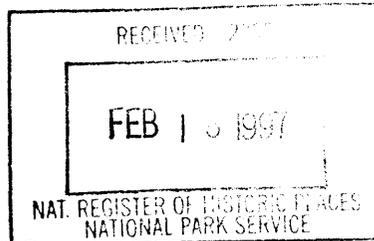


#267

NPS Form 10-900
(January 1992)

OMB No. 10024-0018

United States Department of 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 *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 an 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 J.P. Luther Company Glove Factory

other names/site number n/a

2. Location

street & number 139 South Pearl Street

N/A not for publication

city or town Berlin

N/A vicinity

state Wisconsin code WI county Green Lake code 047 zip code 54923

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 nationally statewide x locally. (See continuation sheet for additional comments.)

[Signature] Date 2/12/97

STATE HISTORIC PRESERVATION OFFICER- WI

State or Federal agency and bureau

I.P. Luther Company Glove Factory
Name of Property

Green Lake / Wisconsin
County and State

In my opinion, the property ___meets ___does not meet the National Register criteria.
(___See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the 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.
___ See continuation sheet.
 - removed from the National Register.
 - other, (explain:)

[Handwritten signature]

Signature of the Keeper

Date of Action

Edson H. Ball *3-21-97*

J.P. Luther Company Glove Factory
Name of Property

Green Lake / Wisconsin
County and State

5. Classification

Ownership of Property within 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

(Do not include listed resources within the count)

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

Current Functions

(Enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architctural Classification

(Enter categories from instructions)

Late 19th & Early 20th Century American Movements

Materials

(Enter categories from instructions)

foundation STONE
walls BRICK

roof ASPHALT
other WOOD

Narrative Description

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

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Section 7

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J.P. Luther Company Glove Factory
Berlin, Green Lake Co., WI

I. Introduction

The J.P. Luther Company Glove Factory is a two-story brick commercial vernacular building located at the junction of Berlin's historic commercial and residential / industrial neighborhoods. The J.P. Luther Company Glove Factory has four bays on its east-facing primary facade and on its west-facing rear facade. The building's south-facing facade has six bays, while the north-facing facade abuts the building to its immediate north and has no externally visible features. The building has one historic doorway, located at the lower north corner of the east-facing facade, and is crowned by an overhanging molded cornice.

Built in 1904, the J.P. Luther Company Glove Factory stands at the corner of South Pearl and West Franklin Streets on the near east side of the Fox River, which bisects the city. The building stands between commercial, residential and industrial areas, with commercial buildings predominating to its north and east, modest historic residential buildings to the southeast, and heavy industrial and industry-related transportation facilities located to its west. Recent efforts have resulted in the restoration of original bay openings and other details; the building at present has substantial integrity and closely resembles its external historic appearance.

Physical Context:

The J.P. Luther Company Glove Factory is located in the city of Berlin, a historic regional center for leather-related industries. The J.P. Luther Company Glove Factory stands one block south of the Huron Street Historic District, Berlin's primary historic commercial district (NRHP 1992). The area immediately to the southeast of the Luther building consists primarily of modest historic housing stock, which adjoins an active industrial area located immediately to the south and southwest of the Luther building. Although several historic industrial concerns have been and continue to be located in this area, few historic industrial buildings are extant.

The historic Chicago, Milwaukee St. Paul & Pacific passenger depot, built in 1904, stands directly east of the Luther factory, across a small parking lot and a narrow street known as Fox Alley; the east bank of the Fox River lies less than 100 yards east of the depot. The Luther building is adjoined to the north by two altered historic buildings that have served various functions, including light industry, commercial office and warehousing. The Luther building physically adjoins the southernmost of these two buildings; these two with the Luther building present a contiguous block of generally traditional commercial vernacular proportions. The northernmost of these three buildings is adjacent to the rear of a Huron Street commercial building, being physically separated from the Huron Street Historic District by a narrow alley. At present, the Luther building and its two adjoining neighbors are functionally connected to make up a multi-family housing development.

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J.P. Luther Company Glove Factory
Berlin, Green Lake Co., WI

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General Features:

The J.P. Luther Company Glove Factory is a load-bearing brick structure with minimal ornamentation, being primarily characterized by its expanses of windows and its roof cornice. In general, the east-facing and south-facing facades have good integrity, while the west-facing rear facade bears more evidence of alterations. The building's exterior consists primarily of red bricks, which are and appear to have been historically painted. The building stands on a heavily-painted foundation of variably rough-ashlar granite, which has been thickly mortared with a lime-based mortar and patched in certain limited locations with later cement. Due to the uniform paint applied to the building and foundation, there are no variations in color or texture visible as a result of these patches. The property's grade slopes slightly from east to west, and the foundation rises from approximately two feet in height across the east-facing facade to approximately four feet in height across the west-facing facade. Several small windows with segmental-arched lintels punctuate the foundation around the three visible sides of the building.

The brick portion of the building commences above the foundation with a slightly protruding water course four brick courses in height, which continues predominantly unbroken around the building's visible facades and bears a slight arch where it passes over the segmental-arched windows set into the foundation immediately below this water course. The first floor windows commence approximately two feet above the top of this water course, and are evenly spaced on all three facades. Each window's sill consists of a single row of slightly protruding headers. The rest of the window surrounds are finished simply, without any decorative details whatsoever. The second story window surrounds duplicate the proportions, spacing and detailing of those of the first story. The building's roof line is surmounted by a pressed-metal molded cornice projecting from the two most visible facades. With only limited variations, detailed below, the building's general features are unchanged from the original, and the building on the whole is substantially identical in appearance to its known pre-1910 photographs. Changes to the building in the 1960s included the closure of several bays with concrete block; these were reopened to their original proportions in 1993. All of the present window sash and doors are replications of historic features, as evidenced by historic photographs.

East-Facing (Primary) Facade:

As stated above, the Luther building's primary facade is two stories in height and four bays in width, the walls consisting of brick above a stone foundation approximately two feet in height. The bays are directly aligned vertically, and all of the bays of the two primary floors consist of windows, with the exception of one door which makes up the northernmost bay of the first story. Each of the windows of the second floor consist of a pair of *vinyl* double-hung sash in a wood surround with six lights in the upper sash and two lights in the lower sash. The three windows of the first floor of this facade are slightly wider than those of the upper story, in accordance with their original design; each contains a single double-hung *vinyl* sash with 12 lights in the upper sash and four vertical lights in the lower sash. As stated previously, *these sash were replicated from historic photographs* of the building in accordance with the requirements of the Secretary of the Interior's Standards for Rehabilitation.

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J.P. Luther Company Glove Factory
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The first floor window in the second story from the southeast corner was replaced with a street-level door in the 1960s; although it has been restored to its original dimensions and its sill recreated, the area immediately beneath this window consists of stretcher bricks that extend to grade, interrupting the water course and stone foundation.

The doorway at the northernmost bay of this facade consists of a single *wood* four-panel door, the upper two panels being glazed, surrounded by narrow half-glazed sidelights and a wide, three-panel transom glazing that repeats the horizontal dimensions of the door and sidelights. This doorway was also altered and has been replicated from historic photographs. The area beneath this door consists of stretcher brick fill identical to that of the altered window described previously. Finally, the foundation at this facade is punctuated by one narrow four-light single-hung basement window directly beneath the southernmost bays of the first and second floor. This window has a segmented-arched lintel and adjoining arch in the water course as described above. There was another, identical window in the correlative location beneath the second northmost bay; this one has remained bricked-in due to requirements of the building's present use. Despite former, unsympathetic alterations, the building's primary facade significantly retains its simple original appearance; recent reversals of unsympathetic alterations have restored historic glazing patterns and emphasize the building's integrity.

South-facing facade

Although the building's east-facing facade served historically as the primary facade; the south-facing facade has also been historically important due to its length and high visibility. Like the east-facing facade, this facade retains a high level of integrity, which has been enhanced by the recent restoration of historic glazing patterns. Six bays in length, this facade shares the overall dimensions and characteristics of the east-facing facade. The foundation rises approximately one foot between the southeast and southwest corners of the building, due to the grade's gentle slope toward the west, and the four-light foundation windows, which are aligned and constructed in a manner identical to that of the intact foundation window of the east-facing facade, grow slightly taller from east to west across the facade. With the exception of the second bay from the southeast corner, the windows are all of the same dimensions, spacing and glazing patterns as those of the second story of the east-facing facade. At all three levels the second bay from the southeast corner is half as wide as those surrounding it; the windows in this bay at the first and second story consist of a single double hung unit, as opposed to the pair of units that makes up the other windows' glazing. These two windows are, however, identical in terms of height, glazing pattern and details to the others are original to the building. The foundation window in this bay has two single-hung lights and is also exactly one-half as wide as the other foundation windows on this facade; the arch in the water course above this window matches the window's dimensions. The first-story window in the third bay from the southeast corner is slightly wider than those around it and has a rough-hewn stone lintel set into the water course below its brick sill, indicating the bay's historic use at one point as a loading bay. As with the primary facade, the south-facing facade is substantially intact and demonstrates a significant level of integrity.

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J.P. Luther Company Glove Factory
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West-facing (Rear) facade:

The west-facing, rear facade of the Luther building historically faced the rear facade of a gable-roofed frame warehouse building; this building was demolished and replaced by a parking lot in 1993. Although physical evidence indicates that this facade has undergone more alterations than the other two visible facades, as is frequently the case with industrial buildings, there are no known historic photographs of this facade to document its alterations. Like the east-facing primary facade, this facade is four bays wide and is two and one-half stories tall, the additional half-story being due to the sloping grade which exposes a greater portion of this facade's foundation and basement windows. The four windows of the second story each contain two double-hung one-over-one windows, which were installed upon removal of concrete blocks in 1993. The second window bay from the northwest corner of the building shows evidence of having been elongated, probably to create a fire escape door that was installed between 1922 and 1925.¹ The first floor has three windows identical in detail, glazing and spacing to those of the second floor, the northernmost first floor bay appears to have been filled in with brick at the time of the installation of the fire escape and was not reopened during the restoration due to a single steel utility door set at grade immediately below this altered window bay. A bricked-in rectangular and a narrow bricked-in segmental arched window bay were also left unaltered in the recent restoration due to building maintenance and systems requirements. The southernmost two bays of the foundation are identical to that of the westernmost bay of the foundation on the south-facing facade, with the exception of having each two double-hung, one-over-one windows set into the segmental arched opening. Finally, the molded cornice which surmounts both of the other two facades described above is terminated at the southwestern corner of the building; viewing the west-facing facade one sees the cornice end-on, in profile, projecting above the flat roof line of the building along this facade's southern end. As may be expected, this facade has undergone more significant, unreversed alterations than are evident on the east-facing and south-facing facades, due to the lesser visibility and prominence of this facade these alterations do not significantly affect the building's integrity.

North-facing facade:

The Luther building's north-facing facade directly adjoins the south-facing facade of the Cismoski building, the next building north. As a result, the Luther building's north-facing facade has no externally visible features.

Interior:

Historic photographs of the interior of the Luther building show utilitarian office, shipping and light industrial spaces. Alterations succeeding this building's period of significance resulted in the removal or substantial alteration of such significant historic features as may have existed; the 1993 adaptive reuse of the building; while allowing for the restoration of the exterior, required substantial alterations to the building's interior to adapt it to assisted-living housing. As a result, the interior of the building has no visible historic features.

¹ See property abstract, Lis Pendens dated 01 July 1925

NPS Form 10-900-a
(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 1/92)

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Conclusion:

Although the J.P. Luther Company Glove Factory underwent significant alterations following its period of significance, most notably being the infill with unsympathetic materials of the historic window and door openings, the historic fabric of the building remained substantially intact. Wall and foundation materials and details, window and door surrounds and sills, and the roof line cornice were all substantially unaltered by the non-historic activities. The 1993 restoration of the exterior, done in accordance with the requirements of the Secretary of the Interior's Standards for Rehabilitation as required in order to obtain the Certified Historic Structures investment tax credit for income-producing properties, resulted in the reopening and replication of historic bays and glazing and allowed proper maintenance for existing historic materials and features. As a result, the J.P. Luther Company Glove Factory demonstrates a significantly high level of integrity, and faithfully represents its known historic appearance during its period of significance as a headquarters of Berlin's important glovemaking industry.

I.P. Luther Company Glove Factory
Name of Property

Green Lake / Wisconsin
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Areas of Significance

(Enter categories from instructions)

INDUSTRY

Period of Significance

1904 - 1926

Significant Dates

1904, 1914, 1922

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

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J.P. Luther Company Glove Factory
Berlin, Green Lake Co., WI

I. Introduction:

The J.P. Luther Company Glove Factory is eligible for the National Register of Historic Places as a result of its local significance under National Register Criterion A due to its association with the history and development of the Berlin glove industry, a distinct category of Berlin's historically significant fur and leather industry. The factory was built in 1904 for the J.P. Luther Company, a prominent glove manufacturer and one of the longest-lived leather manufacturing firms in the city. The J.P. Luther Company occupied it as its administrative, manufacturing and shipping headquarters from 1904 to 1914, after which time the building was occupied by the J.P. Luther Company's older and larger competitor, the Berlin Whip Company. While housed in this building, the Berlin Whip Company merged with another firm in 1922 and changed its name to the Berlin Glove Company. It remained in the former Luther building until 1926, when it moved to a (non-extant) former food processing facility nearby. Although a few buildings are extant in Berlin that were used by these companies in their pre-industrialized periods, for both firms this building marked the first instance of occupying a building erected and designed for the purpose of larger-scale industrial production, thus representing a maturation of the industry and a significant development in both firms' histories. Prior to this building, both companies had rented space in the second stories of commercial buildings, and had changed locations frequently; this practice typified craft-based leatherworking establishments, which required relatively little space and machinery. There are no other historic industrial buildings extant associated with either company, and it is the only extant industrial building of this period associated with the glove industry in Berlin.

II. Historical Background: Berlin Whip/Glove Industry and Technology.

Like much of Wisconsin, the fur and leather trade played a central role in Berlin's nineteenth-century development; however, Berlin's economic reliance on this industry led to relatively large-scale specialized industrialization that outlasted the depletion of local, naturally-occurring resources. Established at the crossing of the Fond du Lac - Stevens Point Road and the Fox River in 1846, the settlement's initial population consisted predominately of Yankee immigrants from New York and New England, followed in the decades after the Civil War by an influx of German and Polish settlers. From its inception, Berlin served as a shipping and service area for the surrounding region, its advantage in this respect stemming from its juncture of road, river and railroad, the latter arriving as a branch line of the Milwaukee and Horicon Railroad (later the Chicago Milwaukee St. Paul & Pacific) during Berlin's year of incorporation, 1857(2). Like many such communities, early Berlin had tanneries, shoemakers and similar small-scale industries processing locally-procured hides and producing primarily for the local market.

In 1866, Justus P. Luther, a native New Yorker and recent immigrant from Ohio, purchased a "whip factory" belonging to the tannery of Lockwood & Slayton(3), and shortly thereafter began to devise simple machinery for improving the quality and efficiency of whip manufacturing. Despite their necessity as tools of animal-powered transportation, horse and team whips in 19th century Berlin were manufactured by hand via a time-consuming process, using little more than simple rolling and hand-pounding tools. Such tools probably entailed most of Luther's new capital investment. In 1867 Luther patented a whip-rolling machine, which appears from written descriptions to have been a hand-cranked mechanism that, nevertheless, speeded the whip manufacturing process and generated

² Meindl, William, *City of Berlin Intensive Architectural / Historical Survey Final Report* (Menasha, Wisconsin: East Central Wisconsin Regional Planning Commission, 1993), 9.

³ *Berlin Courant*, 4 June 1866.

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J.P. Luther Company Glove Factory
Berlin, Green Lake Co., WI

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a great deal of local interest(4). By 1870 Luther's operation had gained at least one new investor and taken the name of Berlin Whip Company, a name the entity kept until 1922. In 1871 the Berlin Whip Company had 20 to 30 employees making 3 dozen whips per day, a limitation the owners claimed stemmed only from a lack of investment(5). The Berlin Whip Company, although not the only whipmaking entity in Berlin, was clearly the largest and most specialized. A few tanneries, such as the S.C. Bassett tannery on the city's far west side, appear to have made a small number of whips, but the extent of their production cannot be verified and had little, in any impact on the area's employment or economy.

Despite Luther's inventive prowess, however, whip manufacturing processes continued to require much work done by hand, a situation that readily led to certain kinds of diversification. As early as the 1870s the Berlin Whip Company is reputed to have begun limited production of handmade leather mittens, most likely on a custom or jobbing basis due to the fact that most discussions of the company in contemporary Berlin newspapers continued to focus on whip production. By the 1890s, however, glove manufacturing began to supplant whip manufacturing as Berlin's primary leather industry, an evolution that accelerated as the open-air automobile replaced the wagon and demand for protective driving clothes increased. In 1889, Luther, who been working independently since 1876, took F.B. Tallcott as partner in a new concern to make gloves and mittens; this is the first known instance of a Berlin firm specializing in the production of gloves and mittens. The newspaper announcement of the new concern claimed that it employed 20 hands making approximately 25 different styles and expected to produce "800 to 1000 dozen" gloves during the coming summer, a number which cannot be substantiated(6). Luther & Tallcott, however, must have met with some success; by 1895 Berlin had five glove and mitten manufacturers, including the Berlin Whip Company, which now listed glove manufacturing along with whips(7). Between 1895 and 1930 at least six glove manufacturers operated in Berlin for at least ten years each, and at least five glovemaking operations existed for at least one year during that time. A 1926 survey of Berlin industries listed two glove factories among its five largest employers; these two companies alone employed nearly one-third of all wage earners in the city(8). The largest employer of any type listed in this source was the Berlin Glove Company, with 145 employees; in 1925 this company was headquartered in the J.P. Luther Company building.

Little information exists to describe the glove manufacturing process as practiced in Berlin, but historic photographs and a description published by the J.P. Luther Co. in a 1906 publication give some indication of the process. Until approximately World War I, the glove making process was almost exclusively conducted by hand. Using a sharp knife and zinc-plated templates, which varied according to style and size, employees cut out small batches of glove leather, which had been tanned and softened elsewhere. As discussed below, many Berlin glovemaking firms were located in second-story rooms over commercial storefronts on Huron and Broadway Streets, a location which precluded leather processing. The resulting glove leathers would be forwarded to seamstresses, most of whom were girls and young women, who executed the complicated stitching and welting necessary to fit the glove to the hand, using waxed linen thread. Finally, each glove was individually finished on a hand-shaped wood form, which allowed the glove to shrink to its intended size. By the mid-1890s gloves made by steam-driven machinery became available nationally, but the majority of Berlin firms continued to employ handcrafting methods.

⁴ *Berlin Courant*, 22 August 1867.

⁵ *Berlin Courant*, 14 December 1871.

⁶ *Berlin Weekly Journal*, 16 May 1889.

⁷ *Wisconsin State Gazeteer & Business Directory* (R.L. Polk & Co.: Chicago) 1895-96.

⁸ *Industrial Survey of Berlin, Wisconsin* (Madison:Wisconsin Power & Light Co., ca. 1926), 7.

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J.P. Luther Company Glove Factory
Berlin, Green Lake Co., WI

The nature of the Berlin glove industry changed substantially with the introduction of new technologies and process developments in the first two decades of the 20th century, although new technologies were relatively slow to take hold. The Russell Glove Company (both historic locations non-extant) was the first to mechanize to any extent; it was located in a former shoe factory and had access to large amounts of steam and later electric power. The Russell operation was modeled on industrialized processes common to clothing mills in the eastern U.S.; these mills employed electric- or steam-power to operated large-scale machinery for tasks such as die-stamping and sewing. For most of Berlin glove makers of the 1900s, however, their locations in the second stories of commercial buildings, as well as the increased capital costs associated with complex machinery, limited the use of such technological advances; as a result the Russell Company had limited direct impact on the local industry's subsequent development.

In the mid-1910s, however, improvements in sewing machines capable of sewing leather and electric-powered cutting machinery became available to Berlin leather and fur concerns; this along with increased demand for driving and military gloves led the Berlin Glove Company to adopt machine-driven production methods in the years immediately preceding 1920. Following this development, the glove making industry underwent a period of consolidation typical of industrializing industries, as smaller companies merged, found new markets or went out of business in the face of declining demand for the higher-priced handmade goods they were capable of producing. Although as many as six glove firms operated at any given time between 1900 and 1910, by 1928 only four glove firms operated in Berlin⁹; by the mid-1990s three such firms remained in Berlin, of which only one continued to make gloves. However, the manufacture of fur and leather clothing, which developed during the 1920 and 1930s due in part to the expertise and technology made available by the evolution of the Berlin glove industry, continues to comprise a major portion of the city's industrial base. As a result, Berlin has become popularly known in the region as a center for fur and leather manufacturing.

III. History: J.P. Luther Company

The tenure of the J.P. Luther Company as occupants of the J.P. Luther Company Glove Factory is significant under Criterion A in terms of the history and development of the leatherworking industry in Berlin, particularly in conjunction with the building's subsequent occupants, the Berlin Whip Company, and the lack of extant comparable buildings in this city. Of the two firms, the J.P. Luther Company represents an earlier stage in the Berlin glove industry's transition from handcrafted to industrialized methods, due both to its earlier occupation of this building and its sustained reliance on hand-crafted methods. The J.P. Luther Company also exemplifies the tendency toward diversified product lines common to Berlin handcrafted glovemakers, as their continued reliance on handcrafted production methods permitted the J.P. Luther Company to develop product lines beyond gloves and mittens that could be produced using much of the same equipment. The J.P. Luther company's occupation of this building is significant less for changes in production technology than for the industrialization of production processes made possible by the larger specialized spaces. This building was the first building occupied by the J.P. Luther Company exclusively; removing here from generic spaces over commercial storefronts allowed substantial increases in scale of production and product diversification.

⁹ *Wisconsin State Gazetteer & Business Directory*, *op cit.*, 1928

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J.P. Luther Company Glove Factory
Berlin, Green Lake Co., WI

The J.P. Luther Company Glove Factory was constructed in 1904 by George and William Owens, owners of a livery stable to the immediate north. Newspaper articles published after construction began announced that the building would be the home of the J.P. Luther Company, named for the whip and glove industry inventor described previously(10). The J.P. Luther Company had been founded in 1902 with the following published slate of officers: F.L. Trickey, President; S.L. Luther, Vice-President; J.P.Luther, Manager(11). Another contemporary source lists J.P. Luther as the company's secretary(12). The company did not formally incorporate, however, until January 1905, after the firm had moved to the new building in July 1904(13). The newspaper's article on the incorporation also announced a \$12,000 stock offering and stated that "[t]hese steps were taken... in order to increase the capacity of the plant."(14) Officers of the new corporation were listed as Sarah Luther, Fred Trickey and A.B. Davlin.(15) J.P. Luther himself, who had been involved to some extent in the founding of many of the successful glove making enterprises in Berlin, left the company's management shortly after incorporation. The continued presence, however, of Luther's wife as an officer of the company indicates Luther's probable continued, if informal involvement with the company bearing his name, as does the location of a short-lived whip company he founded with Davlin that was located in the basement of the J.P.Luther Company Glove Factory.(16) The J.P. Luther Company's location between 1902 and 1904 cannot be determined on the basis of the extant historic resources, but glove factories' usual practices would indicate that the fledgling concern probably rented rooms over one or more of Berlin's commercial buildings.

The J.P. Luther Company Glove Factory's first floor housed its administrative, shipping and cutting departments, while sewing and finishing were conducted on the second floor.(17) Such an arrangement had significant advantages over the usual generic second-story rooms and allowed for increased efficiency in production and administration. By placing cutting and shipping on the first floor, the company facilitated production by allowing these employees easier access to the street and rail depot for bulk deliveries and shipping via loading docks on the south facade. Having a dedicated building (that is, one that was not dominated at the first floor by an unrelated business) also allowed office and showroom space to be located in proximity to pedestrian traffic , and allowed the company to promote a greater degree of public recognition by posting a large sign over the primary door. By comparison, the work of sewing and finishing would not have profited in these ways from first-floor locations, and may have benefited from the enhanced natural light and potentially greater warmth available to the second-floor rooms, particularly since the building had gas lights and stove heat as late as 1911.(18) From inception the company specialized in high-quality handiwork and relied on mail-order business; a 1906 catalog lists 30 available glove styles and offers custom sizes for an additional fifty cents.(19)

¹⁰ *Berlin Weekly Journal*, 5 March 1904.

¹¹ *Oshkosh Times*, 15 June 1902.

¹² *Wisconsin State Gazeteer & Business Directory*, *op cit.*, 1903.

¹³ *Berlin Weekly Journal*, 22 June 1904.

¹⁴ *Berlin Courant*, 16 February 1905.

¹⁵ *Berlin Courant*, 23 February 1905.

¹⁶ *Berlin Courant*, 2 November 1905

¹⁷ Map, San born Fire Insurance Co. August 1911, 5.

¹⁸ *ibid.*

¹⁹ *Catalog*, J.P. Luther Company (Berlin , Wisconsin) 1906. In collection of J.P. Luther Company.

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Luther gloves varied widely in terms of detail; styles such as military dress gloves often featured fringe and ornate embroidery. Although the J.P. Luther company's progress toward industrialization did not employ considerable amounts of new technology, as one often expects the term to be used, this building did represent a fundamental step toward modern industrial practices. With one rather atypical exception, this was the first known instance of a Berlin leatherworking company occupying by itself a building constructed to meet its needs. The building's size and numerous large windows, its first-floor shipping and receiving space, and its slight physical separation from the commercial center of Berlin allowed the J.P. Luther Company to dramatically increase its production and public profile in a manner that was not possible in second-floor rooms. By 1913, the Luther Glove Company was the second-largest glove manufacturer in Berlin in terms of income as reported in the first income tax assessment.⁽²⁰⁾

In addition to its gloves, the J.P. Luther Company produced significant quantities of Masonic aprons, commencing shortly after the company's inception. This market was available to the J.P. Luther Company for several reasons, not least of which was the capability of the handcrafted glove production process to be adapted to other leather products. High demand for Masonic aprons appears to have provided a key impetus to seeking larger quarters; a 1905 profile of the company indicates that over \$10,000 worth of the aprons had been produced during the year 1904, in addition to the manufacture and sale of the company's regular glove and mitten line.⁽²¹⁾ The company's early records indicate that its Masonic supplies catalogs reached lodges as distant as White Castle, Louisiana and Pleasant Ridge, Kentucky, and that sales of these aprons commenced as early as February 1903.⁽²²⁾ Both J.P. Luther and Trickey were members of the Masonic Order; Trickey served as an officer in Berlin's Masonic Temple for many years. ⁽²³⁾ As with its gloves, mail order catalogs provided the company's primary marketing vehicle, and Trickey is reputed to have started the company's practice of taking samples and display materials to regional Masonic conferences and event across the United States.

Masonic aprons, traditionally made of white lambskin, are highly symbolic items that play a central role in the theory and ritual that defines the freemasonry movement. The philosophy that underlies the practice of freemasonry is one of redemption and active progression toward spiritual enlightenment; the Masonic aprons is a central element in an elaborate, complex and multi-layered system of symbolism used to express abstract truths of the human existence. As a result, aprons must be crafted precisely to fit the Masonic rituals that refer to it and must display the appropriate details and symbols understood by Masons to represent the wearer's status in the Lodge and his progress to date. When first initiated, a Mason received an unadorned apron; as he progresses through a series of Orders and

²⁰ *Berlin Weekly Journal*, 30 January 1913. From list of income tax paid by individuals and businesses titled, "All About Income Tax in Berlin."

²¹ *Berlin Evening Journal*, 2 March 1905

²² Postcards, customer records files, J.P. Luther Company. In collection of J.P. Luther Company.

²³ Interview, 20 May 1996. Mel Werch, proprietor J.P. Luther Company.

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eventually becomes an officer or a Master of a Lodge, the simple apron is replaced by ones bearing increasingly complex ornamentation, including borders, tassels and elaborate embroidered symbols. Additionally, regulations governing aprons often differ between lodges in different states and countries, thus requiring apron makers to meet an array of differing sizes and dimensions, in addition to the variables in detail. As a result of these characteristics, the J.P. Luther Company was better situated to tap the Masonic apron market than both its smaller and its more mechanized competitors. The complexity and diversity of Masonic aprons were well suited to a company with a sufficient amount of labor that had established an identity as a provider of high quality handcrafted and embroidered leather goods. The simple tools and the skilled labor required to produce the gloves could also easily produce the aprons; specialized glovemaking machinery would have been unsuited for this use.

The J.P. Luther Company remained in this building until the expiration of its lease in July 1914. As described in the following section, the Berlin Whip Company had previously gained possession of the building for their own use and, as may be expected, did not renew its competitor's lease. For unknown reasons, the company then moved to a small house at what is now 152 N. Pearl St.(24) Although the company continued to operate, this location clearly required substantial alterations to its production methods and would not have allowed the Luther Company to undergo any significant mechanization. It is unclear when this company ceased glove production; it is listed as a "glove company" in city directories as late as 1938.(25) In 1945 the J.P. Luther Company was purchased from Trickey's widow and was moved the following year to a new building one and one-half blocks south of the original glove factory. By the time of this move the company had ceased glove production; in its new location the firm did employ electric machinery for cutting, apparently the first time such equipment had been used by this firm. As of 1996, the J.P. Luther Company continues to operate from this location at 173 S. Pearl St., supplying a range of fraternal order equipment and personal effects; the company still makes and decorates Masonic aprons in its plant.

During its period of occupancy of the J.P. Luther Company Glove Factory, the J.P. Luther Company became the second known Berlin glovemaking firm to relocate to a building solely occupied by their production methods, and became the first company to incorporate fundamental principles of industrialization such as specialized uses of space with handcrafted glovemaking methods. As a result of its tenure in this building, the J.P. Luther Company was able to substantially expand its production and product lines; its subsequent non-industrial development does not substantially impact the company's role in the development of the glovemaking industry during the J.P. Luther Company Glove Factory's period of significance.

²⁴ *Farrell-McCoy Berlin Business Directory*, (Rockford, Ill: Farrell-McCoy Directory Co., 1915), 80. Berlin's street numbering system was changed in 1940; all current street numbers determined from *City of Berlin Directory* (Berlin: Common Council, 1947). The house in question is extant but lacks integrity.

²⁵ *Greater Berlin City & Rural Directory* (Berlin: Tri-County News, 1938), 141.

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IV. Significance: Berlin Whip/ Glove Company

As described in a preceding section, the Berlin Whip Company is the earliest known whip manufacturer in Berlin, and is likely to have been one of the first glove and mitten producers in this city. The Berlin Whip Company grew from a small, handcraft-oriented company to the largest employer in the city in approximately 40 years; its tenure in the former J.P. Luther Company Glove Factory, as the company's first modern industrial site, played an essential role in this development. During its time in this building, the Berlin Whip Company began to use electric machinery, expanded its operations and merged with a competitor to form the Berlin Glove Company. As a result, the J.P. Luther Company Glove Factory building facilitated the progress of this company from handicraft to mechanization, and became the only extant building in Berlin to represent this transitional phase of one of Berlin's most historically prominent industries.

Although informally known as the Berlin Whip Factory in its first decades, the firm followed usual practice in taking its formal name from the surnames of its partners at any given time. Thus the company was known variously as the Berlin Whip Factory, the Berlin Whip Company, and by the names of its partners between 1867 and 1882. By 1883 a new manager named Duane Doty had joined the establishment; he became one of the longest-term partners and a key to the company's gradual transition. During this early period the factory moved at least four times, a common practice among small, craft-oriented manufacturers of this time period, made possible by the minimal equipment and capital required to craft gloves and whips, as described previously. Known locations include the second floor of a commercial building at the foot of Broadway next to the bridge (exact location unknown; all probable buildings non-extant) during approximately the first half of the 1870s;(26) the second floor of a building associated with the Neils Johnson machine shop (building in question non-extant) between 1878 and Nov. 1, 1887;(27) the second floor of an extant building at 168 W. Huron between 1887 and ca. 1893;(28) and the second floor of the extant Mahlon Safford produce office at 162 W. Huron between ca. 1893 and 1914.(29)

Objective details on the scope of any individual Berlin manufacturing firm in the late 19th and early 20th centuries are not readily obtained; the evidence available indicates the Berlin Whip Company's steady growth throughout this period. In 1871, the Berlin Whip Factory produced about 3 dozen whips per day;(30) in 1887 the firm claimed to produce approximately 9,000 whips and planned to expand its glove production as well.(31) The company's 1912 income tax assessment indicates that the company was the third-largest glove manufacturer in terms of reported

²⁶ *Berlin Courant*, 14 December 1871.

²⁷ *Berlin Courant*, 9 February 1888.

²⁸ *Berlin City Directory*, (Madison: Tracey Gibbs & Co. Printers, 1892), 96. Also see birds-eye drawing titled "Berlin, Wisconsin 1892," (Milwaukee: C.J. Pauli)

²⁹ *Berlin City Directory*, (Berlin, Wisc.: Cavanaugh & Evans), 100; Sandborn Fire Insurance map 1900, 2.

³⁰ *Berlin Courant*, 14 December 1871.

³¹ *ibid*, 9 February 1888.

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income, reporting approximately one-third of the income of the largest glove manufacturer, the F.H. Russell Co.(32) Despite its name, the Berlin Whip Company appears to have phased out its production of whips in favor of gloves well prior to 1922. In 1910 Doty and his current partner, Julius Koch, bought the J.P. Luther Company Glove Factory building, which they had publicly expressed interest in occupying.(33) The Berlin Whip Company relocated to the former J.P. Luther Company building in July 1914. Shortly thereafter the Berlin Whip Company began to employ heavy-duty electric sewing machines in its glove production;(34) prior to this time the use of sewing machines had been greatly limited as a result of their inability to effectively sew leather. Cutting and finishing processes, however, apparently were not mechanized on a large scale at this time, probably due in part to the building's limited power supply. Despite these limitations the firm grew steadily; in 1925 the Berlin Glove Company was the largest employer in Berlin with 145 employees. The F.H. Russell Glove Company, by comparison, had 80 employees.(35) In 1922 the Berlin Whip Company consolidated with the Stedman Glove Company, a small handcrafting firm founded in 1898. Never one of the larger firms, the Stedman company appeared in the 1912 income tax assessment as the second-smallest of the known glove making firms at that time; as late as 1919 they claimed to manufacture hand-sewn gloves and mittens.(36) Despite this claim to the handicraft tradition, there is some evidence that the Stedman factory may have employed machinery powered by a boiler at the Johnson-Fortnum machine shop, which was connected to several industrial concerns via a system of belts.(37) Such equipment was most likely used for cutting, and may have provided an incentive for merger. The merged company was formally incorporated in 1922 as the Berlin Glove Company, with Storie B. Stedman as president and Duane Doty as vice president.

This merger also appears to have provided impetus for additional industrialization and expansion on the part of the Berlin Glove Company, which in 1926 moved from the J.P. Luther Company Glove factory to the former Berlin Canning and Pickle Factory, located less than 500 feet from the J.P. Luther Company Glove Factory. This building, was nearly four times the size of the J.P. Luther Company building, and had been built to accommodate large-scale semi-industrial processes. As a result, the building has the size and load capacity necessary for more mechanized, large-scale production, but was relatively adaptable to leather processing. In 1928 the firm began production of leather jackets and motorcycle breeches; this led in 1932 to a new division, of the Berlin Glove Company, known as Midwest Sport Togs, which has since produced a range of leather clothing and accessories. The Berlin Glove Company is still located on the site of the former canning company; however, the historic building was destroyed in a 1950s fire. With the exception of one small storage barn, the present buildings on that site are non-historic.

³² *Berlin Weekly Journal*, 30 January 1913

³³ Green Lake County Warranty Deed, Volume 70 page 511; *Berlin Weekly Journal*, 15 September 1910.

³⁴ Stemmler, J. "11 -- Fur and Leather Industry / Folder 2 / Berlin Hist. File." (manuscript, n.d.), 4.

³⁵ *Industrial Survey of Berlin, Wisconsin, op.cit.*, 7.

³⁶ *Wisconsin State Gazeteer & Business Directory, op cit.*, 1919.

³⁷ "Johnson-Fortnum, Inc: 123 Years 'On the Square' in Berlin; Our 60th year as a Dodge Dealer." (Berlin, Wisc.: Johnson-Fortnum Co., 1992), 6.

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During its occupancy of the J.P. Luther Company Glove Factory building, the Berlin Whip and later Berlin Glove Company underwent a pivotal transition, developing from a small operation relying on handcrafted methods to one of Berlin's largest industrialized corporations. Like the J.P. Luther Company, the Berlin Whip Company's tenure in this building did not in itself allow the company to become completely mechanized, but it did allow the company to progress in terms of process from generalized handicraft to more specialized production methods. Unlike the J.P. Luther Company, the Berlin Whip Company was able to use the building to employ new technologies and allowed the Berlin Whip Company to successfully expand its production to the point of merger with a small but important firm. This transitional period allowed the Berlin Glove Company to emerge as one of Berlin's leading industrial concerns and, as a result, facilitated the development of the modern industrialized fur and leather industry in Berlin.

V. Context: Berlin Whip/Glove Industry Resources

Several whip and glove manufacturers of varying sizes have operated in Berlin, constituting together both a significant element of the city's historic industrial base and an industry that laid the foundation for the fur and leather clothing industry, for which Berlin has become known in the twentieth century. Despite this proliferation, the J.P. Luther Company Glove Factory is the only extant historic industrial building in Berlin to have housed an industrial glove manufacturing firm. Of the buildings that housed substantially industrialized glove operations, only the J.P. Luther Company Glove Factory is extant. As a result, the J.P. Luther Company Glove Factory represents a unique link to Berlin's industrial heritage, representing the evolution of the glove industry from its small-scale, handcrafted origins to modern-era industrialization.

Berlin's historic glove and whip factories may be divided into major and minor firms on the basis of their longevity and relative scope of involvement in these industries. The following list identifies all of the known historic whip and glove manufacturers to operate in the city, as well as their approximate dates of operation, locations and extent of involvement in whip and glove making, if known. The list is roughly prioritized in terms of longevity and apparent impact on the Berlin leatherworking industry. As will be seen, the Russell Glove Company was the only other glovemaking of sufficient size to independently occupy a full-scale industrial building; there are no extant historic buildings associated with this company.

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F.H. Russell Glove Company

The Frank Russell Glove Company was for much of its existence the largest such firm in the city, and the only one in Berlin to attain fully industrial operations. The firm began in 1895, and was located in the second story of a commercial building at 111-113 Water St. (non-extant).(38) The Russell Glove Company remained in this location until at least 1898,(39) and by 1900 had moved to the former Putnam Shoe factory just south of the Berlin Electric Light Co. at 137 Water St.(40) This building, which also housed the W.C. Russell Moccasin Factory, was destroyed in a 1910 fire.(41) The Russell Glove Company moved immediately to an existing building at 151 W. Park St.(42) The company expanded this building and remained there through the historic period; this building is non-extant.

F.B. Tallcott Company

F.B. Tallcott began his involvement in the glovemaking industry as a partner with J.P. Luther, discussed previously. Luther & Tallcott began production in 1889 and were located on the second floor of a building at what is now 168 W. Huron St.(43) By 1893 Tallcott had left the partnership and begun his own glovemaking firm.(44) Tallcott died unexpectedly in 1896, and Mahlon Safford, a local produce dealer, purchased the company and operated it until August 1906. When the company closed, it was reported as having 35 employees.(45) A brief description of the equipment when repurchased by another Berlin company in 1910 indicates that the Tallcott firm produced hand-sewn gloves. The Tallcott firm's location between 1893 and 1896 is unknown; following Safford's purchase the company was located in the southern one-third of the second floor of the Safford produce warehouse at 115 S. Fox Alley.(46)

Stedman Glove Company.

Stedman & Sons, glove manufacturers, are listed in the first extant city directory, published in 1892, at 162 W. Huron St.(47) It is listed in the same location in 1915; this is the firm's only known location prior to merging with the Berlin Whip Company in 1922. As late as 1919 the Stedman Glove Company claimed to produce "hand-sewn gloves;" as described previously there is some evidence that the firm may have used steam-driven cutting machinery.(48)

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- 38 Sanborn Fire Insurance Map, Oct. 1895, 3.
39 Berlin City Directory, op.cit., 1898., 100.
40 Sanborn Fire Insurance Map, Aug. 1900, 3.
41 Berlin Courant, 12 May 1910.
42 Sanborn Fire Insurance Map, 1911, 4.
43 Berlin Weekly Journal, 16 May 1889.
44 Wisconsin State Gazeteer & Business Directory, op. cit., 1893
45 Berlin Weekly Journal. 29 August 1906.
46 Berlin City Directory, op. cit., 1898, p. 100; Sanborn Fire Insurance Map 1900, 5.
47 Berlin City Directory, op.cit., 1892, 96.
48 Wisconsin State Gazeteer & Business Directory, op. cit., 1919.

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Stater & Kellis Glove Company.

In 1910 Herman Stater and Robert Kellis purchased part of the former Tallcott glove factory equipment, which had been sold in 1906. Stater, a harness maker, had previously commenced manufacturing dog collars, and plans for the new firm indicated that they intended to continue that product in the same space. (49) By October of 1910 Stater & Kellis had begun production in the second floor of the extant Peck warehouse, located at 119 S. Pearl St.(50) By 1915, however, they had sold their firm to a Donald Wright, who continued the dog collar production but appears to have quit manufacturing gloves; the firm's location after 1916 is not known.(51)

Berlin Glove and Mitten Co. (Chapman & Fairweather)

This short-lived firm was one of the first to try to capitalize on Luther and Tallcott's success in the glovemaking industry. A partnership comprised of Charles Chatfield, who had been making gloves independently as early as 1895,(52) and John Fairweather, the Berlin Glove and Mitten Company was the first known Berlin glove factory to purchase advertising space in the statewide business directories, with advertisements in the 1897 and 1899 directories touting their hand-sewn gloves. However, by 1901 they were no longer in business in Berlin.(53) Their only known location is in second-story rooms over 168 W. Huron (extant), an address used by several glove factories.(54)

Berlin Glove Factory (A. Epstein & Son)

A. Epstein & Son operated a prominent dry goods store in Berlin in the 1890s and 1900s. In 1910 the Epsteins purchased glovemaking machinery, and announced that they would begin producing machine-made gloves as soon as they could find a place to house the enterprise. However, they are not listed in the directories after 1913, although their dry goods business continued for several more years.(55) The location of their short-lived operation is not known.

Berlin Solid Leather Whip Company

In 1905, shortly after leaving the J.P. Luther Company, Luther and one of the J.P. Luther Company's employees started to manufacture whips similar to those Luther had devised for the Berlin Whip Company in the early 1870s.(56) This company was never listed in the city or state directories; its only known location is in the basement of the J.P. Luther Company, to which it moved in November 1905.(57) It is possible that this firm later developed into the Luther - Davlin Company, a small leather novelties company that was never listed in any directory and operated from an unknown location from ca. 1910 to 1915.

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- 49 Berlin Courant, 14 April 1910.; Berlin Weekly Journal, 1 September 1910
50 Berlin Weekly Journal, 13 October 1910
51 Wisconsin State Gazeteer & Business Directory, op cit., 1915.
52 Wisconsin State Gazeteer & Business Directory, op cit., 1895.
53 Wisconsin State Gazeteer & Business Directory, op cit., 1901.
54 Berlin City Directory, op cit., 1898, 100.
55 Wisconsin State Gazeteer & Business Directory, op cit., 1913.
56 Berlin Courant, 4 September 1905.
57 Berlin Courant, 2 November 1905.

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Sears - Hitchcock Tannery / Berlin Tanning & Manufacturing Co,

Henry Sears operated a tannery as early as 1891, but its location in this early period is not known. In 1905 Sears and H.J. Hitchcock formed the Sears-Hitchcock Tannery;(58) By 1910 the firm had relocated into the former Rounds and Buck tannery at approximately 155 N. Water St. and began to produce gloves in one portion of their building. By doing so the company hoped to be able to profitably use hides that were otherwise sold for a loss due to their quality.(59) In 1920 the company changed its name to Berlin Tanning & Manufacturing Company. By 1926 the company had moved to its present location in a former broom factory at the foot of Wisconsin Street,(60) and by 1946 the company's site on Water Street had been demolished.(61) The scope of this company's involvement in glove manufacturing is unknown, but it is apparent that this industry remained secondary to their primary tanning business.

As may be seen, the few extant buildings in Berlin known to have any association with the whip and glove industry are, with the exception of the Berlin Tanning and Manufacturing complex, solely comprised of commercial and warehouse buildings whose second floors were used as headquarters for small handcrafting firms of varying duration. None of these associations may be considered to constitute a significant and direct association with the industry's historic significance, and none of them represent the process of industrialization, which played an essential role in the leatherworking industry's development from handcrafted to mechanized production methods.

VI. Context: Related Fur & Leather Industries

As previously cited, the whip and glove industry in Berlin is of particular significance, both due to its scope as one of community's major industries, and as a significant and distinct element of the larger fur and leatherworking industries. Few extant buildings in Berlin have historic associations with the development of the fur and leatherworking industries; those that do exist represent a significantly different aspect of the industry's practices and/or are significantly altered. The following list describes the major components of the fur and leather industries as practiced in Berlin and identifies the few buildings extant associated with these industries.

Shoe Manufacturing:

Although, as in most Wisconsin communities, several independent cobblers made shoes and boots in Berlin in the late 19th century, Berlin did had two industrial shoe manufacturers during this period. The Putnam Shoe Company began wholesale production of shoes as early as 1876 (62) and continued to operate from a factory on Water Street until ca. 1900, when they apparently ceased business. The Putnam factory building was subsequently occupied by the Russell Glove factory, as detailed in a previous section, and was destroyed by fire in 1910. The Wright Shoe factory, operated by the owners of the Stillman-Wright flour mill at the south end of Fox Alley, began operation prior

58 Berlin Courant, 9 February 1905.
59 Berlin Weekly Journal, 14 July 1910; Sanborn Fire Insurance Map, 1911, 3.
60 Sanborn Fire Insurance Map, 1926, 12.
61 City of Berlin Directory (1947), op cit. 19.
62 Berlin Courant, 7 October 1876.

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to 1900 (63) and closed abruptly in 1913.(64) This building is also non-extant. Finally, the W.C.Russell Moccasin Company, founded by the brother of Frank Russell, commenced operation in 1911 as a leather novelties company, and was housed in a portion of the expanded Russell Glove Company building on Park Street, which is also non-extant.(65) After 1946 the W.C. Russell Moccasin Company moved to its present location at 285 S.W. Franklin. St., a property that had no known historic significance.

Fur Manufacturing

The manufacture of fur clothing and other items has been dominated in Berlin by two companies: the Truesdell Fur Company, which dates from ca. 1900 and is still in operation under the name Furs by Truesdell, and Nigbor Furs, which was founded in Stevens Point in 1895 and opened a retail outlet in Berlin in the 1930s.(66) Both companies are represented in Berlin by historic buildings at 208 and 220 Broadway Street; however, both buildings are predominately retail in orientation, having large storefronts opening onto a major street, although the Truesdell company did do some tailoring on the upper floors. These buildings, as a result, demonstrate significantly different characteristics of production and, in comparison to the J.P. Luther Company Glove factory, represent a significantly different aspect of the larger fur and leather industry in Berlin.

VII. Conclusion:

The J.P. Luther Company Glove Factory is the only extant historic industrial building in Berlin with significant historic associations with the Berlin glove manufacturing industry. Both the J.P. Luther Company and the Berlin Whip Company (later Berlin Glove Company), two of the city's largest and longest-lived firms, underwent significant developments while housed in this building, including organizational and production-related advances. Although other handcrafting and mechanized glove factories did exist during this period, the few relevant buildings extant are commercial and warehousing buildings in the central business district whose primary purpose was to house commercial ventures and whose second stories were on occasion rented to small-scale glove manufacturers. None of these buildings has a significant and direct association with the glove making industry, and none of them represent the crucial transition from handicraft to modern industrial processes. In addition, no other buildings associated with industrialized glove manufacturing are extant in Berlin. As a result, the J.P. Luther Company Glove Factory is historically significant in terms of the history and development of Berlin's prominent leather and fur industries, and represents a vital stage in the development of Berlin's modern fur and leather industry.

Archeological Significance:

No known archeological resources relating to prehistoric or early historic habitation have been discovered on this site. The property in question is predominately covered by the J.P. Luther Co. building; almost all of the adjoin land that does not lie under the building is overlain with asphalt and concrete paving. It is possible, although unlikely, that archeological resources pertaining to the building's historic functions may be found at the site; the surrounding land has undergone considerable surface displacement due to construction.

63 Sanborn Fire Insurance Map, August 1900, 3.

64 Berlin Courant, 20 February 1913.

65 Polk, op cit., 1911; Sanborn Fire Insurance Map 1911, 4.

66 Cotant, Pamela, "Fur Business in Berlin began in the 1880s." Oshkosh Northwestern Sepcial Commemorative Issue, 8 June 1988, n.p.

J.P. Luther Company Glove Factory
Name of Property

Green Lake / Wisconsin
County and State

9. Major Bibliographic References

Bibliography

(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:
Berlin Public Library; J.P. Luther Co.

10. Geographical Data

Acreege of Property less than one acre

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

- | | |
|--|--|
| 1. <u>116/</u> <u>343720/</u> <u>48699110/</u> | 3. <u>111</u> <u>1111111</u> <u>11111111</u> |
| Zone Easting Northing | Zone Easting Northing |
| 2. <u>111</u> <u>1111111</u> <u>11111111</u> | 4. <u>111</u> <u>1111111</u> <u>11111111</u> |
| Zone Easting Northing | Zone Easting Northing |
- 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)

11. Form Prepared By

name/title Della G. Rucker
organization Rucker Historical Research date September 5, 1996
street & number P.O. Box 204 telephone 414/432-7044
city or town Green Bay state WI zip code 54305-0204

I.P. Luther Company Glove Factory
Name of Property

Green Lake / Wisconsin
County and State

Additional Documentation

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 SHPO or FPO.)

name Senior American Housing of Green Lake County

street & number P.O. Box 424 telephone 414/295-6200

city or town Princeton state WI zip code 54968

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 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 Projects, (1024-0018), Washington, DC 20503.

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(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 1/92)

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Section 10 Page 1

J.P. Luther Company Glove Factory
Berlin, Green Lake Co., WI

Boundary Description:

The nominated property is defined as follows:

The south 40 feet of Lot 4, Block 18, Original Plat of Strongsville, City of Berlin, Green Lake County.

Boundary Justification:

The above boundaries incorporate the entire property historically associated with the building in question. The northern portion of Lot 4 is the locations of two historically unrelated buildings.

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Section Photos

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J.P. Luther Company Glove Factory
Berlin, Green Lake Co., WI

Photo #1 of 8

J.P. LUTHER COMPANY GLOVE FACTORY
City of Berlin, Green Lake County, WI
Photo by D.G. Rucker, May 22, 1996
Negative at State Historical Society of Wisconsin
View looking west.

Photo #2 of 8

J.P. LUTHER COMPANY GLOVE FACTORY
City of Berlin, Green Lake County, WI
Photo by D.G. Rucker, May 22, 1996
Negative at State Historical Society of Wisconsin
View looking north.

Photo #3 of 8

J.P. LUTHER COMPANY GLOVE FACTORY
City of Berlin, Green Lake County, WI
Photo by D.G. Rucker, May 22, 1996
Negative at State Historical Society of Wisconsin
View looking east.

Photo #4 of 8

J.P. LUTHER COMPANY GLOVE FACTORY
City of Berlin, Green Lake County, WI
Photo by D.G. Rucker, May 22, 1996
Negative at State Historical Society of Wisconsin
View looking southwest.

Photo #5 of 8

J.P. LUTHER COMPANY GLOVE FACTORY
City of Berlin, Green Lake County, WI
Photo by D.G. Rucker, May 22, 1996
Negative at State Historical Society of Wisconsin
View looking northwest.

Photo #6 of 8

J.P. LUTHER COMPANY GLOVE FACTORY
City of Berlin, Green Lake County, WI
Photo by D.G. Rucker, May 22, 1996
Negative at State Historical Society of Wisconsin
View looking northeast.

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J.P. Luther Company Glove Factory
Berlin, Green Lake Co., WI

Photo #7 of 8

J.P. LUTHER COMPANY GLOVE FACTORY
City of Berlin, Green Lake County, WI
Photo by D.G. Rucker, May 22, 1996
Negative at State Historical Society of Wisconsin
Interior; view looking southeast.

Photo #8 of 8

J.P. LUTHER COMPANY GLOVE FACTORY
City of Berlin, Green Lake County, WI
Photo by D.G. Rucker, May 22, 1996
Negative at State Historical Society of Wisconsin
Interior; view looking south.