

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

**State Inventory No. 50-01671**  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 Commercial Block  
 other names/site number \_\_\_\_\_

**2. Location**

street & number 104-108 N. 2nd 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) 9 Lot(s) 7

**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)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing      Noncontributing
<input checked="" type="checkbox"/> building(s)	— buildings	<u>1</u> buildings
<input type="checkbox"/> district	— sites	— sites
<input type="checkbox"/> site	— structures	— structures
<input type="checkbox"/> structure	— objects	— objects
<input type="checkbox"/> object	— 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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02E08 COMMERCE/TRADE/barber or beauty shop</u>	<u>02D02 COMMERCE/TRADE/bank</u>
<u>02E COMMERCE/TRADE/specialty store</u>	<u>02E COMMERCE/TRADE/specialty store</u>
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09F05 Commercial/Brick Front</u>	foundation <u>03 BRICK</u>
_____	walls (visible material) <u>03 BRICK</u>
_____	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)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Jasper  
City Newton

Address 104-108 N. 2nd Ave. W.

Site Number 50-01671  
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  
1919  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 Kathy Jones, Commissioner/Alexa McDowell, Architectural Historian

organization Newton Historic Preservation Commission

street & number 101 W. 4th 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 #	___	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)

##### 2. 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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Commercial Block	Jasper
Name of Property	County
104-108 N. 2nd Ave. W.	Newton
Address	City

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## 7. Description

### Site Description

The Commercial Block is located on the north side of N. 2<sup>nd</sup> Ave. W. near the middle of the block, with its façade facing south. It is adjoined on the west by a two-story brick building that, while dating to a much earlier construction era has a mid-20<sup>th</sup> century facade. The monumental, 1922 Greek Revival style First National Bank adjoins the Garrett Hardware Block on the east and an alley bounds the building on the north. A public sidewalk runs flush to the building on the south, providing access to the building's three storefronts.

The block was historically numbered 104-106-108 N. 2<sup>nd</sup> Ave. W.

### Property Description

The Commercial Block is a two-story, brick construction on what is likely a brick foundation. The property measures approximately 123 feet from its approximate 45-foot frontage on N. 2<sup>nd</sup> Ave. W. and was constructed to accommodate three storefronts.

The visual character of the Commercial Block is consistent with a ca.1919 construction date, a period during which commercial architecture often drew on classical precedents that were interpreted through the developments coming out of Chicago. As a result, the building's upper story façade features paired, double-hung windows (one pair per bay) with only a turned-brick sill as ornament. The cornice is likewise a simple version of a classical model, again utilizing turned-brick rather than applied details, such as those found in earlier, more exuberant, architectural styles.

The building's storefronts have been altered significantly. Those at 104-106 (which function together as part of the Newton National Bank) have been faced in stone to create a visual connection to the bank. The storefront on the west, while altered, retains a sense of its historic roots – centered, recessed entrance flanked by display windows. Each of the three storefronts now utilize contemporary awnings, as do the upper story windows.

### Integrity Considerations

The Commercial Block retains a good level of historic integrity related to design, workmanship, and materials. The retention of the form (complete with the flat roof), simplified brick ornament, and historic window openings (windows themselves are replacements) are particularly important as it is these elements that tie it to its early-20<sup>th</sup> century construction period. The loss of the storefronts, particularly those now associated with the bank, is unfortunate but typical of commercial structures.

The retention of the original site within the Newton commercial area and across the street from the courthouse square results in a high level of integrity as it relates to location, association and setting.

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Commercial Block	Jasper
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## 8. Statement of Significance

The Commercial Block 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 the impact of the business district on the overall 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 (including the Commercial Block ) 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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Commercial Block	Jasper
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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 Commercial Block was constructed in ca.1919 following a fire that damaged several commercial buildings at the east end of that block, including the First Newton National Bank on the corner. The historic image on page 9 documents a portion of the streetscape prior to the fire. When the bank was reconstructed in 1920 the building was larger than the bank that burnt, the new footprint stretching to the west into the lot at what had been 104. Near that time the Commercial Block, a three-bay, two-story building rose on the remaining lots between the new bank and the Scharf Building, which stood on the east side of the alley and was numbered 110-112. The historic image on page 10 documents the Garrett Hardware Block within a decade after its construction.

### Storefront 104 (106)

The first floor served as restaurant or barbershop from the 1880s to 1920s. In the 1920's Charles Junis had several different businesses at this location: confectionery, ice cream parlor, and café. The law office of Eli C. Ogg was on the second floor.

By the 1930s through 1960s a shoe store was in the building: Economy Shoes; Buster Brown Shoes; Halverson Shoes; and Graham Shoes. Clements & Clements law office was also located in the building in the 1940s-1950s. From the late 1960s-early 1980s, Globe Loan Company did business at this address. Newton National Bank expanded their office space into this building in the 1980s.

### Storefront 106 (108)

A business map of the square c.1875 identifies George Brothers Dry Goods doing business at this site.

In the 1930s Fred Petersen's, Peterson Hardware, was the business at this location. Roy and Fannie Garrett bought the store in 1940 that had their business for 43 years until they sold the business in 1983 to the Oberstellers. They name was changed to Obersteller Hardware. The 1990s found the site serving as B&B Furniture, an annex for the Police Station and Bridal Sweet owned by Judy Swenson.

The Newton National Bank took over the building in mid-2000s expanding the bank into this building for offices.

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Commercial Block	Jasper
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**8. Statement of Significance, cont'd.**

Storefront 108 (110) 2012 - the building is listed as 110

The west storefront served its community as a barbershop from 1910-1946. The businesses were known as Chesnutt (aka Chestnutt) Barber, Young & Bruce Barber, Bruce & Galuska Barber, and Bruce Barber. An apartment was located above the shop was periodically occupied between 1930s-1960s.

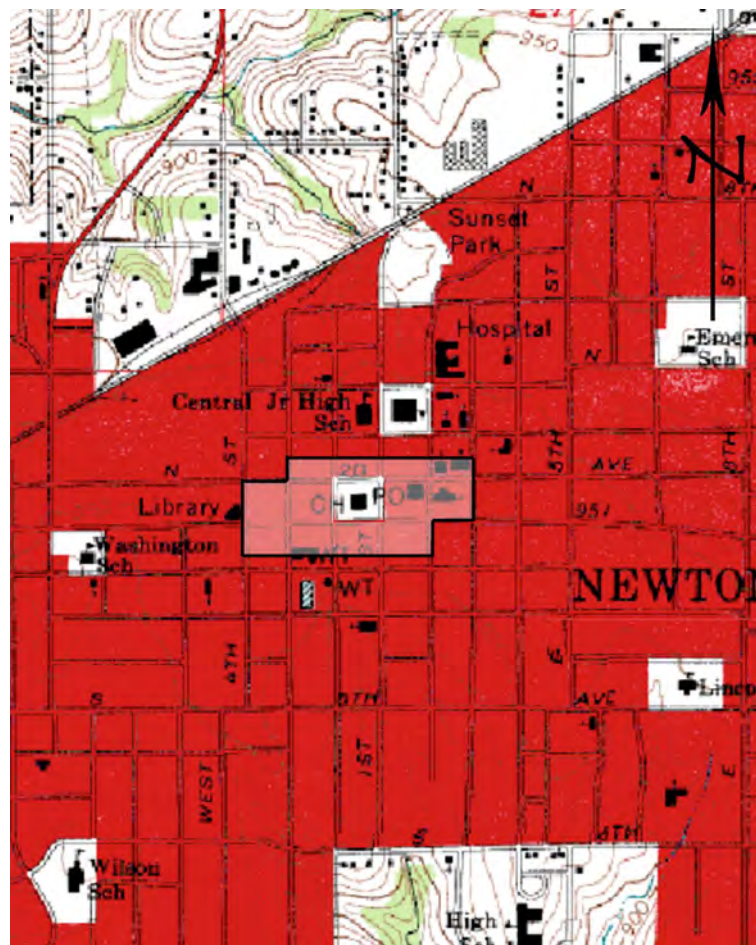
From the mid-1940s until the early 1960s, this shop served the community as a women's wear store, Mode O'Day. Neppi Television followed at this location until 1968, after which the storefront housed a number of different businesses through the 1990s, including Knapp Card & Book, The Book Store, Newels' Discount Office, Archer Svc, and Nancy's Country Craft, as well as having periods of vacancy. Kitchen Concepts is currently at this location beginning business here in the late 1990s.

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### 11. Additional Documentation – Maps

#### USGS 7.5 MINUTE TOPOGRAPHIC MAP – NEWTON QUAD (1965)



(MAP SOURCE: <http://www.trails.com>. Accessed 06/21/2011.)

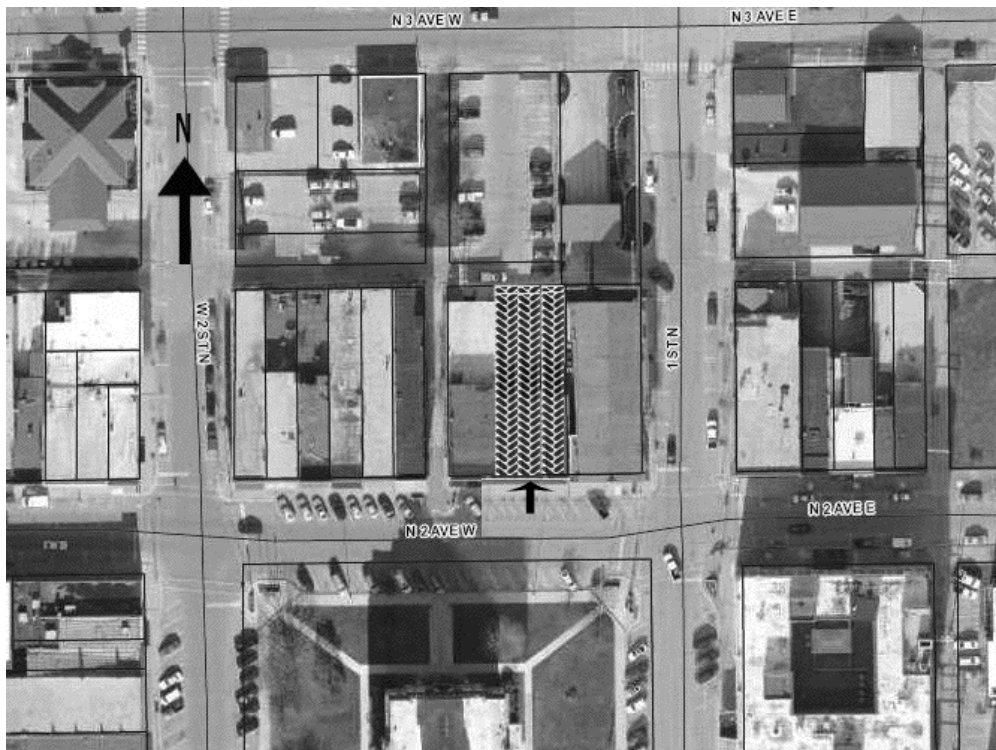
The location of the Newton Downtown Historic District, within which the resource is site, is indicated.

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Commercial Block	Jasper
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### 11. Additional Documentation – Maps

#### ASSESSORS PARCEL MAP - 2011



(MAP SOURCE: <http://www.beacon.schneidercorp.com>. Accessed September 2011)

The location of the resource is indicated.



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

#### PHOTOGRAPHS



View of the resource, looking northwest across N. 2<sup>nd</sup> Avenue W.

Although the variation in applied elements (awnings, ironwork and signage) create a sense of disconnect between the individual bays of the building, it was constructed and historically functioned as a single structure with three storefronts.

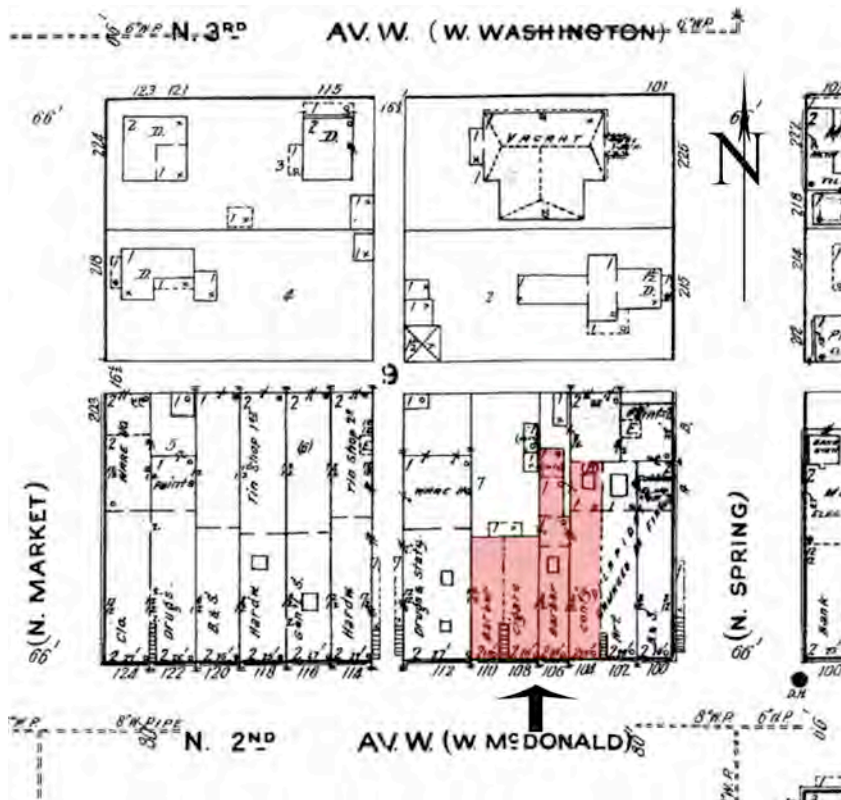
(Images by Susan Smith for the Newton Historic Preservation Commission, January 2012.)

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Commercial Block	Jasper
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**11. Additional Documentation, cont'd.**

**SANBORN FIRE INSURANCE MAP – 1918**



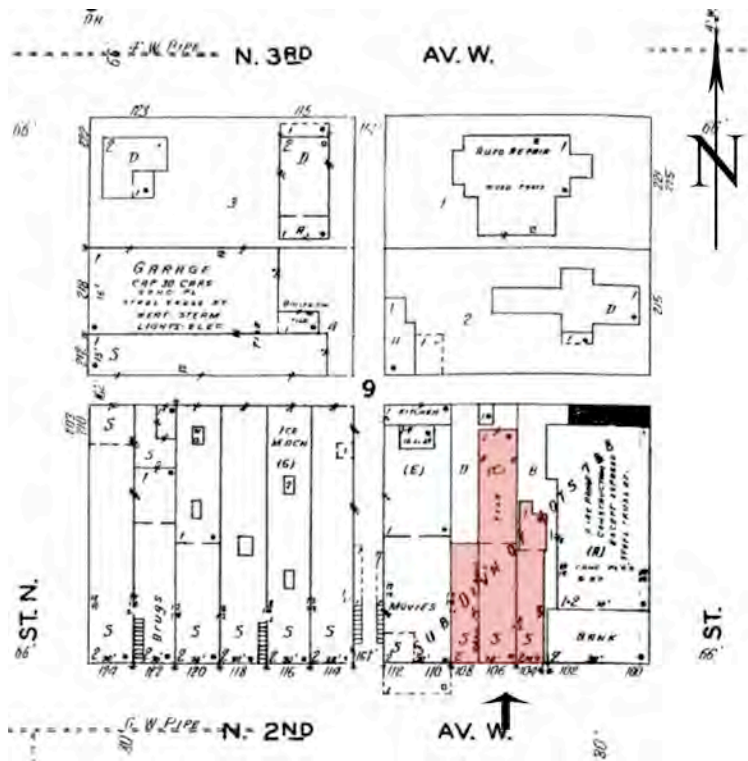
(SOURCE: <http://www.cbpl.lib.ia.us>. Accessed 12/26/2011)

The fire insurance map of 1918 indicates there had been a fire in the buildings at the east end of this block (now utilized by the First Newton Bank). It is unclear if the buildings to the west were damaged in the fire, but by 1927 the configuration of those structures is clearly altered.

Commercial Block	Jasper
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**11. Additional Documentation, cont'd.**

**SANBORN FIRE INSURANCE MAP – 1927**



(SOURCE: <http://www.cbpl.lib.ia.us>. Accessed 12/26/2011)

As noted, the configuration of the buildings at 104-106-108 was altered between 1918 and 1927. The appearance of the building supports a construction date during this period as does the newly unified façade.

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

**HISTORIC IMAGE – c.1918**



(SOURCE: Jasper County Historical Society)

This view looking northeasterly from the courthouse documents the buildings (located between the arrows) that pre-date those now at 104-106-108 N. 2<sup>nd</sup> Avenue W.

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Commercial Block	Jasper
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**11. Additional Documentation, cont'd.**

**HISTORIC IMAGE – c.1930**



(SOURCE: Jasper County Historical Society)

The documentation of this parade around the courthouse square provides a view of the building at 104-106-108 N. 2<sup>nd</sup> Avenue W. (indicated) not many years after its construction.

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### 9. Reference Resources

Assessor's Record. <http://www.beacon.schneidercorp.com>.

Jasper County Genealogical Society.

Newton Public Library.  
City Directories  
Phone Books

Newton City Records - Permits

Sanborn Fire Insurance Maps. <http://www.cbpl.lib.ia.us>.

State Historic Preservation Office of Iowa.  
Resource database. Berry Bennett, Resource Coordinator.