

Site Inventory Form
State Historical Society of Iowa
 (November 2005)

State Inventory No. 50-01644

New Supplemental

Part of a district with known boundaries (enter inventory no.) 50-01703

Relationship: Contributing Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status:(any that apply) Listed De-listed NHL DOE

9-Digit SHPO Review & Compliance (R&C) Number _____

Non-Extant (enter year) _____

1. Name of Property

historic name Thriftway Grocery Store

other names/site number Jupiter Discount Store

2. Location

street & number 101 1st Ave. E.

city or town Newton vicinity, county Jasper

Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Plat Block(s) 21 Lot(s) 4 & part of 3

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

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

Number of Resources within Property

If Non-Eligible Property		If Eligible Property, enter number of:	
Enter number of:		Contributing	Noncontributing
—	buildings	<u>1</u>	— buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<u>1</u>	— Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title

Downtown Newton, Iowa

Historical Architectural Data Base Number

50-010

6. Function or Use

Historic Functions (Enter categories from instructions)

02E11 COMMERCE/TRADE/grocery

02F04 COMMERCE/TRADE/department store

02E16 COMMERCE/TRADE/bowling alley

Current Functions (Enter categories from instructions)

02F06 COMMERCE/TRADE/enclosed mall

02B COMMERCE/TRADE/professional office

7. Description

Architectural Classification (Enter categories from instructions)

09F02 Commercial/Broad Front

09D Roof Form/Flat

Materials (Enter categories from instructions)

foundation 10B CONCRETE/poured

walls (visible material) 03 BRICK

roof _____

other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Jasper
City Newton

Address 101 1st Ave. E.

Site Number 50-01644
District Number 50-01703

Criteria Considerations

- 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)

05 COMMERCE

Significant Dates

Construction date 1949 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____

Builder _____

Narrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Rita Reinheimer & Mary Jo Niskin date 06-01-2012
 organization Newton Historic Preservation Commission telephone 641-792-2787
 street & number 101 W 4 St S state IA zip code 50208
 city or town Newton

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

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Thriftway Grocery Store	Jasper
Name of Property	County
101 1st Ave. E.	Newton
Address	City

5. Classification, cont'd.

The Thriftway Grocery Store is considered a building and counted as a contributing resource to the Newton Historic District.

7. Description

Site Description

The building is located on 1st Ave. E., at the southeast corner of its intersection with 1st St. S.; its façade faces north. There is an adjacent one-story building on the east, with which this building forms a visual unit. A public sidewalk on the north provides access to the main floor from the northwest corner of the building, and a public sidewalk on the west provides access to a basement office. To the south a public alley connects this structure to a city-owned parking lot. A loading dock and a recessed commercial entrance at the top of a short flight of stairs provide main-floor access to the building from the alley and parking lot.

Property Description

Like many of its neighbors on this side of the avenue, this 132' x 77' one-story building falls into the vernacular classification of a commercial modern broad front. It consists of a single story plus a basement and flat roof, with three major elevations. The north façade, remodeled in 1985/1986, is clad in diagonally laid weathered wooden planks. A fixed awning consisting of four rows of horizontally laid split shakes surmounts a series of eight display windows that punctuate the north façade. This fixed awning, which caps the windows and a portion of wall, offers some protection from the elements and provides visual relief from the extensive use of wooden planks that adorn the north façade.

A door at the east end of the north façade, which provided access to a basement business in the early 1950s, was filled in and covered sometime prior to 1959. New display windows, added at a date unknown, retain the size and shape of the originals.

Created in the mid-1980s from the original entrance on the north façade, the chamfered main entrance at the northwest corner of the building features a full-size display window abutting a double glass door that is framed in steel. A full-length display window lies adjacent to the entry door. On the wood-trimmed canopy above the entrance, two large vinyl-covered panels, which originally held the building's signage, meet to form a decorative corner.

On the west side of the building, the first 8 feet continue the pattern of faded wood paneling from the front. In bright contrast to the paneling the remainder of the west side is red brick, divided into equal sections by five pilasters with cement capitals. A low, narrow cement belt course and a step-down roofline illustrate the gentle downward slope of the land.

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Thriftway Grocery Store	Jasper
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7. Description, cont'd.

The south side of the building is light colored brick. Vinyl panels matching those on the roof surround the entrance to the recessed stairway. Wood paneling laid diagonally lines the walls of the stairway and surrounds the door to the main floor.

In 1985 the building's open interior was extensively remodeled when the ground floor was converted from a single store to a mini-mall. Individual businesses are now accessed from a centralized hall.

Integrity Considerations

As it relates to design, materials, and workmanship, the Thriftway Grocery Store building retains a fair level of integrity. The building retains its original size and shape, indicative of its mid-century construction period. The rear of the building retains its original brick cladding, and its west elevation remains virtually untouched from the time it was constructed. The rest of the structure has seen extensive changes, both inside and out.

As a resource considered significant under Criterion A, retention of a high level of integrity related to location, association and setting is of particular concern. In these areas the building retains a moderately high degree of integrity, affected only by changes to the buildings around it, and it contributes to the integrity of feeling created by the generally intact commercial district found in Newton.

8. Statement of Significance

The Thriftway Grocery Store is considered a contributing resource to the Newton Downtown Historic District. The building is eligible under Criterion A in association with the history of Newton commerce, significant in its ability to contribute to our understanding of the evolution of the business district and its impact on the economic success of the community of Newton.

From 1949-1985, a series of large businesses that occupied the Thriftway Grocery Store building provided Jasper County families with options for reasonably priced shopping and recreation. Functioning since 1986 as a mini-mall, the building has provided downtown office/retail space for small businesses and specialty services, many of which could not afford to occupy a regular-sized storefront.

Historical Background

Newton was platted as the Jasper County seat in 1847. The commercial district grew up around the courthouse square with the earliest buildings, which commonly housed both commerce and dwellings, constructed of wood. The development of the downtown from its platting in 1846 to c.1890 is tied to its status as the county seat and the 1867 arrival of the Mississippi-Missouri Railroad. The character of the commercial downtown is recorded in images of the contiguous brick commercial Italianate buildings surrounding the courthouse square.

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8. Statement of Significance, cont'd.

Beginning in the 1890s, it was industry, specifically the washing machine industry, that drove Newton's economy and the commercial success of its downtown. Due to the success and longevity of the Maytag Company, its history presents the greatest impact on Newton's downtown commercial district. From 1890-1920, a period in Maytag history marked by the company's incorporation and the development of the first electrically powered washing machine, a number of significant buildings were constructed in the Newton Downtown District. The addition of these buildings (and others) introduced a 20th century architectural sensibility to the district; moving the visual character away from the Late Victorian era Italianate style that had previously dominated the streetscapes.

During the decade of 1920 to 1930, Newton's population nearly doubled. The period is marked by the Maytag Company's ascension to the nation's leading manufacturer of washing machines. The economic prosperity brought by the company's success is reflected in the Newton Downtown Historic District with the construction of some of its most important buildings including the First Newton National Bank (1920) and the Maytag Hotel (1926). Both buildings lend a sense of importance to the downtown district.

The visual character and composition of the downtown district remained generally constant through the Depression era and war years – a period when industry and commerce (including the Maytag Company) were focused on surviving and on supporting the war effort. The boom that came in the wake of Maytag's 1946 introduction of the automatic washing machine was apparent in the Newton Downtown Historic District by the mid-1950s. Between about 1954 and 1963 the downtown buildings underwent dramatic alteration, a nearly wholesale removal of the Italianate façades and replacement with those reflecting a mid-20th century Modern aesthetic. Buildings altered during that period line the streetscapes of the district. In addition to the Victorian era buildings that were re-faced during this time, a number of new buildings (including the Thriftway Grocery Store) were constructed, their stylistic character reflective of the era.

Although the washing machine industry in Newton is now a thing of the past, its mark on the Newton Downtown Historic District is undeniable.

Property History

This building was erected in 1949 on a lot that had been vacant since "The Big Store" was destroyed by fire in 1931. From 1949 through the middle 1950s, Thriftway Grocery Store occupied the entire main floor of the structure, with a bowling alley in basement. By 1958, both the grocery and the bowling alley had moved, and a Kresge store (predecessor to K-Mart) occupied the building. Between 1963-1985, the building was occupied first by Jupiter and then by C-Mart, both discount department stores.

In 1985/1986 the building was renamed "Courthouse Mall" and the main floor was converted to space for a deli, an appliance dealer, and seven smaller merchants or one-room offices. The name "Courthouse Mall" has since been discontinued, although the mall concept remains in effect. The basement now houses one professional office and storage.

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State Historical Society of Iowa
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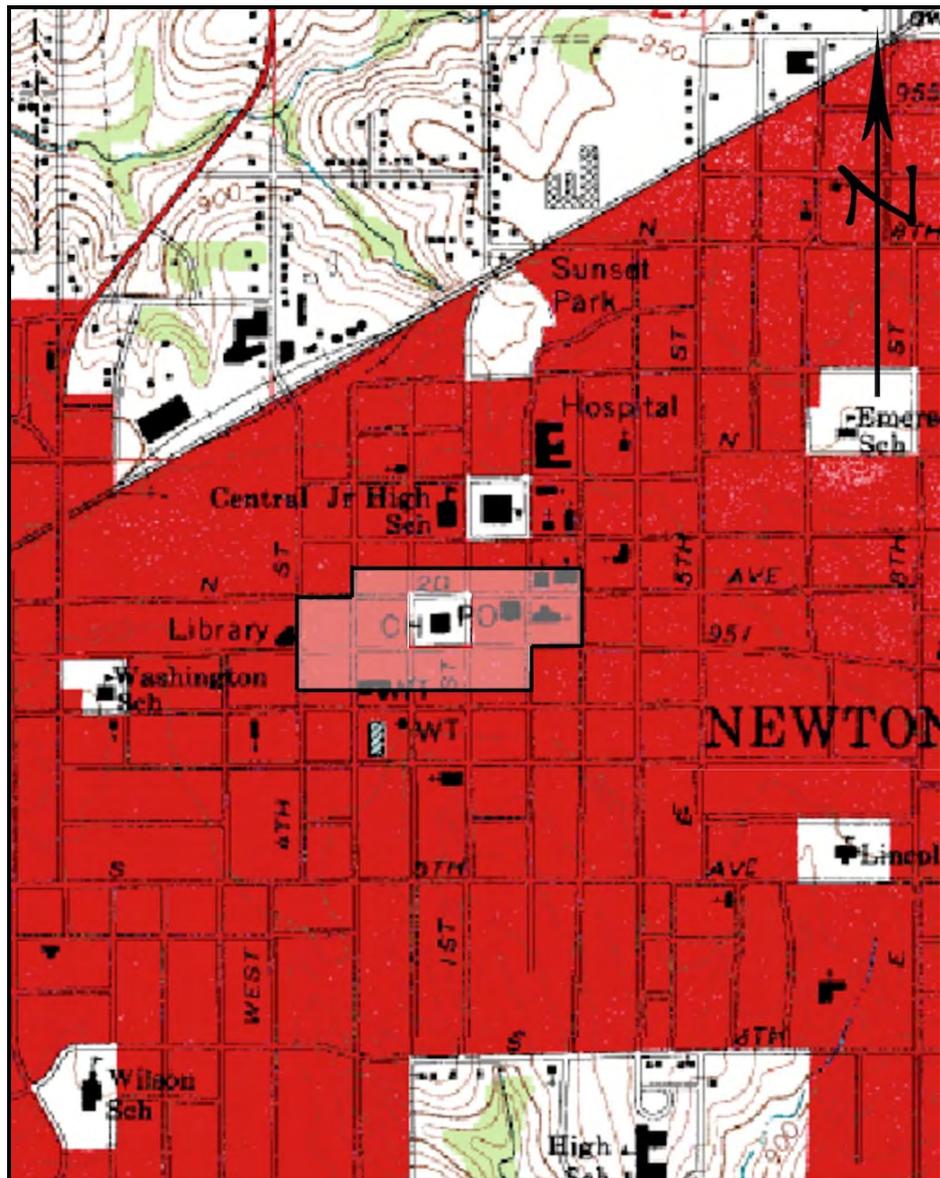
Site Number **50-01644**
Related District Number 50-01703

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11. Additional Documentation - Maps

USGS 7.5 MINUTE TOPOGRAPHIC MAP – NEWTON – 1965



(MAP SOURCE: www.trails.com)

The Newton Downtown Historic District, to which the historic Jupiter Discount Store is considered a contributing resource, is indicated.

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11. Additional Documentation – Maps

PARCEL MAP - AERIAL VIEW - 2011



(SOURCE: <http://beacon.schneidercorp.com>. Accessed June 2011.)

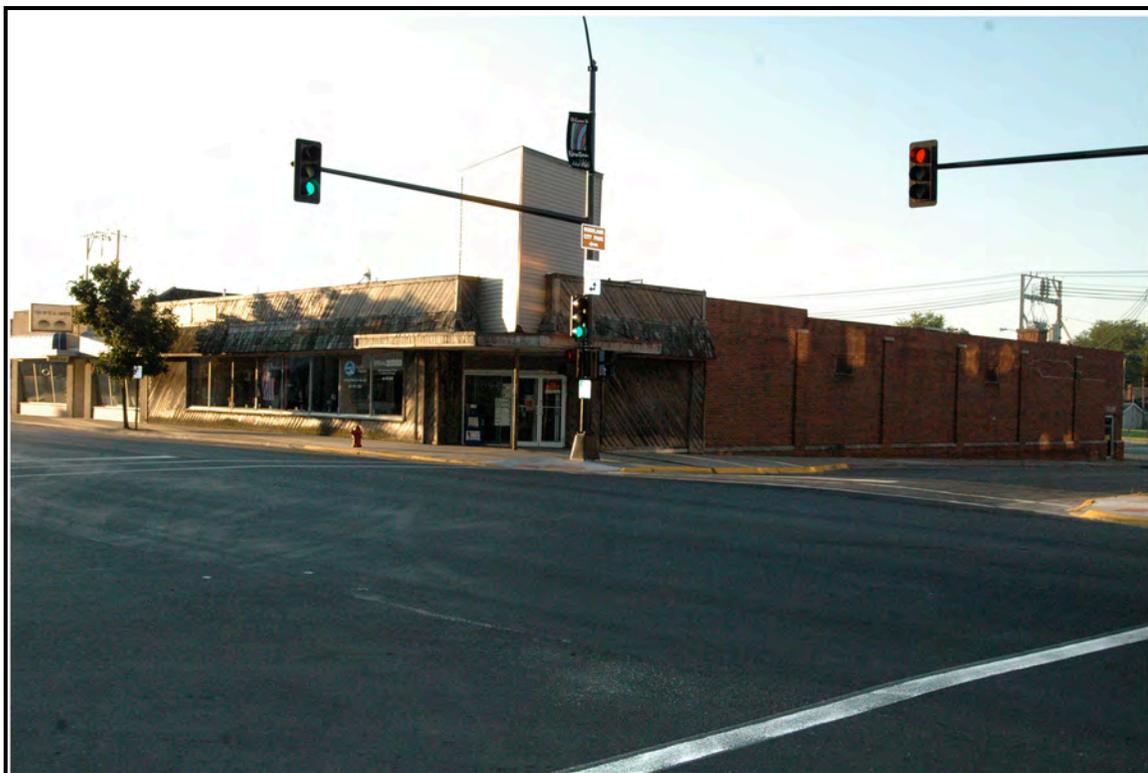
The location of the building is marked with a downward arrow.

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11. Additional Documentation, cont'd.

PHOTOGRAPHS



View of the south side of 1st Avenue East, looking southeast from the intersection of 1st Avenue and 1st Street. The resource is indicated by an arrow.

(Image by Sue Smith, June 30, 2011)

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11. Additional Documentation, cont'd.

PHOTOGRAPHS



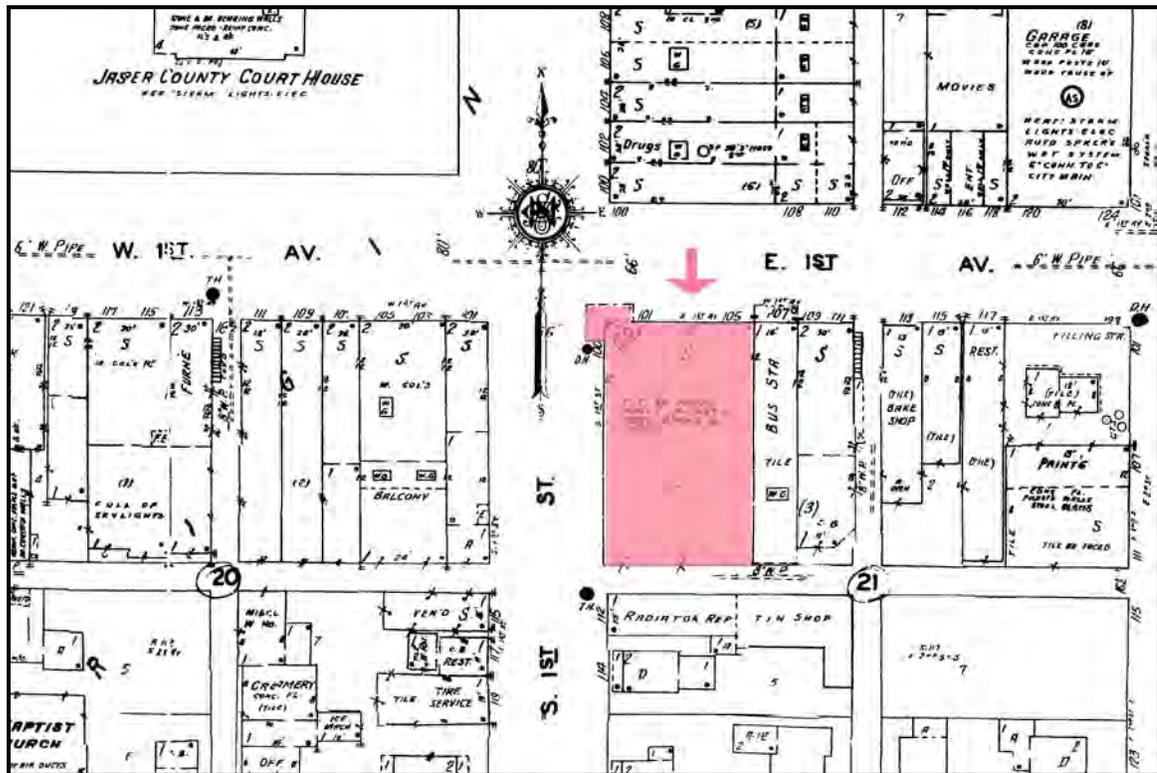
View of the north façade of the Jupiter Discount Store.

(Image by Bob Sawyer, May 30, 2011)

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11. Additional documentation, cont'd

FIRE INSURANCE MAP – 1949 Revision of 1927



(SOURCE: Sanborn Company Fire Insurance Map, 1949 Revision of 1927.)

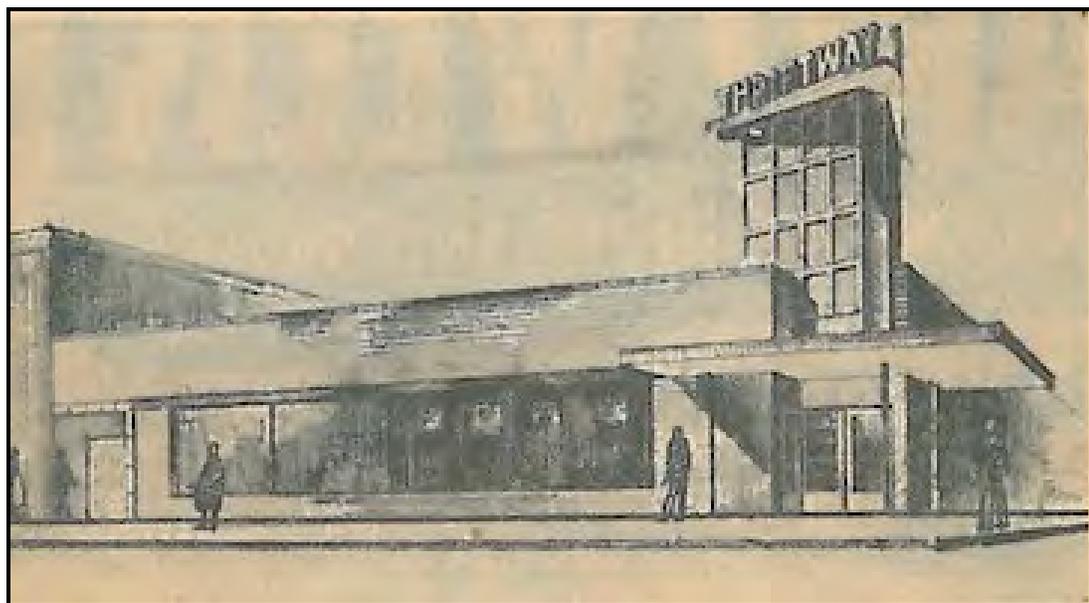
The location of the resource is indicated.

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11. Additional documentation, cont'd

HISTORIC IMAGES – 1948



(SOURCE: Newton Daily News, Nov. 13, 1948)

The above is an architect's conceptual drawing of the building to be constructed at 101 1st Ave. E. in 1949. An actual photograph has not been found to confirm the structure's actual look following construction.

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9. Major Bibliographic References

Personal interview with Debra Cupples, former building owner. (April 22, 2010).

Newton (Jasper Co., IA) City Directory. Kansas City, MO: R. L. Polk & Co., 1951, 1956, 1959, 1964, 1969, 1974, 1979, 1984, 1985, 1986 editions.

Beacon-Schneider Corporation. <http://beacon.schneidercorp.com>.

"New Thriftway Super Market." In Newton Daily News, Nov. 13, 1948.