

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

State Inventory No. 50-01676

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 A. Wendt Building

other names/site number P. J. Jepson, Pearson Drug, Perryman Pharmacy

**2. Location**

street & number 120 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) 5 E 22'

**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

Downtown Newton, Iowa

Historical Architectural Data Base Number

50-010

**6. Function or Use**

Historic Functions (Enter categories from instructions)

02E11 COMMERCE/TRADE/grocery

11D01 HEALTH CARE/pharmacy

Current Functions (Enter categories from instructions)

02A01 COMMERCE/TRADE/office building

**7. Description**

Architectural Classification (Enter categories from instructions)

09F05 OTHER/Commercial/Brick Front

08 MODERN MOVEMENT

Materials (Enter categories from instructions)

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
- 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 120 N. 2nd Ave. W.

Site Number 50-01676  
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*  
1875  check if circa or estimated date  
*Other dates, including renovation*  
1885, c.1957

**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 Larry Ray Hurto, Commissioner date 06-01-12  
 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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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| A. Wendt Building  | Jasper |
| Name of Property   | County |
| 120 N. 2nd Ave. W. | Newton |
| Address            | City   |

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## 7. Description

### Site Description

A. Wendt is located on the north side of the public square of the historic downtown of Newton, IA in Jasper County. The building is sited on a tight parcel of land near the northeast quadrant of the intersection of N. 2nd Ave. W. and W. 2nd St. N. On street parking is available on the south side of the property and a public sidewalk provides access to the building's storefront on the south. There is also a back door entrance on the alley on the property's north side.

### Property Description

A. Wendt is a two-story, brick building constructed on a brick foundation. The building is rectangular in form, stretching 132 feet to the north from its 22-foot frontage on N. 2nd Ave. The building today reflects a re-facing that occurred by 1957 that resulted in continuity of design and building materials with adjoining retail stores to the east and west. The storefront has a single, recessed door with adjoining panes of glass on either side in its center and display windows flanking it. A second door on the east edge of the property leads to the upstairs. Three undersized windows are located on the second-story facade. These windows are of industrial steel frame and mullion construction and currently feature decorative fixed awnings. Clay tile coping finishes the top of the parapet wall.

### Integrity Considerations

The A. Wendt building retains a generally high level of historic integrity related specifically to a significant modernization movement of the mid-twentieth century, which drastically altered the building's facade. Because the façade alteration dates to 50-plus years ago, and because it reflects a significant period in the history of the community, the present façade is considered historic and its level of integrity as it relates to design, workmanship, and materials is high. As it relates to integrity of location, setting, and association, the building also retains a high level of integrity.

## 8. Statement of Significance

The building 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

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

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.

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

August Wendt (1845-1896), a German immigrant born in Shieder, Lippe-Detmold, came to Newton from Freeport, IL, in 1869. "He engaged in the grocery and dry good business," a wordy 1912 biographical sketch of him states, "in which he greatly prospered, and was enabled to gain a competency sufficient to enable him to greatly assist in church work, to keep his family in comfort, and to accumulate a considerable amount of property in addition." Wendt's store can be seen on the north

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

side of the square on the MAP OF BUSINESS PORTION OF NEWTON, IOWA, issued by the United States Commercial Map Company (ca. 1877-78). It appears as "Jasper & Wendt, Dry Goods and Groceries." The senior partner of the firm at the time was Charles Jasper (1835-1911), another German-born immigrant. From the *Newton Journal*, February 7, 1878:

"JASPER & WENDT,

is the style of one of our leading business houses, inaugurated about 10 years ago, under the name of Jasper, Shelp & Co., and changed to present management five years since. Here we find a store 85 feet in length by 22 in width, well filled with goods, embracing Dry Goods and Groceries – the leading features – also Clothing, Hats, Caps, Boots, Shoes, &c. In the matters of trade, this house has ever occupied a leading position, and the business transactions are among the largest in the county. – They carry a full stock in all departments. The goods are unexcelled in quality and the prices are below competition. The proprietors are experienced business men, fair and honorable in business transactions, and a constantly increasing trade has been the reward for their unceasing efforts in behalf of their patrons and the public generally."

In 1883, Jasper, on account of ill health, "went out of the store and took a trip to California." Wendt then became the sole proprietor.

*The Newton Journal* for March 11, 1885 announced that Wendt would "extend his brick building back 66 feet, making the demensions [sic] of his building 22x132."

This impressive account of the finished addition appeared in the *Journal's* October 7, 1885 issue:

"A FINE STORE ROOM. – One of the most noticeable things in which marked improvements have been made during the eight years that we have been in Newton, is in the rooms of our business men. And none of these are more marked than that of Mr. August Wendt. He has been building all summer an addition to his room, and now has it fully completed, making it one of the finest in the city. As completed it is 132x22. The building is two stories high for 66 feet, and 66 feet on one story. In the centre of the story is a large sky light, making the room very light. A Mitchell Patent elevator is ready to carry goods from the cellar to the second story. A store room is taken from the main room, and this is separated by a brick partition which is covered with sheet iron, and has an iron door, - this as a fire protection. The cellar is 66x22, with a store room in the second story 45x22, - this giving 5142 ft of floor room for Mr[.] Wendt for doing business[.] The building is substantially built, and is desirably located.

"Twenty-five years ago, last Thursday Mr. Wendt commenced the general mercentile [sic] business – first in Germany, and afterwards in this country, and has been in business all these years continuously. He is one of our most respected and substantial citizens, and stands high in the church and in the commuunity [sic]. By strict attention to business, by urbanity, and fair dealing, he has built up an excellent trade, which is increasing so steadily and rapidly as to render the enlargement [sic] of room,

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

which he has just completed, necessary. May he complete another quarter century in business in our city, and his business increase as it has in the past.”

Total cost of the improvement project was \$1,350.

In later years, Wendt was the owner of a private bank, administrator of estates, and the manager of the business for many of the county's German-born citizens, besides being a general merchant. It is generally conceded that these vast business interests proved too great a strain, and this “citizen beyond reproach, and one whose life is worthy of imitation,” hanged himself at a sanitarium in Lincoln, NE, to which place he had gone for treatment. The news of this tragic ending sent a wave of shock throughout Newton and Jasper County.

In 1907-11, the Electric Theatre was at 120 N. 2nd Ave. W. This was Newton's first motion picture house.

In the 1915-25 period the property was the location of Horn Bros. Shoe Store-W. Lacey and H. H. “Buck” Horn. The brothers then removed their store to the south side of the square.

Paul J. Jepson (1888-1969) came to Newton in 1919 from Marshalltown, having purchased the drug store of C. E. Husband. In 1928, Jepson purchased the A. Wendt building and moved here from the A. C. Bollhoefer, Dry Goods and Groceries building at 122 (q. v.) where he started out. He sold his drug store to Frank D. Pearson (1904-1983) in 1943. Pearson owned and operated Pearson Drug Store in Newton for approximately 40 years, most recently on the east side of the square.

By 1957 the building façade had been altered as part of a downtown modernization.

For 20 years, until 1970, 120 was Perryman Pharmacy. Jack Perryman (1923-2005) was the owner. In 1971-74, it was Roush's Pharmacy. Rich and Fran Henderson's was the last pharmacy here, in the 1979-84 period.

In 1988-93, 120 was the Sears Roebuck catalog office. LA Styles beauty shop was here in 1997. Presently Re/Max Real Estate Concepts is the property occupant.

The upstairs from at least 1929 seems to have been used as apartments, although currently the remaining single residence is unoccupied.

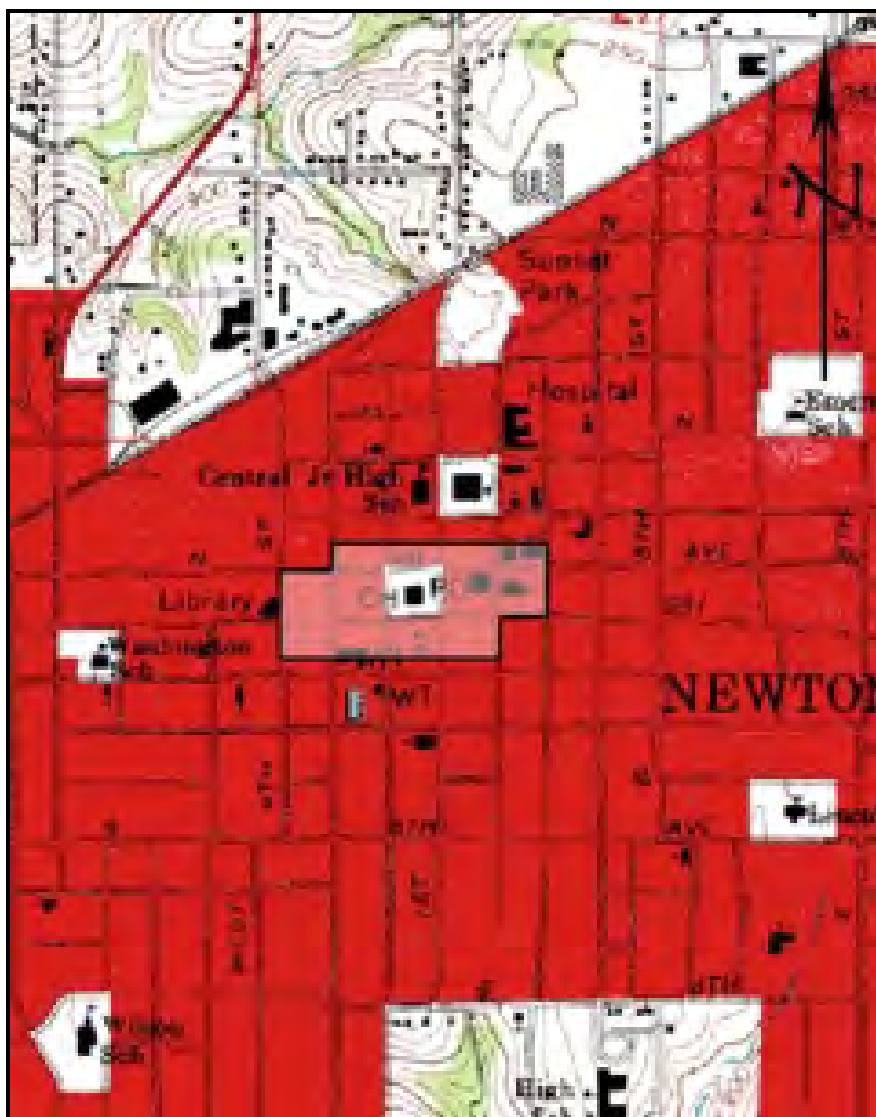
At this writing, the resource is owned by C. E. “Pete” and Patricia L. Koppin Trusts-Trustees. Helms Inc. has the management contract.

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### 11. Additional Documentation - Maps

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



(MAP SOURCE: <http://www.trails.com>. Accessed 09/21/2011)

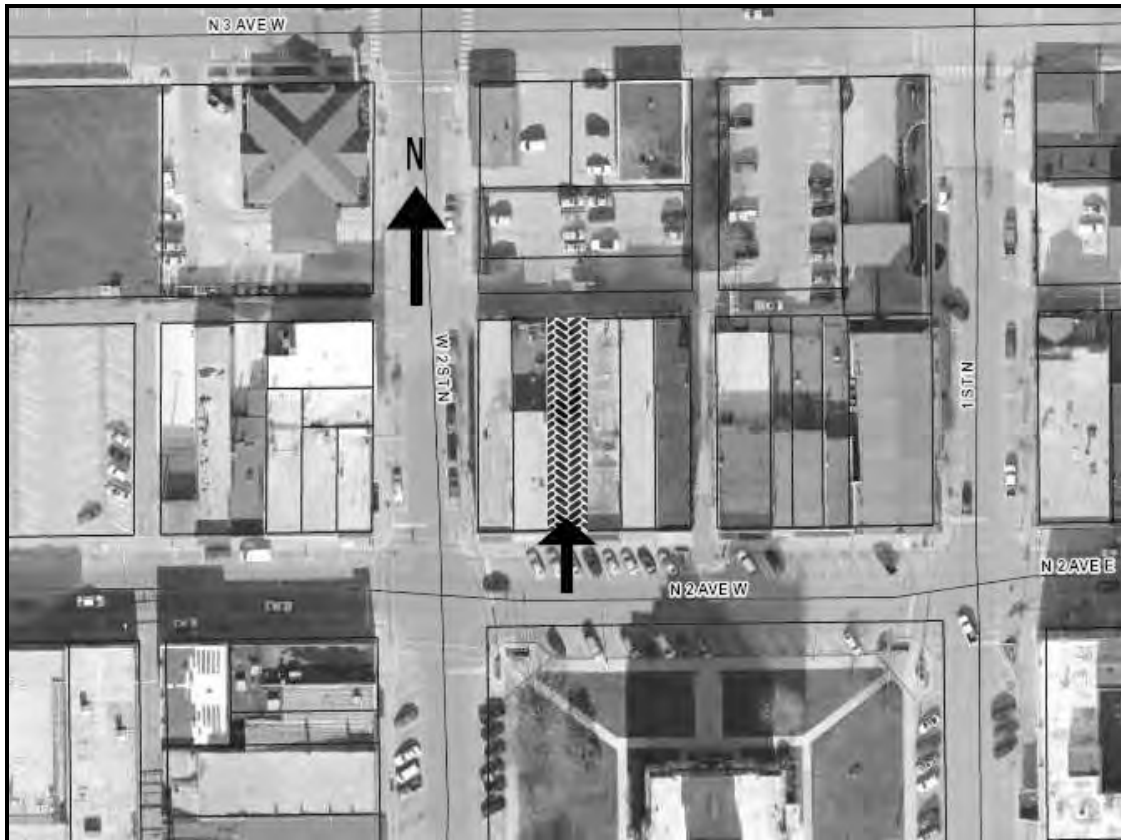
The Newton Downtown Historic District, to which the A. Wendt building is considered a contributing resource, is indicated.

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**11. Additional Documentation - Maps**

**PARCEL MAP - AERIAL VIEW - 2011**



(MAP SOURCE: <http://www.beacon.schneider.com>. Accessed 09/21/2011.)

The location of the A. Wendt building is marked with an upward facing arrow.



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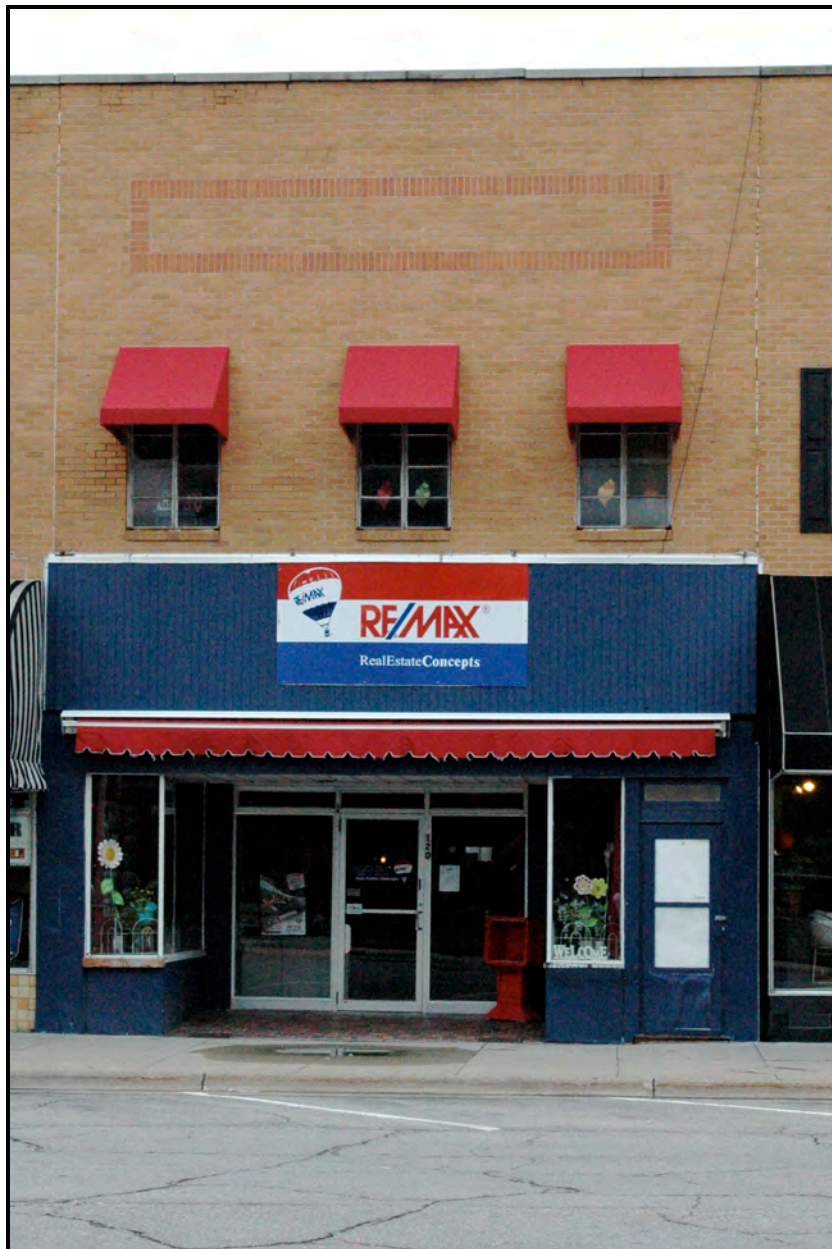
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**11. Additional documentation, cont'd.**

**PHOTOGRAPHS**



(IMAGE SOURCE: Sue Smith - 2011)

View of the resource at 120 N. 2nd Ave. W. looking north.

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

**PHOTOGRAPHS**



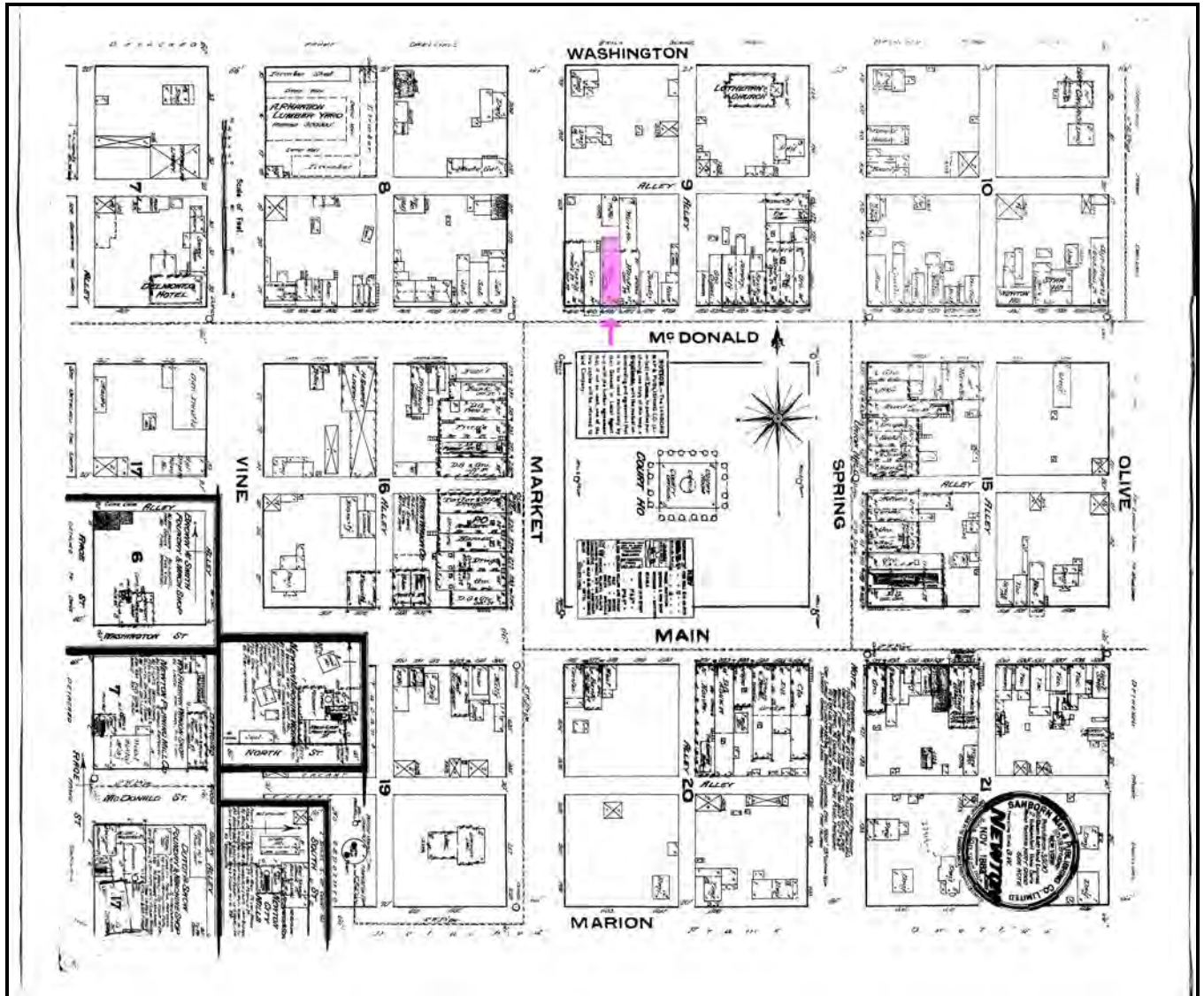
(IMAGE SOURCE: Sue Smith - 2011)

View of the 100 block of N. 2nd Ave. W. looking northeast. The resource is indicated.

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

**FIRE INSURANCE MAP – 1883**



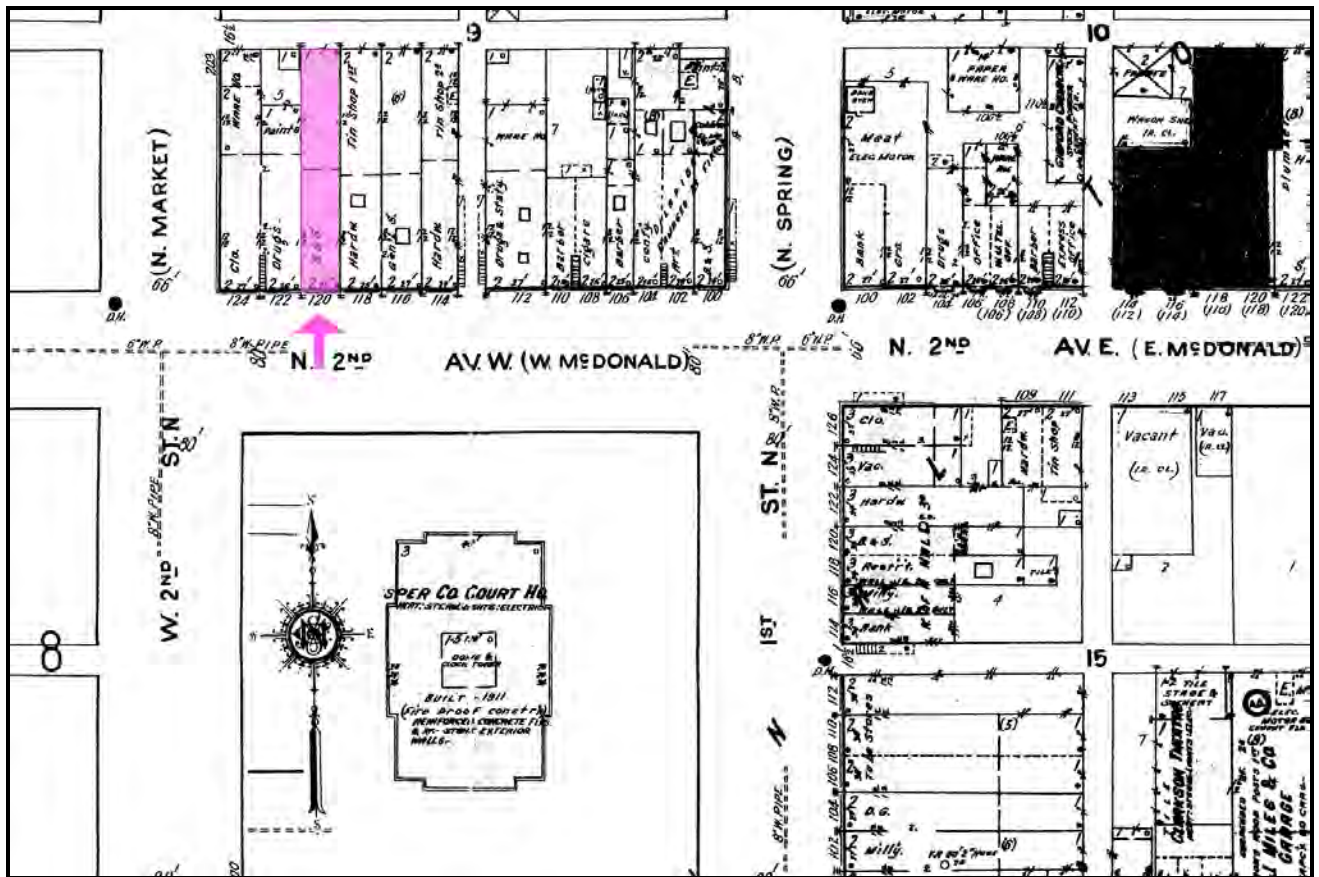
(MAP SOURCE: Sanborn Company Fire Insurance Map, 1883)

The location of the resource is indicated by an upward facing arrow. Only the south half of the lot is covered by the resource at this point in time.

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

**FIRE INSURANCE MAP – 1888**



(MAP SOURCE: Sanborn Company Fire Insurance Map, 1888)

The location of the resource is indicated by an upward facing arrow. This reflects August Wendt's 1885 improvements which extended the building north to the mid-block alley.

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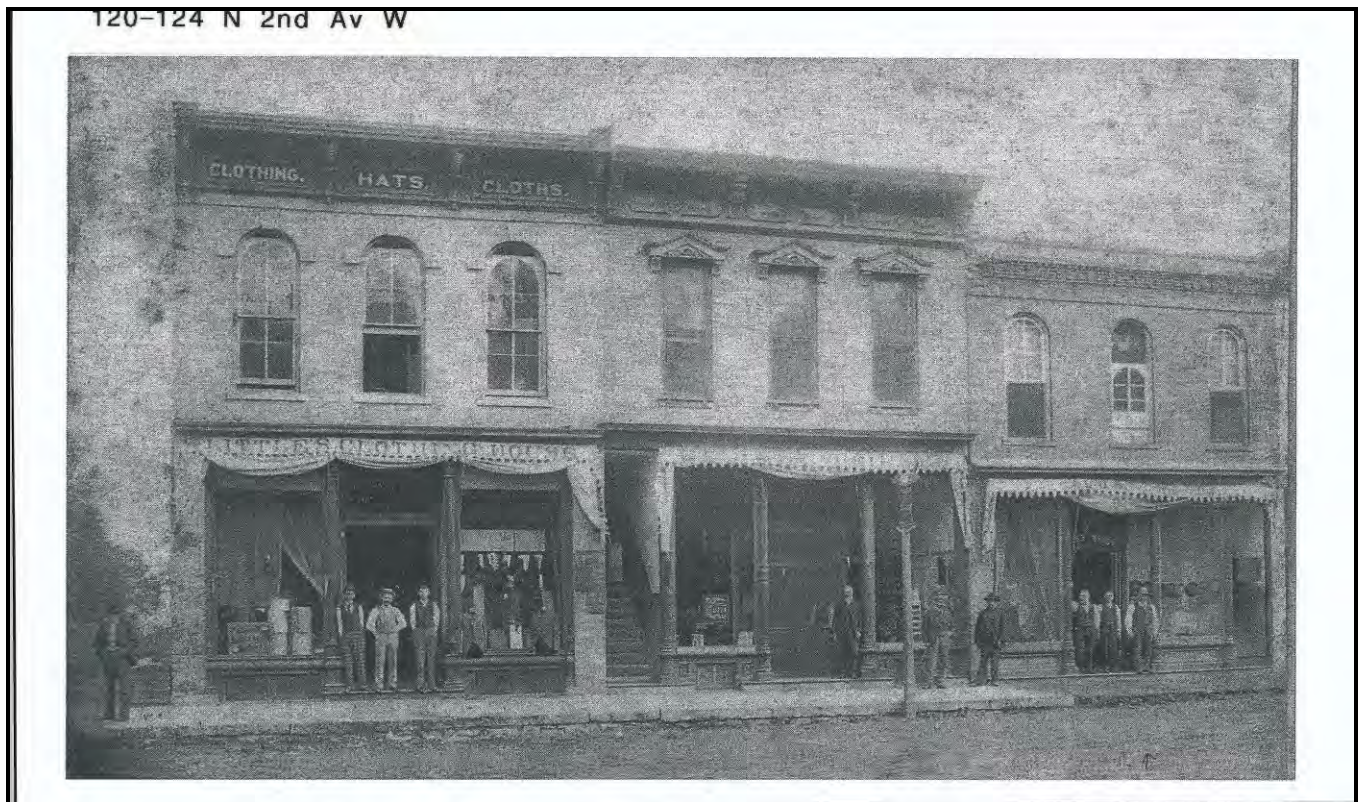
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**11. Additional Documentation, cont'd.**

**HISTORIC IMAGES – ca. 1890**



(IMAGE SOURCE: Courtesy of Mary States)

The A. Wendt building is indicated.

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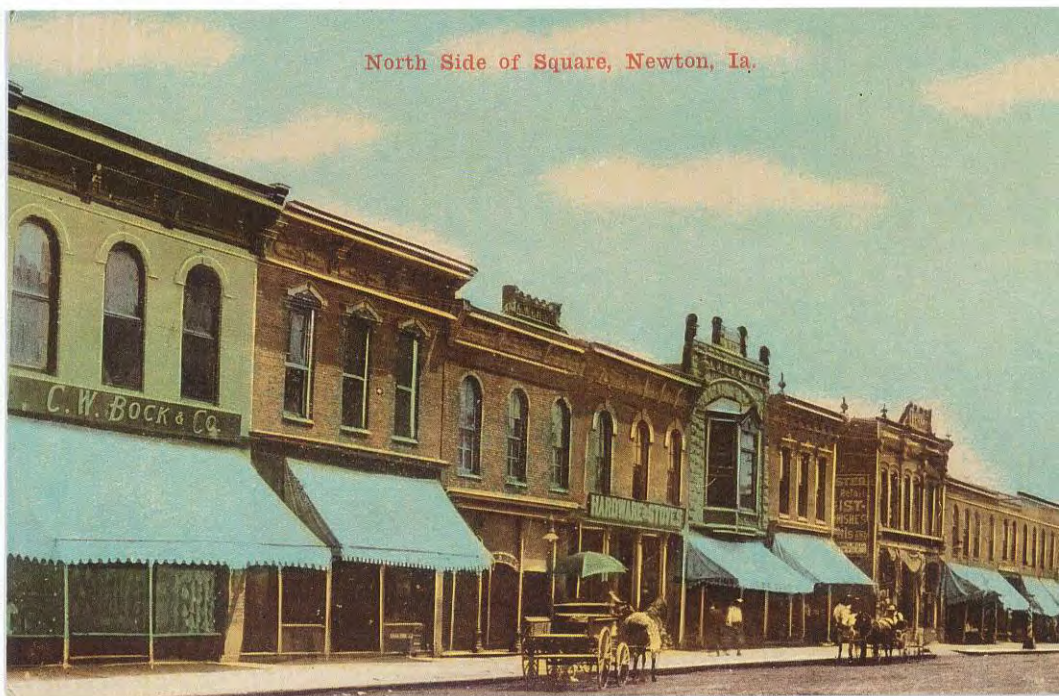
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**11. Additional Documentation, cont'd.**

**HISTORIC IMAGES – ca. 1910**



(IMAGE SOURCE: Courtesy of Mary States)

The A. Wendt building is the third building from the left in this postcard photo of the north side of the Newton square.

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

**HISTORIC IMAGES – ca. 1940**



(IMAGE SOURCE: Avery Wilson Collection, Newton Public Library)

The A. Wendt building is shown as the P. J. Jepson drug store in this photograph (indicated).

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

**HISTORIC IMAGES – ca. 1961**



(IMAGE SOURCE: Larry Ray Hurto Collection)

This image by Tyler Studio (ca. 1961) shows the re-facing of the buildings to modern modular brick and steel frame windows. A. Wendt is shown in this image as the Pearson Drug Store (indicated).



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### 9. Major Bibliographic References

*Directory Jasper County Telephone Company, Newton, Iowa 1921.* Newton, IA: News Printing Company.

*Directory Jasper County Telephone Co., Newton, Iowa [May] 1922.* Newton, IA: News Printing Company.

*Directory Jasper County Telephone Company, Newton, Iowa 1925.* Newton, IA: Press of the News Printing Co.

*Directory Jasper County Telephone Company, Newton, Iowa 1926.* Newton, IA: Press of the News Printing Co.

*Directory Service Co's. Newton City and Jasper County, Iowa Directory 1935.* Newton, IA: Directory Service Company, Publishers.

*The History of Jasper County, Iowa.* Chicago: Western Historical Company, 1878.

Larry Ray Hurto, comp. and ed. *A History of Newton, Iowa.* Dallas, TX: Curtis Media Corporation, 1992.

Iowa State Telephone Company. *Telephone Directory for Newton, Iowa, October, 1935.* Newton, IA: News Printing Company.

*Keiter Directory Co's. Newton City and Jasper County, Iowa Directory 1929.* Vol. I. Rochester, MN and Norfolk, NE: Keiter Directory Company, Publishers, 1929.

*Polk's Newton (Jasper County, Iowa) City Directory 1939.* Omaha: R. L. Polk & Co., Publishers, 1939.

*Smith's Directory of Newton and Jasper County, Iowa for 1920.* Dorchester, MA: Edgar Smith, 1920.

Gen. James B. Weaver, ed. *Past and Present of Jasper County, Iowa.* 2 volumes. Indianapolis, IN: B. F. Bowen & Company, 1912.

*The Daily News, Newton, IA, July 21, 1983.*

*Newton Daily News, August 3, 2005.*

*The Newton Daily News, December 31, 1907; June 26, 1911; December 18, 1926; August 10, 1957; September 22, 1969.*

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### 9. Major Bibliographic References

*Newton Herald*, July 31, 1896.

*Newton Journal*, February 7, 1878.

*The Newton Journal*, March 11, 1885; October 7, 1885; January 6, 1886; July 29, 1896; July 5, 1911.

*The Newton Record*, July 31, 1896.

Jasper County Genealogical Society: Wendt-Hanke Family History

#### Internet resources

Jasper County Assessor [www.iowaassessors.com](http://www.iowaassessors.com)

National Register of Historic Places [www.nps.gov](http://www.nps.gov)

Iowa State Historic Preservation Office

Database of Iowa resources [www.iowahistory.org](http://www.iowahistory.org)  
*Berry Bennett, Inventory & Information Management*

Topographic Maps

Source for USGS Topographic maps [www.beacon.schneidercorp.com](http://www.beacon.schneidercorp.com)