

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

State Inventory No. 50-01685

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 Raize's Grocery & Dry Goods

other names/site number Newton Furniture, Interstate Insurance Services

**2. Location**

street & number 217 N. 2<sup>nd</sup> 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) O-P

**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*

Enter number of:

1 buildings  
 \_\_\_\_\_ sites  
 \_\_\_\_\_ structures  
 \_\_\_\_\_ objects  
1 Total

*If Eligible Property, enter number of:*

Contributing Noncontributing

\_\_\_\_\_ buildings  
 \_\_\_\_\_ sites  
 \_\_\_\_\_ structures  
 \_\_\_\_\_ objects  
 \_\_\_\_\_ 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)

02E11 COMMERCE/TRADE/Specialty Store/grocery

02E09 COMMERCE/TRADE/Specialty Store/furniture

02A COMMERCE/TRADE/Business

Current Functions (Enter categories from instructions)

02B04 COMMERCE/TRADE/Professional/insurance

\_\_\_\_\_ office

**7. Description**

Architectural Classification (Enter categories from instructions)

09F Commercial

09D01 Roof form/flat

Materials (Enter categories from instructions)

foundation 10A CONCRETE/block

walls (visible material) 15A SYNTHETICS/Vinyl

roof \_\_\_\_\_

other 15A SYNTHETICS

**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 217 N. 2<sup>nd</sup> Ave. W.

Site Number 50-01685  
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 date 06/07/2012  
 organization Newton Historic Preservation Commission telephone 641-792-2787  
 street & number 101 W 4 ST S state Iowa zip code 50208  
 city or town Newton

**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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Raize's Grocery & Dry Goods	Jasper
Name of Property	County
217 N. 2 <sup>nd</sup> Ave. W.	Newton
Address	City

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## 5. Classification, cont'd.

Raize's Grocery & Dry Goods is considered a building and is counted as a non-contributing resource to the Newton Downtown Historic District.

## 7. Description

### Site Description

The building is located on the south side of N. 2<sup>nd</sup> Ave. W., in the middle of the 200 block. Its façade faces south. It is adjoined on the west by a two-story commercial building and on the east by a public alley. A public sidewalk runs flush to the building, providing access to the primary entrance. On-street parallel parking is available in front of the building.

### Property Description

Raize's Grocery & Dry Goods is a one-story, rectilinear building that stretches 132 feet to the south from its 44-foot frontage on N. 2<sup>nd</sup> Ave. W. Typical of commercial buildings, its roof is flat. The lower half of the front façade is clad in what appears to be synthetic wood paneling; the top half is clad in gray vinyl. Five narrow, vertical, non-historic windows trimmed in brown wood pierce the building's skin at even intervals. Lettering mounted flush to the building, with a graphic sign above, identify the business within.

The façade no longer contains any historic material. The current appearance is the result of several remodels which began in 1957 with the installation of a single oversized entrance, slightly off-center and recessed four feet. The historic brick façade was first covered in, or prior to, 1970; the upper half of the façade has been refaced one or more times since then.

### Integrity Considerations

When constructed this resource was faced in brown brick, and divided into two bays, each 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.

## 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.

# Iowa Site Inventory Form Continuation Sheet

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Raize's Grocery & Dry Goods	Jasper
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217 N. 2 <sup>nd</sup> Ave. W.	Newton
Address	City

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

### 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.

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

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

#### Property History

This building was constructed in the 1920s on the site of former stables. Sanborn map from 1927 and 1949 indicate it was likely constructed with two, autonomous storefronts. Historic photos from the 1930s show a unified front on the building, while a division (presumably a firewall), is apparent on top the roof.

The earliest occupant of note was Raize's Grocery & Dry Goods, which also billed itself as "Raize's Bargain Store", which was located in the east bay from at least the early 1930s through the early 1940s. During much of that period, the Sideman Whole Fruit Co. was doing business in the western bay. Inside walls were removed by the middle 1940s, to accommodate a furniture store. Culver & Sons Furniture and then Newton Furniture occupied both bays from the middle 1940s until approximately 1980. Since that time, the building has been office space for realty, insurance, and financial businesses.

Most of the changes to the primary façade have occurred since 1970.

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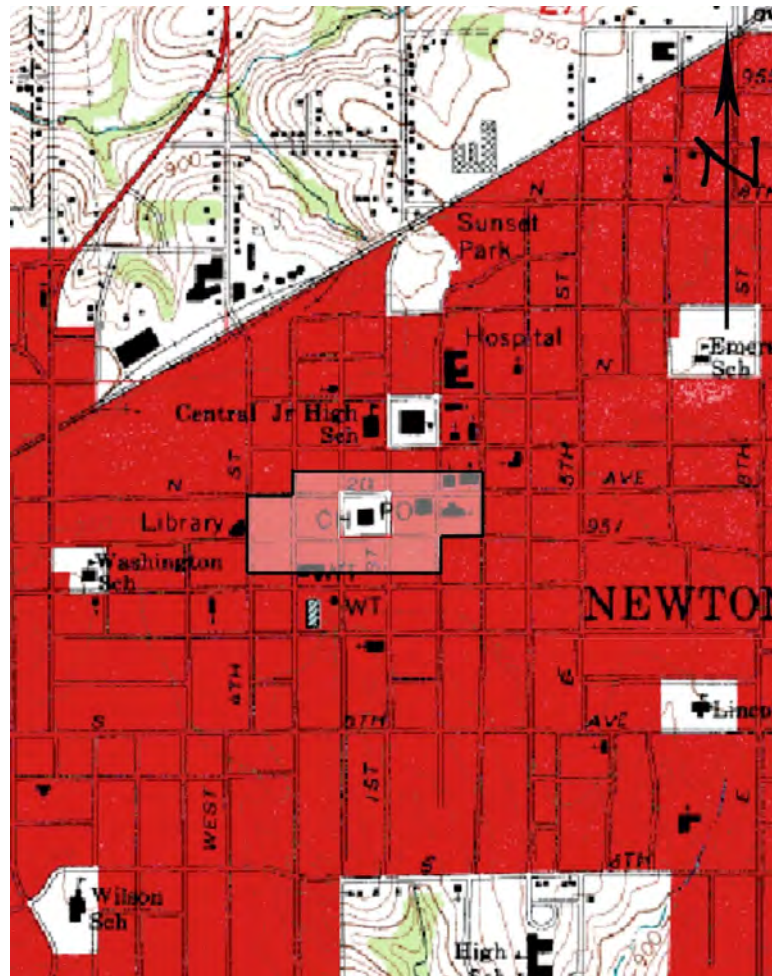
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Raize's Grocery & Dry Goods	Jasper
Name of Property	County
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**11. Additional Documentation - Maps**

**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 Raize's Grocery & Dry Goods 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 building is marked with an arrow.

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Raize's Grocery & Dry Goods

Jasper

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

**PHOTOGRAPHS**



View of the south side of the 200 block of N. 2nd Ave. W, looking southwest. The location of the building is indicated.

(All images by Sue Smith, June 30, 2011)



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Raize's Grocery & Dry Goods

Jasper

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### 11. Additional documentation, cont'd

#### PHOTOGRAPHS



Looking south across N. 2<sup>nd</sup> Ave. W. The top portion of the resource was most recently re clad sometime after 1983/1984. See "Historic Photos."

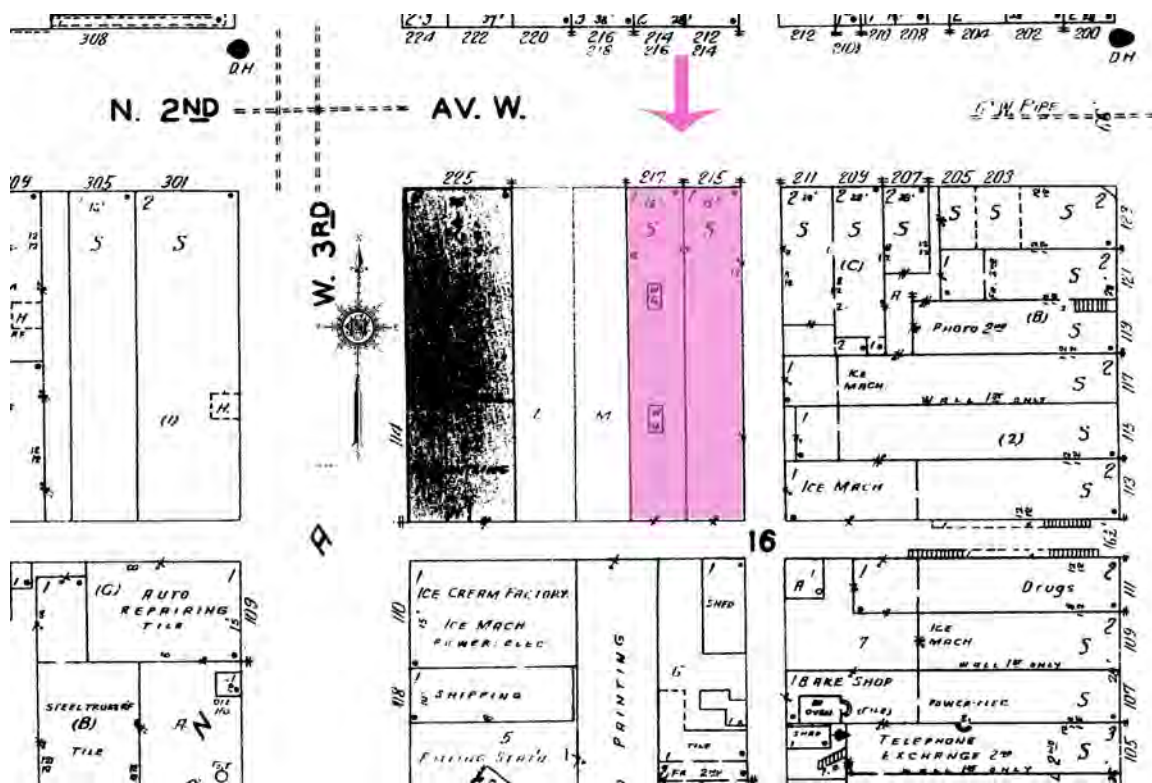
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Newton  
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11. Additional documentation, cont'd.

FIRE INSURANCE MAP – 1927



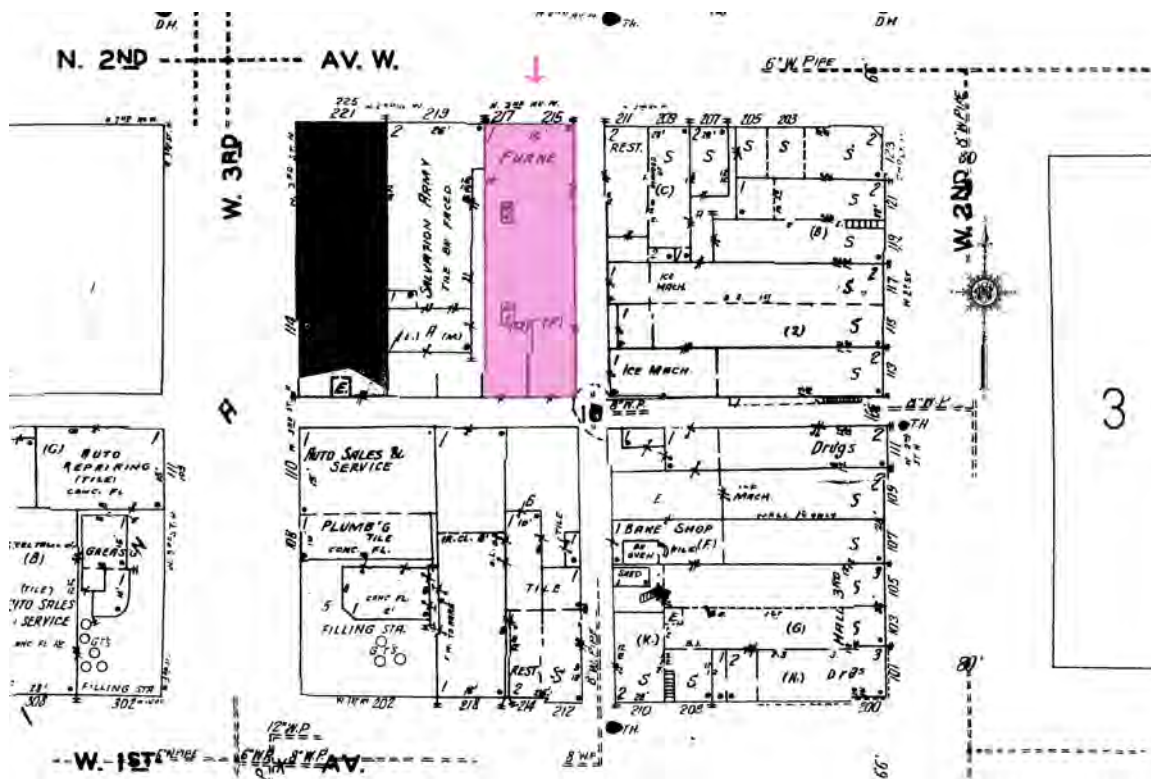
(SOURCE: Sanborn Company Fire Insurance Map,)

The resource appears to have been constructed with two, autonomous storefronts. An historic photo shows their unified façade from at least the early 1930s.

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INSURANCE MAP – 1949, revision of 1927



(SOURCE: Sanborn Company Fire Insurance Map, 1949 revision of 1927)

The inside walls were removed so a furniture company could occupy the entire building. Since that time the building has usually maintained an open floor plan.

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

**HISTORIC IMAGES – ca. 1930**



(SOURCE: Celebrating 150 Years – A Pictorial History of Newton, Iowa, 2007)

Looking southeast along N. 2<sup>nd</sup> Ave. W. The resource, whose east bay housed Raize's Grocery and Dry Goods Store at the time of the photo, is indicated.

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### 11. Additional documentation, cont'd

#### HISTORIC IMAGES – ca. 1939



(SOURCE: Jasper County Historical Museum)

This photo of N.2<sup>nd</sup> Ave. W., looks southeast across W. 3<sup>rd</sup> St. N. (foreground). The resource is the double-bay, single story building that is partially visible at the far left in the center of the photo. The sign on the western bay of the building identifies the Sideman Fruit Co.

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

**HISTORIC IMAGES – 1984**



IFS Realty



(SOURCE: *Newtonia*, Newton High School Yearbook, 1984)

This sponsored ad appeared in the Newton High School yearbook in the year 1984. This was probably part of the 1970 remodeling, described in a building permit as "Attach plastic veneer over masonry front wall...", or part of unspecified remodeling done in 1980 when Century 21 remodeled the building for use as office space.

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### 9. Bibliographic References

Building permits on file in Newton Public Works office.

*Celebrating 150 Years – A Pictorial History of Newton, Iowa.* Newton, IA: Newton Daily News (2007).

Jasper Co. Assessor's records. <http://beaconschneidercorp.com>.

Jasper County Historical Museum.

Newton city and telephone directories, various years. Located in Newton Public Library and Jasper Co. Genealogical Society Library.

*Newtonia*, Newton High School annual yearbook (1984).

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