a double height former boiler room in the southwest corner *(photo 21)*, two large storage rooms to the west and northwest *(photos 22, 35-36)*, the central stair and freight elevator to the north *(see photos 28, 30)*, production spaces in the northeast corner (*photos 23-26 and 37*), and offices and main stair in the southeast corner *(photos 17-18, 29, 31-33).*

The 1948 portion of the building was designed with easy to clean and durable utilitarian finishes. Overall, the 1948 portion is a poured concrete structure, with floors and columns of concrete, and outer walls and partitions of clay block. Most production spaces and former laboratory areas have original utilitarian finishes that include floors of chemical-resistant, reddish-toned, dairy tile set in a common bond pattern; walls composed of cream-yellow glazed clay block in a common bond pattern; and ceilings of painted exposed concrete.[6] All exterior walls that are clad with glazed clay block have matching glazed block returns framing historic glass block windows. Original doorways throughout the building retain steel-framed monolithic steel slab doors, many of which have glazed upper panels. Due to the wet nature of dairy processing, most production area floors are sloped towards one or more square drains. Structural columns are visible throughout the building and typically have round shafts with flared capitals. Other more utilitarian service areas that historically held mechanical or cooling equipment are finished almost entirely with fire-proof exposed poured concrete.

Basement
A basement is located in the southeast quarter of the 1948 portion. The rest of 1948 portion is unexcavated and the circa 1960 addition does not have a basement. The basement level is accessed by two different staircases: the central stair and historic freight elevator on the northern central end of the building and a secondary stair on the central western end of the basement that leads up to a former double height boiler room in the southwest corner of the first floor. The basement consists of a large central room with exposed concrete floors, walls, and ceilings. Ceiling MEP/FP is exposed and was updated by the current owner in 2023. The two stairs and elevator open onto this central room. Historic finishes remain intact including mushroom capped concrete columns, exposed painted concrete block partitions, and metal fire doors (*photo 15*).

Small offices and storage spaces are located in the southwestern and southeastern corners of the basement. While some of these partition walls appear to be historic and/or original (based on historic floor plans provided by the owner), other partitions have been added over time. The southeastern corner contains work rooms along with several unexcavated spaces.

Two tunnels, the East and West tunnels, lead out from the building. The East Tunnel is sealed by a non-historic CMU wall that was likely installed with the construction of the 1975 Storage Building. Beyond the CMU wall, the East Tunnel leads to a former exterior opening that was covered by the construction of the 1975 Storage Building. No trace of the tunnel's former exit into the non-extant well pump house remains. The West Tunnel (*photo 48*) extends west from a concrete stair at the northwest corner of the former boiler room, and leads west and then south to the Milk Receiving Building. The tunnels are not discernible from the ground level above and are fully below grade.

The stair from the boiler room also opens into a basement level corridor (*photo 21*) that runs along the west elevation of the Primary Processing Facility below a raised, exterior, concrete loading dock. This corridor

[6] Dairy tile (sometimes referred to as creamery tile or acid brick) was a popular sanitary floor finish for dairy plants and other food processing facilities. It is a very durable and hard vitreous product made of highly compressed clay. The hardness makes the tile chemical-resistant and non-absorbent, which makes it easy to clean. For floors, the product was typically installed as a tile and was available in a wide range of shapes with many options for nonslip, textured surface treatments.

is a non-contiguous part of the basement. An egress door at the north end of this corridor opens out to the northwest corner of the west raised dock on the Primary Processing Facility.

Overall, the basement and two tunnels are typically finished with utilitarian exposed concrete floors, concrete and/or concrete block walls, and painted exposed concrete ceilings. Interior basement partitions are primarily painted concrete block. None of the facility's historic Pyrex glass pipes for conducting hot and cold milk remains extant. One office in the southwestern corner of the basement features wood beadboard wall cladding.

First Floor
The first floor of the 1948 portion is organized into distinct spaces consisting of production, storage, and office spaces. The layout features the main stair and office core in the southeast corner. This area connects to the larger central production room that occupies the central third of the floor along the south wall. Around this central production area there are large storage and production spaces. The north 1960 addition is connected to the 1948 portion via doorways in the northeast corner of the floor. The 1975 Storage Building is connected to the east end of the circa 1960 addition.

The primary entrance to the building is located at the east end of the 1948 portion's south elevation. This entrance opens into a small lobby, which connects to the building's main stair (*photos 17, 18*). The entryway is finished with dairy tile floors, glazed block walls, and dropped plaster ceilings. Raised fluorescent fixtures and round louvered vents are on the ceiling. The main stair has terra cotta tile treads with steel risers, stringers, newel posts, and balustrades. Handrails are made of wood. From the lobby, three steps lead up to the first floor landing, which provides access to production spaces to the north and west, as well as offices and restrooms to the east.

The landing has four historic metal doors, one on each wall, that access adjoining office and production rooms. A south door beside the lobby stair accesses a small office with vinyl tile floors, glazed block walls, and a dropped acoustic panel ceiling with MEP above. These finishes appear to be historic except for the vinyl floor finishes and a dropped acoustic ceiling, although the exact installation date of the latter features predates current ownership and is not known. Along the room's west wall are three metal-framed observation windows that look into the central square room (*photo 45*). The landing's east door opens into a suite of three restroom spaces that have painted concrete floors, glazed block walls, and painted concrete ceilings. All restroom partitions are composed of glazed block. The north wall of the landing has a glazed metal door that is flanked by original metal-framed observation windows. This door opens into an observation room with typical finishes and a large bank of additional observation windows that look north into an adjoining production space.

Through the landing's west metal door is the floor's large central production space, which historically served as a food processing area (*photo 19*). Historic finishes are intact throughout, including dairy tile flooring, glazed block walls, and painted concrete ceilings. Most surfaces are free of exposed mechanical, except for a series of non-historic painted speaker boxes in the corners of the walls and ceiling; the boxes reflect the scale and shape of structural concrete brackets that project through the perimeter glazed block walls. New LED was installed in 2023 with all wire within existing concealed conduit. Along the eastern end of the central room's north wall is the central stair (providing access to upper floors) and freight elevator (*photo 28*). West of the central stair is a large opening that opens into a northwest storage room. The west wall of the central room has a section of painted CMU infilled that covers a non-historic (early-twenty first century) vehicular entrance from the former boiler room.

The adjacent former boiler room occupies the southwest corner of the building and is a double height space (*photo 20*). The exposed concrete floor is at ground level and is reached from the first floor doors by metal stairs in the northeast and northwest corners of the space. An original metal spiral stair in the northeast corner leads up to the second floor. A secondary concrete stair with metal railings in the northwest corner of the former boiler room leads below grade to a small corridor that extends northward along the west elevation of the building below the exterior raised concrete dock. There is a small egress door at the north end. The stair also accesses West Tunnel that connects to the Milk Receiving Building. Overall, the space has exposed concrete walls and ceiling with exposed metal trusses and roof structure. The north and east interior walls have exposed concrete structural columns and beams, which are infilled with glazed clay block. Original banks glass block windows at the first and second stories remain on the south wall, while two original steel sash windows are visible on the west wall.

West of the large central production room is a smaller storage room, which historically served as a mechanical room for the dairy plant (*photo 22*). This space has concrete floors and ceilings, with a glazed block south wall and a north wall that was clad in metal in 2023. A vehicular doorway with an overhead door is in the west wall. Pipes and ducts are attached to the ceiling. Two doors in the south wall connect to the adjacent former boiler room. A second large L-shaped storage room in the northwest corner of the floor is a combination of a former shop/mechanical room and a former cooler room (according to historic plans). Dairy tile floors delineate the former cooler space, while concrete floors define the former shop room where a wall appears to have been removed to join the two spaces, likely sometime within the late period of significance. The exact date of this alteration is not known but it appears to predate current ownership. All walls and ceilings of exposed concrete. The north side of the stair core opens into the room with a stair that leads down to the basement. Exposed ducts and pipes installed in 2023 are attached to the ceiling.

Returning to the large central production room, a large opening in the east wall opens into a production space that occupies the northeast corner of the floor (*photo 23*). The space has typical dairy finishes. The observation room off the main stair landing has a new partition wall that is finished with a bank of observation windows, which provide a full view of the production floor to the north (*photo 24*). Along the east wall is an original raised production station with a base of dairy tile and upper walls of glazed block (*photo 25*). Production equipment for ice cream production was installed in the room in 2023. A storage/cleaning closet is in the northwestern corner of the production facility. At the northeastern corner, an opening created in 2023 connects the production facility directly to a cold storage enclosure erected within the adjacent non-contributing 1975 Storage Building.

The far northern end of the first floor consists of the one-story shed roof addition built in circa 1960 (*photo 26*). On the far western end is a dock area with two adjacent separate storage buildouts and an office space. The eastern half is an open dock area that accesses a hyphen corridor connecting the 1948 building to the 1975 Storage Building. This was the only connection between these two sections historically. The 2023 expansion of this connection does not appear to have largely altered this historic connection, but simply extended it to the south, creating a new access point into the 1975 Storage Building from the eastern production floor. Typical finishes include exposed concrete flooring and walls, metal or concrete ceilings, and exposed mechanicals.

Second Floor

The second floor is accessed by the main stair (*photo 29*), as well as by the central stair and freight elevator (*photo 30*). Overall, the floor has a similar layout to the first floor *(see figure 10)* and retains similar

utilitarian and finishes. The second floor level includes only the 1948 portion of the building. Overall non-historic finishes include vinyl tile floors and acoustical tile ceilings, much of which were installed in 2023 by the current owner. Certain finishes in office spaces predate current ownership and while it is not known if they are original to the building, they do appear to be historic and date to the period of significance.

The second floor of the building is anchored by a large square break room in the lower central third of the floor along the south wall. Clockwise around this central storage room is the upper part of the former ground-level boiler room in the southwest corner, a former mechanical room to the north, a large production room in the northwest corner, a second large production room in the northeast corner, locker rooms to the south, and a suite of offices and restrooms in the southeast corner of the floor.

The suite of offices in the southeast corner of the floor is clustered around the main stair, which opens onto a small landing at the second floor. Painted metal doors at the east and west ends of the landing open into east and west double loaded corridors, which are finished with non-historic vinyl tile floors, gypsum board walls, and acoustic tile ceilings with raised fluorescent fixtures and round louvered vents.

A third door in the north wall of the landing is flanked by metal-framed observation windows that look into a large square office space with a walk-in safe on its east wall. The office is finished with non-historic materials that include a dropped wood ceiling that is composed of a square wood grid with inset wood panels (*photo 31*). Raised fluorescent fixtures and round louvered vents are on the ceiling. The walk-in safe retains its original metal safe door. Beside the safe is a monolithic veneered slab door with a lower louvered panel that leads to an adjoining office space along the floor's east wall. This office has similar non-historic finishes to the square office.

The south wall of the second smaller office (also used as a storage space) has vertical A third office space is accessible through the second office and the east corridor. The east corridor also has two doors to separate restrooms. The restroom spaces are finished with concrete floors, glazed block walls, and painted concrete ceilings. Glazed block forms toilet and sink stall walls.

West of the stair landing, the west corridor has a T-shape plan and features a door that opens into the central break room on the west end. A pair of offices along the south side of the corridor have non-historic materials that include vinyl floors, walls with plywood wainscoting, and acoustic tile ceilings (*photo 32*). A perpendicular leg of the corridor is flanked by three office spaces that are finished concrete floors, gypsum board walls, and dropped acoustic panel ceilings (*photo 33*).

Occupying the central third of the floor is the main central employee break room. This space was historically used as product storage and is finished with typical dairy finishes, including glazed block walls and painted concrete columns and ceilings (*photo 34*). The floors are finished with non-historic vinyl tile installed in 2023. A non-historic drywall and CMU partition wall added in 2023 in the northeast corner of the space encloses a small room and a corridor with the central stair and freight elevator. In the northwest corner is a gypsum board partition added in 2023 to partially enclose a staff break area. Replacement LED fixtures are attached to the ceilings.

To the west of the central storage room is a long narrow former mechanical room with utilitarian finishes (*photo 35*). This space is finished with concrete floors and ceilings and has a non-historic CMU north wall and a south wall with exposed concrete columns and non-historic metal panels. The concrete ceiling retains three covered square openings in the roof.

In the northwest corner of the floor is a large storage room that was historically used for the production of cheese products (*photo 36*). The south wall of the former cheese room (north wall of the former mechanical room), is in its historic location but was reconstructed with non-historic CMU. All other walls are finished with glazed block with glazed block returns at the exterior glass block windows. The floors, columns, and ceiling are exposed concrete. The southeast corner of the former cheese room once housed a large, non-extant walk-in cooler; however, a smaller walk-in cooler was built in the same location in 2023. The east wall of the cooler retains the original cooler's insulated metal door.

The central stair and freight elevator core (*photo 30*) is to the east of the former cheese room and is on the north side of the large central break room. A small original corridor is on the north side of the elevator and stair core and is finished with concrete floors, glazed block walls, and concrete ceiling. An original double leaf doorway with glazed doors is on the north side of the corridor and opens into a large, connected pair of former mechanical and production rooms in the northeast corner of the floor. The former mechanical room is single-height space with a large opening in its east wall that leads into a double-height former whey storage room (*photo 37*). Both spaces are finished with concrete floors, glazed block walls, and painted concrete ceilings. Conduit and pipes are attached to wall and ceiling surfaces. The upper level of the former whey storage room projects above the primary roof and is at the same height as the central stair penthouse. The upper level of the space has a glass block window on its south wall, which historically looked out on the roof. Beside the window is a recessed alcove with an infilled window opening.

Third Floor
The third floor of the building consists of the penthouse of the central stair and freight elevator, as well as an attic space created when a new roof was built above the old roof in the early 2000s. The central stair (*photo 38*) accesses this former roof level turned attic (*photo 39*). The penthouse has exposed concrete finishes, while the attic retains an asphalt roof as the floor. Several rows of vertical steel columns support the exposed and fireproofed non-historic roof. Some mechanical systems, conduit, and pipes extend along the historic roof level.

Milk Receiving Building (1948, circa 1960)

The Milk Receiving Building is a single-story building with a basement. A single-story garage addition on its east side was completed around 1960. At the southeast corner was an adjoining but detached metal Quonset hut, which was demolished in 2023.

Basement
The basement is largely open and industrial in character. Finishes include concrete floors, walls, and ceilings, and exposed concrete and metal columns throughout. At the north end of the basement is an opening to the West Tunnel, which leads north and east to the Primary Processing Facility. While the basement was not accessible at the time National Register photos were taken, details from employees and previous documentation have been used to describe the current condition.

First Floor
A primary entrance to the Milk Receiving Building is located on the north elevation (*photo 8*). A raised single doorway opens into a narrow corridor that is flanked by an office to the east and a bathroom to the west. Historic finishes appear intact in these spaces with dairy tile floors and glazed tile walls. A gridded

aluminum ceiling with recessed fluorescent lighting is in the office (*photo 40*). At the south end of the short corridor is a metal door with a single upper glazed panel. The door opens into a large room with historic dairy tile floors and glazed tile walls (*photo 41*). A non-historic opening in the south wall leads to another former production room with similar finishes.

Further south in the building the interior takes on more finished characteristics and is divided into a rear office (*photos 42*) and a front office with a non-historic built-in L-shaped reception desk (*photo 43*). A corridor separates the processing space from the finished office spaces and is finished with non-historic vinyl floors, historic exposed and painted concrete masonry and gypsum board walls, and non-historic acoustic panel ceilings. These finishes continue into the offices with additional finishes including carpet tile. A second glazed tile wall corridor leads to more offices at the far southern end of the building. This office space has non-historic finishes, including vinyl tile floors, gypsum board walls, and an acoustic panel ceiling.

The northeast corner of the building features a large utilitarian garage addition built in 1960. This space consists of a large garage area with exposed concrete floors and walls, and exposed metal ceilings. The large open space is divided by a non-historic, unfinished partition wall (*photo 44*).

Storage Building – Non-contributing building (1975)

The Storage Building is a single-story building with no basement. The first floor consists of a single-story open space with exposed concrete floors, metal walls, and ceilings with exposed metal structure and trusses (*photo 27*). A walk-in freezer was erected by the current owner in 2023 and is located in the northwest corner of the space. The walk-in freezer is connected to the 1948 portion of the Primary Processing Facility by the circa 1960 addition, as well as via a hyphen constructed in 2023.

INTEGRITY

The Dairy Plant retains sufficient integrity to convey its significance as a surviving example of Lebanon's dairy manufacturing industry. The property retains integrity of location, remaining in its original facility location at 1201 Ice Cream Way (formerly known as Kansas Street). The surrounding setting remains largely unchanged as the property continues to be bordered by a mixture of industrial properties. Alterations to setting and location include the loss of the historic Quonset Hut and smokestack. While these structures would have been considered contributing to the overall site if they were still extant, their loss does not negate the ability of the existing buildings and structures to convey the significance of the site. A small one-story well pump house was also lost during the period of significance where the non-contributing 1975 Storage Building now stands. Overall, the Dairy Plant's Primary Processing Facility and Milk Receiving Building retain very good integrity of design through their ample open manufacturing spaces, a clear division between front of house and production spaces, along with the relationships among various historic additions, and historic circulation patterns, such as interior openings to elevators and stairs, and between building portions. The facility also possesses integrity of materials and workmanship through its intact historic materials including tile flooring, glazed tile walls, concrete masonry walls, and mushroom capped concrete columns. These elements combined give the property integrity of design, materials, and workmanship. The property's integrity of location, setting, design, materials, and workmanship

demonstrate integrity of feeling and association. The property has the feeling of a light industrial processing facility used for dairy, a use that the current occupant is continuing with the production of ice cream.

Most modifications, including almost all expansions, occurred during the period of significance when the building served an important role in Lebanon's dairy industry. Non-historic alterations, including infilling of some entrances and windows, construction of a new upper roof, and the construction of the 1975 Storage Building do not adversely impact the Dairy Plant's historic character. The property's continuous use as a dairy plant further contributes to its overall integrity of feeling and association. While the associated Quonset hut, well pump house, smokestack, and roof towers have been demolished, the building still retains integrity overall of feeling and association as a dairy plant.

STATEMENT OF SIGNIFICANCE

Summary

The Missouri Farmer's Association Producers Creamery Company Dairy Plant (Dairy Plant) at 1201 Ice Cream Way is historically significant at the local level under Criterion A in the area of Industry for its association with the dairy industry in Lebanon, Laclede County. Erected in 1948, the facility was built during a production boom for the Missouri Dairy Industry, placing both the Producers Creamery Company and this building among the significant contributors to the success of the dairy industry in Lebanon and Laclede County.[7] Further, the Dairy Plant's construction and expansion over time illustrates the impact and significance of these organizations in Missouri's dairy industry.

The period of significance begins in 1949, with the initial construction of the facility, and ends in 1975 with the fifty-year cut off. The property, consisting of two contributing buildings and an Elevated Water Tank, was originally built in 1948 by the Producers Creamery Company, an affiliate of the Missouri Farmer's Association to be used as a dairy production facility. Through a series of mergers, the cooperative grew into Mid-America Dairymen, Inc. in 1968, which continued operations at the facility through 1998 when the building was vacated.[8]

History of Lebanon, Missouri

The land presently known as Lebanon, Missouri was once occupied by Native Americans who built extensive networks of communities in the region. Later Native American tribes that lived in the area included the Osage and Wyota. White settlers, explorers, and missionaries began arriving in the area during the early nineteenth century.

Lebanon has long been known as an important crossroads community. The city was founded in 1849 as the county seat of Laclede County, which was also formed in that year. Originally known as Wyota, the town was renamed Lebanon in 1853 after Lebanon, Tennessee. The town was established along a prominent former Native American trading route that became known as the "Wire Road", following the installation of a strategic telegraph wire during the Civil War. The telegraph line linked the cities of St. Louis and Springfield during the war.[9] In 1869, the South Pacific Rail Road Company of Missouri (incorporated in 1868) reached Lebanon from St. Louis. The railroad linked Lebanon with the rest of the Midwest and the country and facilitated both commercial and passenger transportation, which contributed to the city's growth, as well as to the development of the Ozarks as an important tourist destination. Several large resorts were established around Lebanon beginning during the late nineteenth century. In 1876, the railroad line became part of the St. Louis and San Francisco Railroad (Frisco Lines). The extant railroad right-of-way (no operated by the Burlington Northern Santa Fe Railway) runs diagonally through Lebanon along Commercial Avenue, and historically served the Dairy Plant via an extant spur track.

[7] Carlos Clifton Erwin, "An Economic Study of the Dairy Industry of Missouri" (PhD diss., University of Illinois, 1953.), 61.
[8] City of Lebanon, *Lebanon Missouri Comprehensive Plan* (City of Lebanon, 2005), 17.
[9] Ibid, 12.

The popularity of the Ozarks contributed to the establishment of additional transportation options during the late nineteenth and early twentieth centuries, including the construction of roadways. During the late 1880s through the 1890s increasing numbers of bicycle enthusiasts across the country promoted the "good roads" movement, which nationally pushed for quality all-weather roads. The Missouri State Roads Improvement Association was formed in 1883, while the Missouri Statewide Good Roads Association was organized in 1891 as the first state organization in the country to be concerned with local road improvement. Local organizations within the state soon formed, such as the Ozark Trails Association, which was founded in 1915 to promote the improvement of roadways in the middle and southwest areas of the state. The movement grew as automobile clubs lobbied for better roads during the first decades of the twentieth century. Several federal and state bills for highway improvement and development were passed between 1900 and the 1920s, which led to the development of a network of state highways. This included the paved State Route 14, which became a link in the growing national highway system when it was assigned number US Route 66 in 1926.[10] US Route 66 runs just east of the Dairy Plant. The highway was supplanted in the 1950s by the construction of US Interstate 44, which runs east of and parallel to Route 66.

The Missouri Farmers Association and the Producers Creamery Company

The subject property was historically associated with several companies that went through a series of mergers and name changes as a result of the growth of the dairy industry.

The subject property has its roots in two integral organizations in the Missouri Dairy industry: The Missouri Farmer's Association (MFA) and the Producers Creamery Company. The Missouri Farmer's Association was founded as a farmer's cooperative in 1914 in an effort to stabilize the dairy industry and set fairer prices for dairy products.[11] By 1927, 7,000 small farmers were a part of the cooperative. That number increased to 117,000 members by 1947.[12] The MFA had additional cooperative affiliates in other areas of agriculture including the Producers Produce Company, which was a statewide poultry affiliate founded in 1920.

By the 1940s, the MFA had grown into a 125,000-member organization, with annual business volumes topping 200 million dollars in 1949. The organization's cooperative dairy processing became one of its largest divisions, with over 15,000 member farmers. Significant expansion during the 1940s and the construction of three new processing plants, including Lebanon, led to the organization merging control of its dairy processing with the Producers Creamery, another farmers cooperative headquartered in Springfield, Missouri.

The Producers Creamery Company was founded in 1928 as a farmer's cooperative, with William T. Crighton as its general manager. Similar to the MFA, it built a central plant at 555 West Phelps Street (now 900 West Phelps) in Springfield, Missouri, where milk and cream from member farmers was collected and manufactured into value-added staple food products (*see figure 23: 2022 aerial view of the former*

[10] Becky L. Snider and Debbie Sheals, *Route 66 in Missouri: Survey and National Register Project (#S7215MSFACG)*, January 14, 2003, 11-20.
[11] Don Evans, "M.F.A., on 35th Anniversary, Covers Broad Missouri Field," *The Weekley Kansas City Star*, March 16, 1949, 1.
[12] "Lowden is Indorsed by Missouri Farmers," *The Washington Post*, September 1, 1927.

Springfield plant).[13] The facility was built along a prominent railroad right-of-way, which ran along Phelps Street and served several other large cooperatives, including the Producers Produce Company at 600 West Phelps Steet.[14] Between 1928 and 1932, the Producers Creamery grew significantly year over year, with nearly 34,000,000 pounds of whole milk processed in 1931 alone. Over 1700 farmers were part of the cooperative, 1000 of whom were also members of the MFA. The majority of farmers were located within a 25-mile radius of the Springfield plant, but the products were shipped to large markets across the country. The firm's sweet cream in particular was sold for bottling and ice cream production in Boston, Massachusetts; Buffalo, New York; Philadelphia, Pennsylvania; and Miami, Florida. The firm's Land-O-Smiles brand of sweet cream butter was one of the few dairy products initially produced at the plant.[15] Its sales increased from over 220,000 pounds in 1929 to over 1,070,000 pounds in 1931.[16]

The Producers Creamery Company continued to expand its operations and grew significantly through the 1930s and 1940s as dairy production in Missouri expanded. Several factors contributed to the rise of dairying in the Ozarks region, including the topography of the land, which was better suited as pastureland than for crop planting; grass and forage crops grew well and produced a steady supply for cattle feed; several clean water sources were available; and transportation routes via railroads and improved local roads, which allowed for the distribution of milk.[17]

Anticipating future growth in Missouri's dairy industry and the continued establishment of dairy farms in the Ozarks region, Producers Creamery expanded it processing capacity to handle larger volumes of milk. Fluid milk is the basic product of the dairy industry and was produced in three main grades that were defined primarily by degrees of sanitization and testing for microorganisms.[18] Grade A, or inspected fluid grade milk, was the highest quality produced to the highest sanitary standards and was reserved for bottling. Grade A milk was the most expensive and offered prices of around 20 percent more per gallon than lower grades of milk because it cost more to produce. Grade A milk was costlier to transport due to its bulk as a fluid product and it required expensive sanitary practices and systems for production, transportation, and storage.[19] However, as with other resources, value-added processing could transform lower value grades of milk into more profitable products. Grade B, or manufacturing grade milk, did not quite meet standards for bottling and was processed into cheese, butter, dry milk, and other milk-based products. Grade C was not inspected and was therefore limited to cooking and manufacturing uses. Producers Creamery focused on lower grade C manufacturing milk, which it processed into several lines of value-added dairy products.

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[13] *Farmers Business Associations* (Washington, D.C.: Division of Cooperative Marketing, Bureau of Agricultural Economies, US Department of Agriculture, July 1, 1929) 27.

[14] *Sanborn Fire Insurance Map from Springfield, Greene County, Missouri*. Sanborn Map Company, 1933. Map. Sheets 15, 22, Site: https://www.loc.gov/item/sanborn04881_007/.

[15] *Farmers Business Associations*, 1929, 27.

[16] "Producers Creamery Volume Hits New High Mark Here," *Springfield Daily News*, January 28, 1932, 7.

[17] Milton D. Rafferty, *The Ozarks: Land and Life* (Fayetteville, AK: The University of Arkansas Press, 2001) 165-167.

[18] Early grading systems focused on cow breeds and the percentage of milk solids. During the early 20th century, grading shifted to focus on sanitization as the understanding of disease-causing bacteria increased. Pasteurization, or the heating of milk to destroy bacteria, became the basis for grade "A" milk following the Standard Milk Ordinance of 1924. This ordinance was adopted by several states and has been regularly revised. For further reading see: U.S. Department of Health and Human Services, *Grade "A" Pasteurized Milk Ordinance, Hearing Exh. 340*, 2019 Revision, site: https://www.ams.usda.gov/sites/default/files/media/FMMO_IDFA_340.pdf; accessed: August 2024.

[19] Donald R. Davidson, *How Manufacturing Co-ops Market Grade A Milk*, Farmer Cooperative Service Circular 26, U.S. Department of Agriculture (Washington, D.C.: United States Government Printing Office, October 1960) 11-12.

Expanding its Springfield plant, the Producers Creamery built a new plant for the production of evaporated milk in 1941 and added a dry milk warehouse in 1942. By 1945, the Producers Creamery had 5,500 member farmers from within roughly a 40-mile radius around Springfield. The firm continued to process increasingly large amounts of milk for manufacturing its diverse dairy products. The Springfield plant processed 138,000,000 pounds of milk in 1941 and nearly doubled this amount to 213,000,000 pounds by 1944.[20]

Contributing to the expansion of the Producer's Creamery Company was its commitment to meeting state-level regulations for sanitary conditions. Each state and larger cities set individual regulations for sanitary facilities based on standards recommended by the U.S. Department of Agriculture.[21] The Producers Creamery invited inspectors from different eastern and southern states to regularly tour its Springfield plant.[22] Continuing expansion of the cooperative through the addition of new farmer members likely drove Producers Creamery to continue to meet and exceed standards in new cities and sales regions. All new plants and facilities would be designed to meet increasing regulations.

During the late 1940s, the dairy industry expanded rapidly in the state of Missouri, and the number of dairy farmers that joined the trade increased exponentially.[23] This expansion was partially due to environmental conditions caused by above average rainfall during the 1940s. The extra rain provided nearly unlimited water supplies that satisfied increasing demands for water to grow forage grasses.[24] With dozens of new farms opening across the Ozarks, new local facilities were needed in the region for milk collection. Most of the new member farms were too far from the cooperative's Springfield plant.[25] Laclede County gained several new dairy farms, making it an ideal place to establish a satellite or "country" dairy plant.[26] Many new dairy farmers joined the Missouri Farmers Association cooperative. In May 1946, to handle actual and anticipated increasing volumes of milk produced by member farmers, the MFA announced in full-page advertisements in local newspapers, including *The Cassville Republican*, that it planned to build three new dairy processing plants in the cities of Monett, El Dorado, and Lebanon (*see figure 13).* [27] The processing plants were each designed to serve as local milk collection depots, as well as manufacturing plants for MFA products.

In 1948, the Producers Creamery Company acquired the plants, farmer memberships, and assets of the MFA, which included its Springfield facility, as well as its three new "country" plants that were still under construction. Producers Creamery manager William T. Crighton was quoted in the *El Dorado Springs Sun*,

[20] "Advertisement: An Open letter Producers Creamery Company," *Springfield Leader and Press*, September 25, 1945, 6.
[21] U.S. Department of Health and Human Services, *Grade "A" Pasteurized Milk Ordinance, Hearing Exh. 340*, 2019 Revision; United States Department of Agriculture, *Leaflet No. 177. The Pasturization of Milk* (Washington, D. C.: U.S. Government Printing Office, 1938) 2.
[22] "Heavy Demand for Products," *Springfield Daily News*, January 28, 1932, 7.
[23] Erwin, "An Economic Study of the Dairy Industry of Missouri," 61, 89.
[24] R. L. Nace and E. J. Pluhowski, *Drought of the 1950's with Special Reference to the Midcontinent* (Washington, D.C.: United States Government Printing Office, 1965) 1.
[25] "Advertisement: The M.F.A Dairy Products Co.," *Cassville Republican,* May 9, 1946.
[26] Erwin, "An Economic Study of the Dairy Industry of Missouri," 61, 68.
[27] Ibid.

"This purchase has the effect of a merger of all these plants with the Producers Creamery, which has been worked out in order to gain the evident economic advantages of a more efficient coordinated operation."[28]

Under Crighton's leadership, The Producers Creamery Company continued to organize dairy farmers and dairy production in the Ozarks. The three plants expanded their product lines from primarily milk, cream, and butter to include Daricraft condensed milk and Promo cheese products. All of the MFA's new plants, inclusive of the Lebanon Plant, featured condensing equipment and storage for whey products. Whey processing and drying was completed at the El Dorado plant, while cheese was produced at all plants.[29]

The Producers Creamery Company organized the dairy processing division, while the MFA was able to expand to a wide range of profitable ventures related to all areas of farming and agriculture. The MFA continued to develop its other divisions, which focused on other related products. The MFA managed an artificial breeding program to improve milk production, and owned Jersey bulls, the dominant breed in the Ozarks, as well as Guernsey and Holstein bulls. At the other end of the organization, the MFA also operated fertilizer plants in Springfield and St. Louis. A hide company was also established. The MFA also operated an oil company with refineries in Chanute, Kansas and Memphis, Tennessee; a feed and grain company located in St. Joseph and Kansas City, Missouri; a chick hatchery in Springfield, Missouri; a seed division; and an insurance company in Columbia, Missouri.[30]

Construction and Design of the Lebanon Dairy Plant

The Lebanon Dairy Plant was completed in 1949 as part of a joint expansion of the Missouri Farmers Association and the Producers Creamery Company.[31] The MFA and the Producers Creamery Company hired architect Will W. Johnson to design the Lebanon dairy plant to meet sanitary standards for food processing.[32] The new Lebanon dairy plant was designed in the Moderne style as a monolithic, all concrete structure with modern finishes that were easily cleaned and maintained the required level of sanitation. Construction of the plant was begun in May 1947 and was designed to handle 250,000 pounds of milk per day. General contractor John Carson of Springfield managed the plant's construction, which cost about $1,250,000 in 1949, or about twice its initial estimate.[33] The plant consisted of all concrete buildings, including a two-story Primary Processing Facility with a single-story Milk Receiving Building and an elevated water tank to the west and a non-extant well pump house to the east.[34] The monolithic concrete design was intended to reduce fire risk and to be easy to maintain. The water tank supplied ready water for fire suppression, as well as for general needs of the plant, while the non-extant well house contained a pump to extract well water for storage in the tank.

Architect Johnson likely also designed the MFA's similar plants that were built around the same time in El Dorado Springs, Missouri at 305 US-54 (*see figures 21-22)* and in Monett, Missouri at 3 Dairy Street (*see*

[28] "M.F.A. Dairy Co., Merges with Producers Creamery," *The El Dorado Springs Sun,* July 22, 1948, 1.
[29] Don Evans, "M.F.A., on 35th Anniversary, Covers Broad Missouri Field," 1949, 1.
[30] Ibid, 1.
[31] "Advertisement: The M.F.A Dairy Products Co.," *Cassville Republican,* May 9, 1946.
[32] Historic Building plans, on file with owner.
[33] E. B. Reid, "Ozark Dairymen Expand Ready-Made Market," *News for Farmer Cooperatives*, July 1948, 13.
"Lebanon's New $1,250,000 Milk Plant," *The Lebanon Daily Record*, February 22, 1949, 1
[34] "Producers Creamery to Hold Open House," *The Lebanon Daily Record*, February 22, 1949, section 2, pages 1,5.

figure 24). The design for the plant was based on a concrete dairy plant that was completed for the Producers Creamery Company of Cabool in August 1946. This plant remains largely altered at 958 Shelton Street in Cabool, Missouri (*see figures 25 and 26)*.[35] Although similar in name to the Springfield-based Producers Creamery, the Cabool organization was a separate entity that sold evaporated milk products under the same Daricraft brand name as the Producers Creamery of Springfield. The Cabool plant was likely also designed by Johnson. In October 1946, construction of the $700,000 plant at Monett was begun. The Monett plant was a monolithic concrete building of two-stories with a separate milk receiving building and a capacity of 500,000 pounds of milk per day. The Eldorado Springs plant was begun soon after the Lebanon plant in June 1947 to handle 200,000 pounds of milk per day and was to cost $400,000.[36]

All three plants of the MFA and the Producers Creamery Company were designed with critical sanitation features to meet requirements that varied by state. This allowed products produced at the plant to be sold in any state where requirements were met. Architect Johnson specified a variety of interior finishes that were designed to be easy to sanitize. These included dairy tile floors, glazed tile walls, concrete, and glass block.[37] While these finishes individually were not new, the combined use in a single facility provided ample sanitary conditions that could meet increasing sanitary standards for Grade A milk in nearly all states.

All three plants, including the Lebanon facility, employed newly developed clear Pyrex brand glass piping for conducting both cold and hot milk.[38] At the Lebanon Dairy Plant, these glass pipes historically extended throughout both the Primary Processing Facility and the Milk Receiving Building; however, all of the glass pipe was replaced during later system upgrades and none remains extant. Typically, dairy plants used stainless steel pipes in their plants, but material shortages during World War II led to the development of alternative products. Pyrex glass resisted common issues with glass pipes, such as breakage, and could be produced without significant interference form shortages. In 1943, a study by the New York State Agricultural Experiment Station of newly installed Pyrex piping in a dairy plant in Auburn, New York found the glass piping to be an acceptable sanitary alternative to stainless steel. The pipes were easily cleaned and sterilized in an assembled position that did not require disassembly of plant piping.[39] The Monett, Lebanon, and El Dorado Springs plants all extensively used the new glass pipes, especially in longer runs that previously were difficult to clean without disassembly due to length.[40] Pyrex piping continued to be installed in dairy plants for years after war shortages had been resolved.

The use of glass was not limited to the milk processing systems built into the Lebanon and other dairy plants. Architect Johnson specified the use of bands of glass block windows for both the Primary Processing Facility and the Milk Receiving Building. Glass block gained popularity during the 1930s and 1940s as a means for introducing natural daylight into factories while allowing for the temperature control and filtering of internal air. Advancements in the conditioning of air, both in filtering and cooling, as well as developments in artificial fluorescent lighting, allowed for the sealing of factory spaces and gave rise to new "windowless" factories. However, natural daylight was still desired in factories and glass block was

[35] Reid, "Ozark Dairymen Expand Ready-Made Market," 13.
[36] Ibid, 13.
[37] Ibid, 12; "Producers Creamery to Hold Open House," *The Lebanon Daily Record*, February 22, 1949, section 2, page 1.
[38] "Dairy Plants Pioneer with Glass Piping," *News for Farm Cooperatives*, February 1950, 22.
[39] Hucker, G. J. and Robert E. Thomas. "Pyrex Glass Tubing as a Substitute for Metal Milk Pipe in Dairy Plants." *Journal of Milk Technology*, July-August 1943, 197-213.
[40] "Dairy Plants Pioneer with Glass Piping," 22.

optimal for creating a factory that offered both natural daylight and a controlled and conditioned environment.[41] The air pockets created by the blocks provided a level of insulation that plain glass or earlier prismatic cast glass did not. In the case of a dairy plant, control over air temperature and the ability to filter and provide clean air was critical in creating high quality sanitary conditions for food production.[42]

Glass block has a long history, but its commercial production and use in the United States largely began with its production by the Owens-Illinois Glass Company, which incidentally also owned a milk bottle manufacturing plant. Owens-Illinois manufactured glass blocks under the brand Insulux, which connoted the thermal-insulative value of the structural block. These were initially molded as two halves that were sealed together with a lead seam; later the blocks were fused together as a hollow glass block. The initial blocks debuted at A Century of Progress International Exposition in Chicago in 1933 and were used extensively by Owens-Illinois in their own Moderne fair building, which employed full exterior walls of tinted glass blocks in a rainbow of colors.[43] The possibility of glass block as a structural building element was clearly expressed to fairgoers during the Exposition and continued to be promoted by Owens-Illinois through the 1930s. Owens-Illinois, which grew significantly during the 1930s through the acquisition of dozens of smaller glass companies, built a modern brick and glass block factory building and warehouse for its glassware packaging wing in Gas City, Indiana in 1936.[44] The new factory featured brick walls with large window bands of glass block.[45] By 1940, more than forty percent of glass blocks were used in industrial and institutional construction. The product's ability to give light, while also performing nearly all of the structural and non-structural aspects of a wall, such as insulation, sound attenuation, security, and privacy, made it revolutionary building product that also provided the stringent sanitary easy to clean conditions needed in food processing facilities.[46]

At the Lebanon dairy plant, glass block windows brighten nearly all areas of the plant, except for the Primary Processing Facility's machine rooms and boiler room, which rely partially on natural ventilation through extant typical steel sash hopper-type windows. By the time of the Lebanon plant's construction, glass blocks were being manufactured by several glass companies. It is not known which manufacturer supplied the glass block for the MFA and Producers Creamery plants. The extensive use of glass block contributes significantly to the dairy plant's modern design.

Overall, the use of easy to clean modern materials and modern systems that facilitated easy sanitization reflected the intent of the MFA Producers Creamery to meet sanitary requirements for dairy production. This enabled the cooperative to ensure that its member farmers' milk could be marketed and sold in various forms, from bottled milk to manufactured products, in nearly all markets.

History of the Lebanon Plant under the MFA Producers Creamery

[41] Joseph M. Siry, *Air-Conditioning in Modern American Architecture, 1890–1970* (University Park, PA: Pennsylvania State University Press, 2021), 55-59.
[42] "Producers Creamery to Hold Open House," *The Lebanon Daily Record*, February 22, 1949, section 2, page 1.
[43] "Owens-Illinois Celebrates 60 Years Progress," *Glass Packer*, September 1933, 580.
[44] The Owens-Illinois factory building is extant and stands at 520 South 1st Street, Gas City, Indiana.
[45] "Factory and Warehouse for Owens-Illinois Glass Company, Gas City, IND.," *The Architectural Forum*, March 1, 1937, 184.
[46] Siry, *Air-Conditioning in Modern American Architecture, 1890–1970*, 58-59.

The Lebanon Dairy Plant held a public open house and free luncheon for over 4,000 Lebanon residents on February 24, 1949.[47] Operation began the following week on March 1, 1949, producing grade C milk for manufacturing, 40 percent cream, bulk condensed milk, whole milk with the butterfat removed, and dried nonfat solids, also known as minor dairy products.[48] Only around five percent of milk handled by the plant was grade B milk that was pasteurized and sent to St. Louis for local bottling as fluid Grade A milk.[49] The majority of milk processed by the plant was grade C milk, fluid heavy cream, and whey, which formed the base of the Producers Creamery's variety of value-added dairy products that the cooperative manufactured at its other plants. The Lebanon plant also produced condensed milk and cheese products.

As built, the Producers Creamery's Lebanon plant had the greatest milk handling capacity among dairy plants in the city of Lebanon and in Laclede County at the time. The plant initially could handle between 250,000 and 300,000 pounds of milk per day.[50] The organization's primary local competition was the Benage Dairy Company, which was formed in Lebanon the 1920s by John L. Benage. In September 1947, the company moved from its extant downtown Lebanon building at 227 East Commercial Street to a new larger non-extant plant on Highway 64 at Davis Street, in the city's northwest corner. Although the Benage Dairy's 1947 plant consisted of several processing buildings, its milk capacity averaged 43,000 pounds of milk per day, which was less than a fifth of the MFA's Lebanon plant's capacity.[51]

Producers Creamery's Lebanon plant functioned primarily as a local milk collection point where area member dairy farmers could deliver their milk. Truckloads of milk canisters were rapidly unloaded at the plant's Milk Receiving Building, where the milk was filtered of impurities and collected into stainless steel tanks arranged by grade. An underground tunnel between the Milk Receiving Building and the Primary Processing Facility connected the plant's buildings and served as a climate-controlled link with Pyrex glass pipes for delivering milk from storage to processing.[52]

The Primary Processing Facility was designed with its power plant and water supply that keep its specialized processing rooms functioning if city services were ever damaged. Historic floor plans show the original layout of the building, which remained largely intact throughout the plant's history (*see figures 3-5 and 8-10*). An article published in *The Lebanon Daily Record* in advance of the plant's public open house in February 1949 offered a description of the Primary Processing Facility's layout:

> "As you enter the plant through the main door—above which a gleaming, stainless steel M. F. A has been mounted—the receiving room office, and the receiving rooms themselves, are at your right on the first floor. Directly in front of you is the plant's main laboratory. To your left is the office of Claude Bingham, plant superintendent.
>
> Farther to your left is the large main processing room, in which are located batteries of storage tanks, separators, coolers and heaters, and other equipment necessary to the

[47] "4,000 Attend Opening at MFA Plant Here," *The Lebanon Rustic-Republican*, February 25, 1949, 1; "Producers Creamery to Hold Open House," *The Lebanon Daily Record*, February 22, 1949, section 2, pages 1,5.
[48] Don Evans, "M.F.A., on 35th Anniversary, Covers Broad Missouri Field," 1949, 1.
[49] Tom A. Ellis, "Lebanon Milk Plant to Produce Fourth of U.S. Mushroom Needs," *The Springfield Leader and Press*, December 18, 1960, 46; Don Evans, "M.F.A., on 35th Anniversary, Covers Broad Missouri Field," 1949, 1.
[50] "Producers Creamery to Hold Open House," *The Lebanon Daily Record*, February 22, 1949, section 2, page 5.
[51] "Benage Dairy Co. – Missouri's Most Modern Milk Plant," *Benage Dairy Journal* supplement to *The Lebanon Daily Record*, September 12, 1947, 1.
[52] Reid, "Ozark Dairymen Expand Ready-Made Market," 13; "Dairy Plants Pioneer with Glass Piping," 22.

> handling of the milk in the most sanitary and efficient manner. Beyond the processing room are the boiler room… the power plant, and a cooling room for cream awaiting shipment.
>
> On the second floor if the plant, directly at the head of the stairway, are the main offices of the plant… Also on the second floor are a large storage room, where supplies needed for the operation of the plant will be kept; and cheese processing rooms, in which there are four huge cheese-making vats with their presses and whey storage tanks."[53]

Although the Lebanon plant was specially designed for the handling and processing of grade C milk, the plant was also designed with a secondary system for handling grade A milk. This required pipes and systems designed to greater sanitary conditions but were installed in anticipation of processing greater volumes of grade A milk.[54]

Within a few years of the Lebanon plant's opening, environmental shifts and changes in demand for dairy altered the industry and prompted the Producers Creamery to make use of the Lebanon Plant's grade A milk handling system. Consumer demand for bottled table milk increased during the twentieth century, especially during the post-World War II period.[55] Because most markets had adopted recommended guidelines for milk grading and inspection, bottled fluid milk for direct consumption was largely limited to inspected grade A milk. As demand for grade A milk increased, lower grades of milk became less profitable to produce, a condition that was exacerbated both by falling overall farm prices for milk, as well as increasing drought conditions.

Between 1952 and 1956 the Great Plains region experienced a severe drought that devastated pasturelands.[56] Years of above average rainfall during the 1940s contributed to the rise of dairying in the Ozarks region but increasing drought conditions significantly limited water supplies for livestock and irrigation, prompting many farmers to leave dairy production.[57] Around the same time, farm prices dropped, and milk-producer incomes declined. The amount of work required to produce milk soon became less profitable than other types of agriculture. The Producers Creamery lost six percent, or 660, of its member farmers during the drought years.[58] Nationally, between 1955 and 1965, the number of farms with dairy cows declined by around 61 percent.[59] Farmers that remained in the dairy business followed national trends during the 1950s and 1960s and shifted from the production of lower priced grade B or grade C milk to more valuable grade A milk for bottling. The Producers Creamery expanded the Lebanon plant's grade A whole milk handling operations, 85 percent of which was distributed to consumers beyond southwestern Missouri.[60] This switch was made easily because the Lebanon plant had been built with separate systems for handling different grades of milk. Other dairy products that had been manufactured at the Lebanon plant

[53] "Producers Creamery to Hold Open House," *The Lebanon Daily Record*, February 22, 1949, section 2, page 5.
[54] Ibid, 5.
[55] Davidson, *How Manufacturing Co-ops Market Grade A Milk*, Farmer Cooperative Service Circular 26, U.S. Department of Agriculture (October 1960) 2-3.
[56] R. L. Nace and E. J. Pluhowski, *Drought of the 1950's with Special Reference to the Midcontinent* (1965) 1.
[57] Ellis, "Lebanon Milk Plant to Produce Fourth of U.S. Mushroom Needs," December 18, 1960, 46.
[58] *Agricultural Situation and Farm Programs. Hearings Before the Committee on Agriculture and Forestry United States Senate, Eighty-Fifth Congress, First Session… January 29 and February 6, 1957* (Washington, D.C.: United States Government Printing Office, 1957) 53.
[59] Donald A. Frederick, *Antitrust Status of Farmer Cooperatives: The Story of the Capper-Volstead Act*, Cooperative Information Report 59 (Washington, D.C.: U. S. Department of Agriculture, September 2002) 249.
[60] "Producers Creamery Enlarges Bulk Whole Milk Operation," *The Lebanon Daily Record*, April 16, 1956, 1.

were reduced or halted. The plant's twice-weekly production of condensed milk ended when cooling equipment in a redwood-clad tower on the plant's roof caught fire in 1953.[61]

By the late 1950s, drought and continuing shifts in consumer demand contributed to falling utilization rates at dairy plants across Missouri. During ebb periods, the Lebanon plant declined to as low as 30 percent of capacity, while plants across Missouri declined to average of about 50 percent per year. Despite being under used, the Lebanon plant still had the greatest milk handling capacity of Lebanon's two dairy plants that were inspected and approved to handle USDA graded milk, according to the USDA's annual report on surveyed and approved dairy plants.[62] The Benage Dairy Company and its Lebanon plant on Highway 64 at Davis Street remained Producers Creamery's primary competitors in Lebanon. Benage was acquired in 1953 by the Sanitary Milk Producers cooperative, which was based in St. Louis.[63]

The overall quantity of milk received at the Lebanon plant remained the same as a decade earlier, but of the milk delivered the portion that was classified as grade A milk shifted from five percent in 1950 to around 70 percent in 1960.[64] Consequently, the Lebanon plant's Primary Processing Facility was forced to close for over a year, serving as only a milk receiving station.[65] The Producers Creamery developed several options for replacing lost productivity at its plants, including the commercial production of morel mushrooms. The cooperative had experimented and patented growing techniques during the 1950s when first faced with excess capacity at its plants.[66] Flavorful morel mushrooms grew well in specially a formulated milk-based broth and could be kept sterile in the plant's dark and cool dairy processing rooms.[67] The US Food and Drug Administration in 1960 ordered bans on imported mushrooms treated with a carcinogenic chemical for sterilization. This elevated demand for locally grown and naturally sterile mushrooms for dehydrating and placed the Producers Creamery's Lebanon plant in a position to supply a quarter of the volume of previously imported mushrooms.[68]

Additional capacity at the Lebanon plant also made it a candidate for experimental processes. During the rise of the Cold War, concern over contamination from radioactive fallout in food began to curb consumer demand for milk. The federal government developed large studies to determine the effects of long-term radioactive fallout and largely concluded that levels of radioactive isotopes produced in the testing of atomic bombs were not significant enough in quantity to be of concern.[69] However, concern over larger amounts

[61] "Cooling Unit at Milk Plant is Destroyed by Fire," *The Lebanon Daily Record*, August 27, 1953, 1.
[62] Department of Health, Education, and Welfare, *Sanitation Compliance Ratings of Interstate Milk Shippers* (Washington, D.C.: Public Health Service, January 1, 1956) 12-13; Department of Health, Education, and Welfare, *Sanitation Compliance Ratings of Interstate Milk Shippers* (Washington, D.C.: Public Health Service, April 1, 1958) 15-17; United States Department of Agriculture, *Dairy Plants Surveyed and Approved, AMS-539* (Washington, D.C.: United States Government Printing Office, January 1965) 18-19.
[63] "Late Paul Benage Honored at Local Meeting of SMP," *The Lebanon Rustic Republican*, March 30, 1961, 1.
[64] Ellis, "Lebanon Milk Plant to Produce Fourth of U.S. Mushroom Needs," December 18, 1960, 46.
[65] Ibid, 46.
[66] Joseph G. Knapp, *Farmer Cooperatives in the United States, Farmer Cooperative Service, U.S. Department of Agriculture* (Washington, D.C.: United States Government Printing Office, 1965) 151.
[67] Burdet Heinmann; Producers Creamery Company, Springfield, Missouri, *Process and Composition for Growing Mushroom Mycelium Submerged Fermentation*, US patent #3,086,320, filed August 8, 1961, issued April 23, 1963.
[68] Ellis, "Lebanon Milk Plant to Produce Fourth of U.S. Mushroom Needs," December 18, 1960, 46.
[69] *The Nature of Radioactive Fallout and its Effects on Man. Hearings Before the Special Subcommittee on Radiation…Eighty-Fifth Congress, First Session* (Washington, D.C.: United States Government Printing Office, 1957).

of fallout from the intentional deployment of atomic weapons prompted the development of methods for filtering isotopes from food sources. One isotope of particular interest was strontium-90, which can be absorbed in the bones in a manner similar to calcium. Although the isotope could be found in vegetable and cereal crops, the increasing significance of milk in the US diet raised attention to milk as a likely source of harmful radioactive contaminants.[70]

In 1963, the Producers Creamery became part of a study, supported by the United States Department of Agriculture (USDA) and the Department of Health, Education, and Welfare (HEW), to develop a commercially viable means for removing strontium-90 on an industrial scale. Employing a process developed by a research firm in Beltsville, Missouri, the Lebanon plant was the first to implement the method, which could remove up to 90 percent of radioactive strontium.[71] Large stainless steel storage tanks were installed in the Primary Processing Facility of the Lebanon plant.[72] The process begun at the Lebanon plant pioneered a commercially practical and effective means for preserving the country's milk supply and keeping it safe from radioactive contamination.

The Producers Creamery Company plant in Lebanon continued to function as a bulk grade A whole milk receiving and distribution plant through the 1960s.[73]

History of the Plant Under Mid-America Dairymen, Inc.

The dairy industry during the 1960s became increasingly competitive as the completion of national highway systems connected previously isolated regional production areas. Although Producers Creamery included thousands of member farmers across Missouri, the organization was in competition with other regional cooperatives, including the Sanitary Milk Producers of St. Louis. In addition, weak milk prices and declining membership prompted cooperatives to reorganize as regional federations in order to address issues such as farmer compensation. In the Great Lakes region, several cooperatives formed the Great Lakes Milk Marketing Federation in 1960, which had expanded by 1969 to become the Great Lakes-Southern Milk Inc. The federation included cooperatives spreading from Canada to the Gulf of Mexico in the East Coast and Midwest. However, federations of regional cooperatives were unsuccessful at increasing farmers' incomes. Instead, cooperatives began to consolidate into large organizations that could better compete for market power.[74]

The Producers Creamery Company soon began a process of merging into larger organizations. In 1966, Producers Creamery, along with the Sanitary Milk Producers and Square Deal Milk Producers (Highland,

[70] B. L. Larson and K. E. Ebner, "Significance of Strontium-90 in Milk, A Review," *Journal of Dairy Science*, December 1958, 1647.
[71] "Process for Removing Radiostrontium from Milk to be Evaluated Commercially," in *Fallout, Radiation Standards, and Countermeasures. Hearings Before the Subcommittee on Research, Development, and Radiation… Eighty-Eight Congress, First Session* (Washington, D.C.: United States Government Printing Office, 1963) 420; "New Milk Process Brings Honor to 17," *The Washing Post, Times Herald,* May 20, 1964.
[72] "Strontium 90 Removal," *The Circleville Herald* [Circleville, OH], January 4, 1964, 6.
[73] United States Department of Agriculture, *Dairy Plants Surveyed and Approved, AMS-509* (Washington, D.C.: United States Government Printing Office, January 1965) 18.
[74] Frederick, *Antitrust Status of Farmer Cooperatives: The Story of the Capper-Volstead Act*, Cooperative Information Report 59 (September 2002) 250.

Illinois) cooperatives came together to form the St. Louis-Ozarks Marketing Agency (SLOMA). By the spring of 1968, the three SLOMA co-ops began preparing for a merger. However, two additional cooperatives, the separate Producers Creamery Company of Chillicothe, Missouri and the Mid-America Dairymen of Kansas City, Missouri, entered discussions and became part of the merger. The resulting Missouri dairy cooperative was organized in July 1968 as the Mid-American Dairymen, with over 15,000 dairy farmer members.[75] The organization's mission focused on the following objectives:

- Ensuring reasonable income for its farmers
- Bargaining with milk handlers for prices above the status quo
- Marketing customary and specialized products
- Developing member information programs
- Initiating research and development practices to ensure the long-term health of the cooperative.[76]

Mid-American Dairymen grew to serve over 10,000 dairy farmer members across the Midwest by providing access to a network of manufacturing plants and centralized services that included marketing, research and development, and lobbying. Through its cooperative of farmers and manufacturing facilities, Mid-American built on the production abilities of its representative dairy plants, including the Lebanon plant, to produce a variety of dairy products that included cheese, butter, milk, cream, sour cream, coffee creamer, infant formula, as well as dehydrated milk products. A large selection of their products was supplied directly to major food manufacturing companies.[77]

All former competing dairies to the Producers Creamery were now consolidated under the same organization. At the time of the merger, the Sanitary Milk Producers Lebanon plant (previously the Benage Dairy) had 17 employees, while the Producers Creamery's Lebanon plant had 41 employees. Both plants continued to operate, specializing in different dairy products.[78] The former Sanitary plant in Lebanon continued producing cheese and ice cream, while the former Producers plant in Lebanon exclusively handled grade A milk for bottling.[79]

The organization initially listed gains of over $1.1 million in revenue in its first year, and $5 million by 1972.[80] However, during the 1970s, Mid-America Dairymen gradually began to lose profitability as the

[75] "Mid-America Dairymen, Formed By Co-op Merger, Lists Gains," *St. Louis Post-Dispatch*, March 13, 1969, 78.
[76] "Mid-America Dairymen, Inc.," Entry, Encyclopedia.com, last modified 2019, site: https://www.encyclopedia.com/books/politics-and-business-magazines/mid-america-dairymen-inc#:~:text=(AMPI)%2C%20Mid%2DAm,according%20to%20historian%20James%20L.
[77] *International Directory of Company Histories*, Paula Kepos, editor, Vol. 7 (Detroit, Michigan: St. James Press, 1993).
[78] Harland Bartholomew, *Volume I. A Report Upon the Comprehensive Plan of Lebanon Missouri* (City of Lebanon, February 1969) 9.
[79] Department of Health, Education, and Welfare, *Sanitation Compliance Ratings of Interstate Milk Shippers* (Washington, D.C.: Public Health Service, July 1, 1969) 21; United States Department of Agriculture, *Dairy Plants Surveyed and Approved* (Washington, D.C.: United States Government Printing Office, April 1972) 18-19; United States Department of Agriculture, *Dairy Plants Surveyed and Approved* (Washington, D.C.: United States Government Printing Office, January 1986) 17-18.
[80] "Mid-America Dairymen, Formed By Co-op Merger, Lists Gains," *St. Louis Post-Dispatch*, March 13, 1969, 78; "Mid-Am Assures Milk Market," *The Springfield News Leader*, April 16, 1974, 20.

organization became caught in a civil anti-trust suit by the Justice Department.[81] By 1973, the organization's profits had declined to $50,000.[82] Despite losses, Mid-America Dairymen built a Storage Building at the Lebanon plant in 1975.[83] This was constructed for the storage and holding of extra milk tanks, which needed to be accessible from the Primary Processing Facility. Although ample open land existed around the plant at the time, the organization opted to build the 1975 Storage Building immediately east of the Primary Processing Facility in order to provide shared circulation via the Facility's north circa 1960 addition (*see figures 8 and 9*). The Storage Building increased the Primary Processing Facility's storage capacity. The Storage Building was partially detached from the Primary Processing Facility in order to allow natural sunlight to still enter the facility's processing rooms through the first floor glass block windows. The Storage Building's construction necessitated the removal of the original well pump house that historically supplied additional water to the plant.

Mid-America Dairymen continued to operate the Lebanon plant through the late 1990s. By the time the building was vacated in 1998, Mid-American Dairymen employed 115 people.[84] Some exterior changes to the building since this period include the installation of a seamed metal roof above the existing roof of the 1948 Primary Processing Facility in the early 2000s. The new roof was installed to prevent further leakage of the original roof. The building and associated lots were purchased by ICF Holdings (The Ice Cream Factory) in 2022 and were once again used as a production facility for dairy products.

Architect William "Will" W. Johnson (1889-1973)

William Wood Johnson was born in Springfield, Missouri in 1889 and was one of five children. His father, William Howard Johnson (1866-1940) was a prominent real estate developer that platted several communities in Springfield and established the resort town of Hollister, Missouri in 1910. William W. Johnson attended Drury College and established the Johnson Construction Company in 1921, which served as the contractor for several commercial projects across the state. These included Pearson's Hall at Drury College, the Southwestern Bell Telephone Company Building in Springfield, and a factory building for the Lily-Tulip Cup Corporation Factory in Springfield, home of the once infamous (since demolished) large paper cup.[85] Johnson designed the Lebanon plant for the MFA-Producers Creamery and likely also designed the association's plants in El Dorado Springs, Springfield, and Monett.

Johnson also contributed significantly to the development of his father's resort town of Hollister, Missouri. Johnson retired in 1951, leaving his son William E. Johnson to lead the Johnson Construction Company. However, Johnson returned to the company following his son's death in 1961 and continued to lead the firm through 1972.[86]

[81] Philip Schabecoff, "Milk Co-op is Sued in U.S, Trust Case," *The New York Times*, December 28, 1973, 63.
[82] "Mid-Am Assures Milk Market," *The Springfield News Leader*, April 16, 1974, 20.
[83] Laclede County Collector, Real Property Record.
[84] City of Lebanon, *Lebanon Missouri Comprehensive Plan* (City of Lebanon, 2005),17.
[85] Haley Frizzle-Green, Johnson Family Collection Finding Aid, SP0085, The State Historical Society of Missouri (March 5, 2024), 2; Marilyn Smith, "Lily-Tulip on Highway 65," *Buffalo Reflex & Dallas County Republican,* April 19, 2023.
[86] "Longtime Contractor, W.W. Johnson, Dies," *The Springfield Leader and Press*, February 10, 1973, 1.

Beyond construction, Johnson had a long political career in Springfield, serving as president of the city's Chamber of Commerce from 1946 to 1947 and contributed to the establishment of hydroelectric power plants in the state.[87]

Comparable Properties in Missouri

The subject property is an excellent and well-preserved example of prominent dairy company in Lebanon, effectively illustrating the evolution of the industry in the city. There are no other known extant dairy plants in the city of Lebanon or in Laclede County that had the same or greater milk handling capacity (total pounds of milk per day) as the MFA's Lebanon Dairy Plant during the period of 1949 to 1975. To place the Dairy Plant in a clearer historical context, other companies in the region were selected as comparable examples to show the subject properties' significance among its National-Register-listed and otherwise documented peers in Missouri. Other extant properties erected by the Missouri Farmer's Association Producers Creamery Cooperative were also examined.

Benage Dairy – 227 E. Commercial Street, Lebanon, Missouri

The Benage Dairy built a single-story building in downtown Lebanon in the 1930s. The building remains largely intact and is an example of a small-scale, local dairy processing plant. (*See figure 20*).

The Banage Dairy (later Sanitary Milk Producers) – Highway 64 (Jefferson Avenue) at Davis Street

The Benage Dairy expanded to a new modern facility in 1947. The site included a main central single-story processing building and a garage, as well as a Quonset hut.[88] The facility later operated under Sanitary Milk Producers, which was merged into Mid-America Dairymen in 1968.[89] According to historic aerial photographs, the facility was largely demolished sometime between 2003 and 2007.[90] Only the Quonset hut remains at 1060 North Jefferson Avenue.

Producers Creamery Company Building (MFA) – 900 West Phelps Street, Springfield, Missouri

The Producers Creamery Company plant in Springfield, Missouri was built as a creamery for the then newly formed Producers Creamery in 1928.[91] The plant fronted on the St. Louis and San Francisco Railway right-of-way along Phelps Street in a largely industrial section of Springfield. The building consisted of a single-story brick structure with an L-shaped footprint and a central two-story tower. The plant was repeatedly expanded throughout the twentieth century to allow for increases in production capacity, as well as the production of additional dairy products. The original building is not visible from the exterior due to later large additions. As of 2024, the plant continued to serve as a dairy production facility under operation by the Dairy Farmers of America. (*See figure 23*).

[87] "Rites Not Set for Developer-Contractor," *The Springfield Leader and Press*, February 10, 1973, 6.
[88] "Benage Dairy Co. – Missouri's Most Modern Milk Plant," *Benage Dairy Journal* supplement to *The Lebanon Daily Record*, September 12, 1947, 1-3.
[89] "Mid-America Dairymen, Formed By Co-op Merger, Lists Gains," *St. Louis Post-Dispatch*, March 13, 1969, 78.
[90] Laclede County, Missouri Aerial Images (Tempe, Arizona: NETRonline, 2003 and 2007), site: https://www.historicaerials.com/viewer, accessed April 2024.
[91] "Producers Creamery Volume Hits New High Mark Here," 1932, 7.

El Dorado Springs Plant (MFA) – 305 US-54, El Dorado Springs, Missouri

The El Dorado Plant was completed in 1948 and was built by the MFA and Producers Creamery Company. The Plant specialized in cheese production. Similar to the Lebanon Plant, the El Dorado Plant featured a distinctive elevated water tank, and its single-story facility had a ribbon of glass block windows, as well as the MFA logo above the main entrance. According to historic aerial images, the plant was significantly enlarged during the 2000s.[92] The elevated water tank is no longer extant, an addition was built on the east side, and the primary front (south) elevation has been reclad and has a new fenestration pattern. As of 2024, the plant continued to serve as a dairy production facility under operation by DairiConcepts, LLC. (*See figures 21-22*).

Monett Plant (MFA) – 10 Dairy St, Monett, Missouri

The large, flat-roofed, two-story plant in Monett was completed in 1948 for the MFA and the Producers Creamery Company. The plant is similar in design to the Lebanon plant and features a main building with a tall chimney at its west end and a front (south) elevation defined by bands of glass block windows that are arranged into several bays by vertical concrete piers. A spur rail serves the rear of the building. The plant was enlarged with additions on its rear (north) side during the 1980s, according to historic aerial images. A historic elevated water tank to the west of the plant was removed sometime during the late-1990s according to historic aerial images.[93] As of 2024, the plant continued to serve as a cheese production facility under operation by Schreiber Foods. (*See figure 24*).

Producers Creamery Company of Cabool – 958 Shelton Street, Cabool, Missouri

The Producers Creamery Company of Cabool plant in Cabool, Missouri was built as a creamery for the Producers Creamery of Cabool, which was a separate cooperative from the Producers Creamery of Springfield. The organization built a new concrete plant in Cabool beside its earlier butter processing plant in 1946.[94] The plant was built along a railroad right-of-way and had its own elevated water tank. According to historic aerial photographs, the footprint of the plant remained largely the same until the 1980s and 1990s when several large additions were built that encircled and obscured the original plant building.[95]

As of 2024, the Cabool plant continued to serve as a dairy production facility under operation by the Dairy Farmers of America. (*See figure 25-26*).

Aines Farm Dairy Building – 3110-30 Gillham Road, Kansas City, Missouri

The Aines Farm Dairy built the two-story Moderne style brick and glass block production facility in Kansas City in 1946. The building has no setbacks due to its urban location. The plant was listed on the National Register in 2008 (#08000960). (*See figure 27*).

[92] Cedar County, Missouri Aerial Images (Tempe, Arizona: NETRonline, 1997 and 2003), site: https://www.historicaerials.com/viewer, accessed April 2024
[93] Barry County, Missouri Aerial Images (Tempe, Arizona: NETRonline, [1970, 1985, 1996, 2003]), site: https://www.historicaerials.com/viewer, accessed April 2024.
[94] E. B. Reid, "Ozark Dairymen Expand Ready-Made Market," 13.
[95] Texas County, Missouri Aerial Images (Tempe, Arizona: NETRonline, [1955, 1983, 1995, 2003]), site: https://www.historicaerials.com/viewer, accessed April 2024.

Criterion A: Industry

The MFA Producers Creamery Company Building, 1201 Ice Cream Way, Lebanon, Laclede County, Missouri is locally significant under Criterion A in the area of Industry for its association with the growth of the dairy industry in Missouri during the mid-twentieth century. The Lebanon plant expanded local dairy processing capacity in both the city of Lebanon and Laclede County by providing a local plant that could handle between 250,000 and 300,000 pound of milk daily; this was more than five times the handling capacity of the city and county's next largest capacity dairy plant. By significantly increasing local milk handling and processing capacity, the Lebanon Dairy Plant allowed more MFA-member dairy farmers to sell their milk through the MFA's national milk and milk products distribution network. In addition to grade-A milk sales, the MFA also processed manufacturing-grade milk into a variety of dairy products that were processed at its various plants. Not all MFA-member farmers were able to bear upgrade costs to meet rigorous sanitation standards for grade-A milk products. Therefore, MFA-member farmers that continued to supply manufacturing-grade milk also benefited from the Lebanon Dairy Plant, because it served as a local milk collection point for manufacturing-grade milk, which was processed by the MFA's other facilities.

Overall, the Lebanon Dairy Plant served as a significant local distribution and processing point for milk produced by Lebanon and Laclede County area dairy farmers. The plant is significant under Criterion A for industry because of the vital role it played between 1949 and 1975 as a local, relatively high-capacity milk processing and collection point. Through its connected member network, the plant was a critical distribution point between local dairy production in Laclede County and dairy product sales across the United States. As compared to comparable resources in Laclede County and across Missouri, the Lebanon Dairy Plant is also one of the most intact extant Dairy Plants associated with the MFA-Producers Creamery. For these reasons, the MFA Producers Creamery Company Dairy Plant is eligible for individual listing in the National Register of Historic Places.

CONCLUSION

MFA Producers Creamery Company Building dairy plant, including its historic Primary Processing Facility, Milk Receiving Building, Elevated Tank, East and West Tunnels, and parking area, retains very good integrity and continues to express its historic use as a local milk distribution and processing facility. Later alterations to the plant, including the replacement of the well pump house with the extant 1975 Storage Building do not detract from the site's ability to express its historic use.

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

Lot 17 in the southwest/southeast quarter of Section 10, Township 34, Range 17, also known as 1149 and 1201 Kansas Street (Ice Cream Way), as well as a portion of Lot 17.001 in the southwest/southeast quarter of Section 10, Township 34, Range 16.

Boundary Justification

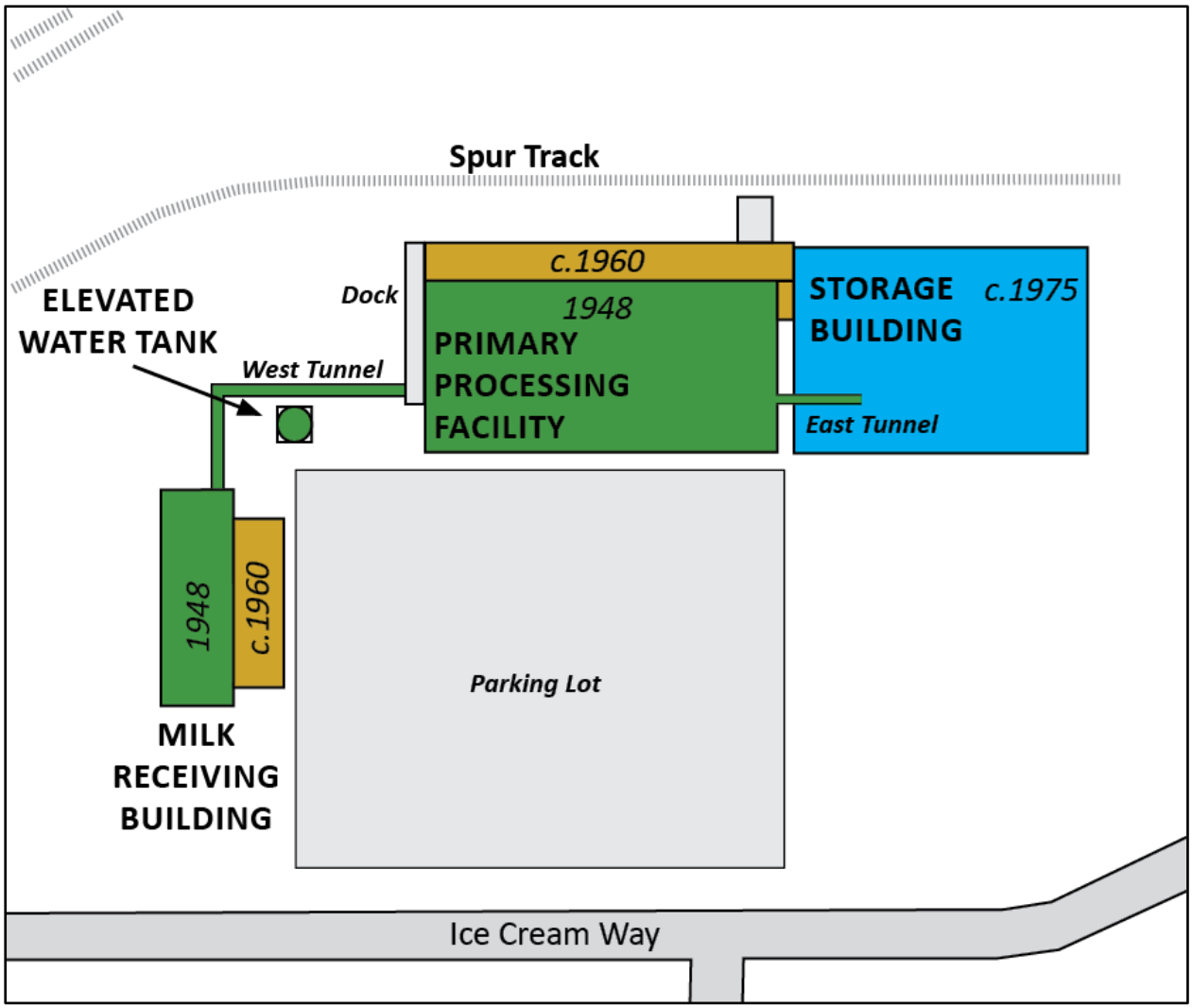
The district's boundaries encompass the legal parcel boundaries of the Missouri Farmers Association Dairy Plant site fronting on Ice Cream Way (Kansas Street). This includes the Primary Processing Facility, the Milk Receiving Building, an elevated water tank, and a parking lot, non-contributing Storage Building, as well as two below ground service tunnels and a spur track on the north. The rail spur track along the northern side of the site historically served the Primary Processing Facility and forms the northern boundary. No significant structures or any associated uses are documented for the portions of the legal Lots 17 and 17.001 north of the rail spur right of way; however, this land forms part of the historic property. According to historic aerial photography, the area to the north has remained unimproved since the opening of the Dairy Plant in 1949.[96] The areas to the east and west of the district were historically associated with other industrial entities.

[96] Laclede County, Missouri Aerial Images (Tempe, Arizona: NETRonline, [1955, 1959, 1975, 1983, 1995, 2003, 2007]) site: https://www.historicaerials.com/viewer, accessed April 2024.

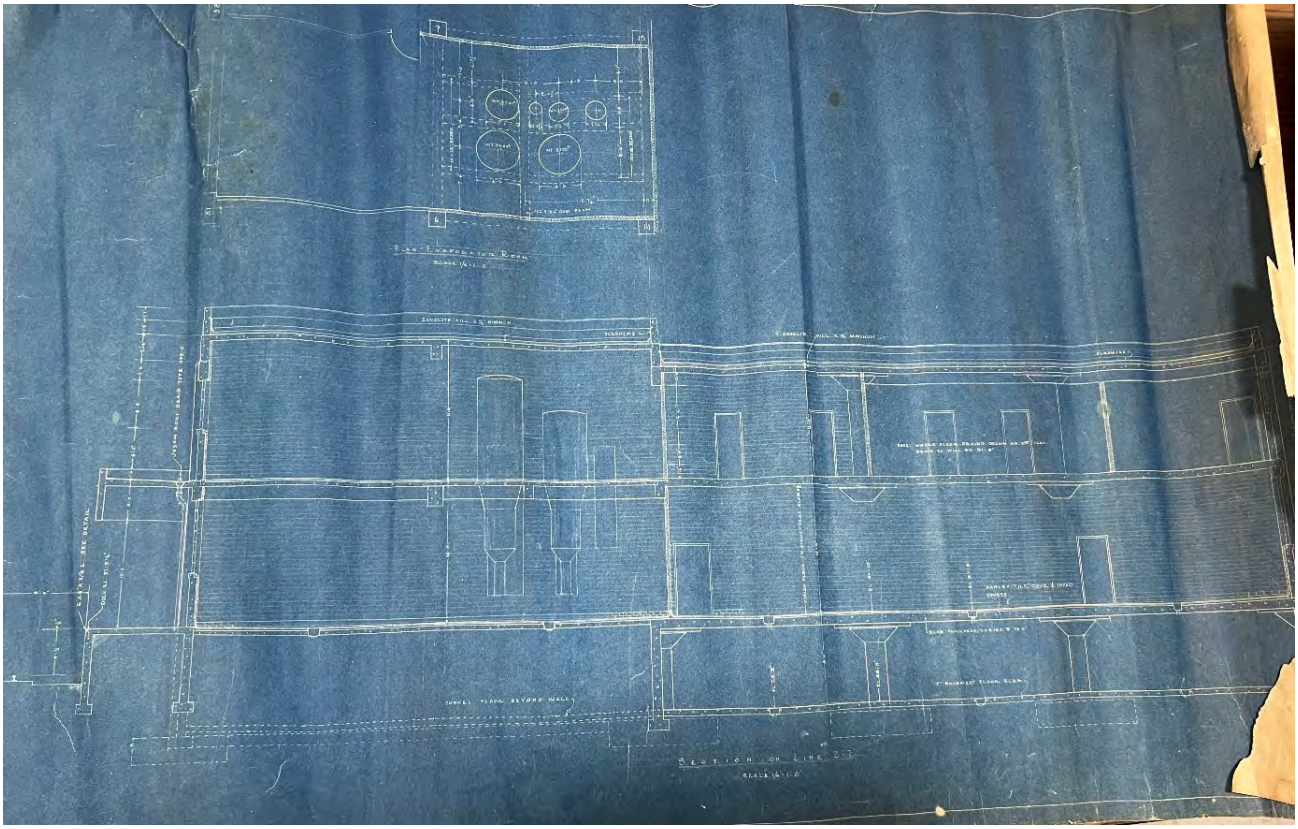
1. Dairy Plant Site Plan and NR Boundary

C = Contributing
NC = Non-Contributing

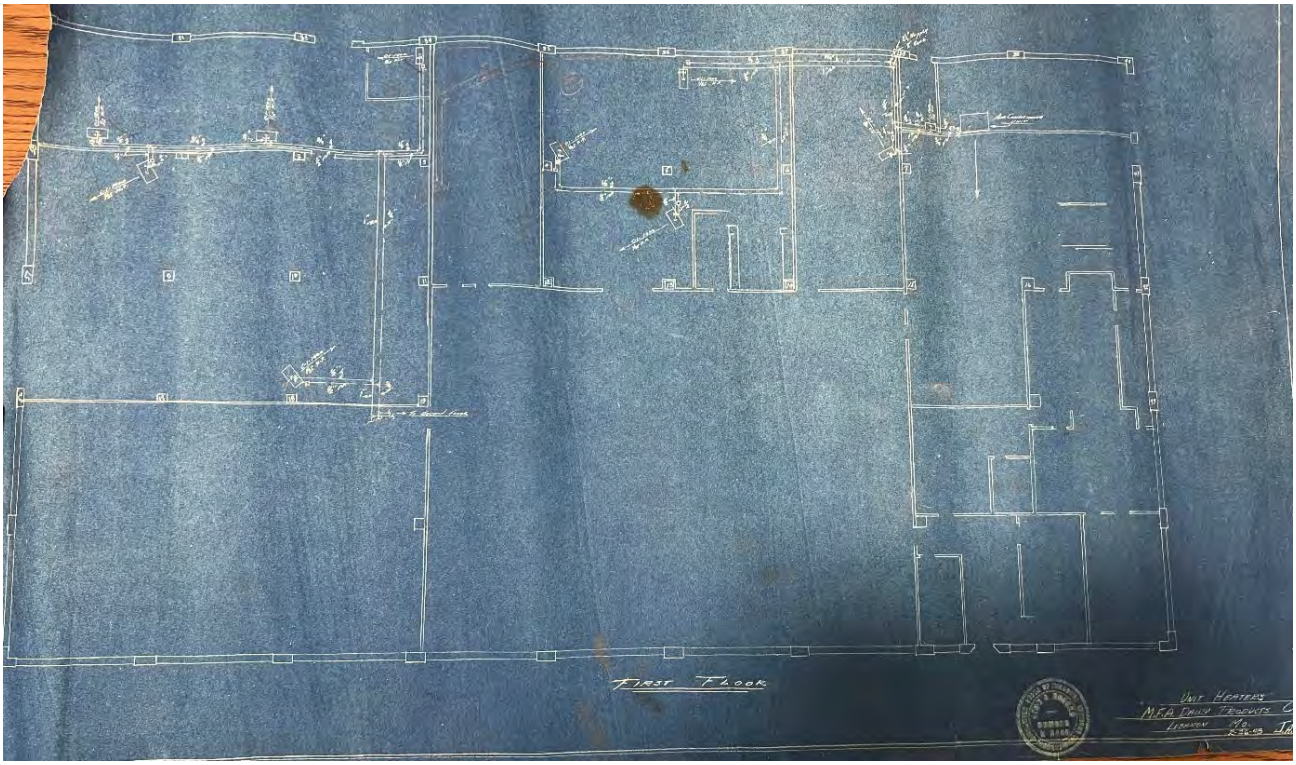
2. Chronology Map



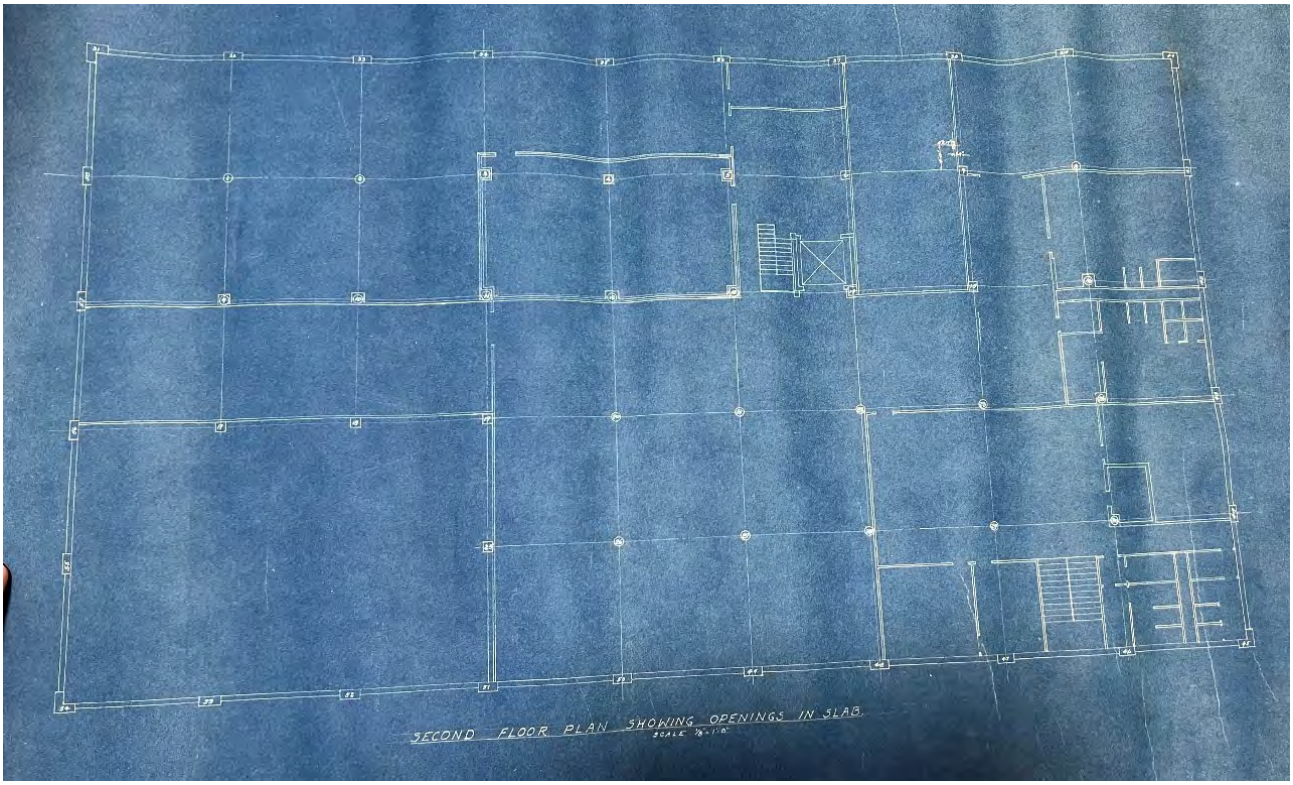
3. 1948 cross-section plan of the Primary Processing Facility.
Source: Ice Cream Factory, Inc.



4. 1948 first floor plan of the Primary Processing Facility.
Source: Ice Cream Factory, Inc.

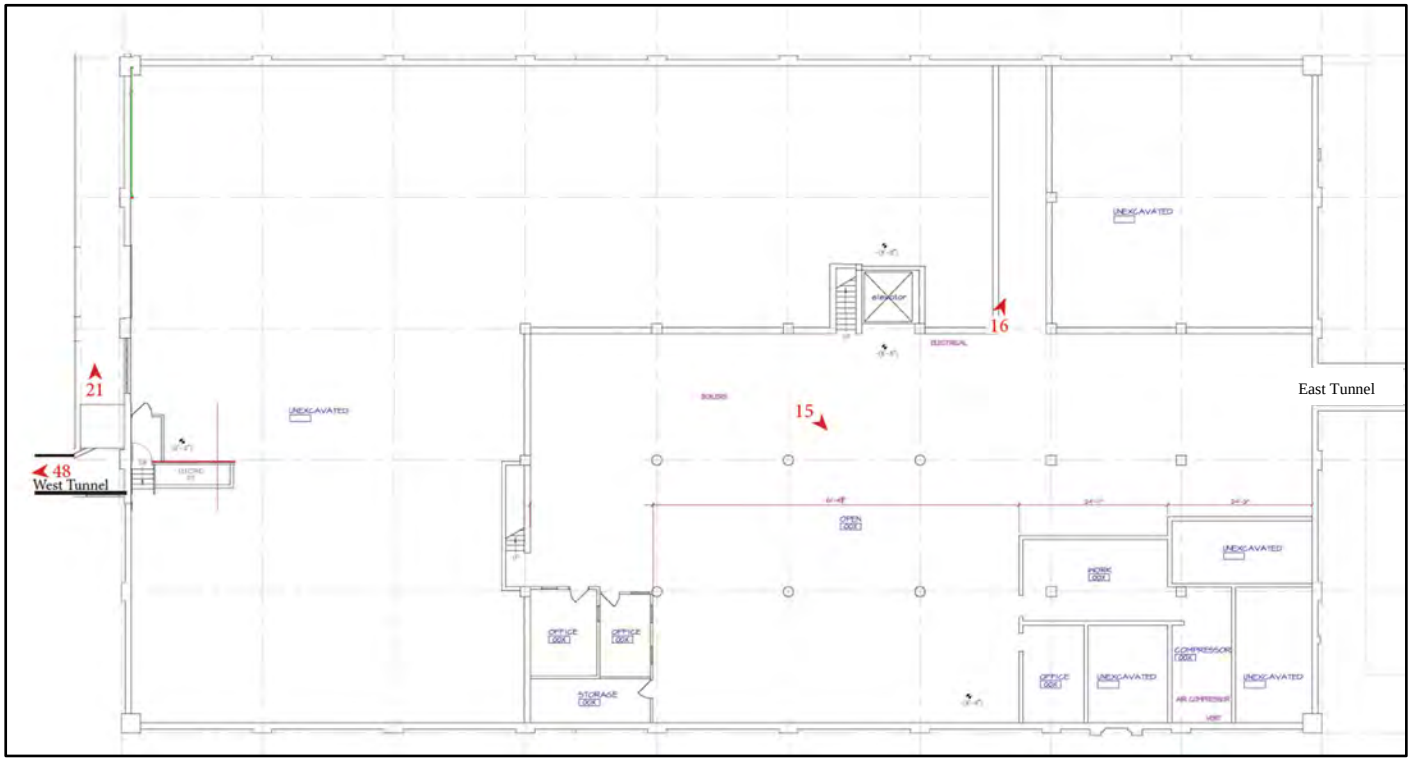


5. 1948 second floor plan of the Primary Processing Facility.
Source: Ice Cream Factory, Inc.



6. **Site Plan and Photo Key**

7. **Basement Plan and Photo Key - Primary Processing Facility**



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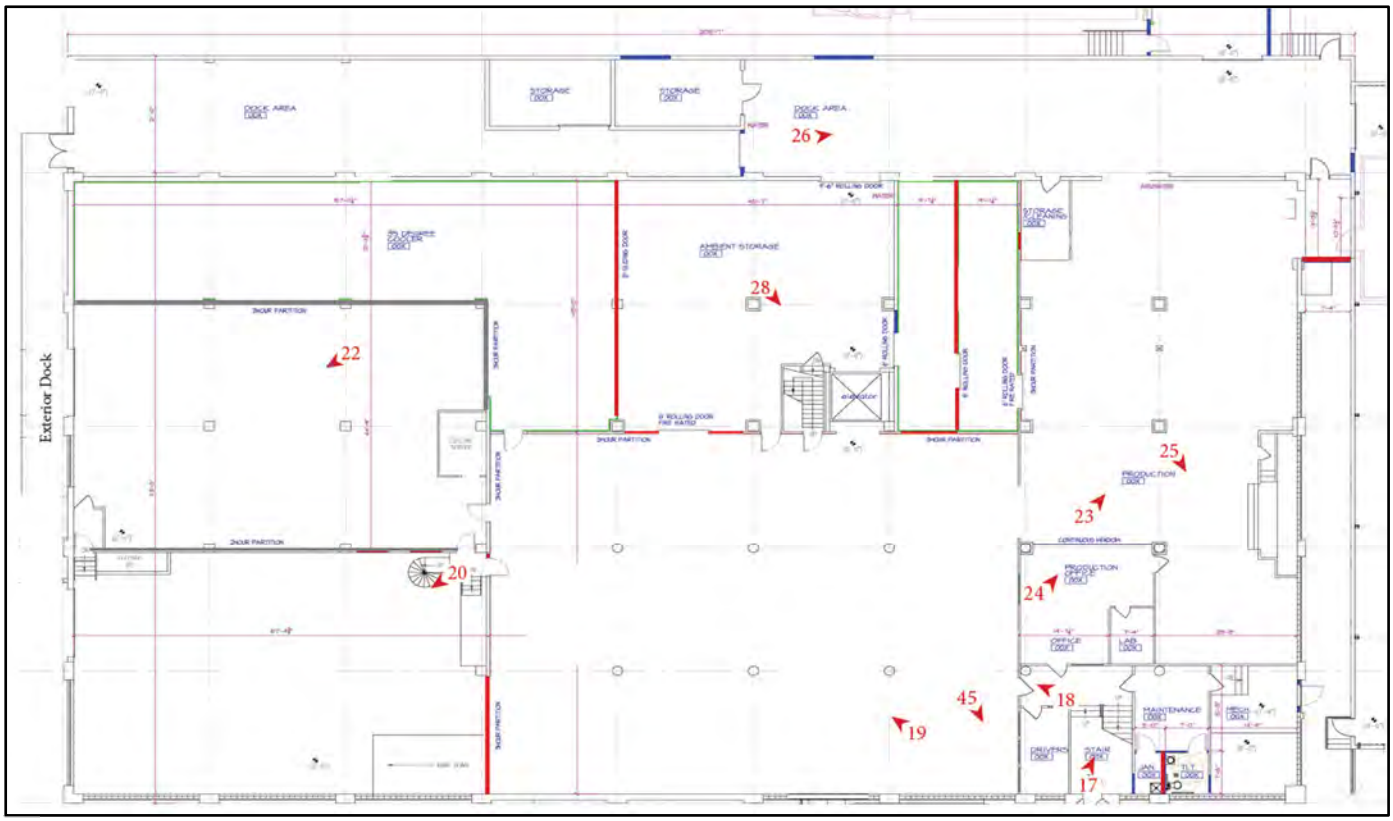
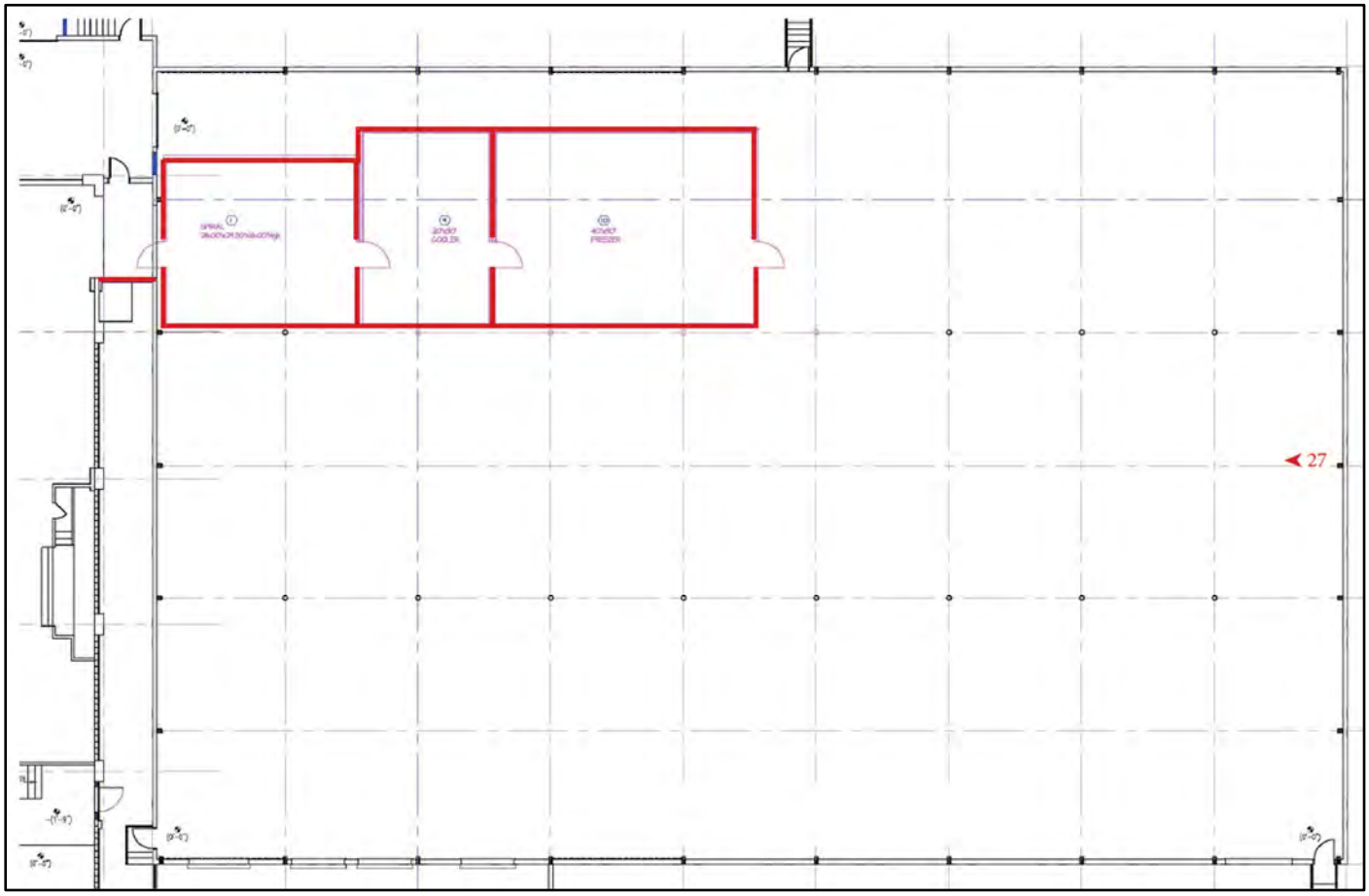
8. **First Floor Plan and Photo Key - Primary Processing Facility**



Key:

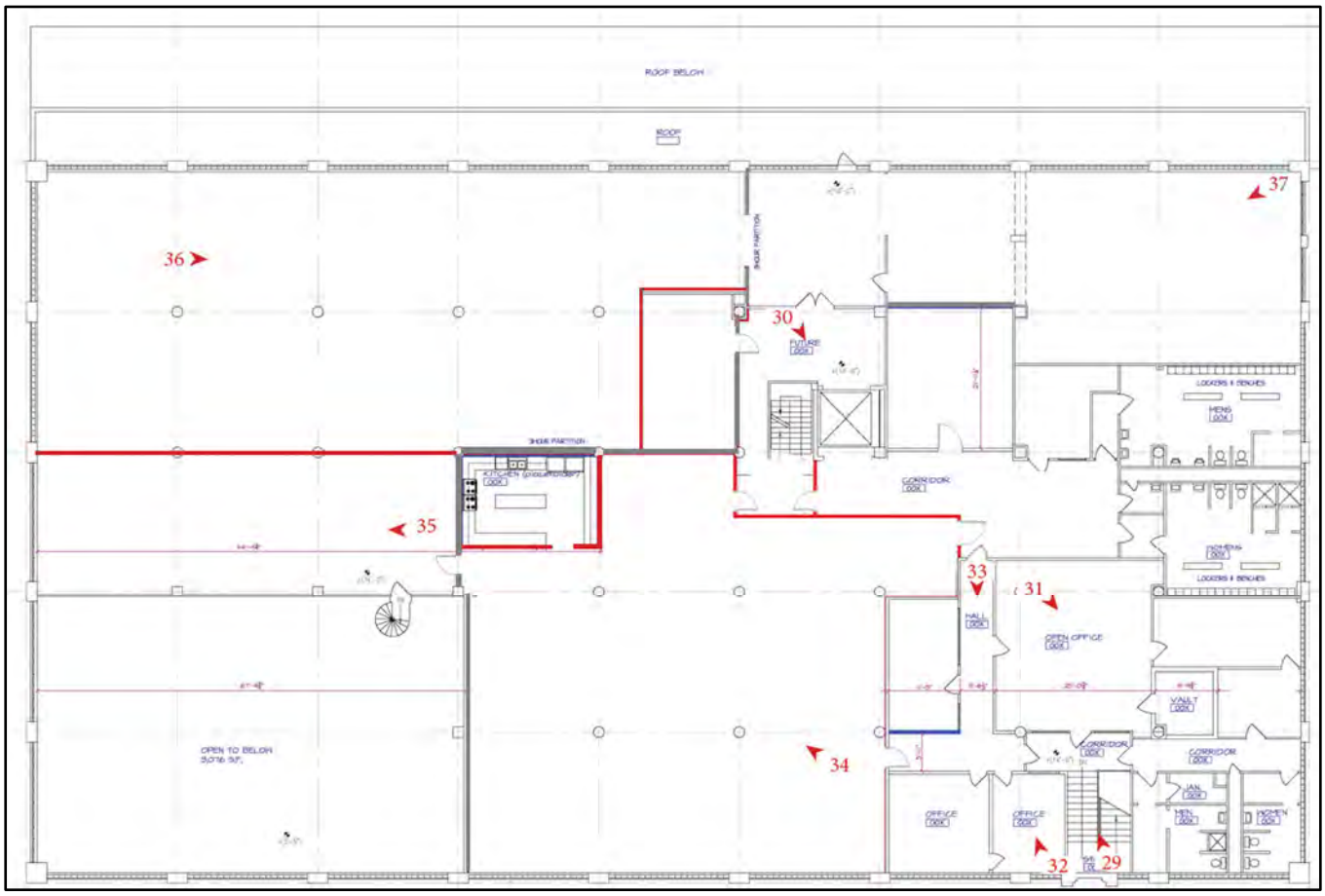
Dark Grey and Blue Walls = Existing Historic
Red Walls = Circa 2023 Alterations
"Green" has no meaning in reference to historic versus non-historic partitions

9. **First Floor Plan and Photo Key – 1975 Storage Building (Non-Contributing)**



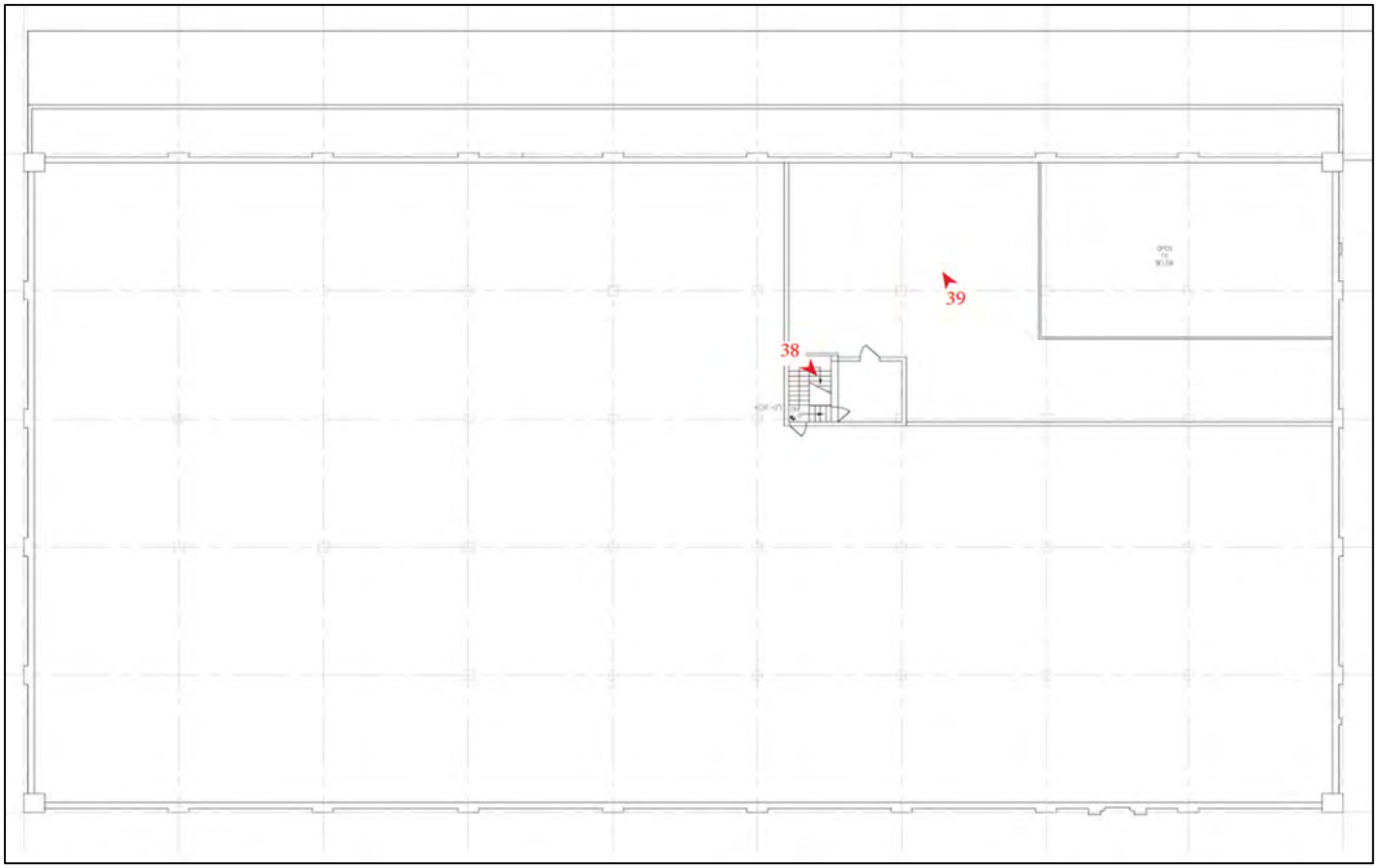
Key:
Dark Grey and Blue Walls = Existing Historic
Red Walls = Circa 2023 Alterations

10. **Second Floor Plan and Photo Key – Primary Processing Facility**

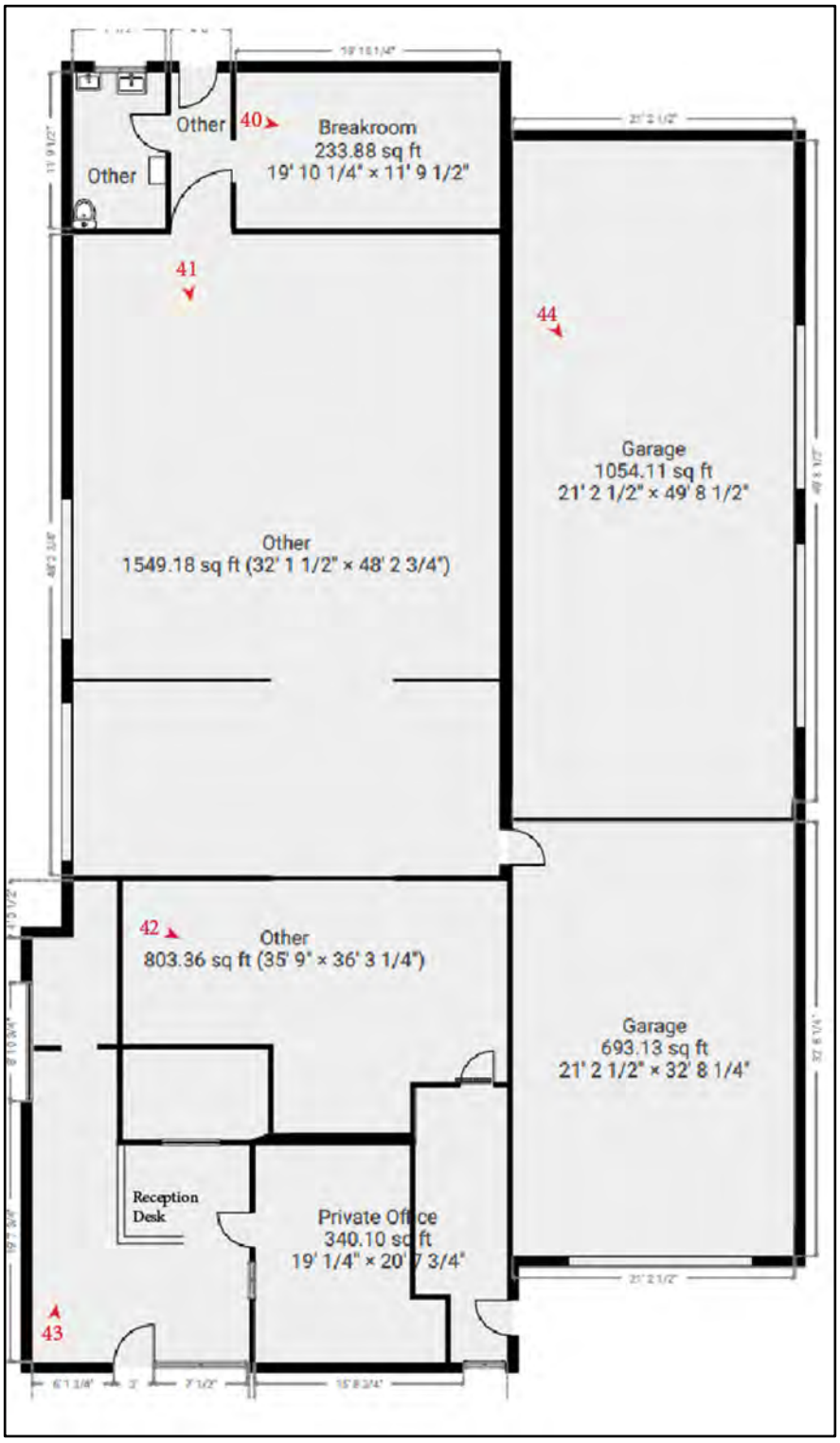


Key:
Dark Grey and Blue Walls = Existing Historic
Red Walls = Circa 2023 Alterations

11. **Third Floor Plan and Photo Key – Primary Processing Facility**

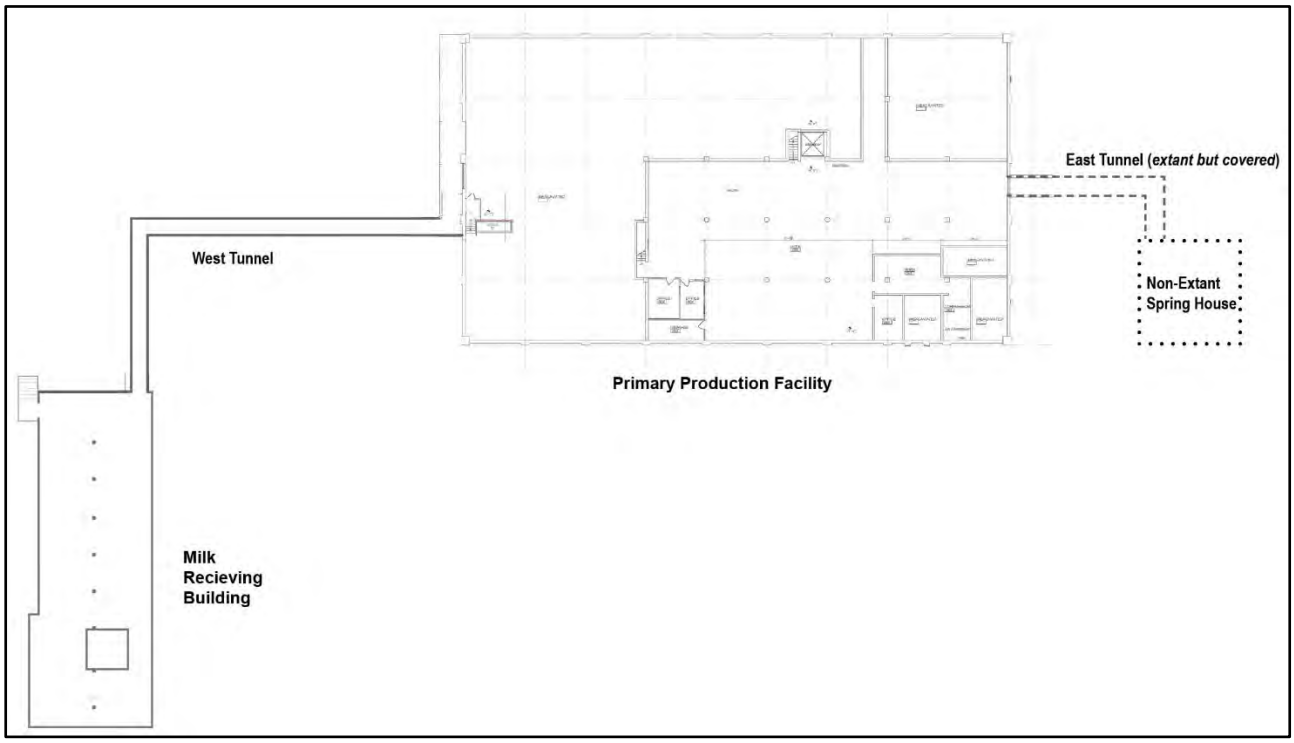


12. Ground Floor Plan and Photo Key – Milk Receiving Building



13. Basement Level Plan Showing the East and West Tunnels, the Primary Processing Facility, the Milk Receiving Building, and the approximate location of the non-extant Spring House.

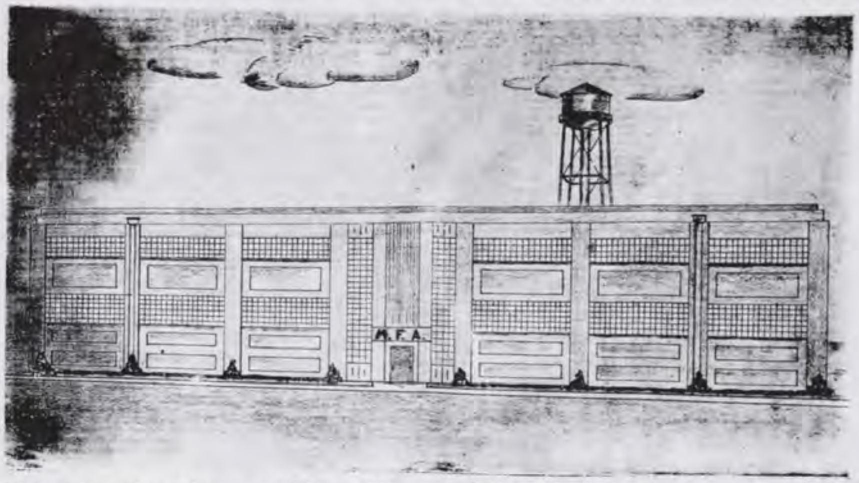
The location of the sealed East Tunnel is based on the position of an infilled basement doorway to the tunnel, as well as on historic photographs of the plant site.



N

14. 1946 Advertisement for the MFA, with a rendering of a typical MFA Primary Processing Facility.
Source: "Advertisement for the M.F.A Dairy Products Co.," *The Cassville Republican*, May 9, 1946, 5.

CASSVILLE REPUBLICAN



Ozark Milk Production at New Record Peak---
New Processing Plants Needed

THREE NEW MILK PROCESSING PLANTS TO BE BUILT BY M. F. A. ORGANIZATION AT

LEBANON --- MONETT --- ELDORADO SPRINGS

INVEST IN THE OZARKS---THESE NEW PLANTS

CLIP THIS COUPON

We are confronted with a very definite emergency. First, if we are to complete these plants by next year we will have to obtain sites and begin construction of the buildings in the near future. Second, because of the demand for equipment—orders must be placed immediately if delivery is to be made as needed. If these plants are to handle milk by the summer of 1947, we must contract for the buildings and equipment quickly and this cannot be done until we are assured of the required funds.

You don't have to be a farmer to invest in the M. F. A. Dairy Products Company. Fill out the coupon at the right and with your check made payable to the M. F. A. Dairy Products Company, mail to W. T. CRIGHTON, PRODUCERS CREAMERY COMPANY, SPRINGFIELD, MISSOURI.

TO MISSOURI FARMERS ASSOCIATION
COLUMBIA, MISSOURI

The M. F. A. DAIRY PRODUCTS CO.

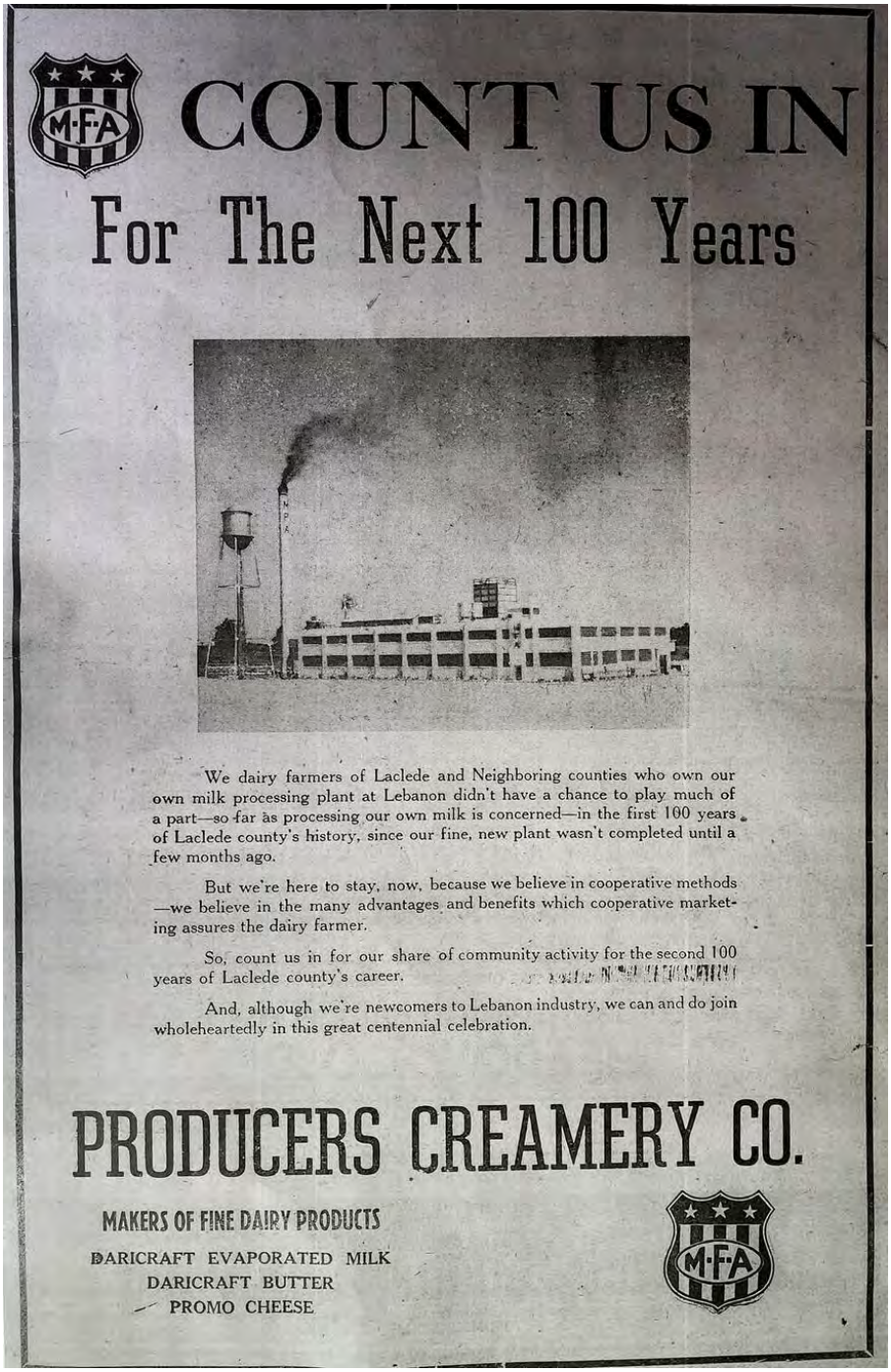
A UNIT OF THE

MISSOURI FARMERS ASSOCIATION

15. 1950s postcard view showing the south and east elevations of the Primary Processing Facility and the Elevated Water Tank.
Source: Ice Cream Factory, Inc.

16. 1950s view showing the south and east elevations of the Primary Processing Facility and the Elevated Water Tank.
Source: Ice Cream Factory, Inc.

17. Circa 1949 advertisement for the Producers Creamery Company showing the Primary Processing Facility and the Elevated Water Tank.
Source: Ice Cream Factory, Inc.



COUNT US IN

For The Next 100 Years

We dairy farmers of Laclede and Neighboring counties who own our own milk processing plant at Lebanon didn't have a chance to play much of a part—so far as processing our own milk is concerned—in the first 100 years of Laclede county's history, since our fine, new plant wasn't completed until a few months ago.

But we're here to stay, now, because we believe in cooperative methods—we believe in the many advantages and benefits which cooperative marketing assures the dairy farmer.

So, count us in for our share of community activity for the second 100 years of Laclede county's career.

And, although we're newcomers to Lebanon industry, we can and do join wholeheartedly in this great centennial celebration.

PRODUCERS CREAMERY CO.

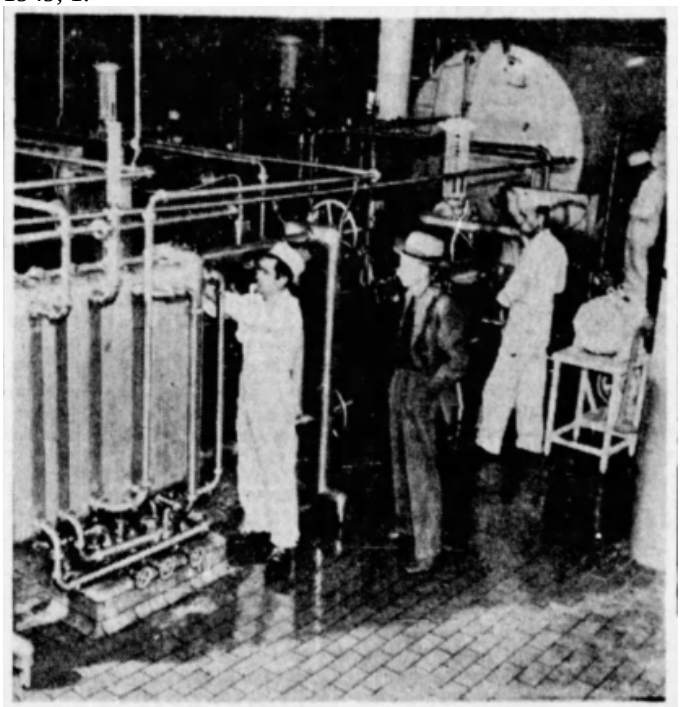
MAKERS OF FINE DAIRY PRODUCTS

DARICRAFT EVAPORATED MILK
DARICRAFT BUTTER
PROMO CHEESE

18. Group photo of Producers Creamery Company employees in front of the Primary Processing Facility's main entry, no date.
Source: Ice Cream Factory, Inc.

19. Interior photo of an employee in the laboratory of the Primary Processing Facility, no date.
Source: Ice Cream Factory, Inc.

20. Views inside the Lebanon Plant's Primary Processing Facility.
Source: "Phases in a Giant Missouri Ozark Dairy Operation," *The Weekly Kansas City Star*, March 16, 1949, 1.

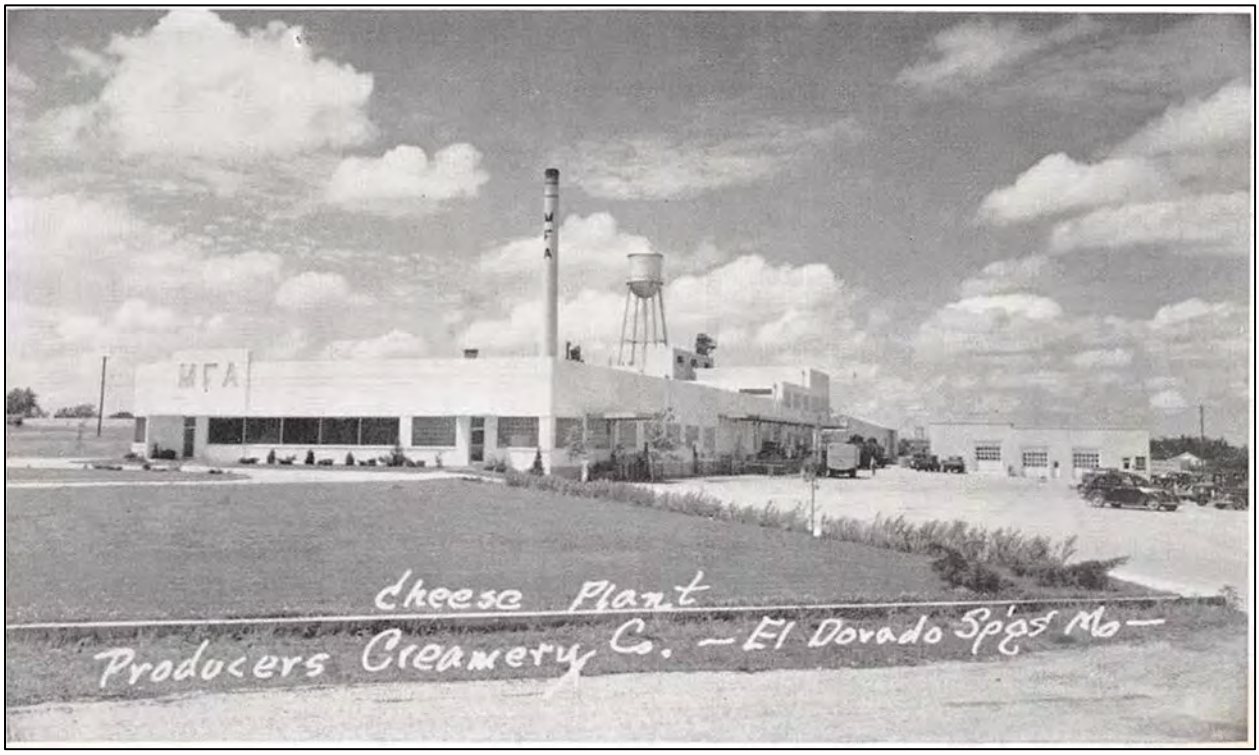


THE EQUIPMENT IS MODERN—William H. Johnson, in business suit, manager of the Producers' plant at Lebanon, looks on while an employee of the plant works on one of the modern milk coolers. Other equipment is shown in the background.

WEIGHING AND SAMPLING—Johnson looks on while two employees dump milk as it arrives at the plant and take samples and check weight of each patron's milk.

21. View of the Benage Dairy Company Building. 227 E. Commercial Street, Lebanon, MO
Source: Google Streetview, 2023.

22. Circa 1950s postcard view of the Producers Creamery Company El Dorado Springs Plant. 305 US-54, El Dorado Springs, Missouri
Source: Ebay



23. View of the former Producers Creamery Company El Dorado Springs Plant.
305 US-54, El Dorado Springs, Missouri
Source: Google Streetview, 2023

24. Aerial view looking northeast of the former Producers Creamery Company Springfield Plant. 900 West Phelps, Springfield, Missouri
Source: Google, 2022

25. View of the former Producers Creamery Company Monett Plant.
3 Dairy Street, Monett, Missouri
Source: Google Streetview, 2024

26. Circa 1950s postcard view of the plant of the Producers Creamery Company of Cabool. 958 Shelton Street, Cabool, Missouri
Source: Ebay

27. 2016 view of the former plant of the Producers Creamery Company of Cabool.
958 Shelton Street, Cabool, Missouri
Source: "Cabool DFA Plant Announces Major Expansion, Creating 45-50 Jobs," *Houston Herald* [Houston, Missouri], November 16, 2016.

28. View of the former Aines Farm Dairy Building in Kansas City, Missouri.
3110-30 Gillham Road, Kansas City, Missouri
Source: Kevin Collison, "Aines Dairy Loft Project on Gillham Begins, Summer 2023 Opening," *Flatland*, July 20, 2022, site: https://flatlandkc.org/news-issues/aines-dairy-loft-project-on-gillham-begins-summer-2023-opening/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DO YOU HAVE PASSION ?
DO YOU HAVE ?
IF SO, WE WANT YOU!
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SANI-GLIDE


FIRE BLANKET
FIRE BLANKET


UP
CYCLOPENTANE


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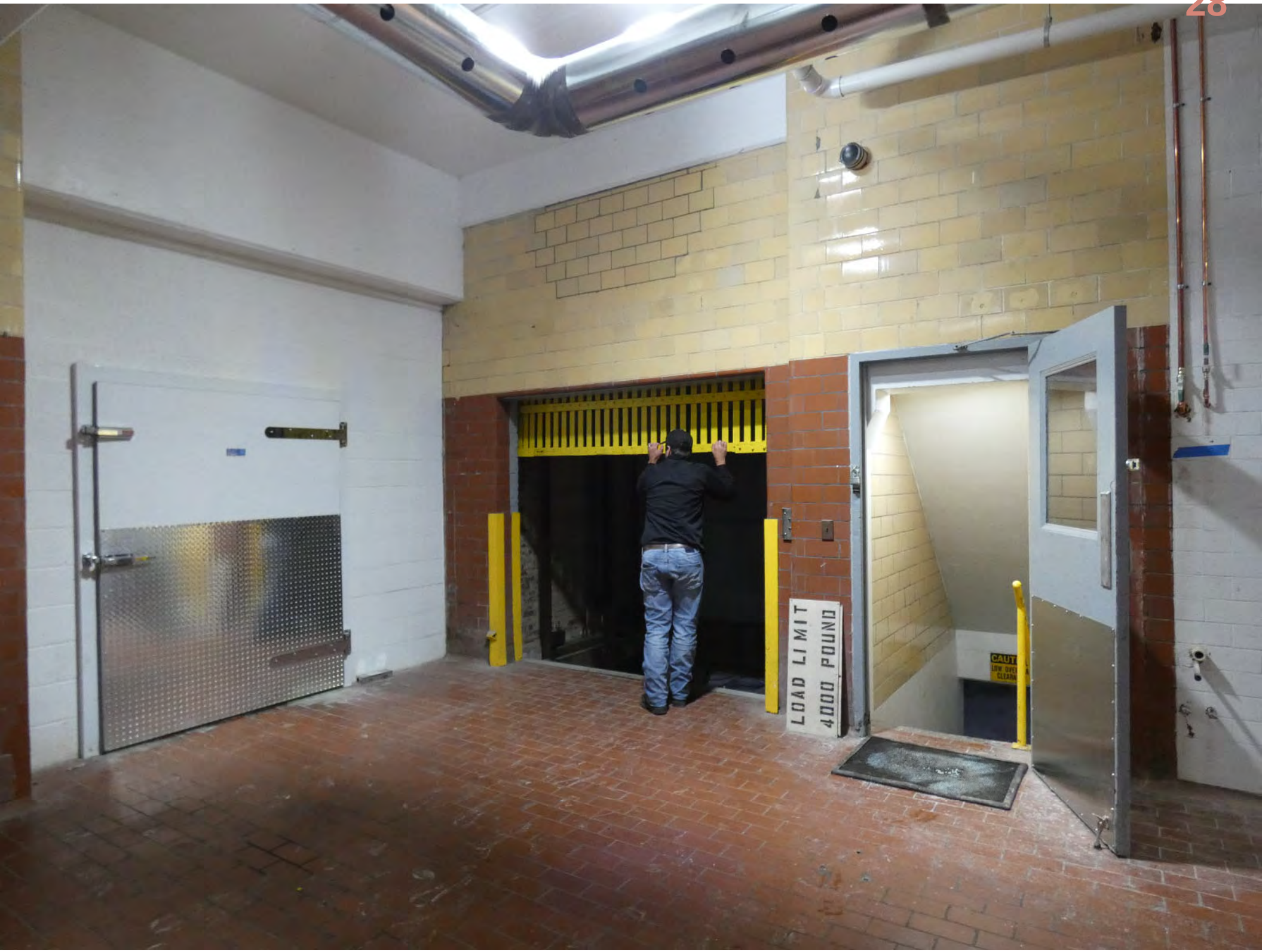
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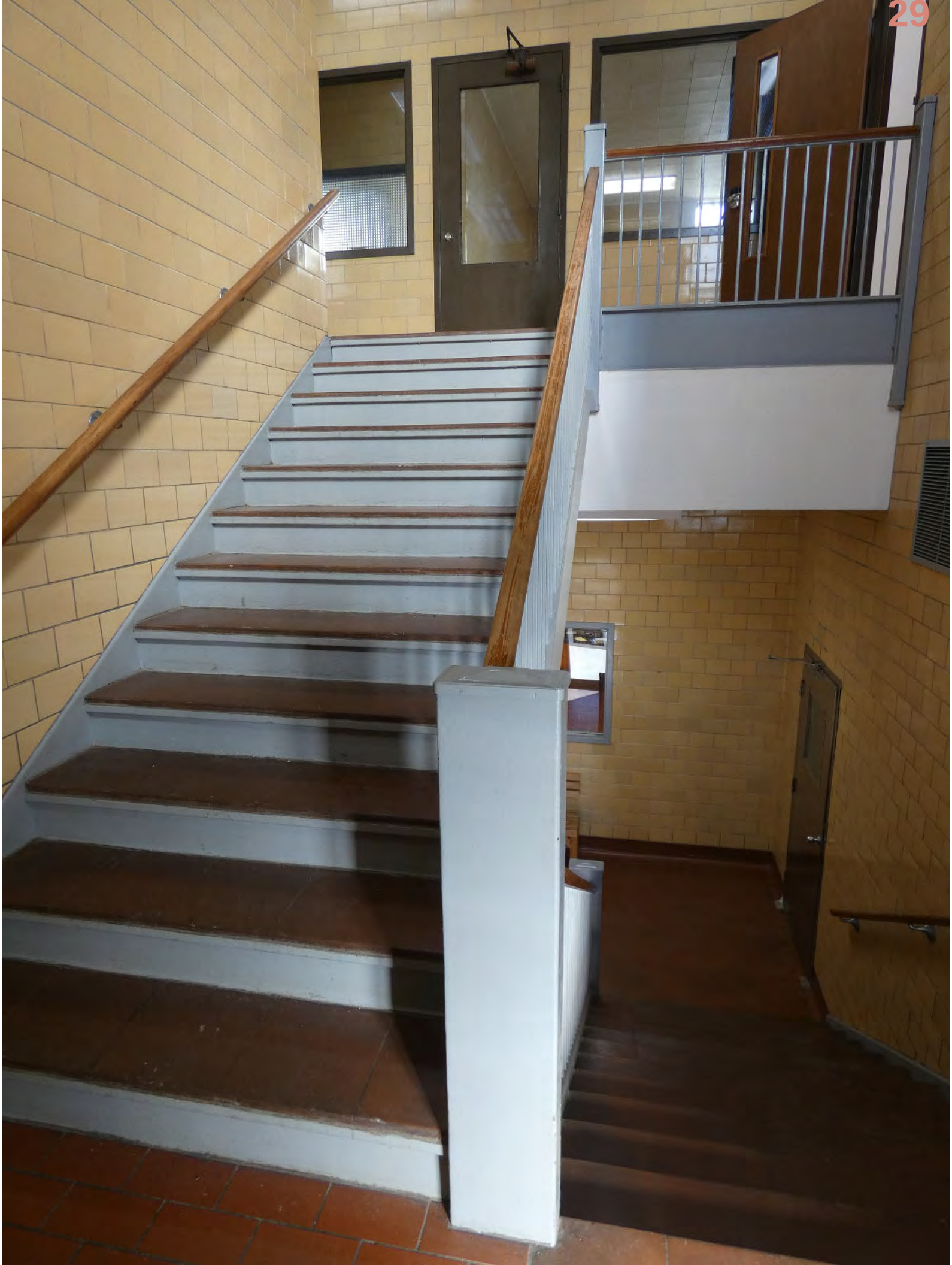
4000 POUND




STAY TUNED
FOR SOME
EXCITING NEWS...


30K killers -
Dylan - 5
Aaron -
Jacob -
Jenn - 0
Brian M - 0
Kayla - 0
7.5K
15K
22.5K
30K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