

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

State Inventory No. 50-01635

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 Mann's Wagon Shop

other names/site number Masters' Barber Shop, Young's Barber Shop, Masonic Bulding Annex

2. Location

street & number 210 1st Ave. W.

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) 16 Lot(s) K

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> | — |
| — | sites | — | — |
| — | structures | — | — |
| — | objects | — | — |
| — | Total | <u>1</u> | — |

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

Title _____

Historical Architectural Data Base Number _____

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

02A07 COMMERCE/TRADE/implement dealer

02E COMMERCE/TRADE/Specialty Store

02E08 COMMERCE/TRADE/barber shop

02E COMMERCE/TRADE/Specialty Store

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05 Commercial/Brick Front

foundation 03 BRICK

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 210 1st Ave. W.

Site Number 50-01635
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
1866 check if circa or estimated date
Other dates, including renovation
ca. 1904

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 and Mary Jo Niskin date 05/01/2012
 organization Newton Historical Preservation Commission telephone 641-792-2787
 street & number 101 W 4 ST S city or town Newton state Iowa 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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| Mann's Wagon Shop | Jasper |
| Name of Property | County |
| 210 1st Ave. W. | Newton |
| Address | City |

7. Description

Site Description

Mann's Wagon Shop is located on the north side of 1st Avenue West in the middle of the 200 block. Its façade faces south. It is adjoined on the east by a three-story commercial building and on the west by a public alley. A public sidewalk runs flush to the building on the south, providing access to the primary entrances.

Property Description

Mann's Wagon Shop is a two story double bay structure on a brick foundation. The common red brick building is L-shaped in form stretching 44 feet to the north at its longest point from its 66- foot frontage on First Avenue West. Its roof is sloped slightly toward the middle of the building and is hidden by the parapet wall.

The cornice of the building features several rows of projecting brickwork, terminating in a band of dentils and downward-pointing corbels. The three former bay windows on the second story have been removed and retrofitted with steel framed nine-pane windows fit flush to the building. One of the metal lintels above the windows is absent, revealing damaged brick and deteriorated wood beneath. Beneath the windows a single row of turned brick sits atop a blank signage course.

On the ground floor the centrally-located recessed entrance to the upstairs is adjoined by the wooden doors to the east and west storefronts. Each of the nonhistoric, nonmatching white-painted doors has a transom; the glass on the east transom has been retrofitted with painted wood surrounding a small window air conditioner.

The symmetrical storefronts each have two large steel-banded display windows flush to the sidewalk and a third, narrower display window angling toward the door. A one-step concrete platform leads to the recessed entryways. The brick under the display windows and west to the corner of the building has been replaced; an obvious attempt has been made to match the original brick's size and color.

The western storefront has functioned autonomously throughout its history. Between 1903-1906 the rear of the building's eastern storefront was assimilated into the adjoining store located at 103 W. 2nd St. N.

Integrity Considerations

As it relates to design, materials, and workmanship Mann's Wagon Shop retains a good degree of integrity. The loss of the upper story bay windows is a breach of integrity related to design and materials and an unfortunate loss. The building retains a high level of integrity related to its location, association, and setting, and it contributes to the integrity of feeling created by the generally intact commercial district found in Newton.

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8. Statement of Significance

Mann's Wagon Shop 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.

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 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 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

The exact construction date for this building is unknown. Property records in the Jasper County Courthouse show the lot was owned by John Mann as early as 1866. An 1871 plat map shows a free-standing building on this site; it is not known whether the current building is the structure shown on that map or a replacement constructed prior to 1903.

The first business documented on this site was the wagon and carriage shop of Willis G. Mann. The business appeared on a map dating to 1878-1879; and it was still listed at this location as a wagon, carriage and farm machinery shop in the 1899 Newton city directory. It was also listed as a wagon and harness shop on some Sanborn fire insurance maps. An 1888 Sanborn map identified the building's eastern bay as a bakery, the only reference found to a non-mechanical business in this location in the 19th century.

Willis Mann and his wife sold the property to the Masonic Lodge in 1903. Minutes from the lodge's record books dated April 1, 1903, reported plans to extend the lodge's three-story buildings (located directly east of this property) west about 40 feet. The remainder of the building was to be extended two stories to the alley on the west and to the street on the south, with the exception of a small space to be left vacant at the northwest corner of the former Mann property (at that time a loading platform).

Masonic records make no mention of the Mann building being razed. Instead, it appears that the two-story building was left standing, but the rear of the eastern section was removed, connecting the second stories of the Masonic and Mann buildings and allowing Mann's eastern storefront to become part of the middle storefront of the Masonic Block. The Mann building's indoor stairway was extended to First Avenue West and became the entrance to the lodge. The western portion of the Mann building continued to function independently. Whether the Masons rebuilt the entire front façade of the building during their early 20th century construction is not known for certain, but probably unlikely. The style and appearance of the Mann's Wagon Shop building is consistent with historic photos of other buildings in town constructed in the latter part of the 19th century.

A 1906 Sanborn map identified the western bay of this building as a barbershop. The 1910 city directory placed Rollo Jackson, a seller of poultry, butter and cream, at this address. The property soon reverted back to its function as a barber shop, which it remained until 1988, under the ownership of four different men. The Atkinson H. Sellers Barber Shop was listed in the city directory in 1920-1922; from an undated photo (see historic photos), it appears he may have been here much earlier than that.

Sellers was followed by Dan Master's Barber Shop, which was in this location from approximately 1925 until 1948. Leslie Young, who worked with Masters for much of that time, then became owner of the

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8. Statement of Significance, cont'd.

shop. He was succeeded by his son, Jim. Young's Barber Shop was a fixture on 1st Ave. W. until 1988, when Jim Young died suddenly, and the shop was closed.

Since 1988, perhaps hampered by the lack of parking in the area, the storefront has been vacant much of the time. It has briefly housed a computer store, a beauty salon, and currently is occupied by a kitchen store that will close at the end of May, 2012.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

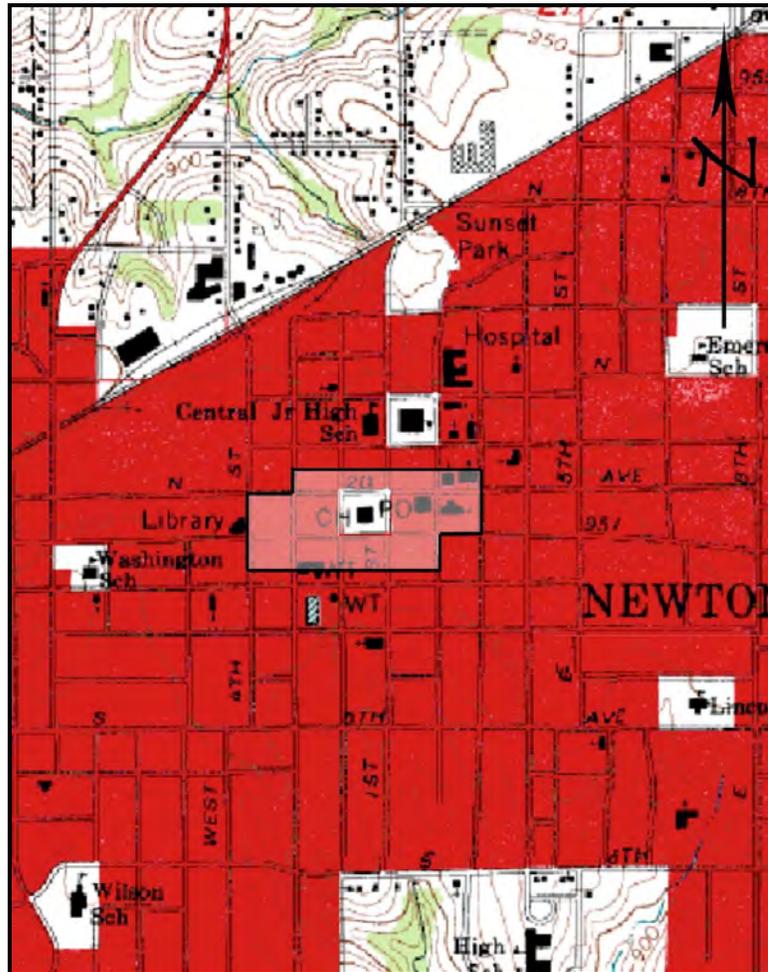
Site Number **50-01635**
Related District Number 50-01703

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11. Additional Documentation - Maps

USGS 7.5 MINUTE TOPOGRAPHIC MAP - NEWTON - 1965



(MAP SOURCE: <http://www.trails.com>. Accessed 06/20/2012.)

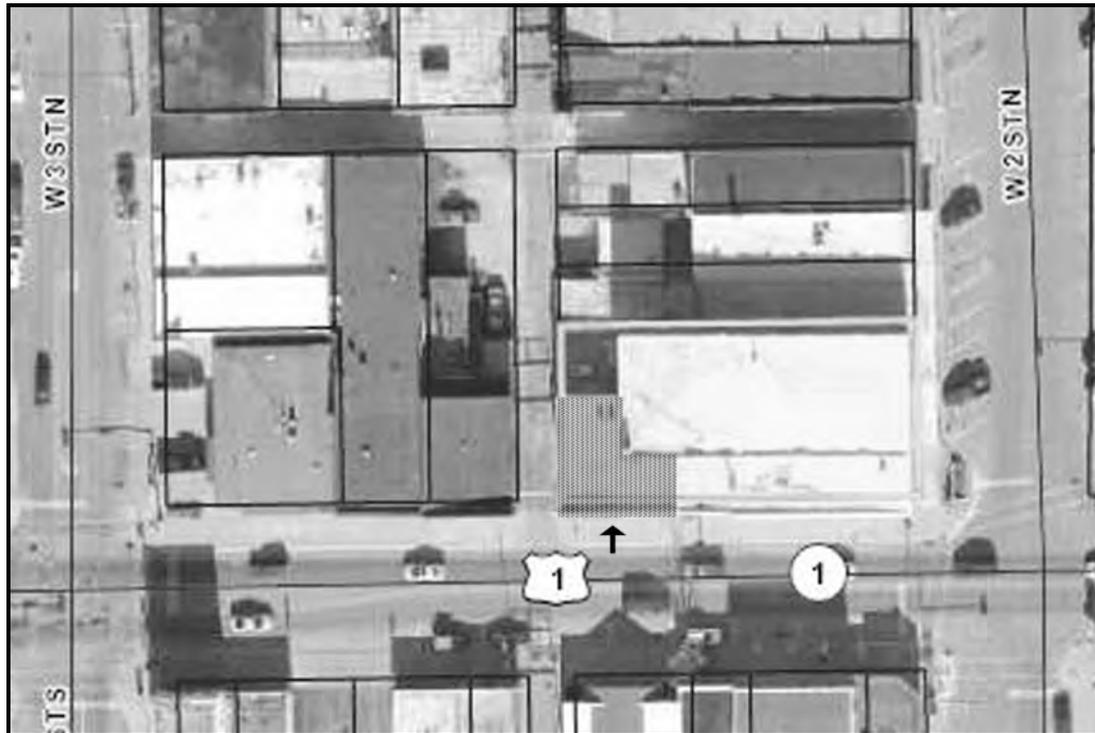
The Newton Downtown Historic District, to which Mann's Wagon Shop is considered a contributing resource, is indicated.

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11. Additional Documentation - Maps

PARCEL MAP - AERIAL VIEW - 2011



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

The location of the building is indicated. A portion of the rear wall of this building's east section has been opened up so that it operates as a part of the store directly north of it. Both halves of the building retain the historic façade.

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11. Additional documentation, cont'd

PHOTOGRAPHS

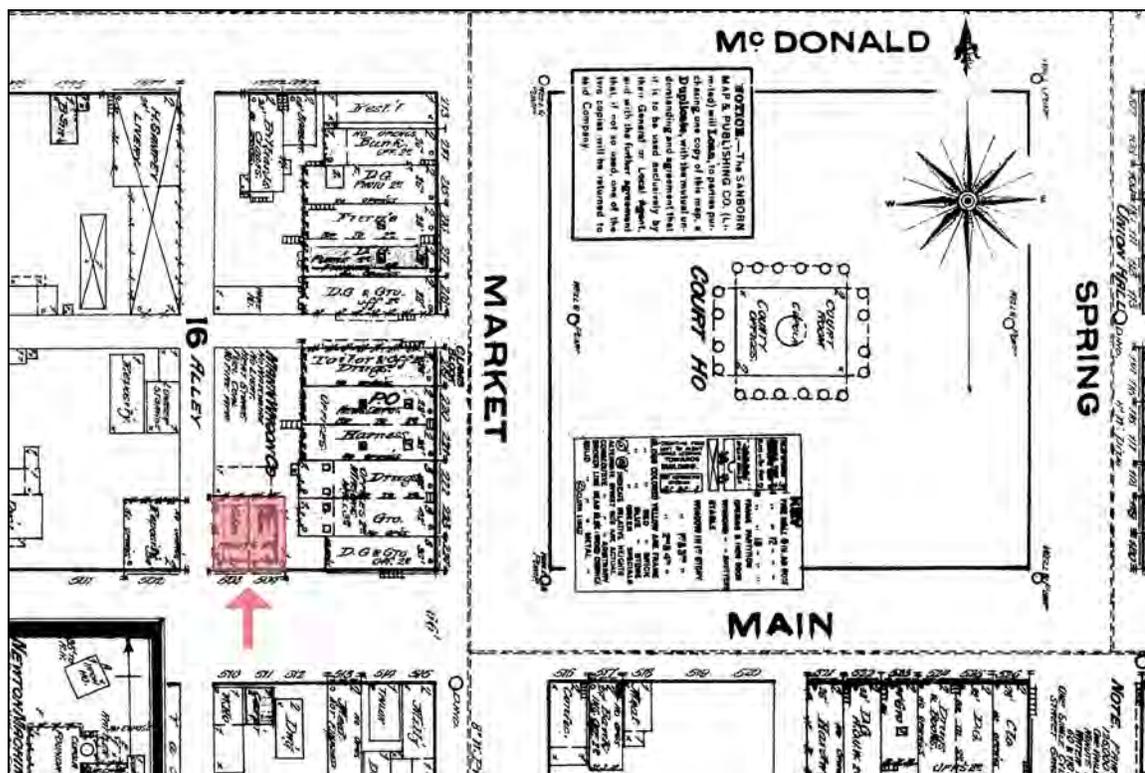


View of the resource looking northeast across First Avenue West. The west storefront bears the street address 210 1st Ave. W.; the east storefront is now part of the store located at 103 W 2nd St. N. and, therefore, carries no address of its own. Many downtown property owners have applied white paint on the alley façade of their buildings in an effort to deter vandalism and loitering.

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11. Additional documentation, cont'd

FIRE INSURANCE MAP - 1883



(SOURCE: Sanborn Company Fire Insurance Map, 1883)

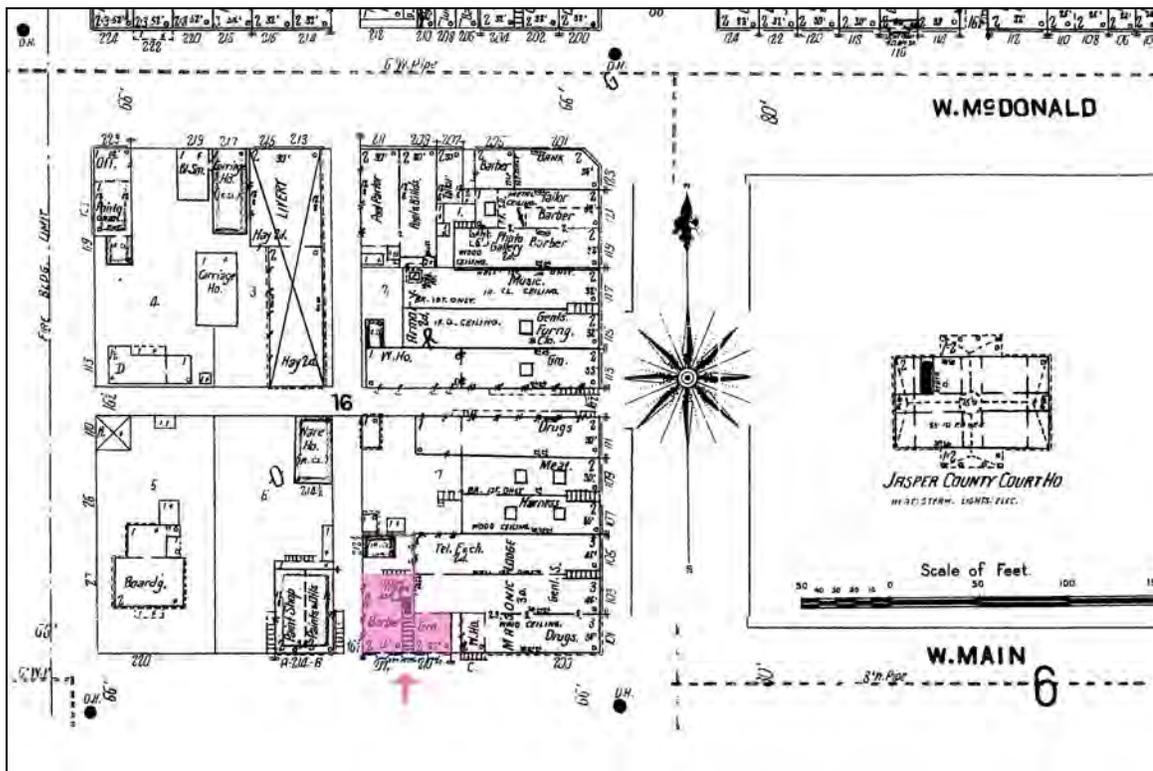
The location of the resource is indicated. At this time, the building stood alone, and it was not yet owned by the Masonic organization.

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11. Additional documentation, cont'd

FIRE INSURANCE MAP - 1906



(SOURCE: Sanborn Company Fire Insurance Map, 1906)

The location of the resource is indicated. Between 1903 and 1906, the Masonic Block, immediately to the east, was extended westward, and the eastern half of this building was made a part of the store located at 103 Market Street (now West 2nd Street North). Whether the building shown here is a new totally new construction or a remodel of the building already on the site has not been determined. The Masonic Lodge's records do not mention this building's front façade being altered during the construction.

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11. Additional documentation, cont'd

HISTORIC IMAGES – ca. 1911



(SOURCE: Jasper County Historical Museum)

View of the north side of the 200 block of West Main Street (now 1st Avenue West), looking east. The resource is indicated by an arrow. A barber pole is visible on the sidewalk in front of the resource, but no barbershop is listed in city directories or telephone books for this period. The first reference found to a barber in this location is “Col. (Atkinson) Sellers,” in 1921 telephone directory.

The photographer has erroneously marked this view as Main Street “East”. The use of the designation “Main Street” helps date the photo as being no later than 1911, the year when the streets in Newton were changed to a numbering system. Few records have been found that list business addresses this early in the twentieth century; however, 1912 and 1913 phone books have McClean’s Bicycle Shop and Fred Allen’s Tailor Shop at the location pictured here.

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9. Bibliographic References

"150th Anniversary – Newton Lodge #59 A.F. & A.M. Newton, Iowa" booklet, featuring Lodge history by Wade Sheeler. Newton, IA: Masonic Lodge (2005).

Hurto, Larry Ray. A History of Newton, Iowa. Wolfe City, TX: Hennington Publishing Co. (1992).

Newton city directories, various years 1899-2007.

Newton telephone directories, various years 1912-2008.

Personal interview with Wade Sheeler, secretary of Newton Lodge #59 A.F. & A.M. (May 10, 2012).

"Wooden Candy-Striped Barber Poles." In Hurto, Larry Ray. A History of Newton, Iowa. Wolfe City, TX: Hennington Publishing Co. (1992).