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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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 Hawthorne Glove and Novelty Co.-Shrader Drug Co. Building

other names/site number Howell-Shrader Drug Company Building

2. Location

street & number 529 South Gilbert St. | N/A | not for publication

city or town Iowa City | N/A | vicinity

state Iowa code IA county Johnson code 103 zip code 52240

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

Steve King 07/29/2014

Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA

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:)

Joe Edson N. Beall 9-22-14

Signature of the Keeper Date of Action

5. Classification

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

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

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

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		**Total**

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

INDUSTRY: manufacturing facility
COMMERCE: warehouse
COMMERCE: specialty store

Current Functions
(Enter categories from instructions.)

DOMESTIC: multiple-dwelling
COMMERCE: restaurant

7. Description

Architectural Classification
(Enter categories from instructions.)

OTHER

Materials
(Enter categories from instructions.)

foundation: STONE
walls: BRICK
roof: SYNTHETICS: Rubber
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Hawthorne Glove and Novelty Co.-Shrader Drug Co. Building located at 529 South Gilbert Street was built in 1906 along an industrial and warehouse corridor that extended north and south of Burlington Street at the eastern edge of Iowa City's central business district. The building is typical of other late-19th and turn-of-the-20th century multi-story masonry buildings originally built facing onto Gilbert Street and used for industrial or warehouse purposes. Rear service entrances and loading docks opened onto rail sidings of the Burlington, Cedar Rapids and Northern (B, CR & N) RR) branch line that extended along Maiden Lane alleyway west of Gilbert Street. The railroad line also extended further north to the rail freight house. The utilitarian glove factory and stock drug company building has a rectangular footprint, a stone walled partially exposed basement level, three brick-faced upper levels, and a flat roof with a plain parapet. The building features large flat-arched window openings with 2/2 double-hung wood sashes, all evenly spaced on the upper levels in four bays on the front and rear, six on the south, and five on the north. Two small one-story brick and concrete block additions were added to the 1906 main building in ca.1960 and after 1970 respectively. The older addition facing Gilbert Street originally served as a garage and was later converted to retail/storage space. The second addition to the west was set at the basement level to serve as the kitchen for a restaurant/bar developed in the lower level in 1983. A new stairwell/elevator tower was added in 2013 above the ca. 1960 addition on the north side to serve the twelve apartments established in a 2012-2013 historic rehabilitation of the building.

Narrative Description

Site:

The Hawthorne Glove and Novelty Co.-Shrader Drug Co. Building is located at the northwest corner of the intersection of South Gilbert Street and East Prentiss Street in central Iowa City. The parcel comprises portions of two city lots in Block 5 of Lyon's Addition and measures approximately 49 feet across the east front with a depth of 77 feet. The parcel is located along the west side of a busy two-way, four-lane arterial street. The property is currently zoned "Central Business Support Zone;" nearby buildings contain a mix of lesser intensity mixed residential and commercial uses than the balance of the central business district itself. Special consideration of building and site design are provided in this zone and an attempt is made to encourage developments that contain features providing a public benefit such as historic preservation.

The building parcel gently slopes down to the south and west from the level of South Gilbert Street towards Maiden Lane alleyway and Ralston Creek on the west and Prentiss Street on the south. Across Gilbert Street to the east are a series of multi-unit apartment buildings erected during 1990s and one historic building, the Close House at 538 South Gilbert Street (NRHP listed 5/31/1974), which is a good example of a Tuscan Italianate Style residence rendered in brick and stone that is now commercially used. Single and multi-story masonry buildings from both the early 20th century and the past several decades extend along the balance of Gilbert Street and Prentiss Street.

Over the past several decades, the Gilbert Street corridor has seen a surge of redevelopment with a mix of new construction and rehabilitations of existing buildings, both historic and non-historic. This redevelopment has been encouraged by the current zoning designation. Work completed on the Hawthorne Glove and Novelty Co.-Shrader Drug Co. Building falls into the historic building category of rehabilitation work.

Building:

The Hawthorne Glove and Novelty Co.-Shrader Drug Co. Building was built in 1906 following a fire to the previous building on the site that had been only recently completed prior to the fire. Sanborn maps further confirm the construction time frame with the 1899 map showing the building site as a vacant parcel and the 1906 map depicting the existing 3-story brick building completed after the fire. Two small brick and concrete block additions were added to the 1906 main building in ca.1960 and after 1970 respectively. The older addition originally served as a garage according to the 1970 Sanborn map and was later converted to retail/storage space. The second addition was developed at the basement level and serves as the kitchen for "The Vine" restaurant/bar developed in the balance of the basement level in 1983. In 2012-13 a new stairwell and elevator addition was built along the north façade, setback and placed above the ca. 1960 addition. The

stairwell addition has brick cladding similar in color to the original brick on the front façade with painted fiber cement board finish on the north and rear walls to identify its non-original construction.

The Hawthorne Glove and Novelty Co.-Shrader Drug Co. Building is an example of a late 19th or early 20th century multi-story industrial building form. The forms frequently fronted on railroad lines where multi-story configurations took advantage of a limited supply of railroad line frontage building sites. It has a rectangular footprint for the original block measuring 37 feet across the front (facing Gilbert Street) and a depth of 77 feet (along Prentiss Street). The brick building has three above-ground levels; a coursed ashlar limestone foundation; 12-inch thick solid brick walls on the basement, first and second floors; and 8-inch thick solid brick walls on the third floor. Note that the brick and stone basement level is exposed on the west facing façade. The lower west end of the basement level is exposed along the sloping south façade as well. The rear facade (west) faces a one-block long alley officially designated "Maiden Lane" that contained railroad sidings that paralleled the main line track of the Burlington, Cedar Rapids and Northern RR (later, Chicago, Rock Island and Pacific RR) at the time the glove company was built. The spur passed north and south along the right-of-way of the Maiden Lane alleyway - all a half block west of Gilbert Street. The basement wall is constructed of locally quarried rock-faced limestone and the upper level walls are constructed of locally manufactured, mottled reddish-brown colored brick. It is laid in a variation of American bond with seven courses of stretchers separated by header courses. A salt glazed ceramic coping tops the short parapet. Brick ornamentation is limited to the corbelled rectangular patternwork along the parapet level of the front façade. The building originally had painted advertisement signs along three facades (south, east and west) with remnants of signs surviving on some wall sections in 2014.

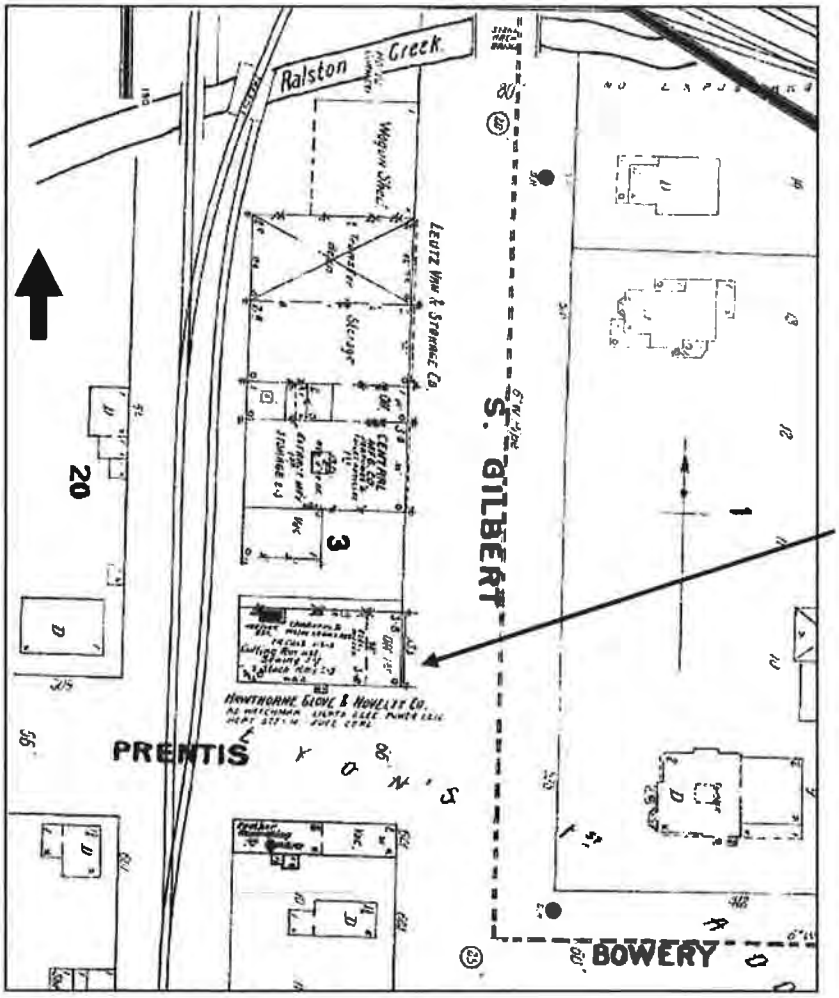
The building is divided into four bays across the front and rear facades. On the front façade, the upper levels contain original (rehabilitated) double-hung 2/2 wood windows in each bay with combination wood/screen 1/1 storm sash installed on the exterior. The slightly recessed window openings all have stone sills with flat brick simulated arches set over a metal structural lintel. On the first floor, the original main entrance is at the north end and is reached by a short flight of poured concrete steps. The intact entrance door has a tall single-light in the upper portion and a single horizontal wood panel below. A narrow two-light transom is above the entrance. The remainder of the first floor has two large 1/1 wood double-windows, each set beneath molded cast-iron lintels with stone sills. The south bay contains no opening.

On the rear façade, the four bays of the upper two levels have a similar spacing of 2/2 double-hung wood windows. The main level has original window units set in the first and third bays with an exterior, single flight metal staircase added in ca. 1985 leading to a rear entrance in the fourth or south bay. The second bay originally held a double-width opening containing either a tall, wide single window with a transom or a pair of narrower double-hung sash or perhaps a bay window for viewing of railroad traffic along the spur line. The wide stone sill and narrow wood lintel remain but the window(s) were replaced with a pair of smaller 1/1 double-hung units surrounded by brick infill sometime prior to 1966 when a historic view of the building rear was recorded (Figure 4). On the basement walk-out level, a pair of earlier wood doors in the north or first bay has been replaced with a single pedestrian slab door surrounded by narrow tongue-and-groove bead board infill. A limestone lintel for this entrance opening and an adjoining section of brick wall has been replaced with matching stone and brick. Two small openings with stone lintels and sills centered along the wall above the coursed stone foundation have replacement stone elements. The new windows are single light sash replacing earlier 2/2 configurations.

On the north and south facades, each wall is divided into a total of nine bays. Matching 2/2 double-hung wood windows were originally found in bays six through nine for the first, second and third floors of the north façade with the newly constructed elevator/stairwell now occupying the second through the fifth bays. On the south façade, all but one window in the second through sixth and eight bays have 2/2 windows. Exceptions are a pair of smaller 1/1 windows and a single 1/1 window on the sixth and seventh bays of the main level. The basement level on the south façade has a combination of single light replacement sash and glass block infill (see Figure 11). Stone sills and flat brick simulated arches above metal structural lintels are retained for all of the openings on the south façade except the pair of new windows on the first floor in the sixth bay. On the basement level, one door was originally located in the second bay. Following conversion of the basement level to a restaurant/bar in 1983, a new entrance was added immediately to the east and the original wider opening was infilled with bead board. The new passage door in the third bay serves as the primary entrance for the basement level retail space. The metal replacement door has vertical panels in the lower half and two tall vertical lights in the upper section. A small modern semi-circular canopy supported by pipes extends over the entranceway. On the north façade, the center six bays on the second and third floors retain the flat brick simulated arches set over a metal structural lintels and stone sills. On the first floor, several of the openings have been partially or completely blocked at the east end by the 1-story north addition with the remaining wall originally constructed without windows. It should be noted that the original footprint of the building and parcel allowed for the installation of windows on all four sides by retaining a 12-foot wide protected "window well" strip for the existing one-story building located to the north. In ca. 1960, a one-story addition was added at grade level on the east end of the north façade filling this space. Sometime after 1970 – most likely In 1983

when the restaurant/bar was established – a second one-story addition that houses the current kitchen was added at the west end of this 12-foot wide strip at the basement level.

An examination of Sanborn maps from 1899 to 1970 (Figures 5-A through 5-E) beginning with the building's early use as a factory building identifies the general construction features of the building and how it was used over time. The first year the new building was depicted in 1906, the map at right shows it occupied by the Hawthorne Glove and Novelty Company factory/warehouse. The building was heated by steam, fueled by coal and had electric lights throughout. Iron columns were identified as vertical supports on the first, second and third floors though later Sanborn maps show the third floor contained wood supports. The east quarter of the first floor served as office space opening directly onto South Gilbert Street, and the rear lower level opened onto the siding and main line rail tracks of the B, CR & N RR; there was no loading platform access to the siding. A second entrance was located along the south façade west of the current pedestrian entrance with a small one-story enclosure in place. This entrance likely provided access for local transfers. On the interior the plan designates the use for each floor beginning with storage on the first floor, stock and materials on the second and third floors, and cutting rooms on various levels. No use was designated for the basement level and the east end of the first floor was reserved for office use.



Iowa City Sanborn Map, 1906

By 1912, the glove and novelty factory no longer operated from the building, which had been taken over by the Shrader Drug Company for the manufacturing of "stock powders," most likely drug powders in concentrated forms. The Sanborn map published that year shows the basement floor finished in concrete, the presence of electric motors, a water protection hose system, and the installation on the exterior south façade of a metal stairs in the vicinity of where a window-access fire escape ladder is located in 2014. On the interior, the basement and first floors were designated for mixing stock powders, the second floor for "business handling" or packaging, and the third floor for storage with the main level office space still in use in the east end. The reconfiguration of the factory interior demonstrates the overall flexibility of the open well-lighted factory spaces. Operable double-hung sash provided the only means of ventilation for employees. The addition of the window-access fire escape on the south façade by 1912 was a nod to modernization. It should be noted that the disastrous Triangle Shirtwaist Factory fire in New York City took place in 1911 prompting such changes around the country for multi-story factory buildings such as this building.

Subsequent Sanborn maps for 1920, 1926, 1933 and 1948 when Shrader Drug Company or its successor, Howell-Shrader Drug Company, remained in operation show only a few changes made to the building over time. In 1920, the second floor was designated as an assembly area for boxes with the use of "box nailing" shown. By 1926, a more substantial change noted the addition of wood posts for roof supports on the third floor. This may have been a correction of the original 1906 depiction of iron columns on all three floors. A freight elevator (nonextant) was also installed in the southwest corner of the building. The office space was no longer designated as such. The interior uses remained the same in 1926, 1933 and 1948. By the mid-1950s the building was being used as general storage and transfer space according to city directories. In ca. 1959 the building's use changed to "The Whipple House" furniture store also according to city directories. This was noted on the 1970 Sanborn Map along with the construction of the east half of the 1-story addition along the north façade. This space was identified as a garage bay.

A series of retail and manufacturing operations were housed in the building from ca. 1970 until 1983 when it saw the establishment of "The Vine Tavern and Eatery" in the basement level. Leased space on the upper three levels was used after 1970 by a motorcycle shop, printing and binding companies, a carpet shop, a local food cooperative, and an electronics company. These uses continued until ca. 1998 when the upper three levels were converted to use as individual artist studios. The retail tavern/restaurant space on the basement level continued after 1998. Rentable spaces were established along a double-load central corridor that extended east-west through each floor with short hallways accessing the stairwells in the northeast and southwest corners. A single shared restroom was used by the tenants on each level. New wood stud walls for each one-room unit were clad in gypsum board with the interior surfaces of the original brick walls in each studio painted or repainted. Wood slab doors were installed for each unit and the corridors were carpeted. The original wood floors were painted within the units with some surfaces finished in tile and carpet. This layout and these finishes existed in 2012 when a new rehabilitation was planned for the building.

In 2014 with the historic rehabilitation completed, the building retains all four levels of the original building in use with a restaurant/bar space on the basement level containing table and booth seating, a U-shaped counter and back bar, storage rooms, an office and restrooms. The main prep kitchen and cold storage are in the west half of the north addition and a cooler is in a portion of the east half. It should be noted that when originally constructed in ca. 1960, the east half was used as a single-bay garage. The overhead door was replaced with a passage door and fixed glass window in ca. 1985 and since the historic rehabilitation was completed in 2013, the storefront has been replaced with two large vertical lights adjacent to a single day, all framed in brushed aluminum. In a new addition above the former garage addition along the north facade, an elevator has been installed to serve the main level, second and third floors. Adjacent to the elevator is a new stair well designed to serve all levels as well. The new stair tower addition has a brick façade on the east wall that matches the color and texture of the original building with two 2/2 windows stacked vertically in the stairwell area. On the north and west walls, the upper level addition is clad in fiber cement board sheeting with aluminum reveal trim. Six square single-light fixed sash are located along the rear (west) wall of the stair tower on the first, second and third levels. The lower level floor plan appears in Figure 7 with the stairwell and elevator arrangement shown in Figures 8-10. The main level, second and third floors include four studio apartments on each level laid out along a single, double-loaded corridor extending east and west through the center of the building. Short side halls connect to the stairwells at opposite southwest and northeast corners of the building. The interior space had few historic features when the rehabilitation plan was developed. One feature that was able to be retained was the industrial wood flooring on the second and third floors. Here worn paint and stained finishes were kept to relate the industrial story of the building's history. Other features include the original tall ceiling heights, original 2/2 wood window units, and painted finishes on windows and trim.

Integrity:

The Hawthorne Glove & Novelty Co.-Shrader Drug Co. Building retains sufficient integrity from the period of significance identified, 1906 - 1956, to qualify for National Register listing. A summary of the seven aspects or qualities of integrity appears below:

- Location: The location for the Hawthorne Glove & Novelty Co.-Shrader Drug Co. Building along South Gilbert Street remains the same as the dates of significance when the building was built and occupied by the successor manufacturing concerns. The principal changes to the location came in two phases. The first came following the abandonment of the former B, CR&N RR spur line along Maiden Lane sometime after 1970 and the conversion of the right-of-way to at-grade parking spaces for businesses fronting on Maiden Lane. The second came since the past several decades with the establishment of new business concerns in several of the older buildings along the 500 block of So. Gilbert Street and on East Prentiss Street.

- Design: The simple, utilitarian multi-story design for the Hawthorne Glove & Novelty Co.-Shrader Drug Co. Building retains a significant portion of the building's original exterior design including the exterior masonry materials, the number and spacing of window and door openings, and the unadorned cornice and parapet. The original 2/2 double-hung windows have been replaced by similar sized 1/1 sashes The design is not attributed to a specific architect, engineer or contractor

- Setting: The setting for the Hawthorne Glove & Novelty Co.-Shrader Drug Co. Building has undergone several waves of change since the turn of the 20th century. Buildings have been constructed, razed, converted to parking lots, and now seen new construction in some cases. The railroad lines have also been removed and replaced along the center line of Maiden Lane. By 2014, the stretch of South Gilbert Street north and south of the factory building has been redeveloped with the west side of the street largely retaining a series of multi-story masonry buildings, though some newer structures replacing those of a century earlier. Though these changes negate a potential historic district, they do not detract from the setting of the building itself.

- Materials: The principal materials originally used for construction of Hawthorne Glove & Novelty Co.-Shrader Drug Co. Building continue in use in 2014 with a few exceptions. The exception would be the replacement of several window units, the addition of the rear metal staircase leading to the main floor, the removal of the original garage door and replacement with a storefront in the ca. 1960 addition facing Gilbert Street, and the addition of all of the interior materials for apartment walls and corridors. Exposed brick walls and many sections of original wood flooring have been retained where ever possible in the apartments. New materials have been installed for plumbing, electrical service, and HVAC in the apartments and the rehabilitated restaurant/bar space.

- Workmanship: Though the building is now adaptively reused as a restaurant/bar and apartments with a substantial number of new finishes in the contemporary floor plan, work was done according to the *Secretary of the Interior's Standards for Historic Buildings*. As a result, a level of workmanship was maintained for all original building elements and finishes that could be retained. The building's exterior masonry workmanship remains intact and replacement wood window sash were built as wood sash were originally constructed though with insulated lights. These varied crafts provide evidence of the craftsmen's labor and skill during original construction.

- Feeling: The Hawthorne Glove & Novelty Co.-Shrader Drug Co. Building's sense of feeling is defined by the continuing presence of a corridor of multi-story buildings in the 500 block of South Gilbert St. and the preservation of the historic Close House (NRHP-listed) across the street. The rear of building that faces Maiden Lane alleyway has been redeveloped with a strip of parking replacing the abandoned railroad spur present here through the period of significance. Despite this change in setting, the building's prominent corner location complete with a series of historic painted advertisements on three sides allows the building to retain its sense of feeling in 2014.

- Association: The Hawthorne Glove & Novelty Co.-Shrader Drug Co. Building continues to demonstrate the building's association with the historic industrial development pattern established along South Gilbert Street in the late 19th and early 20th centuries. Though now rehabilitated for use as residential apartments, the building retains the character defining features of the exterior's utilitarian, factory-warehouse design. The internal arrangement of private units eliminates the building's original open floors though this space had been modified several times end of the period of significance in 1956 and 2013 when the historic rehabilitation of the building was completed. There are few outward indications that the building is an apartment building.

Historic Rehabilitation Plan and Alterations:

In 2012, an historic rehabilitation plan was developed for the reuse of the Hawthorne Glove and Novelty Co.-Shrader Drug Co. Building. Completed under the guidance of the National Park Service and the Iowa State Historic Preservation Office, the building's main floor and two upper levels were redeveloped into twelve studio apartments arranged off a double load corridor. The lower level or basement has a restaurant/bar in place along with a service kitchen, cold storage space, office and public restrooms. Work was carried out in accordance with the *Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings*. Because of the adapted reuse as residential living space, conformance with local building codes necessitated some changes including sprinklers, installation of an elevator/stairwell and a second stairwell in opposite corners of the building, door opening dimensions, fire wall construction between units, separation of plumbing and HVAC, and other requirements. To extend the square footage of the restaurant, seasonal exterior seating space was added along the south façade/sidewalk. Original architectural elements were retained wherever possible including the historic painted signs on the building's east, west and south facades. During the historic rehabilitation, Original wood window units were retained using with 2/2 and 1/1 units. Floor plans for each of the rehabilitated floors are contained in Figures 7-10.

8. Statement of Significance

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

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

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

Property is:

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

Areas of Significance
(Enter categories from instructions.)

INDUSTRY

Period of Significance
1906-1956

Significant Dates
1906

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation
N/A

Architect/Builder
Unknown

Period of Significance (justification)

The period of significance spans the years 1906 – 1956. This period covers the initial construction of the Hawthorne Novelty & Glove Co. Building in 1906 through its ownership and use for Shrader Drug Co. and its successor firm Howell-Shrader Drug Company. The period of significance ends when the building's use as a factory/warehouse ceased in 1956 when Henrietta Howell closed the Howell-Shrader Company and sold the building to a neighboring business owner. The building subsequently was used as a furniture store, motorcycle shop, and other uses. No significance is claimed for the period of occupancy after 1956 by these retail commercial businesses.

Criteria Considerations (explanation, if necessary)

Not Applicable.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Hawthorne Glove and Novelty Co.-Shrader Drug Co. Building is significant under Criterion A as an example of industrial building associated with the successive development of two manufacturing concerns – a glove factory and stock drug company. The two firms were representative examples of the medium-scale factories to locate in Iowa City's Maiden Lane-Gilbert Street industrial corridor during the late 19th and early 20th centuries. Both are significant for their moderate size of operation typical of Iowa City factories from the 1880s to 1940s and their proximity to the well-established railroad and industrial corridor along South Gilbert Street adjacent to the route of the Burlington, Cedar Rapids and Northern RR (later, Chicago, Rock Island and Pacific RR), which passed north and south along the right-of-way Maiden Lane, a named alley. The multi-story factory form occupied by these two concerns is a good example of the utilitarian form adopted by Iowa City factory owners during this period. These aspects of the building's historic significance and industrial form make it eligible for the National Register under Criterion A.

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

The Hawthorne Glove and Novelty Co. Building that later housed the Shrader Drug Company /Howell-Shrader Drug Company, is significant under Criterion A. The building is significant for its association with two early 20th century manufacturing concerns that operated from Iowa City's original railroad and industrial corridor. This corridor flourished during the late 19th and early to mid-20th centuries. The first company, the Hawthorne Glove and Novelty Company was one of several noteworthy firms that manufactured gloves in Iowa City before World War I. A regional market was served by other local firms such as the E.F. Rate Glove Company and the Iowa Glove Company from the late 1880s into the 1950s. Buildings for both firms are nonextant. The multi-floor masonry building on South Gilbert Street was specifically constructed to house the Hawthorne Glove Company's manufacturing and wholesale warehouse. It took advantage of its site along the north-south railroad spur along Maiden Lane alleyway at the building's rear for both the off-loading of tanned hides and other supplies associated with glove manufacturing and for product shipping.

The second longer-lived firm, the Shrader Drug Company/Howell-Shrader Drug Company, began operations in 1899 at another location in Iowa City in the 400 block of East Washington Street. It moved to 529 South Gilbert Street in ca. 1911 and continued here through 1956. Owned by William E. Shrader when the company moved, it was one of several local drug and toiletry manufacturing companies that prospered in Iowa City in the 20th century. The Shrader Drug Company was a manufacturer of stock powders - drug powders in concentrated forms – and livestock remedies that gradually focused on veterinary use and feed compounds. The company traced its roots in the retail drug store of the same name founded in 1880 in downtown Iowa City. Production of over-the-counter remedy powders was carried out in a back room of the store. As this aspect of the business grew, manufacturing relocated first from the northeast corner of South Clinton and East College streets later to a building in the 400 block of East Washington Street opposite the present Iowa City Civic Center. Finally in 1911, the expanding business moved to the former glove factory along the Maiden Lane-South Gilbert Street railroad and industrial corridor.

The building also derives Criterion A significance as an example of a turn-of-the-century utilitarian factory form. Its setting adjacent to both a railroad line and spur and intersecting streets provided for good receiving and delivery points. Though the railroad line has been abandoned the wide Maiden Lane alleyway continues. The building's multi-level configuration was typical of the period providing for isolation of manufacturing activities and warehousing by floor levels and an economic use of the building site. The inclusion of a generous number of large, operable double-hung windows on four sides, all available for providing passive ventilation and good lighting looked back to 19th century building practices while the installation of electricity and central heating were part of modern factory construction. By 1912, the development of a second exit for upper levels was handled by the installation of a fire escape at the corner diagonally opposite from the main entrance stairs, likely demonstrating the factory's response to the Triangle Shirtwaist Factory Fire in 1911.

Together these two successive manufacturing concerns – a glove factory and stock drug company - were representative examples of the medium-scale factories to locate in Iowa City's Maiden Lane-Gilbert Street industrial corridor during this time period. The factory building's relatively small footprint, multi-levels, and simple masonry finishes remain intact. The Shrader Drug Co.-Howell-Shrader Drug Co. saw greater success, but both the Hawthorne and Shrader businesses derive significance from their success as moderate sized operations typical of Iowa City factories, their proximity to the well-established railroad and industrial corridor, and the multi-story factory form occupied by the succession of firms for more than a century. Together, these aspects of the building's history make it eligible for the National Register under Criterion A.

Historical Background of Hawthorne Glove and Novelty Company and Shrader Drug Company:

Hawthorne Glove and Novelty Company was formed in Iowa City shortly after the turn of the 20th century as a stock corporation headed by D.F. Sawyer. Sawyer was a civic leader as well as an Iowa City clothing merchant, president of the Iowa City Light and Power Company, and sponsor of and uniform supplier for the well-respected Sawyer Hose Company No. 2. Sawyer served as president for the glove and novelty company, D.A. Reese was vice president, W.H. Bailey (a lawyer) was secretary, and Frank K. Stebbins was manager. In September 1904 the local newspaper announced plans for the construction of a new building on South Gilbert Street. At the time, Stebbins was concluding a seven year term (1897-1904) as Iowa City mayor. Prior to becoming manager for the glove and novelty company, Stebbins had operated a meat market on South Dubuque Street beginning in the 1870s and continuing through ca.1894 when the shop was known as "Franklin Market." The business likely brought him into contact with Sawyer as a fellow downtown merchant and Stebbins' term as mayor likely connected him to the other incorporators of Hawthorne Glove and Novelty Company.

The new factory building was to be located near the south end of a three to four block-long industrial corridor that extended south along Gilbert Street from South Market Square (just north of Burlington Street between Gilbert and Van Buren streets) at the southwest corner of the central business district to the main line tracks of the Chicago, Rock Island and Pacific Railroad (Rock Island RR). The corridor varied from 1 to 1½ blocks in width and was defined by the generally north-south course of Ralston Creek that it followed and the paralleling route of the Burlington, Cedar Rapids and Northern Railroad (B, CR & N RR) line. At the north end, South Market Square was the site of the B,CR, & N RR passenger depot and freight house (both nonextant) and at the south end it crossed the main line tracks of the Rock Island RR between the Rock Island Passenger Station and the west end of the four-block long railroad grounds.

The Maiden Lane-Gilbert Street industrial corridor hosted a number of manufacturing, milling, warehouse, and commercial concerns from the 1870s through the 1940s. Most of these concerns took advantage of the proximity of this corridor to the B, CR, & N RR route and its connection to the main line of the Rock Island RR via a series of Y-tracks and spur lines that formed a giant X in the center of Iowa City. Beginning at the north end of the corridor just south of Burlington Street and extending south, the decade of the1890s saw industrial concerns include Hawkeye/Dalschind & Schmidt Foundry; the Iowa City Gas & Light Company; Sheets and Freyder Planning Mill; blacksmith, carpenter and machine shops; a cooper shop and barrel warehouse; the Iowa City Mills flour mill; E.J. Regan Wire Fence Company; and the most substantial factory site along the corridor located north of the vacant lot eventually occupied by the glove factory – the Close Linseed Oil Works. Residences were scattered east of Gilbert Street with the Close House (NRHP-listed) at 539 S. Gilbert Street.

In June 1905, local and regional newspapers wrote about a major fire experienced by the Hawthorne Glove and Novelty Company costing the firm $60,000 in losses for the building and completed stock on site. The account on June 22, 1905 in the *Oskaloosa Herald* indicated that the company planned to rebuild and that sufficient insurance was available to cover the loss. By 1906 when the new glove factory building was completed, Sanborn Maps show the industrial corridor contained most of the same concerns as earlier decades but with changes in ownership for the flour mill and a major change in use for the linseed oil works, which was converted to several van and storage warehouses and a factory. The new glove factory prominently occupied a new section of Prentiss Street extending west of South Gilbert Street. The B,CR & N RR Passenger Depot and Freight House along with the three-bay round house continued in place north of the new factory as did the palatial residence of the Close family on the opposite side of Gilbert Street. Modest-scale residences occupied scattered sites south of the glove factory with a new tin shop immediately south of the Prentiss and Gilbert intersection.

During the decade leading up to World War I, the new building occupant – Shrader Drug Company – was one of three pharmaceutical and drug related factories located along the South Gilbert Street corridor. At the far north end, the Boerner-Fry Company (322 E. Washington Street, NRHP-listed) manufactured perfumes and extracts, which were regionally distributed. Immediately north of Shrader, the Central Manufacturing Company, manufacturers of perfumes and toiletries, occupied a multi-story building on the former linseed oil works site. Shrader Drug Company originally established in 1899, joined their competitors by 1911 along Gilbert Street converting the former glove factory to a facility for manufacturing, packaging and distributing drug powders and veterinary remedies for direct sale throughout the state. The company added the manufacture of mineral livestock feeds under the brand name "San-Tone" as additives for farm livestock, especially poultry, hogs and sheep. W.E. Shrader and A.C. Howell were the joint owners at the time.

By 1923, Andrew C. Howell was president of the company and Lloyd A. Howell had purchased Shrader's shares and was serving as secretary. In 1929 the Howells had paid off their mortgage and business acquisition costs to Shrader. The following year March 17, 1930, the name of the firm was formerly changed to "Howell-Shrader Drug Company." During the 1920s and 1930s, major manufacturing concerns in the Gilbert St.-Maiden Lane corridor remained the same as previous decades with only a few changes in ownership and operators recorded. The planning mill, flour mill, foundry, wholesale grocery warehouse, drug companies, and sheet metal works remained while the storage and transfer business in the former linseed oil works building was expanded and reconfigured. The Howell-Shrader Drug Company continued to see its drummers selling product along the extensive system of rail lines extending outside of Iowa City and into surrounding states.

In 1945, the drug company saw another name change when on February 7, 1945 it became the "Howell-Shrader Company." The 1948 Sanborn Map continues to show the company producing "stock" remedies from its South Gilbert Street factory and warehouse. Another product line added was farm fertilizer. Advertisements and at least one law-suit suggest the company was concentrating on stock powders for mixing with livestock feeds during the 1930s – 1950s. In 1956, Henrietta Howell, Lloyd Howell's widow for nearly a decade, closed the Howell-Shrader Company and sold the building to neighboring business owner Charles Whipple who operated Thompson Transfer and Storage Company warehouse. Three years later in 1959, the former glove factory and drug company building became "Whipple House Furniture Store" run by Charles Whipple and his wife Claire.

The Whipple House remained in operation for nearly two decades until 1975 when the building was sold to James E. Truitt for $75,000. Truitt initially operated The Cycle Barn for motorcycle sales, and the retail sale of motorcycle apparel and service. A portion of an upper floor was occupied by the New Pioneer Coop, a wholesale and retail food company. During the balance of the 1970s and early 1980s, tenants in the building changed including the Iowa City Women's Press on the first and second floors, several book binders in smaller locations, and Titronics Company, an electronics firm, on the upper level. These uses continued when Truitt sold the building to Edwin and Helen O'Brien in 1982. After a period when the building stood vacant in the mid-1980s, "The Vine Tavern" was established in the basement level.

"Howell-Shrader Drug Co., Agent, Fred Knabel, Big Rock Iowa," Advertising Pamphlet, ca. 1941

In ca. 1998 the building passed to Joseph M. Kennedy and a short time later to J.M.K. Holdings. The Vine Tavern remained under Kennedy's operation while the upper three levels were converted to use as individual artist studios. This combination of uses remained in place until ca. 2012. At that time the upper levels were vacated for rehabilitation and conversion to studio apartments occurred. The restaurant/bar space in the lower level was also rehabilitated at that time. Architect for the project was John Shaw, AIA, LEED AP Inc. of Iowa City.

Summary

In summary, the Hawthorne Glove and Novelty Co.-Shrader Drug Co. Building derives significance under Criterion A as a rare surviving example of a factory building associated with successive manufacturing concerns – a glove factory and stock drug company – that was a representative example of the medium-scale factories to locate in Iowa City's Maiden Lane-Gilbert Street industrial corridor during the late 19th and early 20th centuries. Though the Shrader Drug Co./Howell-Shrader Drug Co. saw greater success than Hawthorne Glove and Novelty Co., both are significant for their moderate size of operation typical of Iowa City factories from the 1880s to 1940s and their proximity to the well-established railroad and industrial corridor. The multi-story factory form occupied by these two concerns more than a century ago, is a good example of the utilitarian designed buildings erected by Iowa City factory owners during this period and elsewhere in Iowa. Due to redevelopment on the periphery of downtown Iowa City and along other former industrial corridors late in the 20th century, such building stock is a rarity in Iowa City in 2014. These aspects of the building's historic significance make it eligible for the National Register under Criterion A.

9. Major Bibliographical References

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

Abstract of Title, Lot 8, Block 5, Lyon's First Addition to the Original Town of Iowa City (529 South Gilbert Street).

Advertisement for Howell-Shrader Drug Company, *Iowa City Press-Citizen*, July 1, 1939.

"Brick or Stone Building Next Hawthorne Company." *Iowa State Press*, September 5, 1903, p. 4.

"Hawthorne Novelty Co. Day Book," May 1900 – June 1901, State Historical Society of Iowa Collection, Iowa City, Iowa.

"Howell-Shrader Drug Co. agent, Fred Knabel, Big Rock Iowa." Advertising pamphlet, ca. 1941. Available online at: http://www.ebay.com/itm/HOWELL-SHRADER-DRUG-CO-Iowa-City-F-Knabel-Agent-/290695660053; accessed 5/14/2012.

Iowa City city directories, 1899 through 1985.

Mead, Mildred, photographer. The Whipple House photographs taken March 31, 1966. PA 74, State Historical Society of Iowa Collection, Iowa City, Iowa.

Property Transfer Records, Johnson County Auditor's Office.

Tax Assessor's Records, City of Iowa City Assessor.

Sanborn maps, 1899, 1906, 1912, 1920, 926, 1933, 1933 updated to 1948, and 1933 updated to 1970.

Weber, Irving. "Article 392, 40 Years Key Dates in Iowa City History" (*Iowa City Press-Citizen*, November 28, 1981); *Historical Stories about Iowa City*, Volume 5, pp. 35-38; available online at: http://digital.lib.uiowa.edu/weber/index.php.

Weber, Irving. *Historical Stories about Iowa City*, Volume 1, pp. 238-240; available online at: http://digital.lib.uiowa.edu/weber/index.php.

Svendsen, Marlys, Svendsen Tyler, Inc. "Iowa Site Inventory Form, 52-05128 for Hawthorne Glove and Novelty Co.-Shrader Drug Co. Building, May 2012.

Whiffen, Marcus. *American Architecture Since 1780: A Guide to Styles.* Cambridge, Massachusetts: MIT Press, 1985.

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
_X_Other

Name of repository: State Historical Society of Iowa Library, Iowa City, IA

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 0.087 acre
(Do not include previously listed resource acreage.)

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	622395	4612240	3			
2				4			

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

The property includes a parcel located in the City of Iowa City, Lyon's 1st Addition consisting of the north 35.72 feet of Lot 8 and the south 12.5 feet of Lot 7 in Block 5.

Boundary Justification (Explain why the boundaries were selected.)

The boundary consists of the original parcel acquired for construction of the Hawthorne Glove and Novelty Co. – Shrader Drug Co. Building at 529 South Gilbert Street prior to the time the main block was erected in 1906 and the north additions were completed six decades later.

11. Form Prepared By

name/title Marlys A. Svendsen, Svendsen Tyler, Inc.
organization for Parish Apartments, LLC date 12/31/2013
street & number N3834 Deep Lake Road telephone 715/469-3300
city or town Sarona state WI zip code 54870
e-mail svendsentyler@centurytel.net

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**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Hawthorne Glove & Novelty Co.-Shrader Drug Co. Building

City or Vicinity: Iowa City

County: Johnson State: Iowa

Photographer: Dale Van Donselaar, Dale Photographics, Inc., Pella, Iowa

Date Photographed: September and October 2013

Description of Photograph(s) and number: Photograph List & Photograph Map Key, pp. 32-33.

Property Owner: Complete this item at the request of the SHPO or FPO.)

name Joseph M. Kennedy, JMK Holdings LLC, c/o The Vine

street & number 330 E. Prentiss Street telephone 602-350-8177

city or town Iowa City state IA zip code 52240

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC

Figure 1: Map of the Hawthorne Glove and Novelty Co.-Shrader Drug Co. Building, 529 South Gilbert St., Iowa City (Map generated by Johnson County Information Services).

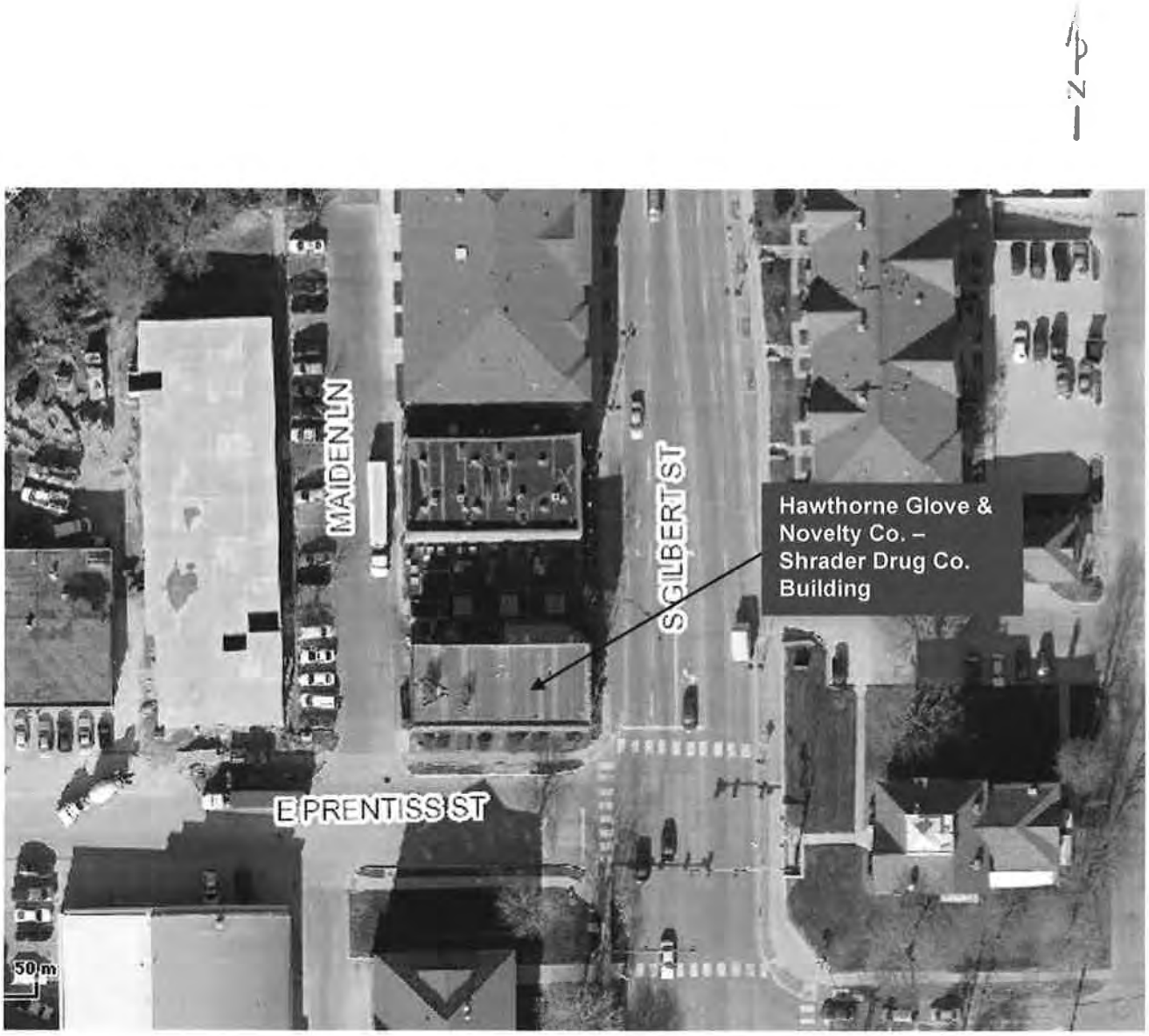


Figure 2: Location map for Hawthorne Glove and Novelty Co. Building, 529 South Gilbert Street, Iowa City (Map from Geographic Information System Division of Johnson County; available online at http://gis.johnson-county.com/piv/, accessed 12/4/2013).

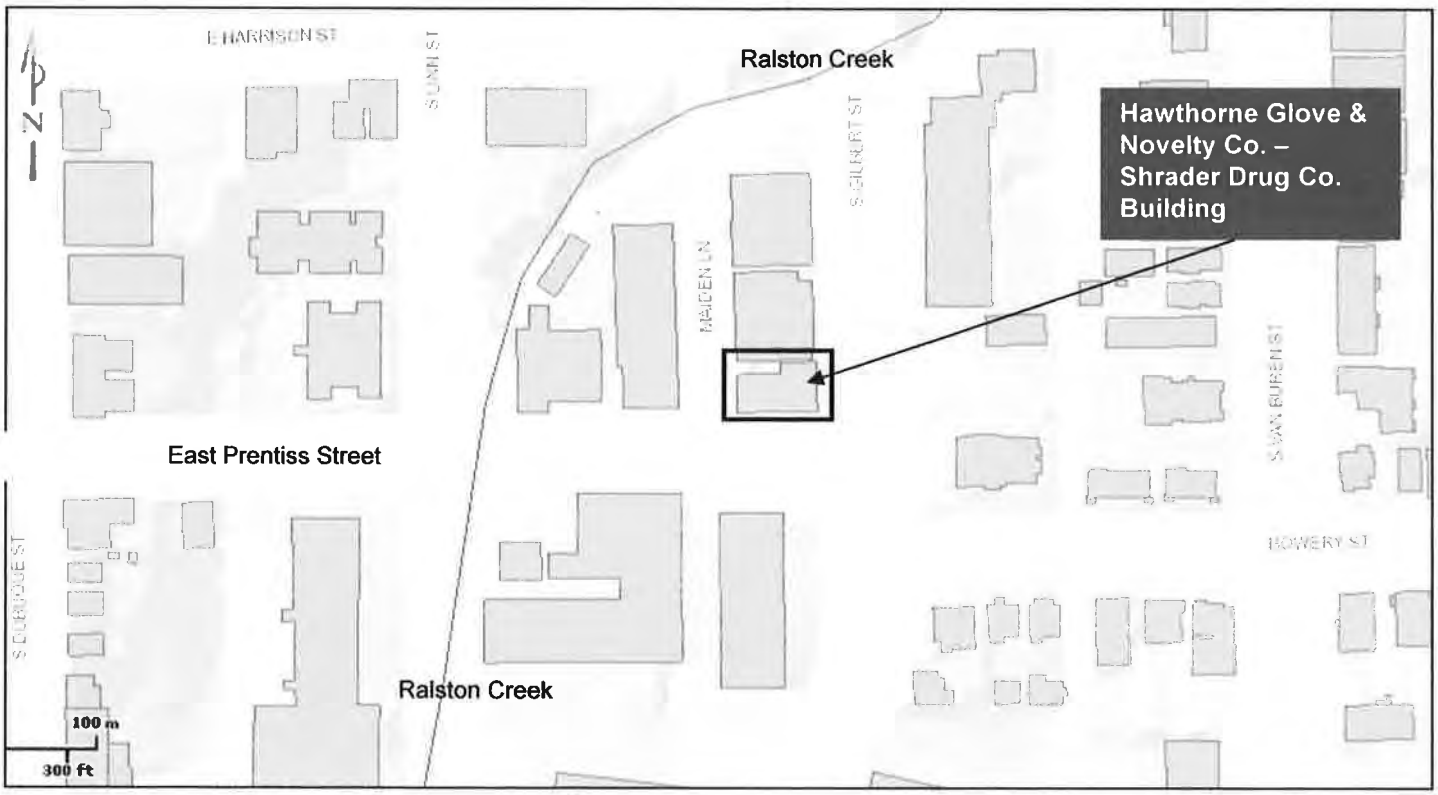


Figure 3: Aerial Map of 529 South Gilbert Street (from Iowa City Assessor's Website available online at: http://beacon.schneidercorp.com/Application.aspx?AppID=86&LayerID=841&PageTypeID=4&PageID=3082&KeyValue=1015132007; accessed 12/4/2013)

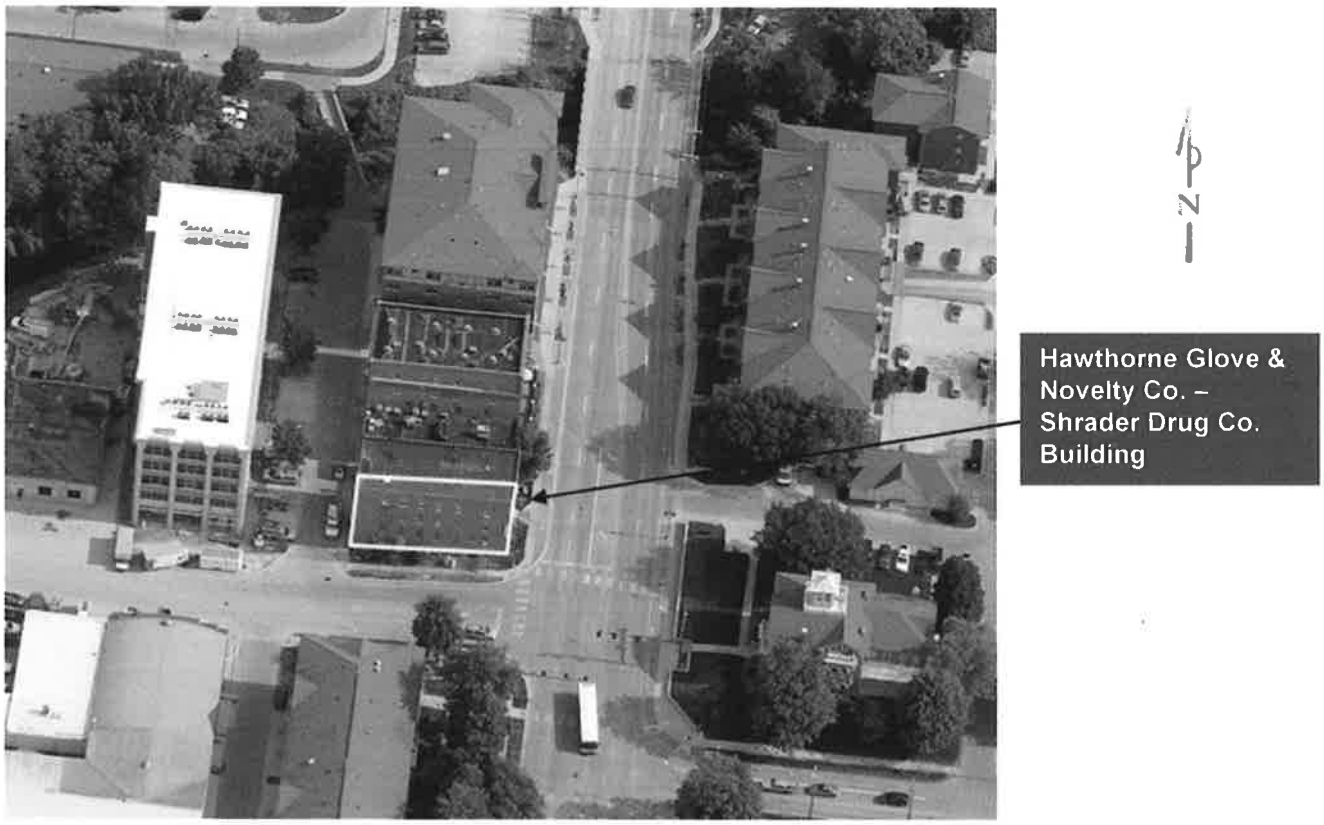


Figure 4-A: Historic image - Advertising pamphlet for Howell-Shrader Drug Co., Agent, Fred Knabel, Big Rock Iowa, 1941. Available online at: http://www.ebay.com/itm/HOWELL-SHRADER-DRUG-CO-Iowa-City-F-Knabel-Agent-/290695660053; accessed 5/14/2012.

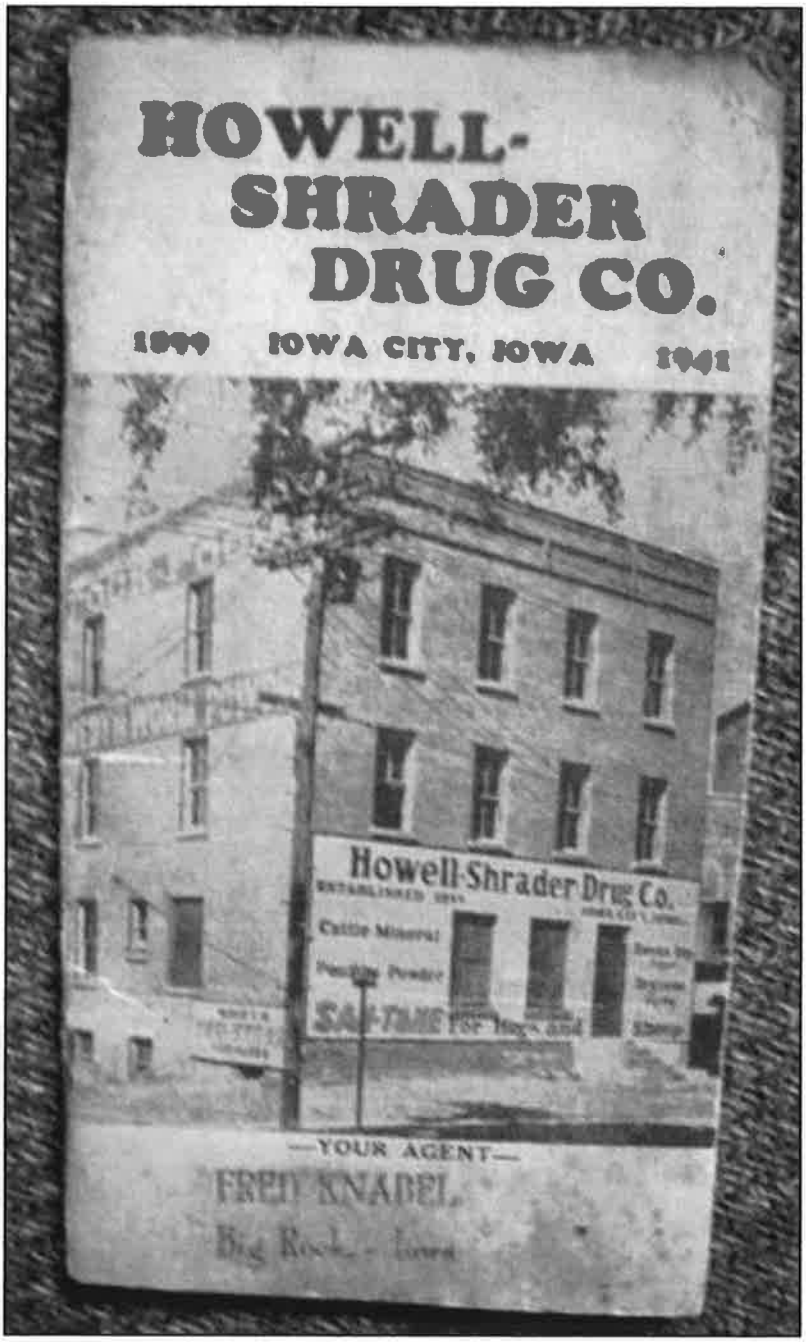


Figure 4-B: Historic photos for The Whipple House Furniture Store Building, 529 So. Gilbert St., taken March 31, 1966, front-looking northwest and rear-looking northeast by Mildred Mead, photographer, (Mildred Mead Photograph Collection, State Historical Society of Iowa Library, Iowa City, IA).

Figure 5-A: Sanborn Map - Iowa City, 1899

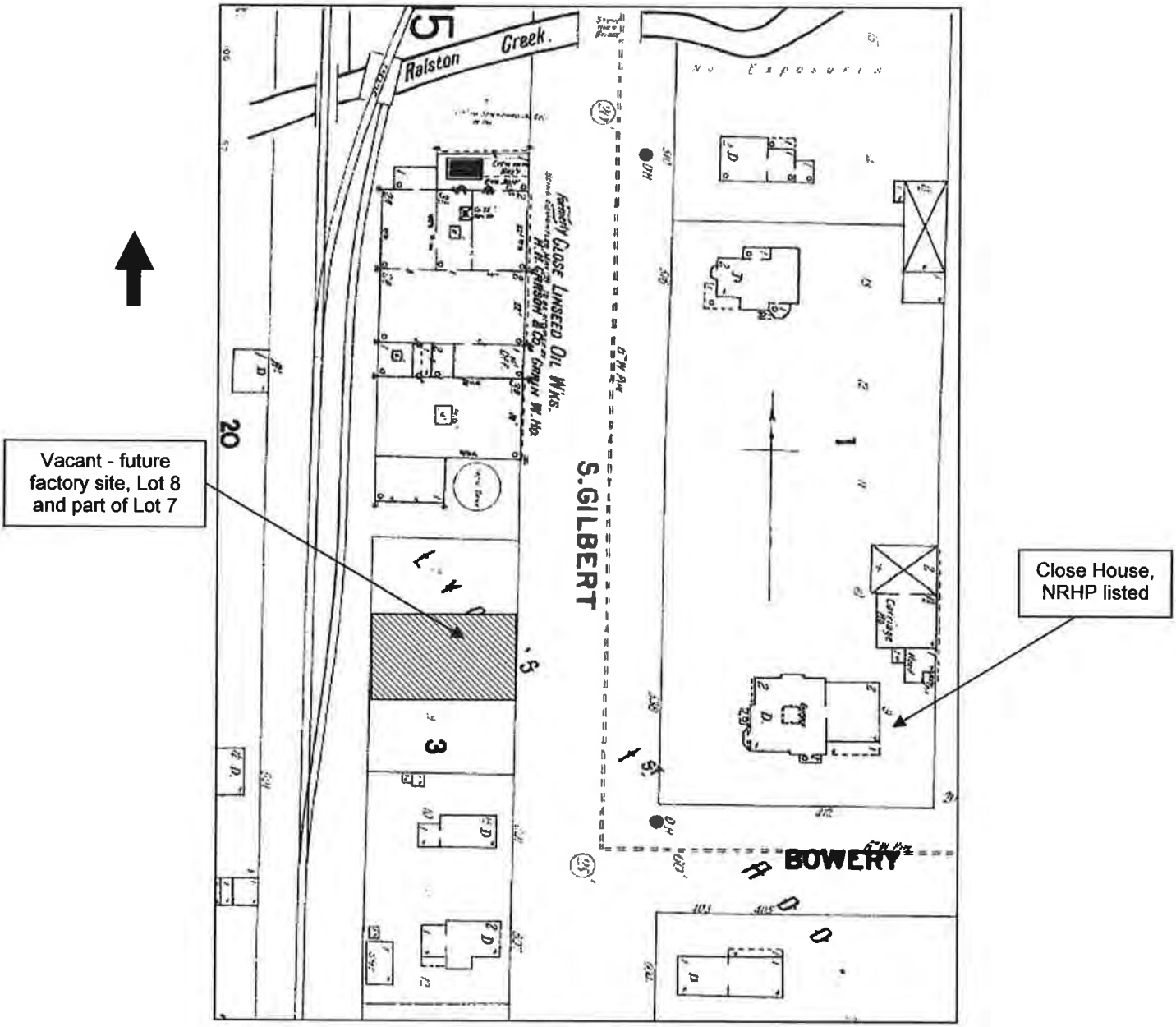


Figure 5-B: Sanborn Map - Iowa City, 1906

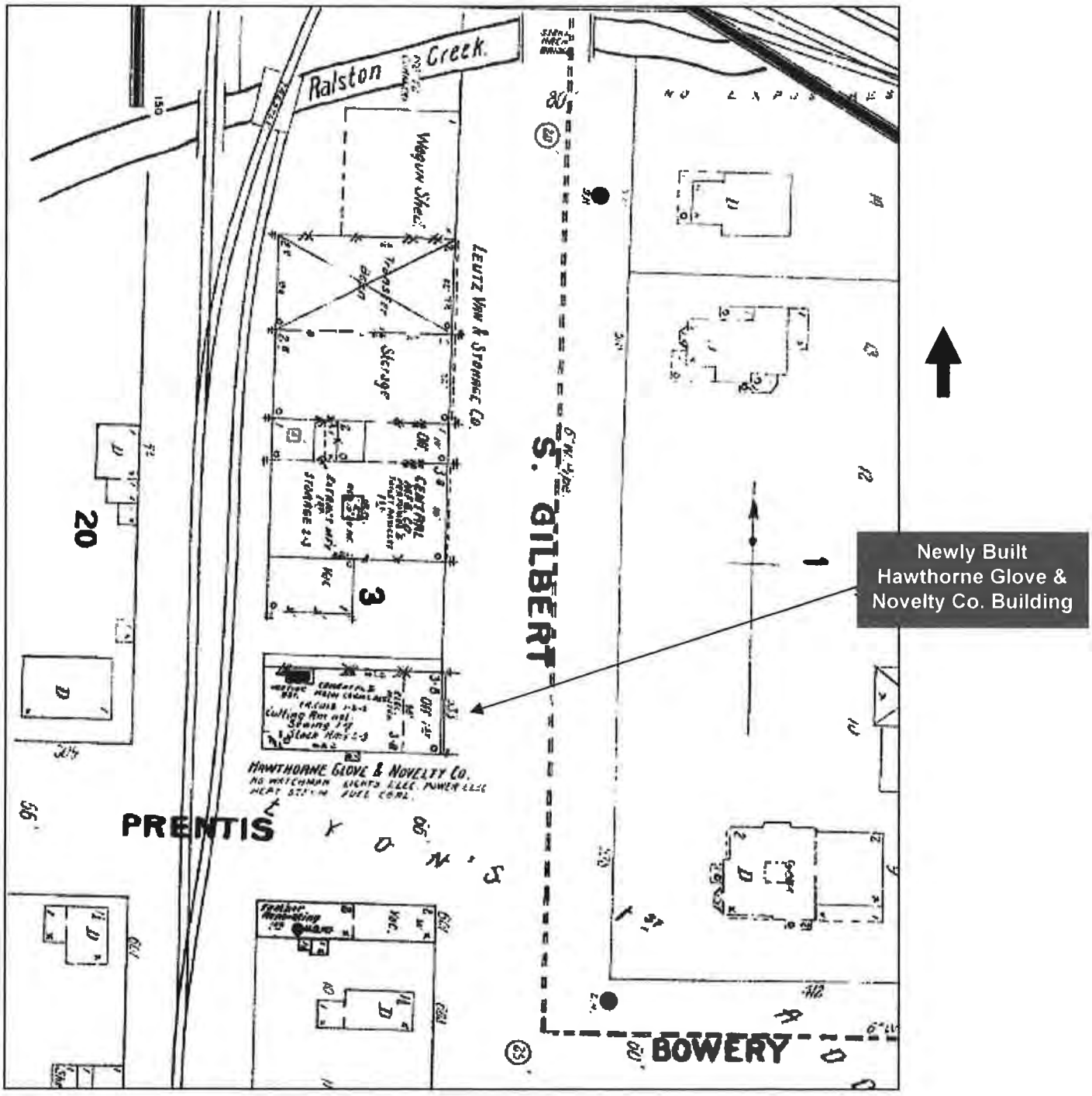


Figure 5-C: Sanborn Map - Iowa City, 1912

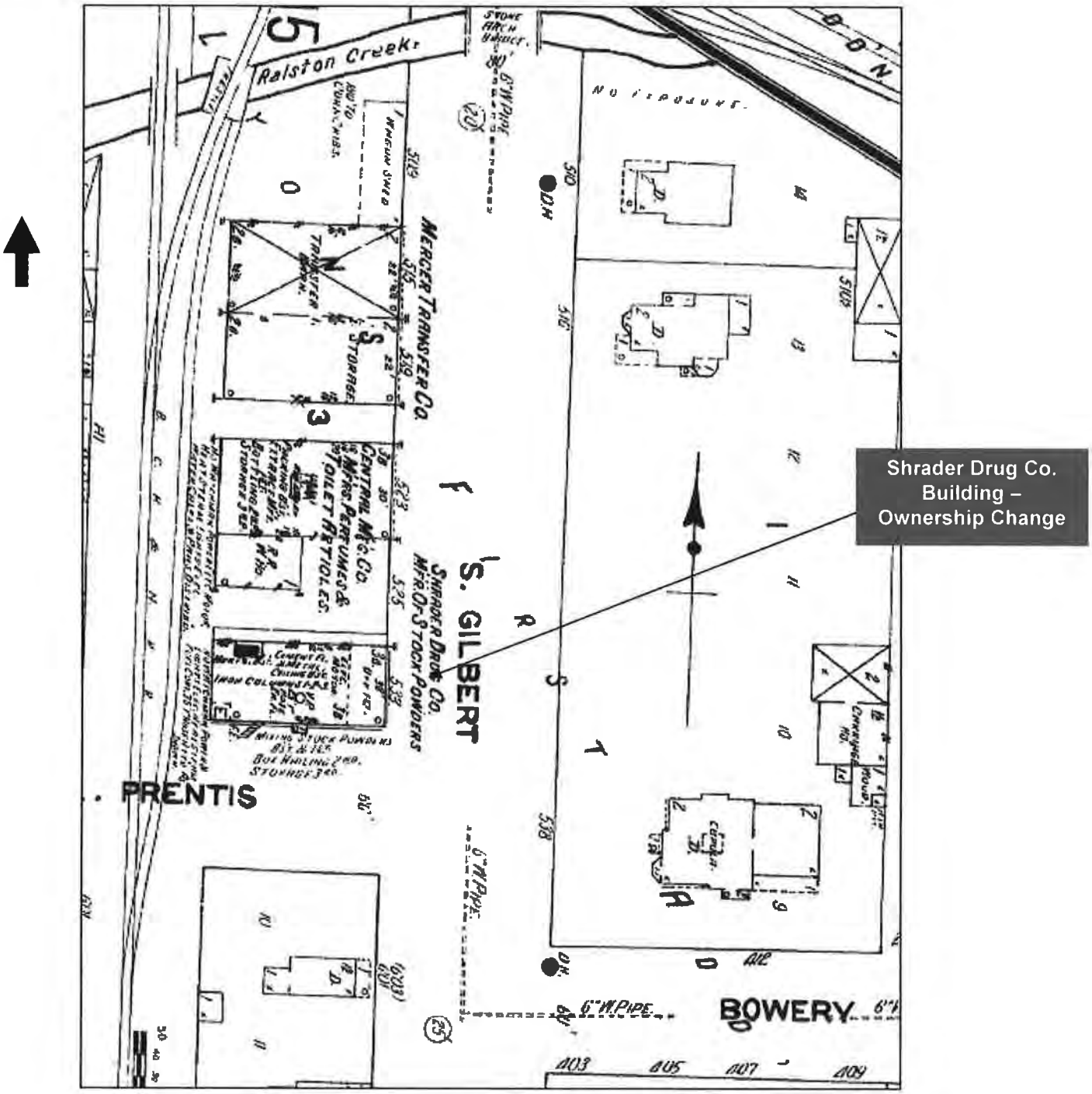


Figure 5-D: Sanborn Map - Iowa City, 1926

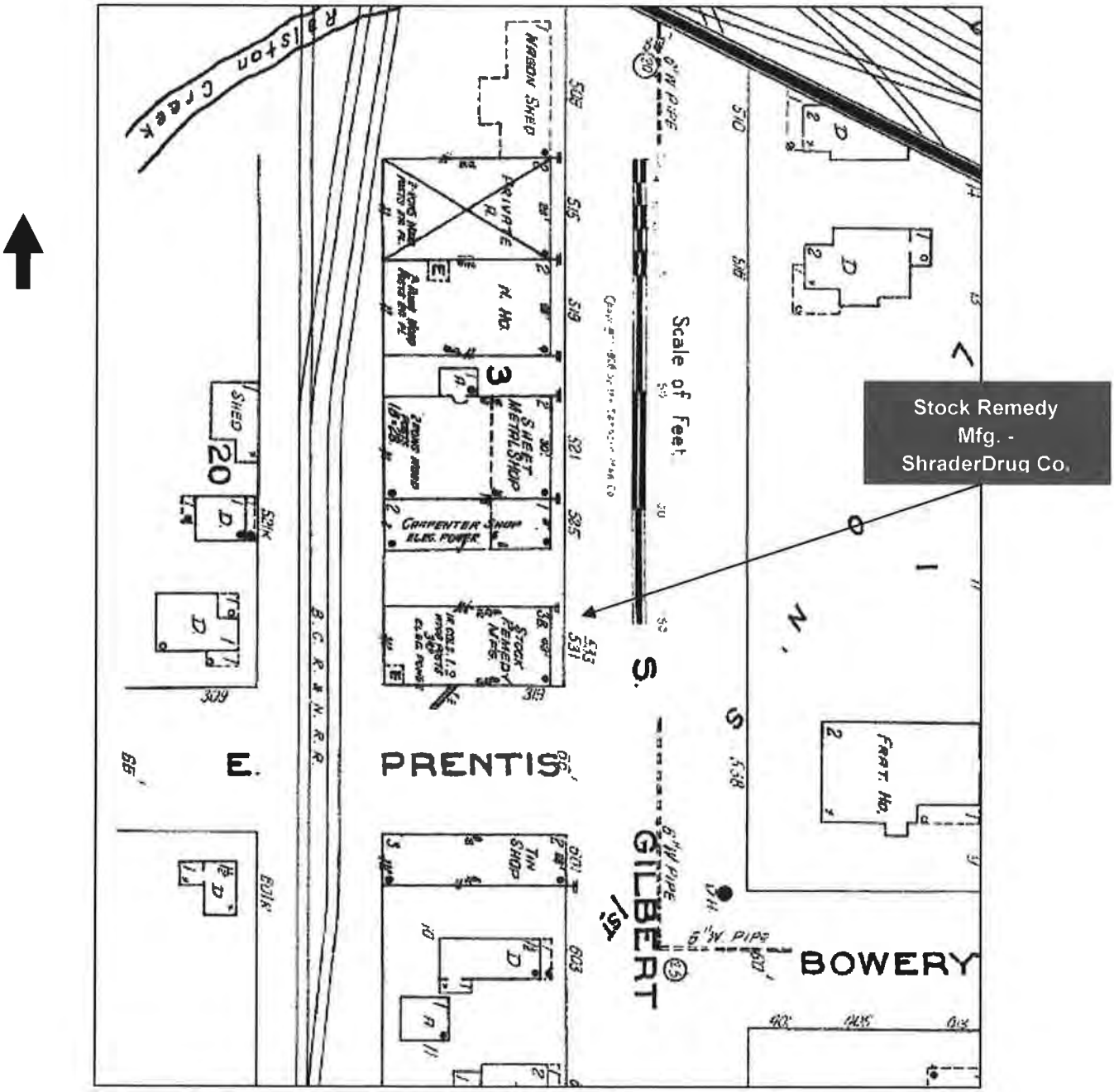


Figure 5-D: Sanborn Map - Iowa City, 1933 updated to 1948

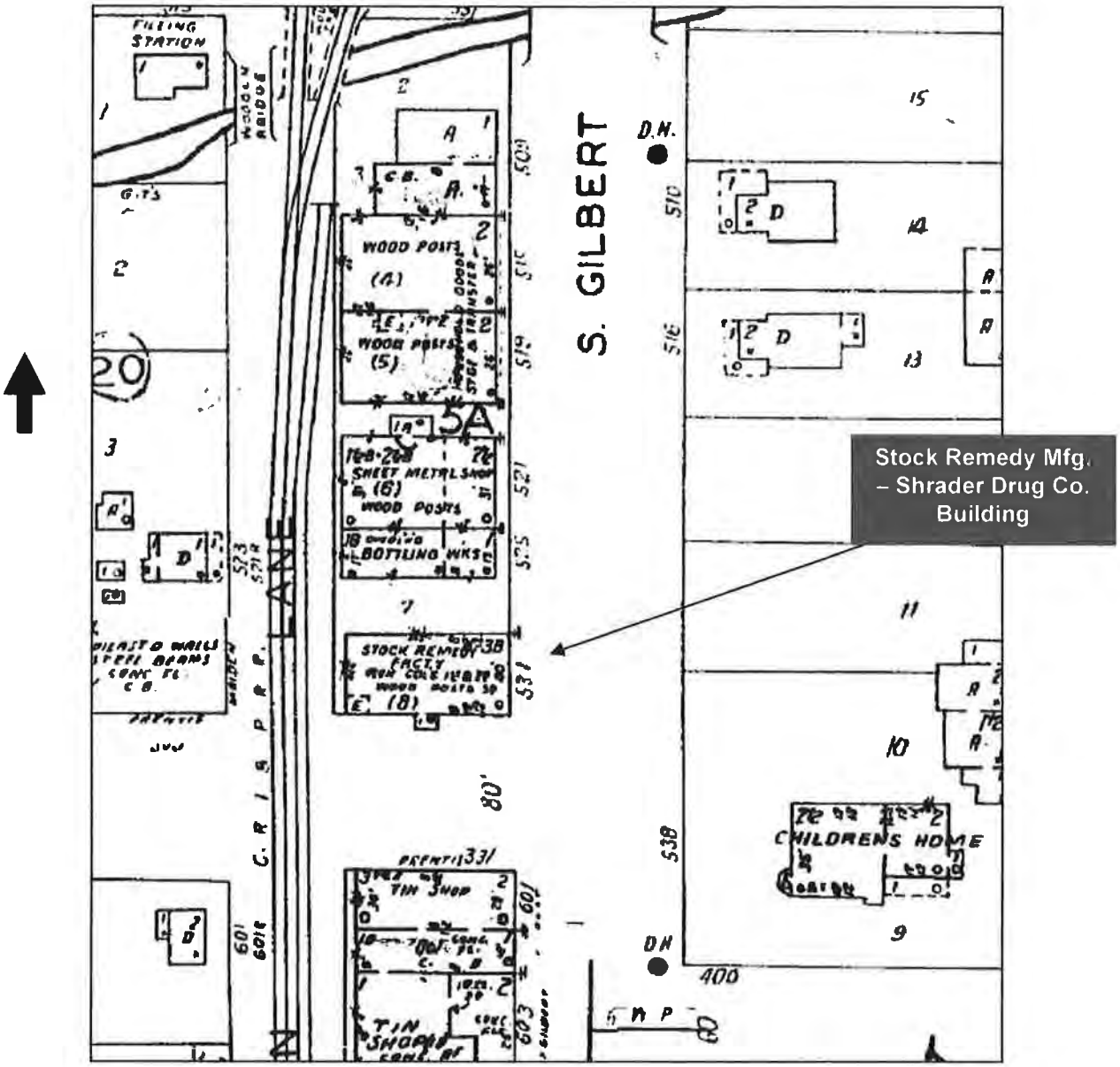


Figure 5-E: Sanborn Map - Iowa City, 1933 updated to 1970

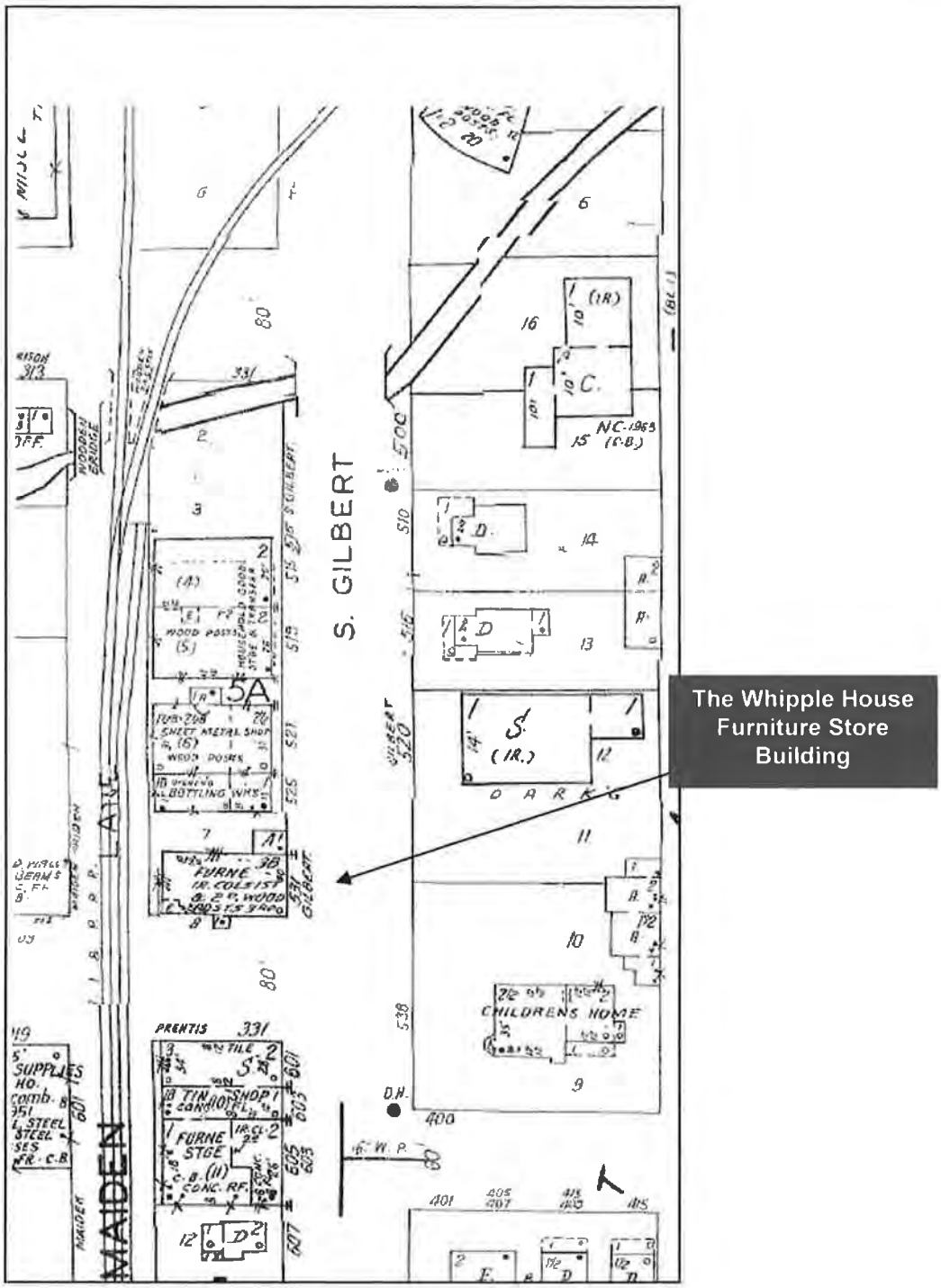


Figure 6: Site Plan (John F. Shaw, AIA, LEED AP Inc.; Drawings for "The Vine," 529 So. Gilbert St., Iowa City, Iowa, 2013)

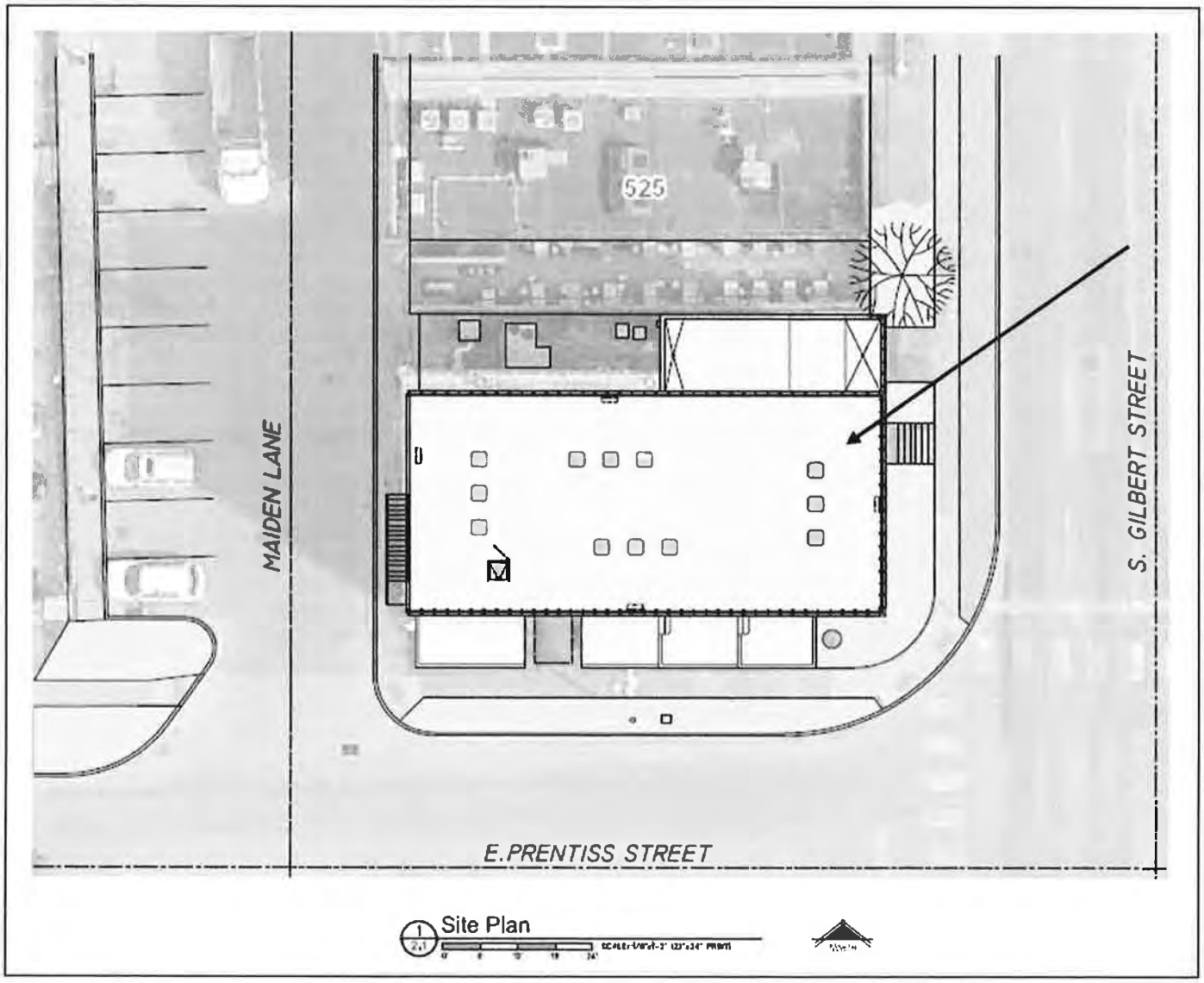
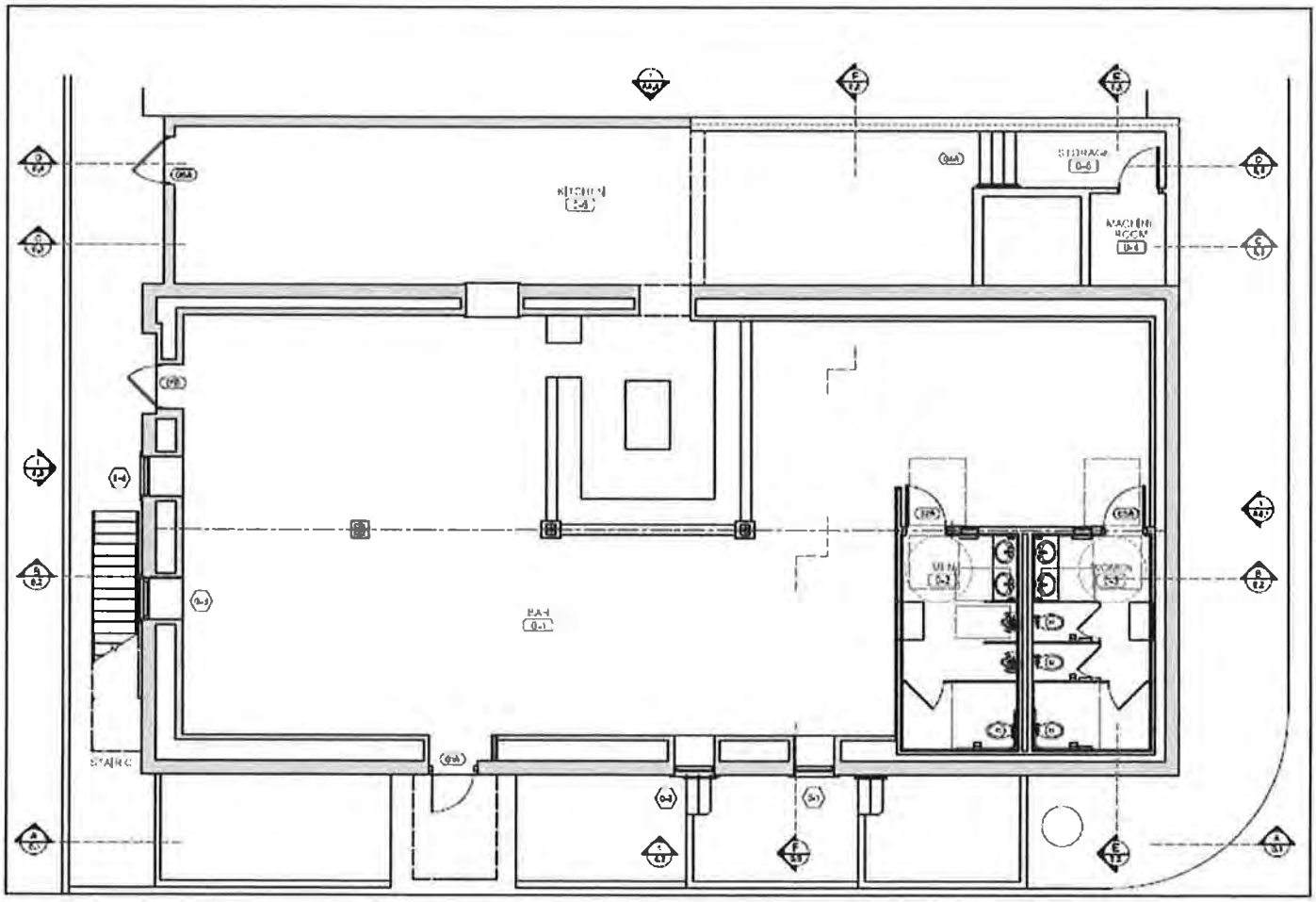
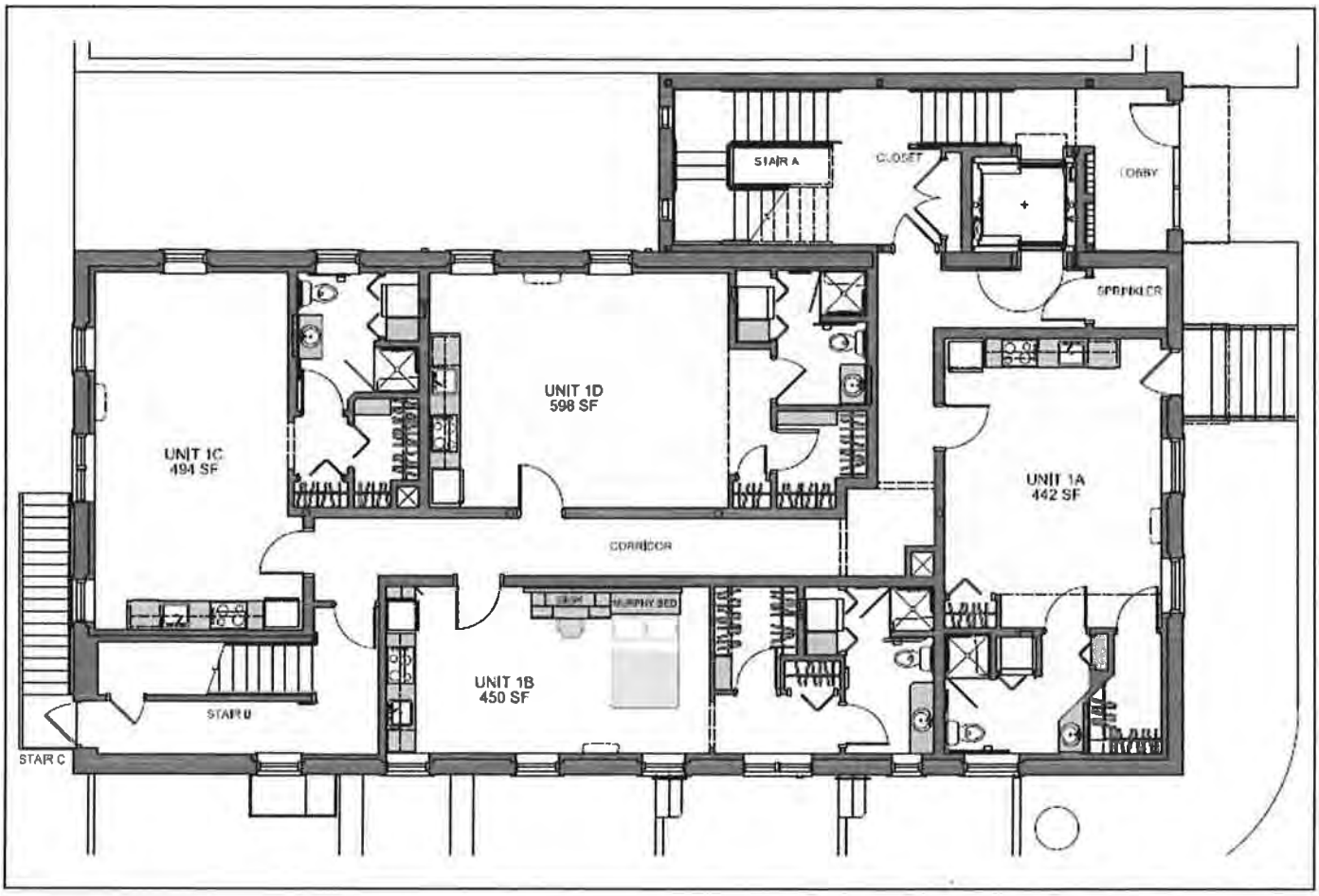


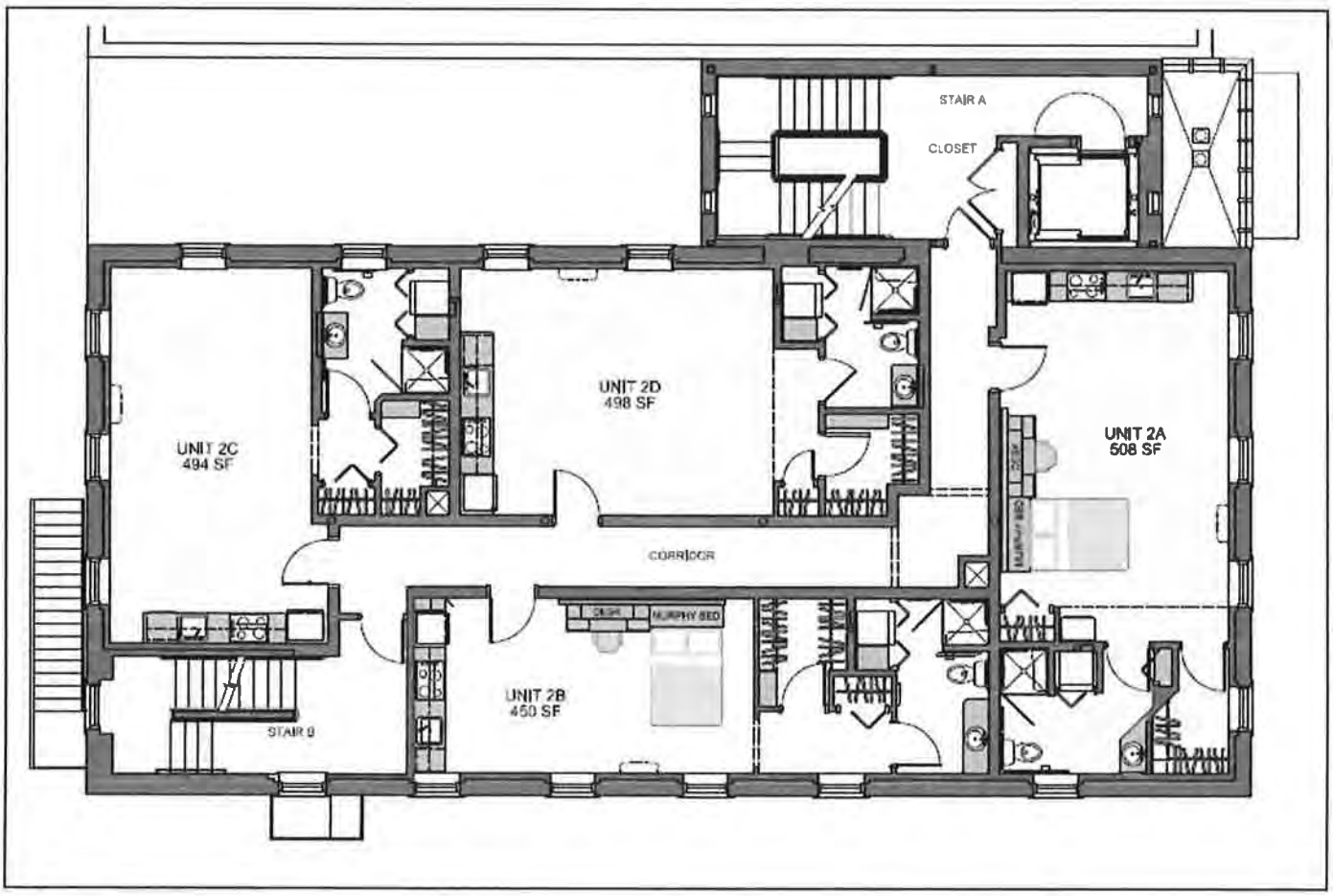
Figure 7: Lower Level Floor Plan (John F. Shaw, AIA, LEED AP Inc.; Drawings for "The Vine," 529 So. Gilbert St., Iowa City, Iowa, 2013)



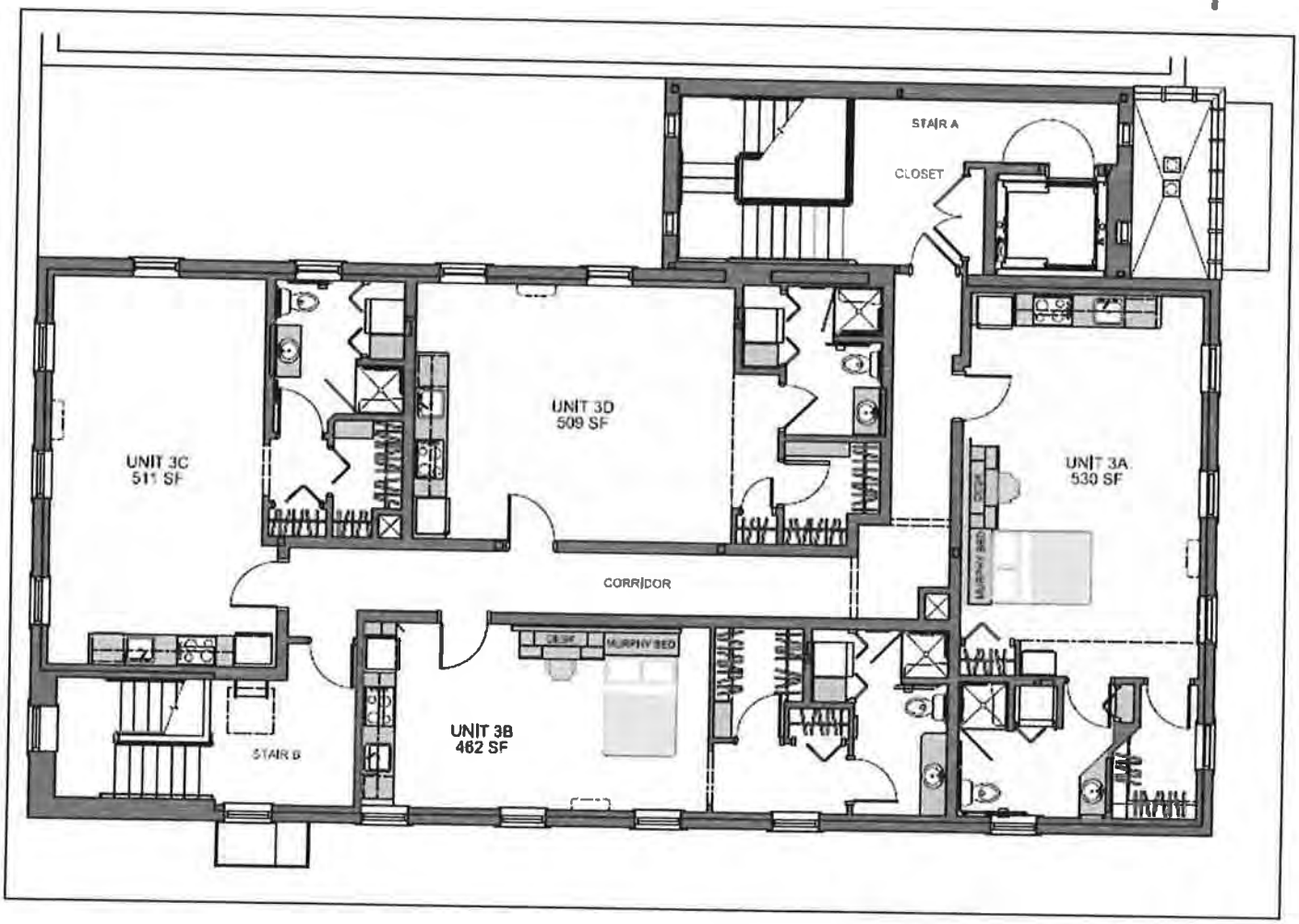
Figures 8: First Floor Plan (John F. Shaw, AIA, LEED AP Inc.; Drawings for "The Vine," 529 So. Gilbert St., Iowa City, Iowa, 2013)



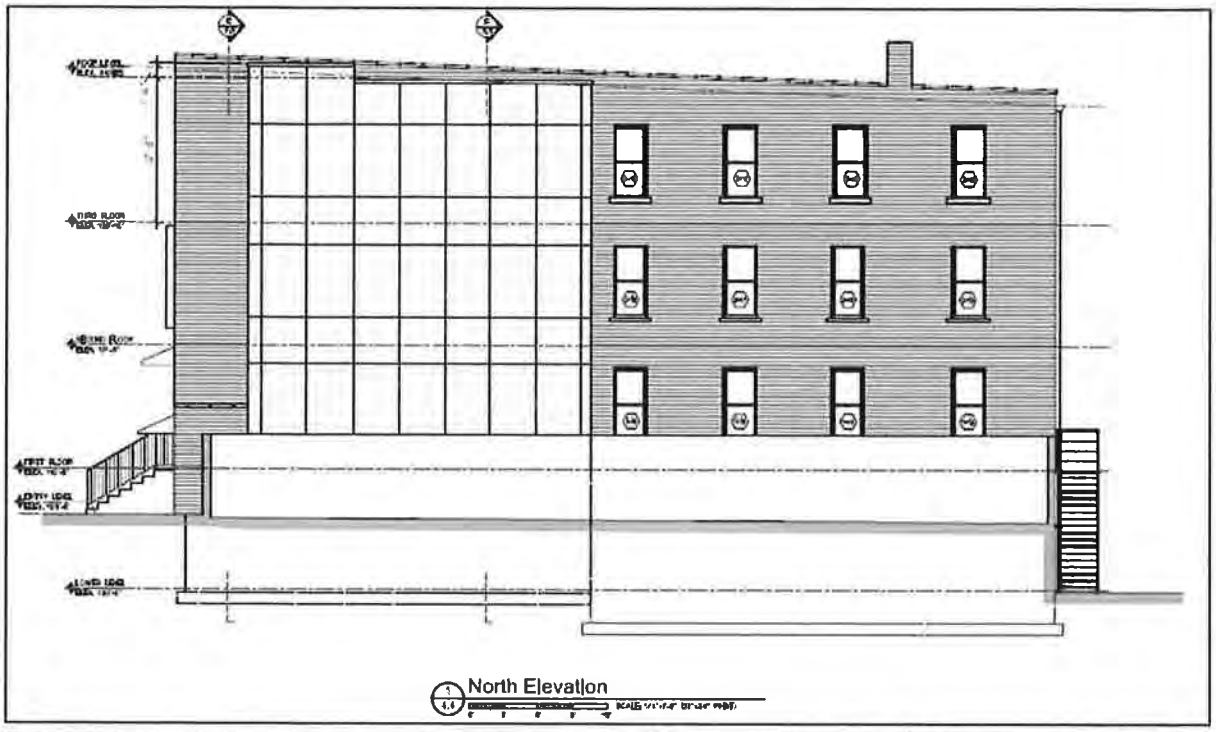
Figures 9: Second Floor Plan (John F. Shaw, AIA, LEED AP Inc.; Drawings for "The Vine," 529 So. Gilbert St., Iowa City, Iowa, 2013)



Figures 10: Third Floor Plan (John F. Shaw, AIA, LEED AP Inc.; Drawings for "The Vine," 529 So. Gilbert St., Iowa City, Iowa, 2013)



Figures 11: North Elevation-above; South Elevation-below (John F. Shaw, AIA, LEED AP Inc.; Drawings for "The Vine," 529 So. Gilbert St., Iowa City, Iowa, 2013)



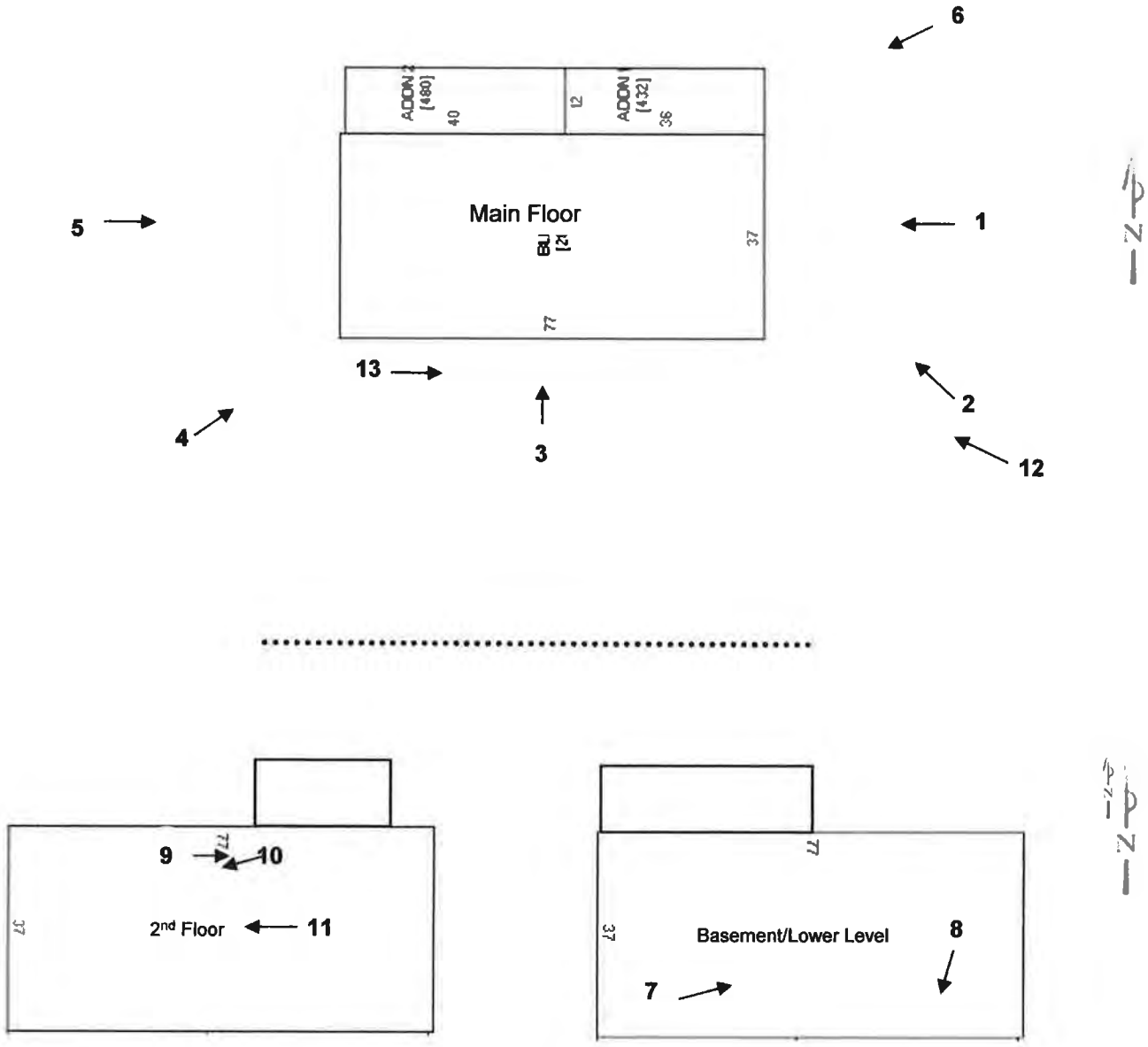
Photograph List: Hawthorne Glove and Novelty Co.-Shrader Drug Co. Building

Dale Van Donselaar, photographer

Date taken: September and October, 2013

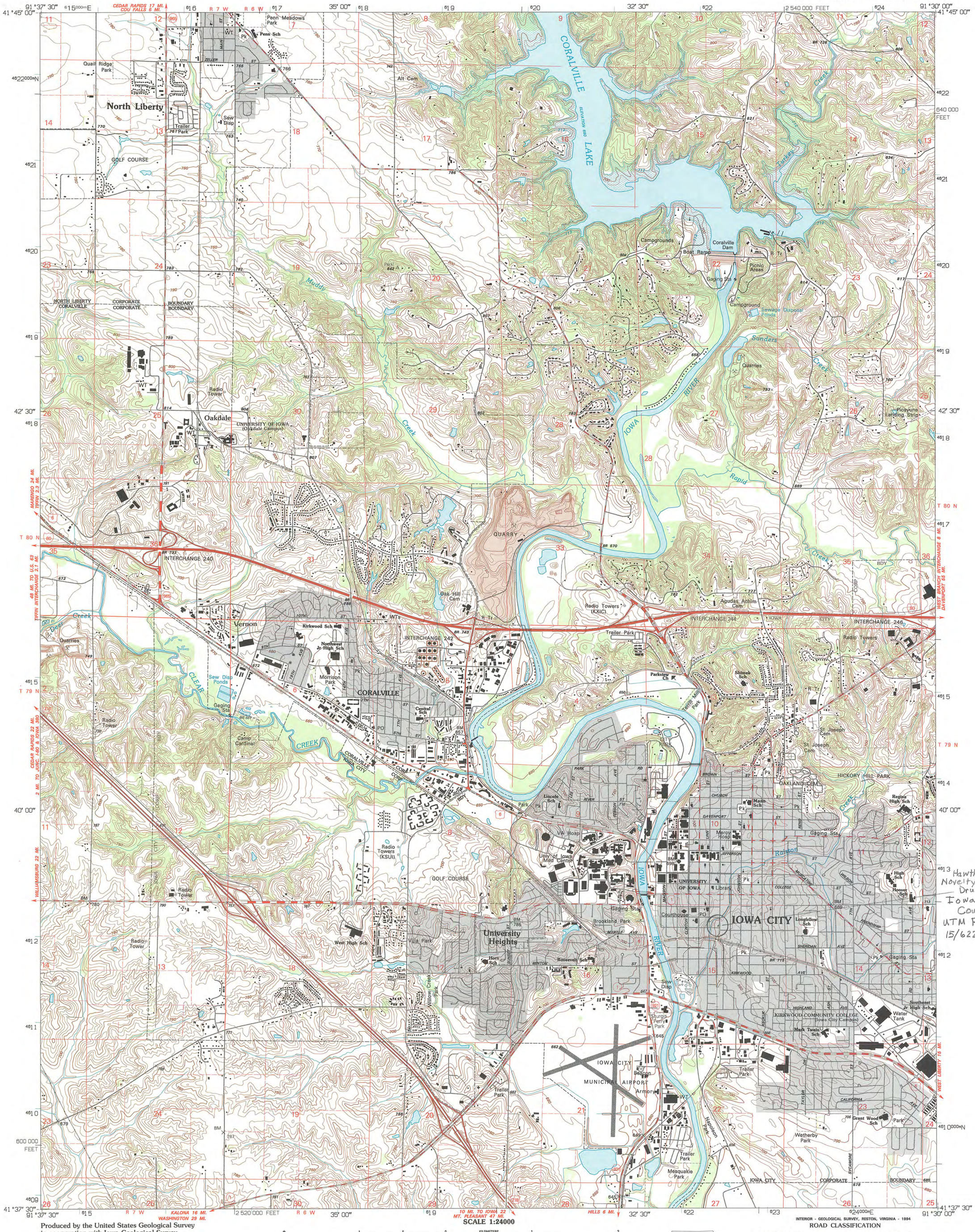
1. Front (east) facade, looking west
2. Front and south facades, looking northwest
3. South façade, looking north
4. Rear (west) and south facades, looking northeast
5. Rear facade, looking east
6. Front (east) façade, looking southwest
7. Interior, Lower Level, bar/restaurant, looking east
8. Interior, Lower Level, restroom, looking south
9. Interior, studio apartment 1B, first floor, looking east
10. Interior, studio apartment 1B, first floor, looking west
11. Interior, central corridor, first floor, looking west
12. Street view at intersection So. Gilbert St. and Prentiss St, looking northwest
13. Street view along Prentiss St., patio seating area, looking east at Close House

Photograph Key



USGS
science for a changing world
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

IOWA CITY WEST QUADRANGLE
IOWA-JOHNSON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)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41°37′30″
CORALVILLE LAKE
North Liberty
Oakdale
CORALVILLE
IOWA CITY
IOWA RIVER
Coralville Dam
Campgrounds
Boat Ramp
Picnic Areas
Quarries
QUARRY
INTERCHANGE 240
INTERCHANGE 242
INTERCHANGE 244
INTERCHANGE 246
Vernon
University Heights
IOWA CITY MUNICIPAL AIRPORT
KIRKWOOD COMMUNITY COLLEGE (Iowa City Campus)
UNIVERSITY OF IOWA
GOLF COURSE
Radio Towers (KXIC)
Radio Towers (KSUI)
Oak Hill Cem
Agudas Achim Cem
St Joseph Cem
OAKLAND CEM
HICKORY HILL PARK
Wetherby Park
Mesquakie Park
Napoleon Park
Brookland Park
Sewage Disposal Ponds
Picayune Landing Strip
Trailer Park
Sew Disp
Gaging Sta
Water Tank
Armory
Beacon
Courthouse
Univ of Iowa Med Center
VA Hosp
Mercy Hosp
Library
Longfellow Sch
Mark Twain Sch
Southeast Jr High Sch
Regina High Sch
Hoover Sch
Mann Sch
Shimek Sch
Parkview Ch
Lincoln Sch
Central Sch
Kirkwood Sch
Northwest Jr High Sch
Morrison Park
West High Sch
Horn Sch
Roosevelt Sch
Sturgis Perry Park
Grant Wood Sch
Willow Creek Park
Villa Park
Tarrell Mill Park
Muddy Creek
Sanders Creek
Rapid Creek
Deer Creek
Clear Creek
Ralston Creek
Quail Ridge Park
Penn Meadows Park
Penn Sch
Alt Cem
Radio Tower
Radio Towers
Camp Cardinal
Sew Disp Ponds
Gaging Sta
Quarries
Radio Tower
Radio Towers
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Prentiss St
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GUINNESS
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NOW LEASING

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WIN THIS!
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tavern & eatery
Pale Ale
Miller Lite
Saturda
The First 108
Attending each
Receive 1 FREE
Lite Bottle
Miller Lite &
$2

EXIT

Vine
Beer & Wine

the Vine