

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

State Inventory No. 50-01642

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 Sinclair Oil Station

other names/site number Clemon-Maki Insurance

**2. Location**

street & number 222 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 Town Block(s) 16 Lot(s) 5 S 1/2

**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)

14D08 TRANSPORTATION/Vehicular/gas station

02B04 COMMERCE/Professional/insurance office

11D03 HEALTH CARE/Medical Office/doctor's office

**7. Description**

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F Commercial

foundation 10 CONCRETE

09D Roof Form/flat

walls (visible material) 15B SYNTHETICS/vinyl

\_\_\_\_\_

roof \_\_\_\_\_

\_\_\_\_\_

other 03 BRICK

**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.
- Yes  No  More Research Recommended B Property is associated with the lives of significant persons.
- Yes  No  More Research Recommended C Property has distinctive architectural characteristics.
- Yes  No  More Research Recommended D Property yields significant information in archaeology or history.

County Jasper  
City Newton

Address 222 1st Ave. W.

Site Number 50-01642  
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  
1924  check if circa or estimated date  
Other dates, including renovation  
1945, 1981

**Significant Person**

(Complete if National Register Criterion B is marked above)

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

**Architect/Builder**

Architect

Builder

1981-Marvin Morris, Newton, IA

**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  
organization Newton Historic Preservation Commission  
street & number 101 W 4 ST S  
city or town Newton state Iowa date 06/01/2012  
telephone 641-792-2787 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 #	<u>Sincl</u>	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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 1

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Sinclair Oil Station	Jasper
Name of Property	County
222 1st Ave. W.	Newton
Address	City

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## 5. Classification, cont'd.

The former Sinclair Oil Station is considered a building and is counted as a contributing resource to the Newton Downtown Historic District.

## 7. Description

### Site Description

This building is situated on the northeast corner of the intersection of 1<sup>st</sup> Ave. W. and W. 3<sup>rd</sup> St. N. Its primary façade faces south. There is an adjoining building on the east and a freestanding building a few feet to the north. A public sidewalk on 1<sup>st</sup> Ave. W. runs nearly flush to the building, providing access to the main entrance. Narrow planting areas run along the southeast side of the building and the southwest corner of the lot. Four head-in parking spaces run flush to the building's west side and are accessed from W. 3<sup>rd</sup> St. N. A private employee entrance on the west side of the building is accessed from the parking lot.

### Property Description

This rectilinear building measures 46' x 60'. Typical of modern commercial buildings, its roof is flat. The primary façade is visually divided into three equal sections. The central section, clad in variegated tan brick, protrudes slightly and houses an offset door flanked by narrow sidelights. Paired sliding windows framed in dark bronze are located to the east of the door. A deep taupe-colored rectangular canopy extends across this section of the building, shading the entrance and announcing the name of the business within. The outer sections of the front façade are clad in lighter taupe vinyl siding. Colorful dwarf shrubbery and flowers adorn the front planting beds.

The secondary façade repeats the pattern of the primary facade, although the sections are asymmetrical. Three sliding windows in the central section are shaded by a canopy identical to the one on the front. Near the northwest corner of the building another sliding window and a door provide access to a private office area.

The use of tri-colored building materials and colorful landscaping materials creates an attention-getting appeal. The brick is prominent against the subdued tones of the cladding. Together they create a sense of strength and stability on this corner location,

### Integrity Considerations

When constructed this resource was a small, one-room gas station, which set diagonally on its lot. Because the most recent 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. It has also lost its association with its original function as a gas station. These losses cannot be overcome by the retention of integrity as it relates to its location and setting. As a result, the building does not bear sufficient historic integrity to be considered a contributing resource to the historic district.

Page 2

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Sinclair Oil Station	Jasper
Name of Property	County
222 1st Ave. W.	Newton
Address	City

---

## 8. Statement of Significance

Due to a significant loss of historic integrity (as it relates to design, materials, workmanship, and association with its original function as a gas station) the building is considered a non-contributing resource to the Newton Downtown Historic District.

### 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. It was during this period that buildings, such as the Sinclair Oil Station, began to appear in earnest at the edges of the city's commercial 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.

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

# Iowa Site Inventory Form Continuation Sheet

Page 3

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Sinclair Oil Station	Jasper
Name of Property	County
222 1st Ave. W.	Newton
Address	City

---

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

### Property History

Constructed in the early 1920s as a Sinclair gas station, the original building was part of the western gateway into the downtown Newton business district. This area was home to a number of automobile-related businesses at the time.

In the 1940s, the station was either rebuilt totally or added onto. The new construction more than doubled the size of the original building by adding one or two service bays, and it added the concept of "full-service" to the business.

The Sinclair station continued to operate until the 1970s when its long-time owner, Jack Petted, retired. By this time, newer service stations and convenience stores were springing up near the outskirts of town to attract interstate traffic, and full-service stations in the downtown area were being phased out.

In 1974, the building was remodeled inside and out for use as Dr. Larry DeCook's optometric office. A stucco façade, arched doors and windows, and wrought iron detailing gave the building a Spanish-style appearance. In 1981, the underground gas tanks were removed, the building was extended forward to the sidewalk on First Avenue, and a basement was added under this new section. Vinyl siding was added to unify the appearance of the entire building.

Since 1991 the building has been occupied by Clemon-Maki Insurance. These owners refaced the building with new vinyl siding and brick in 2002.

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

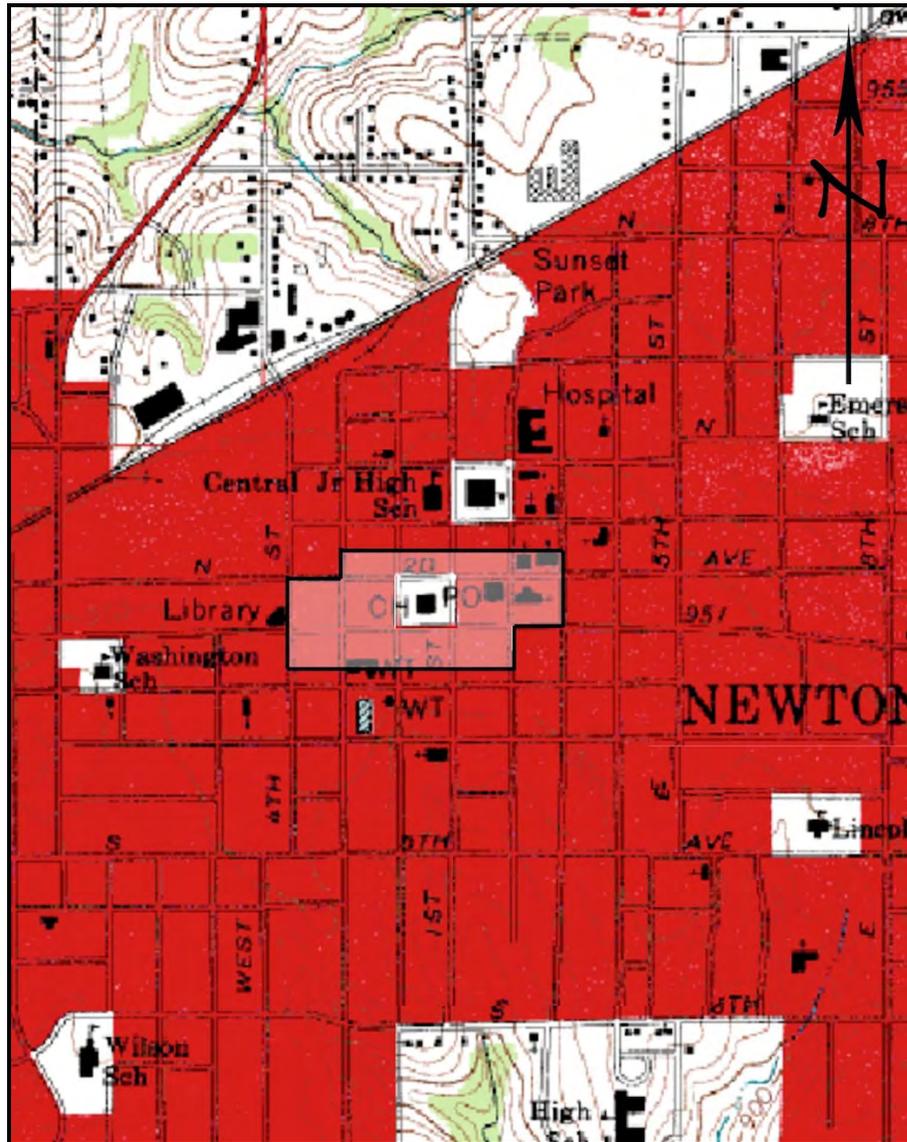
Site Number **50-01642**  
Related District Number **50-01703**

Page 4

Sinclair Oil Station	Jasper
Name of Property	County
222 1st Ave. W.	Newton
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**11. Additional Documentation - Maps**

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



(MAP SOURCE: [www.trails.com](http://www.trails.com))

The Newton Downtown Historic District, to which the Sinclair Oil Station is considered a non-contributing resource, is indicated.

Page 5

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Sinclair Oil Station	Jasper
Name of Property	County
222 1st Ave. W.	Newton
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---

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

**PARCEL MAP - AERIAL VIEW - 2011**



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

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

Page 6

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Sinclair Oil Station	Jasper
Name of Property	County
222 1st Ave. W.	Newton
Address	City

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

**PHOTOGRAPHS**



Looking northeast across the intersection of 1<sup>st</sup> Avenue West (at right) and W. 3<sup>rd</sup> St. N. The historic Sinclair Oil Station, now Clemon-Maki Insurance, is located on the corner and indicated by an arrow. The original station was set at an angle on the lot, and would have faced directly at this camera angle.

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

Site Number **50-01642**  
Related District Number 50-01703

Page 7

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Sinclair Oil Station	Jasper
Name of Property	County
222 1st Ave. W.	Newton
Address	City

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

**PHOTOGRAPHS**



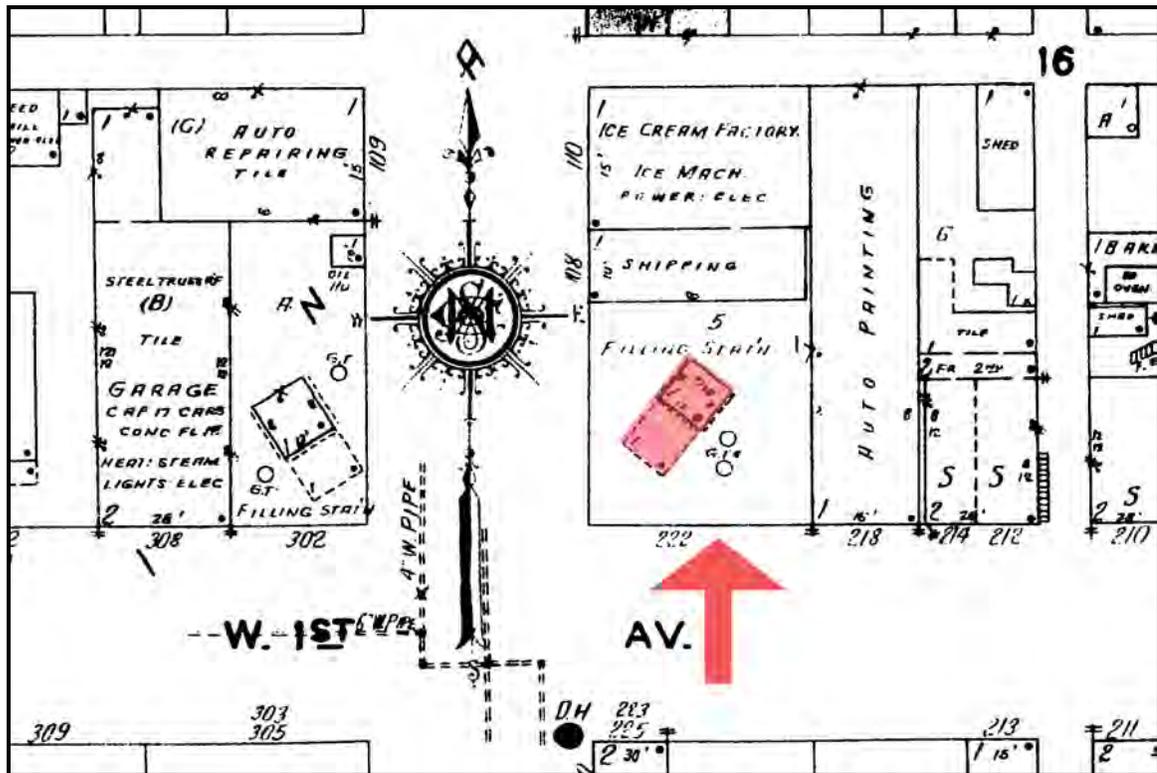
View of the south and west sides of the building, looking northeast across 1st Ave. W.

Page 8

Sinclair Oil Station	Jasper
Name of Property	County
222 1st Ave. W.	Newton
Address	City

11. Additional documentation, cont'd

FIRE INSURANCE MAP - 1927



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

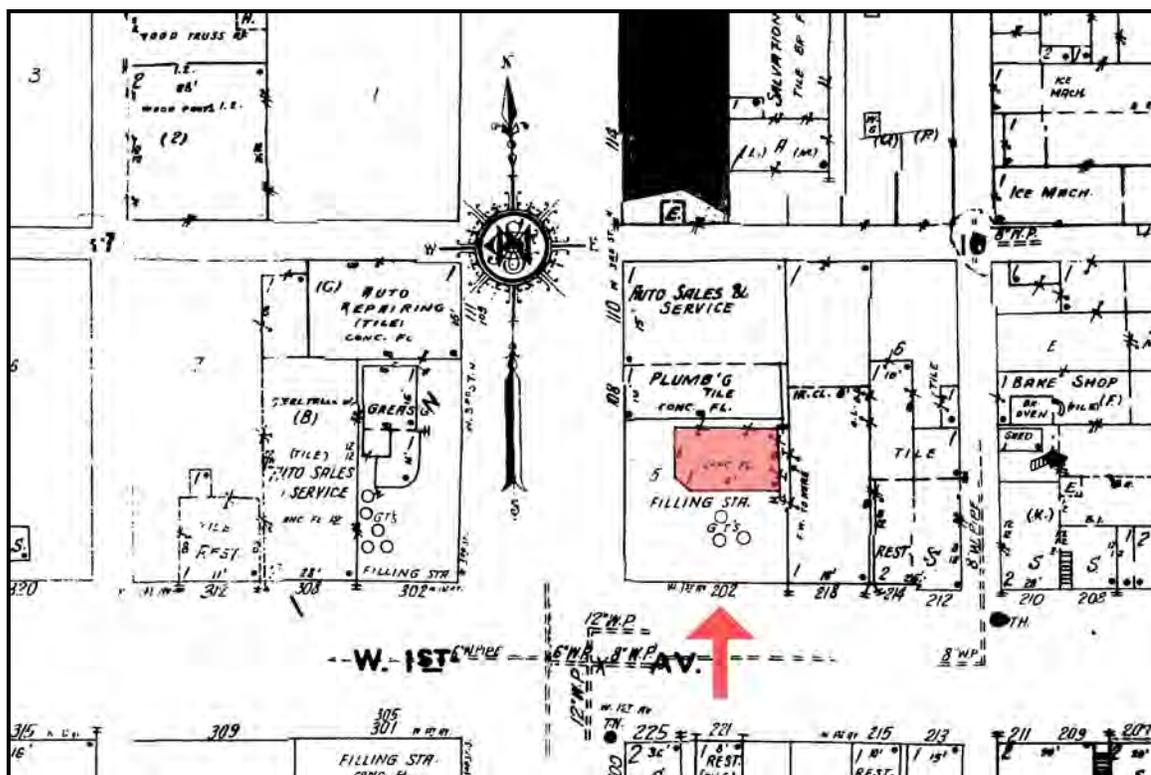
The original gas station sat diagonally on the lot, with its roof extended to cover the gas pump(s).

Page 9

Sinclair Oil Station	Jasper
Name of Property	County
222 1st Ave. W.	Newton
Address	City

**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. The first addition extended the station to the north and the east. A second addition to this building, which brought it flush with the sidewalk on the south, was constructed after the last Sanborn map was published.

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

Site Number **50-01642**  
Related District Number 50-01703

Page 10

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Sinclair Oil Station	Jasper
Name of Property	County
222 1st Ave. W.	Newton
Address	City

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### 9. Bibliographic References

Keiter Directory Co.'s Newton City and Jasper County, IA Directory, 1929. Norfolk, NE: Keiter Directory Co., 1929.

Newton (Jasper Co., IA) City Directory. Kansas City, MO: R. L. Polk & Co., 1935, 1939, 1951, 1956, 1959, 1964, 1969, 1974, 1979, 1984, 1988, 1992, 1995 editions.

Newton Telephone Directory (1925).

Personal interview with Dr. Larry DeCook, former building owner. (January 12, 2012).

Personal interview with Dale Maki, current building owner. (January 6, 2012).