

United States Department of the Interior  
National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Howes Building

other names/site number Howes Block

2. Location

street & number 419-425 Second Street South not for publication   
city or town Clinton vicinity N/A  
state Iowa code IA county Clinton code 045 zip code 52732

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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  nationally  statewide X locally. ( See continuation sheet for additional comments.)

Rowell J. Sorke November 4, 2004  
Signature of certifying official Date

**STATE HISTORICAL SOCIETY OF IOWA**

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

**USDI/NPS NRHP Registration Form**  
**Howes Building (Howes Block)**  
**Clinton, Clinton County, Iowa**

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4. National Park Service Certification  
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I, hereby certify that this property is:

entered in the National Register

\_\_\_ See continuation sheet.

\_\_\_ determined eligible for the

National Register

\_\_\_ See continuation sheet.

\_\_\_ determined not eligible for the

National Register

\_\_\_ removed from the National Register

\_\_\_ other (explain): \_\_\_\_\_

Edson H. Beall 12/15/04

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date  
of Action

=====  
5. Classification  
=====

Ownership of Property (Check as many boxes as apply)

- private
- \_\_\_ public-local
- \_\_\_ public-State
- \_\_\_ public-Federal

Category of Property (Check only one box)

- building(s)
- \_\_\_ district
- \_\_\_ site
- \_\_\_ structure
- \_\_\_ object

Number of Resources within Property

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

Number of contributing resources previously listed in the National Register 0

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

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: <u>COMMERCE/TRADE</u>	Sub: <u>Department Store</u>
<u>COMMERCE/TRADE</u>	<u>Business</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>COMMERCE/TRADE</u>	Sub: <u>Business</u>
<u>WORK IN PROGRESS</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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7. Description

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Architectural Classification (Enter categories from instructions)

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revivals  
Classical Revival  
 \_\_\_\_\_  
 \_\_\_\_\_

Materials (Enter categories from instructions)

foundation	<u>Stone</u>
roof	<u>Synthetics/rubber</u>
walls	<u>Brick</u>
other	<u>Terra Cotta</u>
	_____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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

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

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

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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)

Commerce  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1900-1955  
\_\_\_\_\_  
\_\_\_\_\_

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Significant Dates 1900  
1905  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)

\_\_\_\_\_

Cultural Affiliation \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Rice, Josiah  
Morrell, A.H.  
Lake, John

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

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # \_\_\_\_\_

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

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10. Geographical Data

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Acreage of Property Less than one

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	15	733520	4635800	3	_____	_____
2	_____	_____	_____	4	_____	_____

\_\_\_\_\_ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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11. Form Prepared By  
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name/title Sam Erickson, Vice President e-mail address sjerickson@irtc.net  
organization Community Housing Initiatives, Inc. date May 25, 2004  
street & number 14 West 21<sup>st</sup> Street, P.O Box 473 telephone 217-673-5663  
city or town Spencer state Iowa zip code 51301

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Additional Documentation  
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Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage  
or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====  
Property Owner  
=====

(Complete this item at the request of the SHPO or FPO.)

name Community Housing Initiatives, Inc.  
street & number 14 West 21<sup>st</sup> Street, Suite 3 telephone 712-262-5965  
city or town Spencer state IA zip code 51301

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Paperwork Reduction Act Statement: This information is being collected for  
applications to the National Register of Historic Places to nominate properties for  
listing or determine eligibility for listing, to list properties, and to amend  
existing listings. Response to this request is required to obtain a benefit in  
accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470  
et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to  
average 18.1 hours per response including the time for reviewing instructions,  
gathering and maintaining data, and completing and reviewing the form. Direct  
comments regarding this burden estimate or any aspect of this form to the Chief,  
Administrative Services Division, National Park Service, P.O. Box 37127,  
Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork  
Reductions Project (1024-0018), Washington, DC 20503.

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CONTINUATION SHEET

Section 7 Page 1

Howes Building (Howes Block)  
name of property  
Clinton, Clinton County, Iowa  
county and State

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## Physical Description

The Howes Building is a four story red brick edifice located in the center of Clinton's commercial district. Designed in the Classic Revival style, this commercial building has served as an important commercial and retail center since its 1900 construction date. Exterior features of the Classic Revival building include arched windows, pilasters and a grand entrance flanked by two Doric order columns. Originally constructed as a three story structure, a fourth story was added by the Howes family in 1905. While significant alterations have been made to the first story façade, the upper three stories continue to possess a high degree of architectural and historical integrity. The only visible change that has been made to the upper three stories is the introduction of replacement windows and window air conditioners added in the 1970's. The Howes family owned the property for over 100 years and the building is in excellent condition.

## Exterior

The Howes Building occupies a prominent corner located in the heart of Downtown Clinton. Gracing the corner of Fifth Avenue and 2<sup>nd</sup> Street South, the Howes Building is positioned directly east of the Van Allen Building, a recently refurbished National Historic Landmark designed by renowned architect, Louis Sullivan in 1915.

The L-shaped Howes building measures 80 feet in length on the West facade (Second Street façade) and 140 feet in length on the South facade (Fifth Avenue façade). The building depth is 80 feet with the exception of a two story wing on the Northeast corner of the structure which stretches to the north alley and measures 50 ft by 50 ft. The flat roof is lined with a rubber membrane that is in excellent condition.

The building's design was fashioned in the Classic Revival style which enjoyed popularity in the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries. Local architects Josiah Rice and A.H. Morrell, employed several hallmarks of the Classic Revival style on the exterior of the Howes building through use of red brick with terra cotta detail.



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Howes Building (Howes Block)  
name of property  
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## Physical Description

### **Exterior-South (Fifth Avenue) and West (Second Street South) Façade- Front of Building**

The site of the Howes Building on the corner of Fifth Avenue and Second Street South was a very important location for commercial and retail business in Clinton at the turn of the century. Therefore, south and west façades of the Howes building were constructed with uniformly ornate and impressive design features. The wrap around design of the building unifies the south and west façade as the “front” of the building (Photo 1). Similarly, the building’s grand entrance was placed at an angle on the corner to emphasize the importance of both the south and west façade.

The original grand entrance to the building is accentuated by the chamfered corner of the building’s southwest façade. The effect of the chamfered corner is enhanced by careful placement of three window bays. The three rows of windows outline the chamfered corner with one bay in the center nestled between two remaining window bays. Two grand Ionic order pilasters made of red brick and topped with terra cotta capitals with decorative volutes separate and enrich the corner window bays. On the chamfered corner, a name stone reading “Howes” sits between the windows on the third and fourth level and a date stone reading “A.D. 1900” sits atop the fourth story window, just under the roof cornice. (Photo 1)

The street level of the Howes Building hosts the most dramatic exterior alterations. According to the building’s previous owner (grandson of Edward M. Howes), the street level façade was first altered in 1914. Over the years, the street level of the building has undergone several alterations. In fact, much of the street level of the building has been covered with stucco and a rose quartz textured stone or wood. However, some of the original pilasters between display windows, columns and brick detail are thought to remain beneath a protective layer of plywood to which the stucco was applied. (Photo 2)

The original chamfered corner entrance was set back within the building and was flanked by two large Doric columns. This grand entrance has been closed off with windows and is no longer an entrance to the building, but still possesses the original Doric order columns from the grand entrance. In addition, the original doorways which flank the building’s borders to the west (Second Street entrance) (Photo 3) and south (Fifth Avenue entrance) (Photo 2) remain in tact. The Smaller, modern replacement windows with green awnings have replaced the original large transomed windows.

Upper stories of the Howes Building façade remain predominantly unaltered. The building’s second, third and fourth levels retain historical integrity with original red brick and terra cotta ornamentation. The windows are situated in symmetrical pairs divided and accentuated by ornamental brick pilasters. The Ionic pilasters feature decorative capitals with protruding volutes and are located between the third and fourth stories, representative of the building’s original 1900 roof line. The only visible alterations to the upper stories on the west and south façade of the Howes building are modern replacement windows (c. 1970) and visible window air conditioning units.

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## Physical Description

### Exterior-South (Fifth Avenue) and West (Second Street South) Facade- Front of Building

The fourth story was added to the building in 1905 and represents a slight aesthetic departure from the building's original Classic Revival symmetry. Windows on the 4<sup>th</sup> story were designed smaller than those on the second and third stories but are positioned in keeping with the original window bays. There are two smaller windows on the fourth level to each large window of the second and third stories. The roof line on the 1905 fourth story addition has classical style moldings on an ornamental cornice which projects from the top of the building. The roof is flat in design and lined with rubber membrane. (Photos 1, 2, and 3)

### Exterior- North Facade (rear of building)

The North facade of the Howes Building is the rear of the building which does not possess any architectural ornamentation. From the north elevation, one can clearly see the building's L-shaped design as well as the two-story 50x50 foot wing which extends to the alley. Windows are placed symmetrically and are smaller than those on the building's South and West facade. As with the remainder of the building, the North facade windows were replaced in the 1970's.(Photo #4)

### East Facade (side of building)

The fourth story is the only story of the Howes Building which does not directly abut the building to the east. Because this elevation of the Howes Building is hidden by neighboring buildings, the east facade of the Howes Building is a simple red brick construction with a single row of windows.

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## Interior

### First Story

Consistent with alterations to the exterior of the building, the first story of the Howes Building has sustained the majority of interior changes. In fact, the building's use as a department store during the 1990's has resulted in significant building alterations that leave very few visible signs of the original first floor interior. In this commercial space, original walls have been removed so that the department store showroom would have an open floor plan. Exterior walls have been studded and covered with white wall board and mirrors. Original interior support columns are also covered in mirrors. As previously mentioned, original display windows were replaced with smaller and more energy efficient aluminum windows.

The department store space consumes approximately 90% of the first floor, with the exception of the building entry ways located at the northwest and southeast corners. The south entry has a linoleum floor, oak chair rail and houses an oak staircase which climbs to the fourth story. The west entry is larger and much more ornate. The west entrance features marble wainscoting, decorative moldings, ornate mosaic tile floors and a large double interior door topped by a grand transom. Beyond the interior doors lies a second oak staircase which climbs to the fourth story, and the modern elevator shaft which replaced the original manual operated elevator.

### Second, Third and Fourth Stories

The upper stories of the Howes building are characterized by wide hallways which are bordered by offices. Hallways are in good condition with modernized fluorescent lighting, linoleum floors, oak baseboards and an oak chair rail throughout (Photo #5). Window wells provide natural light at the ends of each hallway with the exception of the second and third floor east walls, which directly abut the neighboring building. All exterior windows in the Howes building have been replaced with aluminum replacement windows. (Photo #9)

The interior aesthetic highlight of the upper stories of the Howes Building is the oak doors and wood trim used to frame office space. On each of the three upper stories, offices are outfitted with oak doors, window frames, and transoms. Interior windows are in a frosted glass that is in good condition. (Photo #8). The offices on all three upper stories have been modernized, plumbed and feature false ceilings.

Oak staircases are located at the northwest and southeast portions of the building. The wood staircases are wide and in very good condition. The elevator shaft runs to the fourth story and is located in the northwest portion of the building near the north stairwell. (Photo # 6)

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Howes Building (Howes Block)

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## Significance

The Howes Building (Howes Block) achieves historical significance under Criterion A of the National Register Criteria because of its contribution to the broad pattern of Clinton's historical, social and commercial development. Located on the prominent corner of Fifth Avenue and Second Street South in the heart of downtown Clinton, the Howes Building was constructed as a commercial hub at the height of Clinton's growth in population and commerce. For over a century, the Howes Building has retained its role as a cornerstone of downtown Clinton retail and commerce, housing offices and department stores that contributed significantly to the economic strength of the community. The Howes Building also achieves significant local historical value because it was commissioned by local businessman, Edward M. Howes, designed by local architects Josiah Rice and A.H. Morrell, and built by local builder, John Lake.

### Historic Background

The first sawmill was built in Clinton (formerly Lyons township) in 1855 by Samuel Cox and G. H. Stumbaugh. Over the course of the next fifty years, lumber mills in Clinton multiplied in order to meet the demands of a growing nation. Lamb and Sons, Union Grist Mill, Lyons Lumber Company, Joyce Lumber Company, W. J. Young and Co. and The Clinton Lumber Company operated mills which were willing to employ any man (or boy) willing to work the 10-12 hour day. As the lumber trade began to flourish in Clinton, so did the city itself. Records from the Iowa Census Services indicate that in 1870, Clinton's population was 6,129, in 1880, that number increased to 9,052. By 1900, the population of Clinton had swelled to 22,698.

The increased population in Clinton was partnered with significant industrial, retail and commercial growth. The site of the Howes Building on the corner of Fifth Avenue and Second Street South was a very important location for commercial and retail business in Clinton. Located four blocks directly north of the river bridge that would eventually bring an average of 150 trains per day across the Mississippi to the City of Clinton, the corner was a natural area for commercial trade. In fact, the southeast corner of 5<sup>th</sup> Avenue and 2<sup>nd</sup> Street is the location where Frances Lee erected what is believed to have been the first permanent structure in the area. For years, the sign "Francis Lee, Druggist" was the only sign that could be seen up and down the street.

Economic strength attributed to the Lumber Trade led many Clinton businessmen to erect large and impressive buildings as evidence of their financial success and to accommodate growth of local business. Among these new and impressive structures were business "Blocks", large commercial buildings located in the downtown area that housed a variety of businesses and retail shops.

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## Significance

In 1856, the Iowa Land Company built the first business "Block" in Clinton, the Iowa Central Hotel and Block. Located on the corner of 4<sup>th</sup> Avenue and 1<sup>st</sup> Street, the three story building housed offices for the Iowa Land Company, hotel guest rooms, a social parlor, gourmet restaurant and even provided space for church services. In 1866, the Lamb Block (now Jacobsen Building) was constructed on the northeast corner of 5<sup>th</sup> Avenue South and 3<sup>rd</sup> Street. The Lamb Block was home to four Masonic Temple lodges, the Wapsicinicon Club (a prestigious social dinner club which later merged with the Clinton Country Club) Jacobsen Clothing Store and the office of Dr. Grace C. Schermerhorn, the city's first female physician. In 1868, the Toll Block was constructed on the southwest corner of 5<sup>th</sup> Avenue South and 2<sup>nd</sup> Street South. The Toll block housed Howes Brothers Jewelers, P.S. Towle and Co. dry goods store, attorneys, insurance agents and physicians.

It was in this climate of grand commercial construction that E.M. Howes decided to venture in to real estate development. A jeweler by trade, Howes had long dreamed of leaving the retail business and constructing a grand commercial block on Clinton's bustling Fifth Avenue South. Unfortunately, by the time Howes decided to undertake development of a new business block, Clinton's thriving economy was starting to wane. The lumber mills had been closing as the lumber trade moved west, and Clinton's financial future appeared to be uncertain. Despite the economic downturn, E.M. Howes continued with plans for construction of the Howes Block, a move many local businessmen warned was "risky". Howes' entrepreneurial venture proved to be a resounding success and the building opened in September of 1900, fully occupied. By 1906, the City of Clinton had diversified its industrial base and was again economically thriving.

The Howes Building boasted the city's first electrically powered elevator, and included an air shaft for good ventilation in the upper stories. The building was entirely piped for gas, water and electric lighting. In the basement was a complete steam heating plant with capacity to heat a building twice its size. On the first floor was the ladies employee toilet room, second floor public ladies room and third floor men's room.

Reid and Conger department store was the anchor business for the Howes Block. Occupying the first two of three stories in the building, the department store was billed as "the model dry goods establishment of the state". Howes, architect Josiah Rice, Mr. Reid and Mr. Conger visited a number of cities to plan for a thoroughly "modern" interior for the department store. On the west side of the first floor, Reid and Conger sold black dress goods and silks, printed cotton goods and linings were located on the south side. In the center of the building, women could find hosiery, gloves, fancy goods and notions. The north side of the building was the gentleman's furnishing goods department. On the east side of the first floor was the druggist, sundries and stationery. The balcony was used to wrap and package all purchases and housed the offices of Mr. Reid and Mr. Conger. The second floor of the store offered a millinery department, infant's garments, embroidery and art supplies, china, carpet and upholstery.

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### Significance

The third floor of the Howes Block housed nine office suites and a photograph gallery. Offices were rented to two physicians, Dr. J.H.F. Sugg, and Dr. Millbourne and one dentist, Dr. Herbert Sugg. Offices were also rented to insurance agent D. Hollawell, attorneys D.H. Sheppard and C.H. George, and building architect, Josiah L. Rice. The photography gallery and office was rented by Gilbert Lawrence Temple, a noted Midwest photographer.

For most of its existence, use of the Howes Building has been split between commercial/office space on the upper stories and retail dry goods/department stores on the main level and second story. Over the past century, the first and second stories of the Howes Building has been home to Kline's Department Store, Stage Department Store, Jefferson Billiards Shop, Metzger and Cavanaugh Men's Tailors and the Kaybee Store (men's and women's clothing).

The upper stories of the Howes Building housed a wide array of businesses and local professionals. Medical professionals making their office in the Howes Block include dentists, optometrists, physicians, chiropractors, osteopaths and surgeons. Other professional offices include those of the Boy Scouts of America, Metropolitan Life Insurance, attorneys, and realtors.

### Howes Family Background

Phillip Howes was born in Bristol, England on March 2, 1830. He was orphaned at a young age and was then raised by William Lewis, a Scot who immigrated to America with the six year old Howes in 1836. Howes grew up in Minersville, Pennsylvania where he worked part time in the coal mines and was educated in local schools. In 1849 he moved to Indianapolis, IN to work as a fireman on the Madison and Indianapolis Railroad. In 1852, Howes and his new wife Esther moved to Chicago, where he was eventually promoted to engineer on the Chicago, Burlington and Quincy Railroad. In 1859, only four years after the community was first platted, Howes moved to Clinton as an engineer for the Chicago, Iowa & Nebraska Railroad. Howes was one of the first men to engineer trains headed from Clinton, Iowa to the west. Howes quickly became a recognizable figure in Clinton, holding significant parcels of land, and serving as a member of the school board, and as a city trustee and alderman. He worked as an engineer until his retirement in June of 1872.

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### Significance

Phillip and Esther Howes had thirteen children, many of whom became prominent figures in the history of Clinton. Sons Richard N. and Benjamin D Howes became owners of Richard Howes and Co Grocers, located at 648 6<sup>th</sup> Avenue South. William H. and Edward M. operated Howes Brothers Jewelers at the corner of 5<sup>th</sup> Avenue South and 2<sup>nd</sup> Street. Phillip L. and Archibald F. Howes followed their fathers' career path and became engineers for C&NW railroad. William H. was elected Clinton County Treasurer and two of the Howes Children, Edward M. and Richard N, were mayors of Clinton.

Edward Madison Howes was four years old when his parents, Phillip and Esther moved to Clinton. Edward was educated in Clinton and worked as a youth by delivering newspapers from a newsstand located in the Toll Block on the southwest corner of 5<sup>th</sup> Avenue South and 2<sup>nd</sup> Street South. While working at the newsstand, Howes befriended the owner of the jewelry store located in the Toll Block, C.S.Taylor, who nurtured the young man's interest in the jewelry business. In 1870, at the age of fifteen, Howes purchased an interest in the jewelry store along with his brother Benjamin. In 1880, his brother, W.H. Howes, joined the firm and it became known as Howes Brothers.

Eventually, Edward, an entrepreneurial spirit, left work at Howes Brothers Jewelry (retaining part ownership) and decided to make plans to capitalize on Clinton's growth with construction of a new retail and office building. Howes recognized that the location of Howes Brothers Jewelers, on the southwest corner of 5<sup>th</sup> Avenue South and Second Street South, was ideally suited for local commerce, and purchased the lot on the northeast corner of that same intersection.

After purchasing a prime lot in downtown Clinton, Howes hired friend and local architect Josiah Rice to design a magnificent three story Classic Revival style building. Howes then contracted with local builder, John Lake to erect the structure. Construction of the new three-story building was complete in September of 1900. Within just a few years, Howes was ready to expand his facility to meet demand and added a fourth story to the building. Josiah Rices' architectural firm, now run by local architect A.H. Morrell and builder John Lake were again hired by Howes to build the fourth story addition to the Howes Block in 1905. In that same year, the local paper declared the Howes Building "one of the finest and most commodious blocks to be found in Eastern Iowa".

The contributions of Edward M. Howes to the City of Clinton are evident throughout local historical annals. In fact, the Clinton Herald declared Howes "one of the most loyal men of the City of Clinton". He was a two year mayor of the City of Clinton, a member of the Board of Directors of the Clinton YMCA, and a Knighted Commander of the Court of Honor by the Scottish Rite Masons. A relentless promoter of his community, Ed Howes even created his own "Booster Club" in Clinton by stopping every man he met on the street and making him take the following oath:

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## Significance

“You do solemnly swear and affirm that hereafter, you will, at all times, be a ‘Booster’ for Clinton; that you will never miss an opportunity of plugging for this city; that whenever occasion presents itself and if the occasion does not present itself, you will invent one, you will say a good word on behalf of Clinton. And that you furthermore solemnly swear that if you hear any man who lives in Clinton speak disrespectfully of this city, her people, her industries or her prospects that you will promptly and without further meditation or consideration knock him down, and if you hear some person, not a resident of Clinton, speak of Clinton in a manner detrimental to the city, you will forever after look upon that man as the work of Satan, so help you Mayor Peterson and every other man elected to an office in the city of Clinton at the last election.

Edward M. Howes started his real estate business, E.M. Howes Co., with construction of the Howes Block and eventually located his business offices in the building. Edward’s son Laurence M. Howes opened his real estate office in the Howes Building in 1923. The real estate firm started by Edward M. Howes is currently operating in its fourth generation as Howes and Jeffries Realtors. Edward A. Howes (grandson of Edward M.) and Steve Howes (son of Edward A Howes) are partners in the firm.

The Howes Block Building has been with the Howes family for over a century. Since its construction in 1900, several members of the Howes family have made offices in the building including Edward M. Howes’ brother Richard N. Howes Sr., who was in the insurance trade. Richard N. Howes was a four term Mayor of Clinton (1924-26, 1926-28, 1936-38, 1938-40), who is credited as the man who first took a political stand against the local Ku Klux Klan chapter in 1924. The KKK headquarters, located above Snow White Drug Co. on 2<sup>nd</sup> Street between 5<sup>th</sup> and 6<sup>th</sup> Avenue south, threatened to retaliate against Howes in the political polls, but Howes political popularity did not suffer from his anti-Klan activities. Richard Howes is also largely responsible for building the Central Fire Station on Third Avenue, and bringing the E.I. du Pont de Nemours and Schick Hospital to Clinton during World War II. Dr. Richard N. Howes Jr., (Edward’s nephew), also operated his dentist office from the building. The building was owned by Edward A. Howes (grandson of Edward M), and his wife, Mary until 2004.

### Local significance- Josiah Rice and A.H. Morrell

Josiah Rice was the original architect of the first three floors of the Howes Building. Rice was born in Massachusetts in 1854. At the age of nine, Rice and his family moved to the Midwest. Rice practiced architecture in Davenport, Iowa for eight years before moving to Clinton in 1880 to work as a draftsman for the Curtis Company. Examples of Rice’s work as draftsman for the Curtis Company include the following Clinton buildings:



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### Significance

<u>Year</u>	<u>Building</u>	<u>Location</u>	<u>Style</u>
1884	St. Mary's Church	520 9 <sup>th</sup> Avenue South	Gothic Revival
1886	Lamb Block/Jacobsen Bldg.	242 5 <sup>th</sup> Avenue South	Second Empire/Victorian
1889	Clinton High School	620 South 4 <sup>th</sup> Street	Richardsonian Romanesque

In 1893, Rice opened his own independent practice and became supervising architect for the Clinton County courthouse. Controversy that had surrounded the courthouse project, gave Rice significant publicity and notoriety. In March of 1892, voters of Clinton County approved construction of a new \$100,000 county courthouse. Plans for the building were drawn by Freeport, IL architect, G. Stanley Mansfield and G.L. LeVeille was hired as general contractor. By 1893, contractors had discovered that the site for the courthouse was on low swampland and requested an additional \$37,000 to provide a firm foundation for the building. The county supervisors denied the request for additional funds, fired LeVeille and hired Josiah Rice as supervising architect. At the time Rice took charge of the project, \$98,823.68 of the total \$100,000 had been spent and the building was less than half complete. The supervisors sued LeVeille for \$50,000 and for misrepresenting his professional experience. LeVeille sold his home and fled to Canada. Finally, in 1896, the county taxpayers provided \$75,000 in bonds to finish the project. Although he was not the original building architect, Rice did make several changes to the original plans, making the building his own.

Josiah Rice was an eminent local architect from 1886-1903 at a time when the City of Clinton was developing as a major industrial and commercial center. In fact, the architectural firm started by Rice (which was later sold to John Morrell) is arguably the firm that had the most influence on the architecture of downtown Clinton. Several prominent downtown structures still standing today were designed by Rice, including:

<u>Year</u>	<u>Building</u>	<u>Location</u>	<u>Style</u>
1893	Clinton Co. Courthouse	612 North 2 <sup>nd</sup> Street	Romanesque
1896	St. John's Episcopal Church	240 4 <sup>th</sup> Avenue South	Gothic Revival
1896	St. Mary's Rectory	516 9 <sup>th</sup> Avenue South	Queen Anne
1898	Moeszinger-Marquis Hdwe.	721 South 2 <sup>nd</sup> Street	Romanesque
1900	Howes Block	419 5 <sup>th</sup> Avenue South	Classic Revival

Josiah Rice operated his independent practice in Clinton for ten years, relocating his practice in 1900 to an office of his own design within the Howes Building. In 1903, Rice decided to sell his architectural practice and go to work for the government. Later that same year, Chicago contractor and architect John Morrell, purchased Josiah Rice's architectural practice and moved his family to Clinton. In 1904, his son A.H. Morrell joined his father and the firm name was changed to John Morrell and Son.

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### Significance

A.H. Morrell was trained as an architect and studied at the Armour Institute of Technology (now Illinois Institute of Technology) and the Art Institute of Chicago, where Louis Sullivan and Frank Lloyd Wright were among his teachers. After graduation, A.H. Morrell went to work for Nimmons and Fellows architectural firm in Chicago. Nimmons and Fellows strongly favored modern design philosophies and often employed the Prairie School architectural style in their projects. Although some of the buildings designed by A.H. Morrell appear to be inspired by the Prairie School style or contain elements of modern design, most of the buildings tend to be traditional. Between 1903 and 1917, Morrell and Son had completed more than 250 commissions, including works in downtown Clinton that still stand today:

<u>Year</u>	<u>Building</u>	<u>Location</u>	<u>Style</u>
1905	Howes Block	419 5 <sup>th</sup> Avenue South	Classic Revival
1905	YMCA	300 5 <sup>th</sup> Avenue South	Classic Revival
1911	1 <sup>st</sup> National Bank	226 Fifth Avenue South	NeoClassical Revival
1912	Wilson Building	217 Fifth Avenue South	Commercial Style
1936	Riverview Stadium	6 <sup>th</sup> Avenue North	Moderne/Art Deco

In 1917, A.H. Morrell closed the family practice and organized the Clinton Refrigeration Company. He returned to architecture in 1927 and opened his own practice until his retirement in 1953.

The Howes Building was constructed by local builder, John Lake. In addition to the Howes Building, Lake was busy at the turn of the century working on construction of several private homes as well as the St. John's Episcopal and First United Methodist churches. Both the Episcopal and Methodist churches still stand today and serve as anchors for the Clinton and DeWitt parks that define Clinton's downtown.

### Future Plans

The limited alterations to the interior and exterior of the upper floors the Howes Building have preserved the building as a shining example of turn of the century American Classic Revival style. Future plans for the building are to clean and restore the exterior of the building according to the Secretary of the Interior's Standards for Rehabilitation. The first floor exterior will be stripped of spray on material and returned to original brick color. Upper story metal replacement windows will be removed and replaced with historically appropriate wood clad units that resemble the original windows.

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## Significance

The interior of the first floor of the Howes Building retains none of its historic integrity because of significant alterations throughout the years. The first floor is rented to two local businesses, an optometrist and an insurance agent. Ironically, physicians and insurance agents were among the original occupants of the Howes Block when it opened in September of 1900.

The upper stories of the Howes Building will be adaptive re-use to residential rental units. The goal for the Howes building is to historically preserve the interior corridor spaces of this important structure while converting empty office space to affordable rental apartments. The corridors will retain all original doors, trim, molding and chair rail. Ceiling heights and interior columns will be preserved.

The office space of the building will be converted to 19 one and two bedroom apartment units. Nine one bedroom units will range in size from 708 square feet to 755 square feet. Ten two bedroom units will range in size from 956 square feet to 1244 square feet. Amenities will include on-site laundry facilities, common space, stove, refrigerator, and central air. The total adaptable space for apartments and corridors on three floors of the Howes building will be 27,000 square ft. Total estimated project cost for restoration of the Howes Building is 2.5 million dollars.

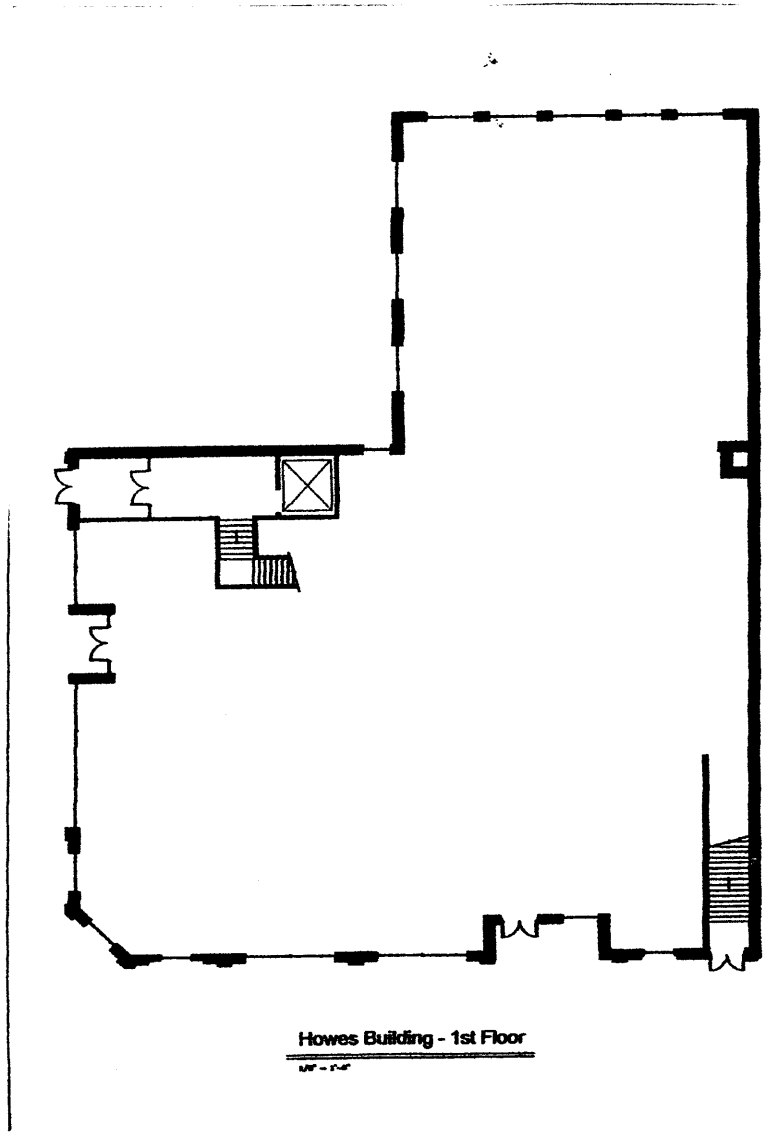
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First Floor Sketch



Source: In/Vision Architecture, Sioux City, Iowa  
Date: May, 2004

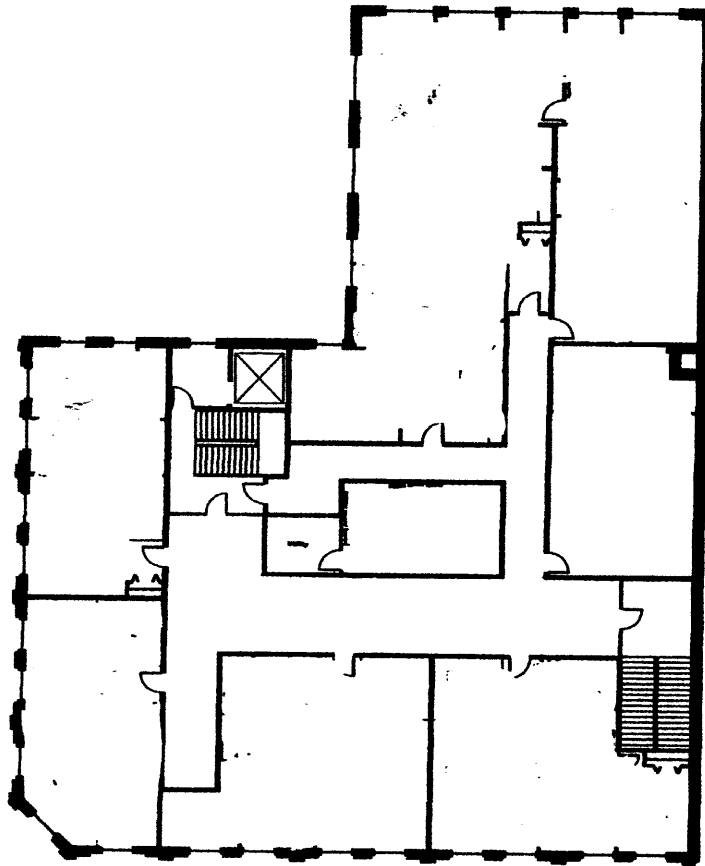
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Second Floor Sketch



Howes Building - 2nd Floor

↑  
North

Source: In/Vision Architecture, Sioux City, Iowa  
Date: May, 2004

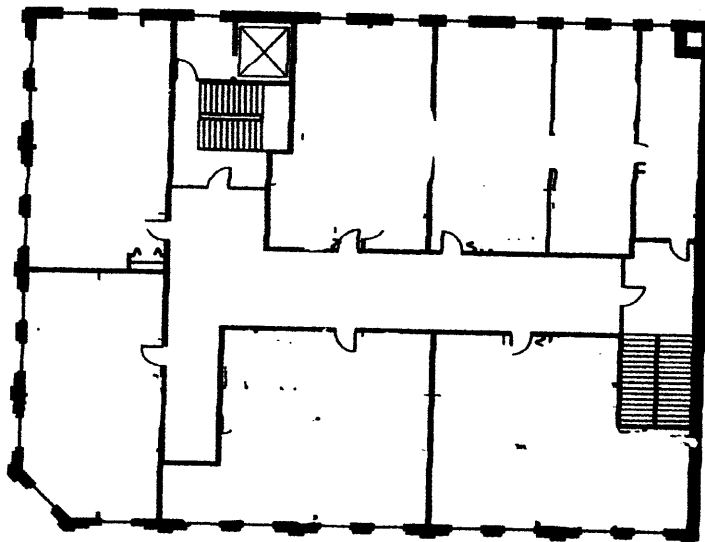
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Third/Fourth Floor Sketch



Howes Building - 3rd & 4th Floor  
1/2" = 1'-0"

↑  
North

Source: In/Vision Architecture, Sioux City, Iowa  
Date: May, 2004

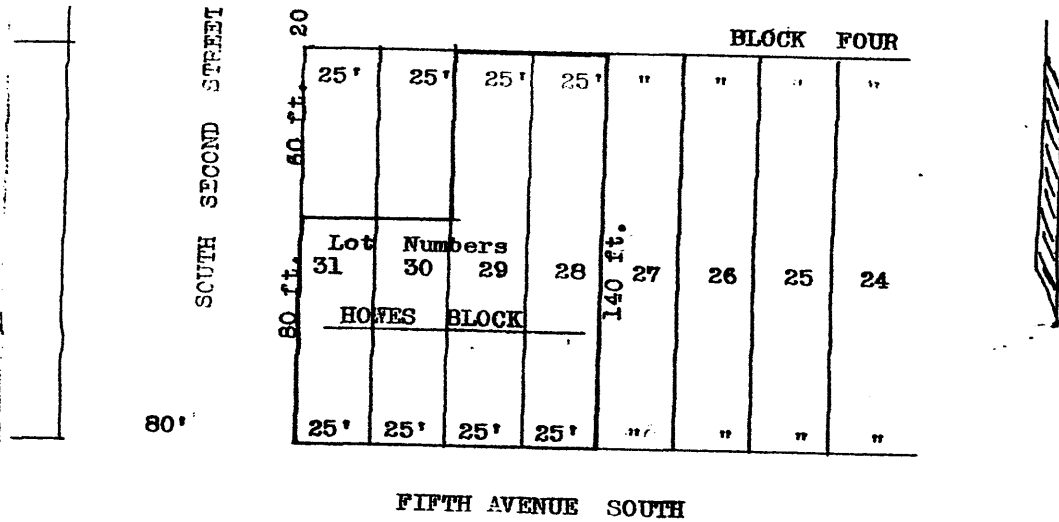
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Plat Map



120 ft.

I hereby certify that the above is a correct plat of the HOWES BLOCK being the South 80 feet of Lots numbered 31 and 30 and all of Lots numbered 29 and 28, all in Block Numbered Four -- Clinton Original Plat; and that said HOWES BLOCK does not encroach upon adjacent property; and that the adjacent property does not encroach upon said above described property.

*Benton R. Anderson*  
Benton R. Anderson, City Engineer  
State License No 199.

April 20th 1931

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VERBAL BOUNDARY DESCRIPTION

Howes Building- Legal Description

The building located on Lots 28 (twenty-eight) and 29 (twenty-nine) and the south 80 feet of Lots 30 (thirty) and 31 (thirty-one) in Block 4 (four) of the City of Clinton, Clinton County, Iowa.

VERBAL BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the Howes Building.

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Photographs:

All Photographs #1-10

Howes Building  
Clinton, Clinton County, Iowa

Photographer- Dale McKinney, In/Vision Architecture, Sioux City, Iowa

Photo Date- June, 2004

Negative Location- Community Housing Initiatives, Inc. Spencer, Iowa

Photo #1- Howes Building facing northeast, corner of 5<sup>th</sup> Avenue South and 2<sup>nd</sup> Street South

Photo #2- Howes Building facing North, 5<sup>th</sup> Avenue South facade

Photo #3- Howes Building facing East, 2<sup>nd</sup> Street South facade

Photo #4- Howes Building facing South, rear facade

Photo #5- 2<sup>nd</sup> floor corridor

Photo #6- 2<sup>nd</sup> floor staircase

Photo #7- 3rd floor corridor

Photo #8- 3rd floor corridor woodwork and windows

Photo #9- 4th floor windows

Photo #10- 3rd floor corridor