

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

State Inventory No. 50-01654

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 Masonic Block

other names/site number Hough's Grocery & Variety, Murdy Drug

2. Location

street & number 101-103-105 W. 2nd St. N. & 208 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) G-H

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:

_____ buildings
 _____ sites
 _____ structures
 _____ objects
 _____ Total

If Eligible Property, enter number of:

Contributing Noncontributing

1 _____ buildings
 _____ sites
 _____ structures
 _____ objects
1 _____ 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)

04D GOVERNMENT/Post Office

02E SPECIALTY STORES

03A04 SOCIAL/Meeting Hall/fraternal organization

Current Functions (Enter categories from instructions)

2E SPECIALTY STORES

03A04 SOCIAL/Meeting Hall/fraternal organization

7. Description

Architectural Classification (Enter categories from instructions)

09F Commercial

09D01 Roof form/flat

08 MODERN MOVEMENT

Materials (Enter categories from instructions)

foundation 03 BRICK

walls (visible material) 03 BRICK, 15 SYNTHETICS

roof _____

other 15H SYNTHETIC STUCCO

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 101-103-105 W. 2nd St. N. & 208 1st Ave. W.

Site Number 50-01654
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

29 SOCIAL HISTORY

Significant Dates

Construction date
1865 check if circa or estimated date
Other dates, including renovation
1867, 1875, 1903-1904, 1963, 1999

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

Herran & Agnew (1867), Galuska & Hardesty (1875)

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 IA
date 05/20/2012
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)
- 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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Continuation Sheet

Site Number **50-01654**
Related District Number 50-01703

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Masonic Block	Jasper
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5. Classification, cont'd.

The Masonic Block is considered a building and is counted as a contributing resource to the Newton Downtown Historic District.

6. Function or use, cont'd.

Historic Functions

11D HEALTH CARE/Medical Business/Office

02B COMMERCE/TRADE/Professional Offices

7. Description

Site Description

The Masonic Block is situated on a tight parcel at the corner of First Avenue West and W. 2nd St. N. Its primary façade faces east. It is adjoined on the west and on the north by commercial buildings. A public sidewalk runs flush to the building on the west and north, providing access to the storefronts and to the Masonic Hall's private entrance. On-street parking is available on W. 2nd St. N. in front of the building. Off-street parking for two cars is available in a small lot located behind the northernmost section of the building.

Property Description

The Masonic Block is a three-story, triple-wide structure of tan brick on a stone foundation. What was built as three separate structures has long been unified as one building under single ownership and uniform cladding. The building is irregular in form, stretching 132' east to west at its longest point from its 66' primary façade on W. 2nd St. N.

Although it has historically functioned autonomously, the Masonic Block is the southern one-half of a visually connected unit of six storefronts. The dominant feature of this building is the height of its front façade. The entire building is three stories tall, but the northern bays (street addresses 103-105) extend above the rest of the building, in order to accommodate the high ceilings of the Masonic ceremonial room. Typical of commercial buildings, the roof on each of the building's sections is flat.

The commanding presence of the building is enhanced by the placement of turned brick relief panels that conceal any hint of the original Italianate windows and contemporize the front façade. Embedded into one of the vertical panels is the Masonic emblem, with a Masonic nameplate of non-historic materials below it. Glass/metal rectangular panels are superimposed onto the other panels of the northern section.

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7. Description, cont'd.

Two small steel-framed double-hung windows have been retrofitted on the third floor primary façade of the southern bay of the building (street address 101).

The non-historic storefronts are varied in color, texture and materials. The south bay is faced with brick, while the center and north bays are clad in faux wood. The recessed entrance to the middle storefront (#103) is asymmetrically placed, whereas the bays on either side have their recessed entrances placed symmetrically. All three storefronts have non-historic steel-framed display windows. Colorful fixed awnings of non-historic material have recently replaced the steel canopy that ran in front of the building for the past fifty years.

The secondary façade on First Avenue West is a solid expanse covered in beige synthetic stucco (EIFS). Steel-framed windows of non-historic proportions and materials pierce the skin on the second and third floors. The three-story building drops to two stories at the west end of the façade. This section, built in the early 1900s, features a recessed steel framed glass door surrounded by red brick. This entrance (street address 208 1st Ave. W.), topped with a non-historic canopy, provides the primary entrance and elevator to the Masonic meeting rooms. Masonic signage of non-historic material is mounted on the building above the canopy. A second door immediately to the east provides a shopkeeper's entrance to the corner storefront.

Integrity Considerations

Due to significant remodeling, no traces of the Masonic Block's original Italianate façade are now visible. However, the 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 its primary facade. Because the façade alteration dates to approximately 50 years ago for this building and its neighbors, 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 and contributes to the integrity of feeling created by the generally intact commercial district found in Newton.

8. Statement of Significance

The Masonic Block is considered a contributing resource to the Newton Downtown Historic District. The building is eligible under Criterion A in association with the social history of Newton and 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.

The Masonic Block's imposing size and impressive history make it one of the most unique buildings on the Newton "Square." Constructing a meeting hall atop a building it didn't own, two separate times, was a risky gamble for a fledgling fraternal organization. That the organization prospered and later

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8. Statement of Significance, cont'd.

came to own four buildings, as well as remaining in the same meeting hall for over one hundred thirty years, is a tribute to the foresight and determination of this group of early Jasper County pioneers.

During its period of significance, the Masonic Block has housed not only the Lodge and its various branches, but a city utility (telephone company), a federal government agency (post office), and a variety of longstanding specialty stores that anchored the business district: a series of drug stores at #101 for over sixty continuous years, and a family owned variety/grocery store at #103-105 for at least fifty-five years. For the last forty years of the twentieth century the addresses of 103-105 were synonymous with quality men's and women's clothing. The quality and stability of the businesses in the Masonic Block was something the citizens of Newton and Jasper County could expect and rely upon.

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

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8. Statement of Significance, cont'd.

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 (including the Masonic Block) 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

The first recorded minutes of Newton's Masonic Lodge date back to 1855. They show that the organization met in several locations on or near the square. By 1867 the lodge was meeting in a second story room of a building at the southwest corner of square, owned by the Smith family (the building's current address is 101 W. 2nd St. N.). This location was favorable because the meeting room had its own entrance on what is now 1st Ave. W. However, the meeting room was too small to comfortably accommodate the lodge's growing membership.

In July of 1867 the lodge voted to build a meeting room in elsewhere, but for unspecified reasons that project was abandoned and the lodge made a deal with the Smiths to build a larger meeting hall above their current meeting space. A lodge member, Mr. Herran, and a Mr. Agnew apparently built the third story onto the Smith building, and that third story was then deeded to the Lodge.

In 1873 the Masons purchased W. J. Morgan's building, just north of the Smith building (now 103 W. 2nd St. N.), and made plans to build a third story addition onto that building. The following year they sold the property back to Morgan; he, in turn, promised they could erect a third story onto the structure and he would deed it to them. Later in 1874 the Lodge executed an agreement with S. J. Condit and Robert Burns, owners of the building now numbered 105 W. 2nd St. N., to build a third story onto that property; Condit and Burns would then deed the third story to the lodge. The Lodge's new meeting hall, encompassing the new third floors of the Morgan and Condit/Burns buildings, was completed in 1875, with what the 1878 "History of Jasper County" reported to be a lateral width of over 60' and a length of about 70'. The construction debt was retired in 1883.

Through the next forty years the Masons continued to purchase land near, or adjoining, their meeting hall. In 1890 they purchased the second floor of the Smith building directly beneath their original meeting hall (101 W 2nd St. N). In 1903 they acquired the first and second stories of the buildings at 103-105 W. 2nd St. N. and the west 44' of Lot 8 Block 16, a free-standing building directly behind (west of) their meeting hall. At the time the property carried the street address of 210-212 W. Main St. (now 210 1st Ave. W.). By 1906 the lodge had extended its current meeting hall approximately forty feet to the west, replaced or extended the two-story storehouse behind the Smith building until it adjoined their building to the west, and incorporated the eastern bay of the 210-212 building into the storefront located

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at 103 W. 2nd St. N. In 1926, the lodge finally acquired full ownership of Block 8, when it was allowed to purchase the ground floor of the former Smith Building (then known as the McBride Building) at 101 W. 2nd St. N.

Historic photos from the early 1900s show the unified appearance of the Masonic Block's two northernmost bays. The current meeting hall's high ceilings resulted in this portion of the Block being taller than the southern bay. All three ground floor bays were remodeled and unified in 1926 and again in 1942.

During 1962 an ice storm severely damaged the building, resulting in the entire east wall being completely rebuilt and refaced in yellow brick. All but two of the east façade's windows were removed or covered with brick; the two that remained were retrofitted with smaller windows of non-historic material. This mid-century remodel unified the appearance of the upper stories of the three separate buildings as one single entity.

In 1999 the south wall of the building was near collapse, and bricks were beginning to fall from the upper stories to the sidewalk below. The bricks were removed, the wall repaired, and an exterior insulation and finishing system covering (EIFS) was applied to the entire secondary façade. The following year the lodge received a Beautification Award from the City of Newton for the work that was done on the wall.

Although the size and appearance of the Masonic Block changed dramatically since the first meeting hall was constructed in 1867, the businesses in the Block have been remarkably stable. Newspapers and other historical records prior to 1900 rarely listed a business together with its complete address, saying instead "west side of square," etc. From what has been gleaned from photographs and maps, it appears that throughout much of the Masonic Block's history four main types of business (grocery, drug, clothing, and variety stores) have had long associations with this location.

Between 1883-1901, the south storefront (#101) housed grocery stores, under several different owners. From 1902 until the early 1970s the corner location was occupied by a series of drug stores. Of these, Murdy Drug had the longest tenure, remaining on the corner from the late 1930s to the early 1960s.

The middle storefront (#103) housed the Maltby Women's Clothing Store in 1878, a grocery store in 1883, and J. R. Townsend's harness and saddlery business until approximately 1900. The northern storefront (#105) is known to have housed a drug store from 1883-1888 and the Newton Post Office, which occupied the building from at least 1894-1900.

From 1901-1957 the Hough family's grocery and variety stores anchored the middle and northern storefronts respectively. The stores had opened in 1889/1890 in other locations. After several moves during the early years, Arthur M. Hough, who founded the stores, situated them in the Masonic Block in 1901. In 1905 Arthur's son Leigh became manager of the variety store, and the business became

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known as A.M. Hough & Son. Arthur's other son, Roy, joined his father in the grocery store in 1917 and continued to manage it following Arthur's death in 1930. The Houghs were creative merchandisers and prided themselves on having almost anything a shopper might need. They offered home delivery, at first by horse drawn carriage, and later by automobile. The Hough variety store was regarded as the first such store in the state of Iowa.

When A.M. Hough & Sons closed in 1957, the two storefronts became a fashion center. The former grocery store at #103 became a men's clothing store. Jim Ireland Men's Wear was the first such store in the location. It was followed by in the early 1960s by (Lee) Hesse's Men's Wear, which remained a fixture on the west side of the square for approximately thirty years. A women's clothing store then occupied the storefront for approximately five years. In 1957, the Hough Variety Store location at #105 was remodeled to accommodate a women's clothing store. Fashionette remained in the storefront until the early 1980s; a series of three other women's upscale clothing stores then retained the location until approximately 2000.

Since the beginning of this century, a number of specialty businesses have rented the three storefronts, with none remaining for more than a few years. Current tenants are Choices, a Christian bookstore (#101), Worth the Weight frozen yogurt (#103), and Bridal Sweet (#105).

The Masonic Block's second floor offices appear to have been rented out until the 1940s or 1950s. Most of the early tenants were doctors and lawyers. One long-standing second floor tenant was the Jasper County Telephone Company, which occupied its space from the early 1900s until 1920 or later. Currently all second and third floor rooms are occupied by the lodge.

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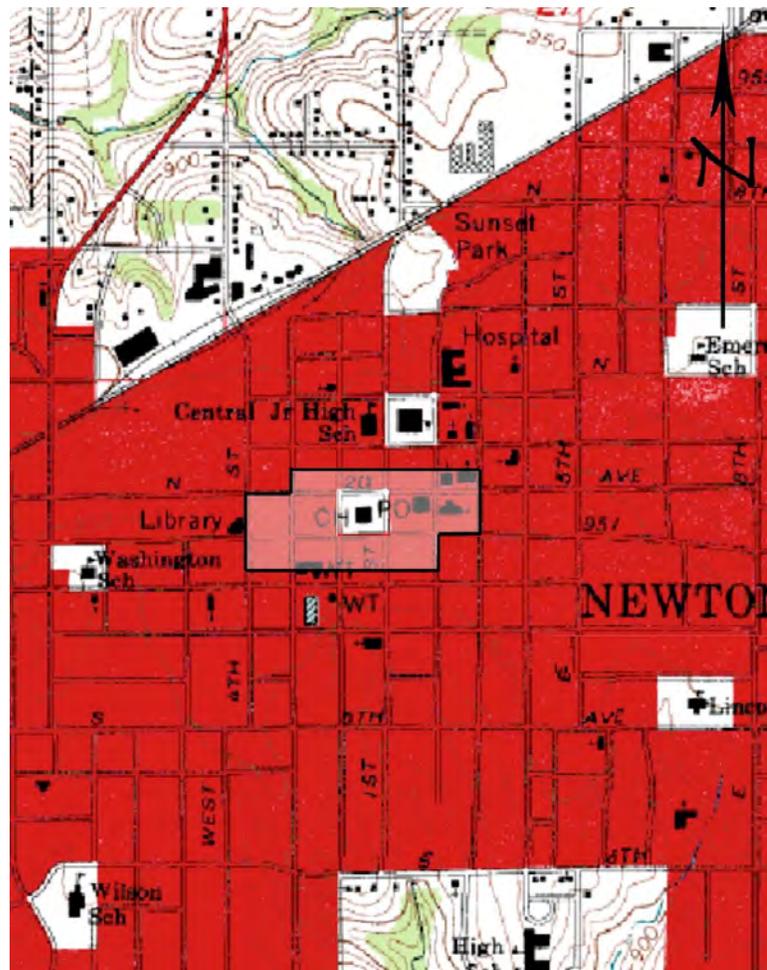
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11. Additional Documentation - Maps

USGS 7.5 MINUTE TOPOGRAPHIC MAP – NEWTON – 1965



(MAP SOURCE: www.trails.com)

The Newton Downtown Historic District, to which the Masonic Block 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 resource is indicated by an arrow.

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11. Additional Documentation, cont'd.

PHOTOGRAPHS



View of the resource looking west across W. 2nd St. N. All three bays of this building are three stories high, but because of the high ceilings in the Masonic meeting room, located on the third floor of the center and north bays, this portion of the building was constructed to be taller.

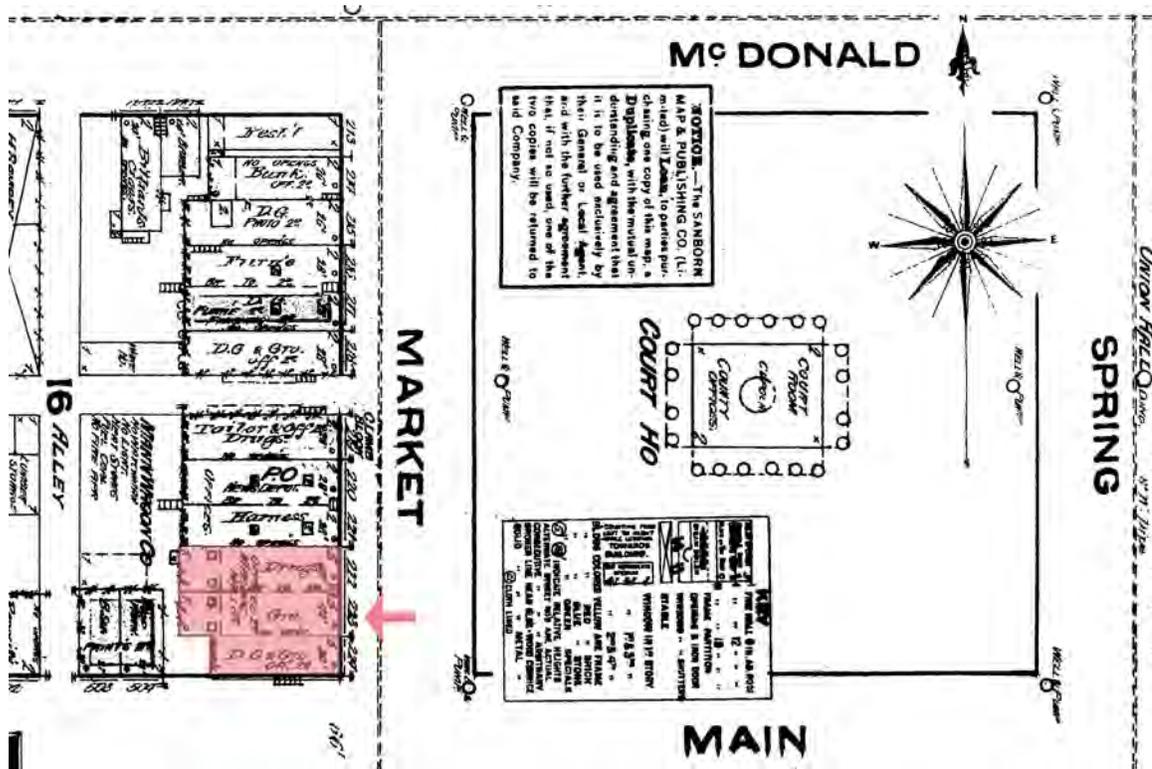
Since this photograph was taken in July, 2011, new stores have opened in the southern and central storefronts, the red brick on Bridal Sweet has been replaced with green wood siding to match its signage, and the metal canopy in front of the entire building has been removed and replaced with individual fixed awnings in three different colors.

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FIRE INSURANCE MAP – 1883



(SOURCE: Sanborn Company Fire Insurance Map, 1883)

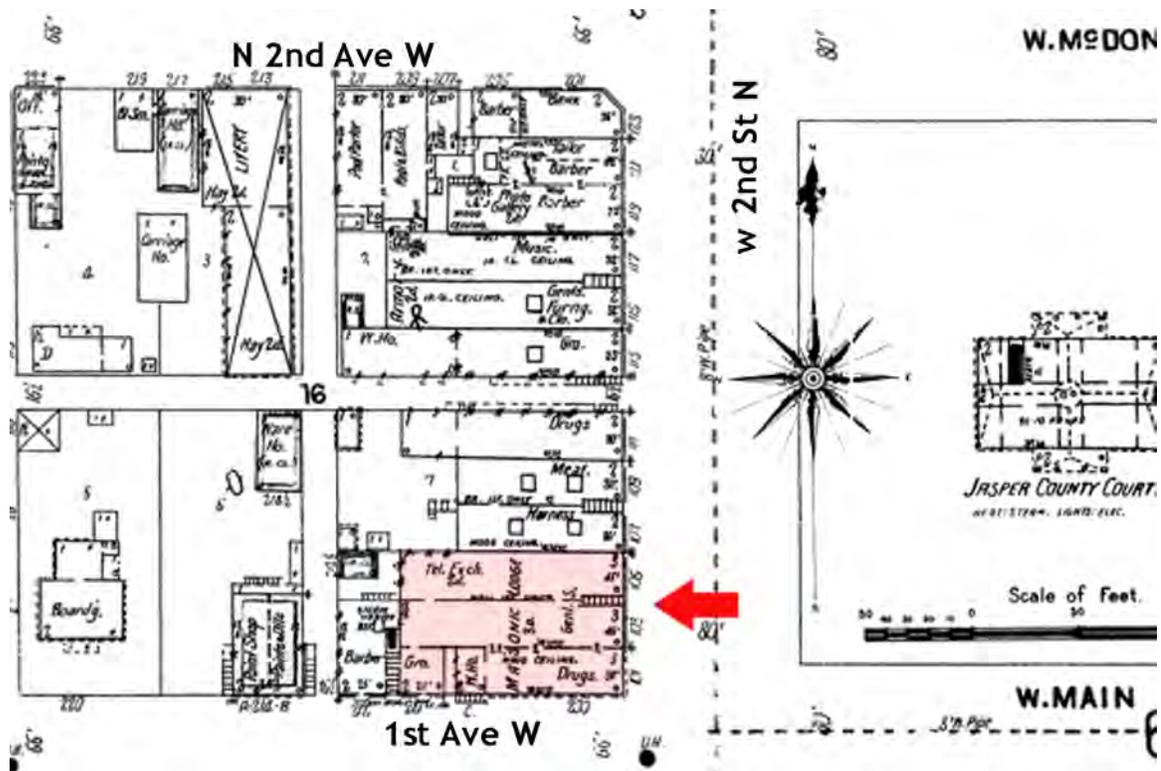
At the time this map was published the Masonic organization owned only the third floor of the three shaded buildings. Soon after this map was published the owners of the corner building added a small warehouse at the rear of their building, bringing it flush with the rear of the two buildings to the north.

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11. Additional Documentation, cont'd.

FIRE INSURANCE MAP – 1906



(SOURCE: Sanborn Company Fire Insurance Map, 1906)

Between 1903 and 1906, the Masons had extended their two northernmost buildings westward about forty feet. During this time they also purchased the two-story, double bay building located at 210-212 W. Main St. (now 1st Ave. W.) and remodeled it so that the eastern bay (marked “Gro.” Here) opened into the rear section of the building to the north. Because the western portion of the 210-212 building continued to function separate from the Masonic Block, and because of the unique architectural style of that building the entire 210-212 building is being treated as a separate building for inventory purposes.

By 1906 the Masonic Lodge owned all of Lot 8 (the three shaded buildings, plus the property directly west of them, extending to the alley) with the exception of the ground floor of the highlighted corner building, marked “Drugs” on this map. That final portion of the building was not acquired until 1926, but the purchase did not change the building’s silhouette.

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HISTORIC IMAGES – ca. 1884



(SOURCE: Jasper County Historical Society)

This photo of the south portion of the Masonic Block, looking northwest, is reported to have been taken in 1884. It shows the storefront of what is now 101 W. 2nd St. N., including the one-story “warehouse” added onto the rear of the building between the printing of the 1883 and 1888 Sanborn maps. The Lodge’s meeting rooms were accessed from the stairway on the secondary façade of the building. Masonic Lodge records show that the third story of the corner building was completed between May of 1869 and January 15, 1870.

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HISTORIC IMAGES – ca. 1926-1929



(SOURCE: Ed Efnor collection)

This photo of the 100 block of W. 2nd St. N., looking northwest, shows the majesty of the Masonic Block as it dwarfs the neighboring buildings. The presence of the F. S. Shadle Pharmacy at the far left and the Rexall Store on the alley help to establish dates of the photo. A 1926 newspaper article about the Masonic Block's recently remodeled front façade accurately describes the window and cornice detailing shown in this photograph.

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HISTORIC IMAGES – 1963



(SOURCE: NEWTONIA, Newton High School Annual, 1963)

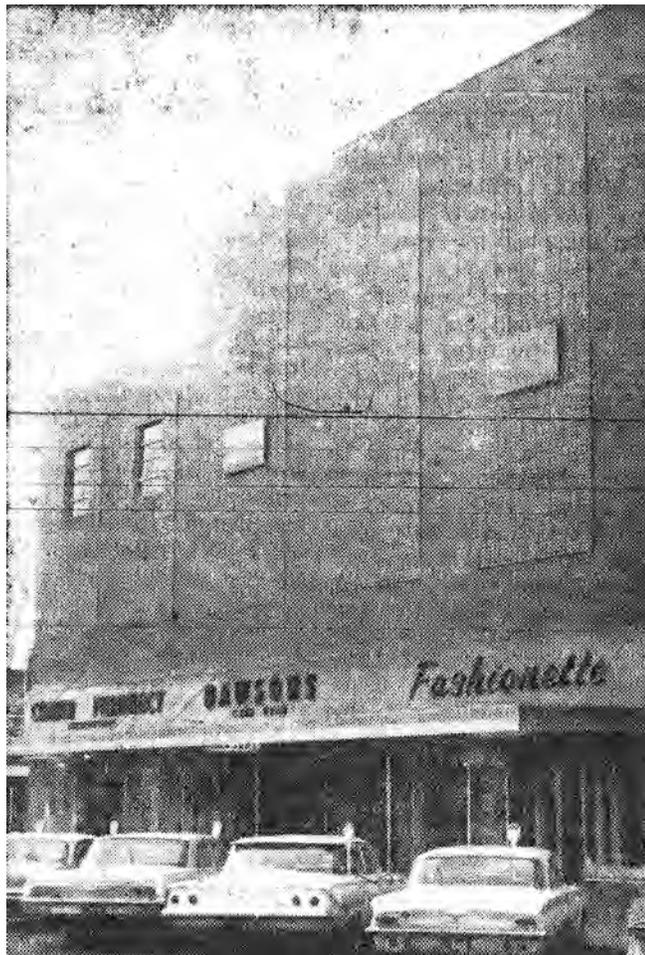
This photo of the west side of the Newton public square, looking northwest, appeared in a collage of photos that were taken during a midnight parade honoring the Newton's high school boys' state championship basketball team in March 1963. The photo shows that the Masonic Block's original third story pediment had already been removed and the cornice remodeled by this time. In the photo collage, another picture was superimposed over a portion of this photo; the other picture has been cropped out, resulting in the uneven top margin.

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HISTORIC IMAGES – 1963



(SOURCE: Newton Daily News, Jan. 28, 1964)

This photo of the Masonic Block, looking southwest across W. 2nd St. N., appeared in the "1963 progress edition" of the newspaper, as part of a photo spread entitled, "Progress Reflected in Many New Store Fronts"

Speaking at a dinner of Chamber of Commerce members and other community leaders in January 1964, attorney Jim Tyler mentioned new buildings to be constructed in 1964 and listed some of the building projects completed in the previous year, commenting, "...**these developments create the unmistakable image of a community on the move.**" This statement is probably an accurate summary of the philosophy behind the wide-spread remodeling that occurred in the downtown business district in the 1950s to mid-1960s.

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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).

“A. M. Hough & Sons Grocery & Variety Store. In Hurto, Larry Ray. A History of Newton, Iowa. Wolfe City, TX: Hennington Publishing Co. (1992).

“Hough’s Founded in Kerosene Age.” In Newton Daily News, May 2, 1952.

“Hough’s Was One of First 5 & 10¢ Stores.” In Newton Daily News, Dec. 18, 1926.

“Newton and Bridges Store.” In Hurto, Larry Ray. A History of Newton, Iowa. Wolfe City, TX: Hennington Publishing Co. (1992).

Newton city directories, 1899-2007.

“Newton Leaders Predict Good Business in ‘64”. In Newton Daily News, Jan. 29, 1964.

Personal interview with Wade Sheeler, Secretary of Newton Lodge #59 A.F. & A.M. (May 11, 2012).

“Temple Completed: Masonic Hall Redecorated, Inside and Out by Dugan & McGinis Co.” In Jasper County Record, Oct. 28, 1926.