

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

State Inventory No. 50-01645

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 Purity Dairy

other names/site number Hill & Son Real Estate, Hill Real Estate

**2. Location**

street & number 115 1<sup>st</sup> 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 Town Block(s) 21 Lot(s) part of Lot 2

**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
<u>1</u>	buildings	—	—
—	sites	—	—
—	structures	—	—
—	objects	—	—
<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)

Current Functions (Enter categories from instructions)

02E COMMERCE/TRADE/Specialty Store (dairy)

02A COMMERCE/TRADE/Business

02A08 COMMERCE/TRADE/Dry Cleaner

02B03 COMMERCE/TRADE/Law office

02A COMMERCE/TRADE/Business (real estate)

**7. Description**

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F Commercial

foundation 03 BRICK

09D01 Roof form/flat

walls (visible material) 03 BRICK

\_\_\_\_\_

roof \_\_\_\_\_

\_\_\_\_\_

other 02 WOOD

**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
- Yes  No  More Research Recommended
- Yes  No  More Research Recommended
- 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 115 1st Ave. E.

Site Number 50-01645  
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)

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

Construction date  
1925  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. 4th St. S. city or town Newton state IA zip code 50208

**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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Purity Dairy	Jasper
Name of Property	County
115 1 <sup>st</sup> Ave. E.	Newton
Address	City

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## 2. Location/Legal Description, cont'd.

The complete legal description of this property is the E22' of W44' of Lot 2.

## 5. Classification, cont'd.

The former Purity Dairy is considered a building and is counted as a non-contributing resource to the Newton Downtown Historic District.

## 7. Description

### Site Description

The former Purity Dairy is located on the south side of the 100 block of First Avenue East near the middle of the block. Its façade faces north. It is adjoined on the east and west by one story commercial buildings with which it creates a visual unit. A public sidewalk runs flush to the building on the south, providing access to the primary entrance. On-street parking is available in front of the building.

### Property Description

Purity Dairy is a one-story, single bay, beige brick structure on a brick foundation. The building is basically rectangular in form stretching 100 feet to the south from its 22-foot frontage on First Avenue East. Typical of commercial buildings, its roof is flat and edged in metal coping. It is the center 1/3 of a visually connected unit. Each of the sections is differentiated from the others by the fenestration and materials chosen for its façade. While the building to the east has a unique façade clad in gray and white permastone, this resource and its neighbor to the west (#113) share a yellow brick façade, apparently installed in 1977. Compared to the storefront of #113, whose wooden insert is truncated and asymmetrical, the Purity Dairy's façade is symmetrical and pleasingly proportionate to the size of the façade.

The ribbed wooden paneling, which was inserted into the brick in 2001, creates a reassuring presence. A centrally placed door and two balanced windows are framed in contrasting colored non-historic material. Signage of non-historic material projects above the wooded insert.

### Integrity Considerations

When constructed this resource most likely was a darker brick commercial-style building with large display windows. Because the alteration to the present appearance occurred less than fifty years ago, the alteration is considered non-historic and a significant breach of the building's historic integrity as it relates to design, workmanship, and materials. This loss cannot be overcome by the retention of integrity as it relates to location, association, and setting. As a result, the building does not bear sufficient historic integrity to be considered a contributing resource to the historic district.

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## 8. Statement of Significance

Due to a significant loss of historic integrity (particularly as it relates to design, materials, and workmanship) the building is considered a non-contributing resource to the Newton Historic Downtown District. Should the façade be rehabilitated the building's ability to contribute to the district should be re-evaluated.

### 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.

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 20<sup>th</sup> 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-20<sup>th</sup> 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 were constructed, their stylistic character reflective of the era.

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### 8. Statement of Significance, cont'd.

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

Built on the site of a former stable and feedlot, the date of this building's construction is sometime between 1918-1927. This site and the adjacent site to the west were jointly owned by Frank E. and James C. Hill. At the time, Frank Hill's real estate office was located on the north side of 1<sup>st</sup> Ave. E. By deeds recorded in January 1925, Frank and James Hill dissolved their joint ownership of the two properties, with James Hill taking sole ownership of the property at 113 1<sup>st</sup> Ave. E. and James Hill becoming sole owner of this property. Members of the Hill family continued to own this property for more than sixty years.

The first known occupants of this building are found in the 1929 Newton City Directory. The J. C. Donnal Cash Grocery apparently was located in the front portion of the building, while the Purity Dairy was listed in the rear. Between 1931 and 1934 the dairy was listed on 1<sup>st</sup> St. S. From 1935 -1954 it was once again found at this location, and this time it appeared to be the sole occupant of the building. For all or part of its tenure in this building Purity Dairy apparently provided home delivery of milk products. By 1954, however, it was listed in the city directory as "Purity Ice Cream."

The structure's next tenant was Gale's Cleaners, which came after a 1954 fire destroyed its business on 1<sup>st</sup> Ave. W. Gale's remained in the building until 1973, when Frank Hill's son Tom moved the family business, by then known as Hill & Son Real Estate, to this location. Ironically, Frank Hill never worked in the building he owned; his name did not appear in the business directory listings after 1963.

In the late 1980s Mark McAdoo joined the realty firm. He apparently bought the business sometime in the 1990s, but retained the Hill name in the business. The name Hill Real Estate remains on the building's sign and directory listings today, although Tom Hill is no longer in the business. The name McAdoo Appraisals also appears on one of the front windows.

Since the 1990s several small offices have shared the building on a part time business. Currently, McAdoo's business and a lawyer have offices in the building.

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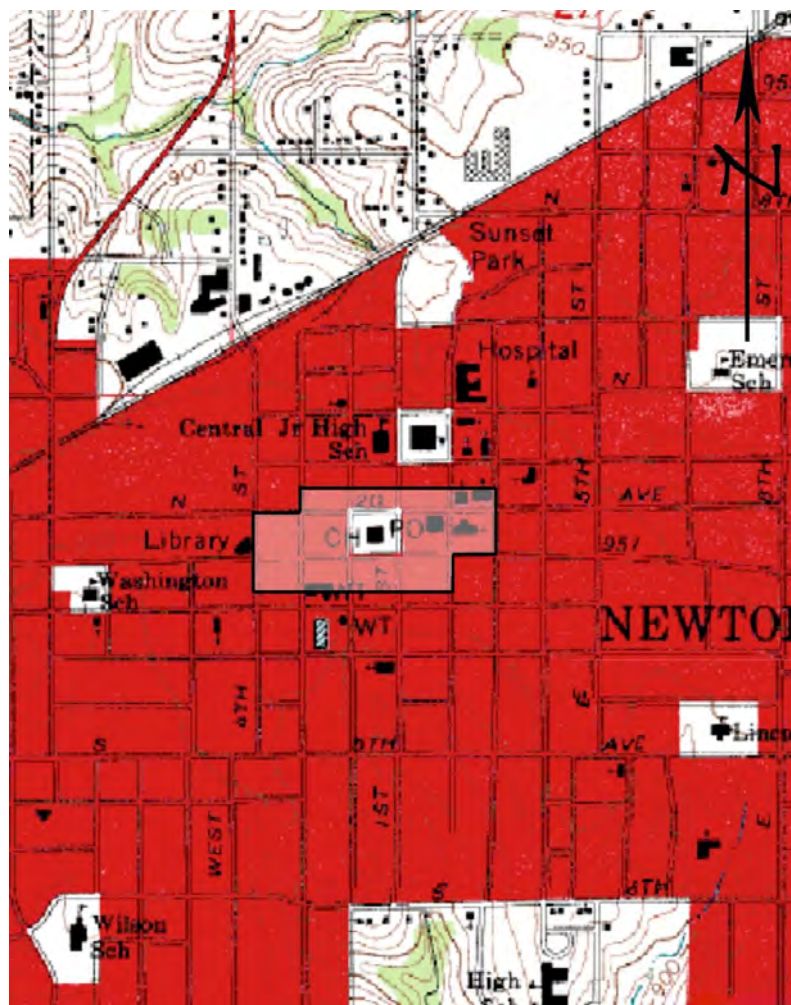
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Purity Dairy	Jasper
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**11. Additional Documentation, cont'd**

**USGS 7.5 MINUTE TOPOGRAPHIC MAP - NEWTON - 1965**



(MAP SOURCE: [www.trails.com](http://www.trails.com). Accessed 09/21/2011.)

The Newton Downtown Historic District, to which the Purity Dairy building is considered a non-contributing resource, is indicated.

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### 11. Additional Documentation - Maps

#### PARCEL MAP - AERIAL VIEW - 2011



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

The location of the resource is marked.



Iowa Department of Cultural Affairs  
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**Iowa Site Inventory Form  
Continuation Sheet**

Site Number **50-01645**  
Related District Number 50-01703

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**11. Additional Documentation, cont'd.**

**PHOTOGRAPHS**



Looking southwest across First Avenue East. The Purity Dairy building is indicated by an arrow.

(Images by Sue Smith, July 1, 2011)



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**11. Additional Documentation, cont'd**

**PHOTOGRAPHS**



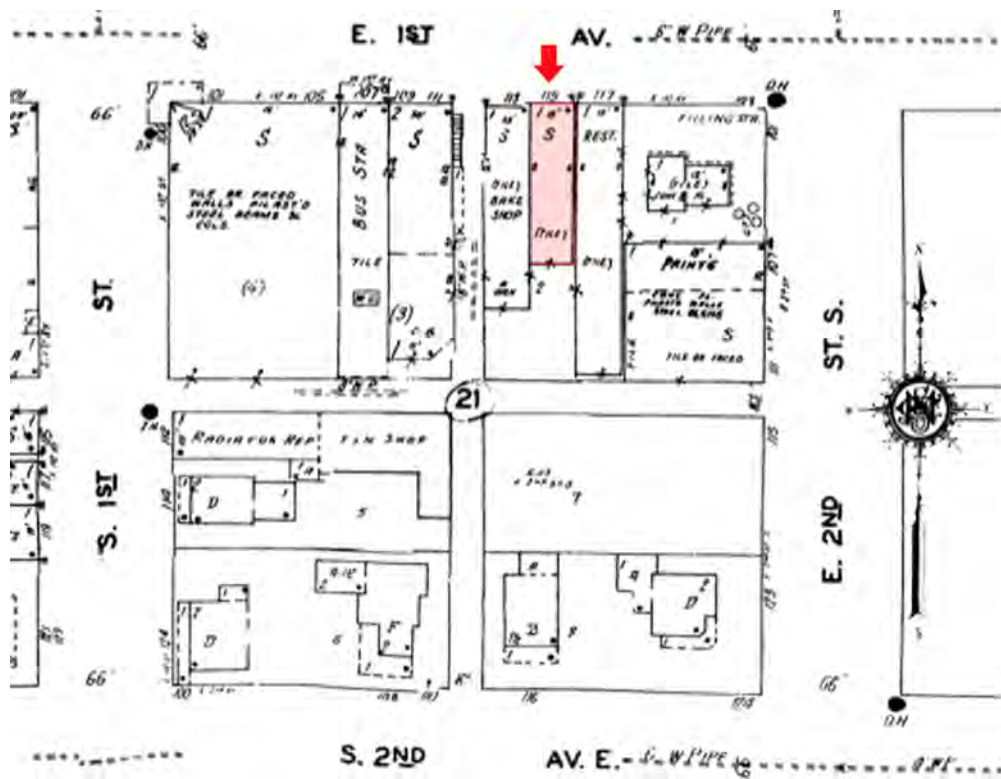
View of the former Purity Dairy building, looking south across First Avenue East. The resource is indicated by an arrow.

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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 Purity Dairy building also appears on the 1927 Sanborn map with the same footprint. Since this map was drawn an addition to the rear of the resource, date unknown, extended its west side even with the adjacent building to the west and the eastern portion (apparently a garage) an additional four feet to the south.

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**11. Additional documentation, cont'd**

**HISTORIC IMAGES - 1950**



(SOURCE: Jasper County Historical Museum)

This parade photo from 1950 shows the south side of the 100 block of First Avenue East, looking southeast. The Purity Dairy is indicated by an arrow.

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### 9. Major Bibliographic References

Assessor's website: [jasper.iowaassessors.com](http://jasper.iowaassessors.com)

Building permits in Newton Public Works Office.

Jasper County Historical Museum photo collection.

Newton city directories, 1939 – 2007. Available at Newton Public Library and Jasper Co. Genealogical Society library.

Newton telephone directories., various years 1928-2010. Available at Newton Public Library and Jasper Co. Genealogical Society library.

Property records in the County Auditor's Office, at the Jasper County Courthouse.

Sanborn Company Fire Insurance Maps. [www.cbpl.lib.ia.us](http://www.cbpl.lib.ia.us)