

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

State Inventory No. 50-01705

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 Pangborn Building addition

other names/site number Iowa State Employment Office

2. Location

street & number 105-107-109-111 W. 2nd St. S.

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) 19

Lot(s) Part of 1

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)

Current Functions (Enter categories from instructions)

02E11 COMMERCE/TRADE/Specialty Store/grocery

70 VACANT

04 GOVERNMENT/Government Office

11DO3 HEALTH CARE/Medical Offices/doctor's office

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

06C LATE 19th & EARLY 20th CENTURY REVIVALS/

foundation

03 BRICK

Neo-Classical Revival

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

- 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 105-107-109-111 W. 2nd St. S.

Site Number 50-01705
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 1918 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 and Mary Jo Niskin date 04/30/2012
 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

Page 1

Pangborn Building addition	Jasper
Name of Property	County
105-107-109-111 W. 2 nd St. S.	Newton
Address	City

7. Description

Site Description

The Pangborn Building addition is located in the middle of the 100 block on the west side of W. 2nd St. S. Its primary façade faces east. It is adjoined by commercial buildings on the north and west and a public alley on the south. A public sidewalk runs flush to the building on the east, providing access to the two primary entrances. A private entrance to the south bay of this building and a separate entrance to the basement are accessed from the secondary façade on the alley. On-street parking is available in front of the building.

Property Description

The Pangborn Building addition is a two story, red brick building on what is likely a brick foundation. The building is rectangular in form stretching 22 feet westward from its 58-foot frontage on W. 2nd St. S. Typical of commercial buildings its roof is flat.

Although the building now reads as an independent structure, it was constructed as an addition to a Victorian era building (the Pangborn Building) that burned in 1961. At ground level, the building façade features three glassed display areas, each surmounted by fixed, cloth awnings. The display windows and two entrances are steel framed. The present configuration supercedes the historic storefront which had a single, ground floor storefront with a centrally located entrance. That change to the storefront occurred in the 1950s when the ground floor was subdivided into two professional offices. Further alterations to the storefront, such as the contemporary awnings and parged brick, are relatively recent.

Also completed in the 1950s was a two-story stairwell housing a second entrance, between the Pangborn Building and the addition. A visual inspection of that stairwell reveals that the west wall of this section is original to the Pangborn Building or the 1920s addition.

The upper story façade features a series of evenly spaced windows. A concrete running sill, and turned-brick headers provide a visual unity, while a concrete keystone underscores the sense of rhythm established by the parade of windows. Although contemporary vinyl windows have replaced the original, the retention of the historic 1/1 configuration helps to balance the loss of historic materials. The building's cornice features a simple, concrete molding topped by an interrupted series of balusters that are placed in relief against the brick cornice and sit atop concrete band molding.

The south elevation fenestration is similar to that of the primary façade except for a single row of turned brick, instead of stepped voussoirs, surmounting each window. On each story the narrow west window has been filled in, retaining the size and shape of the originals and maintaining the original concrete sill. A secondary entrance to the south office, and an access entrance to the basement are also located on the south elevation.

Page 2

Pangborn Building addition	Jasper
Name of Property	County
105-107-109-111 W. 2 nd St. S.	Newton
Address	City

7. Description, cont'd.

Integrity Considerations

As it relates to design, materials, and workmanship, the Pangborn Building addition retains a good degree of integrity. Despite its historic function as an addition to the Pangborn Building, the building design created an autonomous structure; when the Pangborn Building burned in 1961, the addition did not lose its visual integrity. The retention of historic form and Classical revival details further supports retention of integrity related to design and materials.

Diminished somewhat by the loss of the Pangborn Building to which the structure was constructed to enlarge, the Pangborn Building addition nevertheless retains a good degree of integrity as it relates to location, association, and setting and contributes to the integrity of feeling created by the generally intact commercial district found in Newton.

8. Statement of Significance

The Pangborn Building addition 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 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

Iowa Site Inventory Form Continuation Sheet

Page 3

Pangborn Building addition	Jasper
Name of Property	County
105-107-109-111 W. 2 nd St. S.	Newton
Address	City

8. Statement of Significance, cont'd.

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-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 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 original Pangborn Building, built prior to 1900, had its primary façade on First Avenue West and stretched approximately 85' to the south along W. 2nd St. S. The majority of the building consisted of two stories; a small section at the south end of the building was only a single story. Sometime between 1918 and 1927, as indicated by Sanborn maps, this one-story section of the building was most likely demolished, and a new two-story addition extended the Pangborn Building southward to the alley. The ground floor storefront carried the address 109 W. 2nd St. S. The new addition's second-floor offices (numbered 105 and 107) were accessed by means of a stairway in the original Pangborn building.

In 1961 most of the original Pangborn building was razed, and a new one-story building of modern design was erected in its place. Whether the original stairway was retained or a new ones was constructed is unknown; however, the stairway remains in its original location just north of the addition, and visual inspection of the back of the building reveals its west wall is original to the Pangborn Building. This stairway is accessed through a foyer at the south end of the new building. For further information about the original Pangborn building and its mid-century replacement, see Site Inventory #50-01631.

To date, the first business found to exist on the ground floor of the Pangborn Addition was the short-lived Ideal Grocery, which appeared only in the 1929 Newton City Directory. The 1930s found the storefront home to the Dawn Café & Deli and later the Callison Restaurant. The Bloom Room Café took the ground floor space in the 1940s. During the late 1930s and 1940s the ground floor also served as the bus depot and a taxi business. In the early 1950s the Iowa State Employment Service office occupied the entire storefront.

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

Site Number **50-01705**
Related District Number 50-01703

Page 4

Pangborn Building addition	Jasper
Name of Property	County
105-107-109-111 W. 2 nd St. S.	Newton
Address	City

8. Statement of Significance, cont'd.

By 1957 the interior of the ground floor storefront had been remodeled into space for two professional offices, each with its own separate entrance. Optometrists occupied the north office (now bearing the address number of 109) from 1957-1965, while a series of podiatrists were located in the south office (numbered 111) from 1957 through the early 1980s. Since that time the ground floor has housed law offices, stockbrokers, investment counselors, and massage therapists, none for more than ten years. Both ground floor offices are currently vacant.

In the late 1920s-early 1930s the Pangborn Addition's upstairs offices were occupied by the Highway Commission, life insurance and an abstract/loan business. The American Legion was listed as a tenant in the 1930s. The N-U Club was located on the second floor in the 1950s and early 1960s. From the 1960s until approximately 2003, a law firm occupied the second floor. It is now vacant.

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

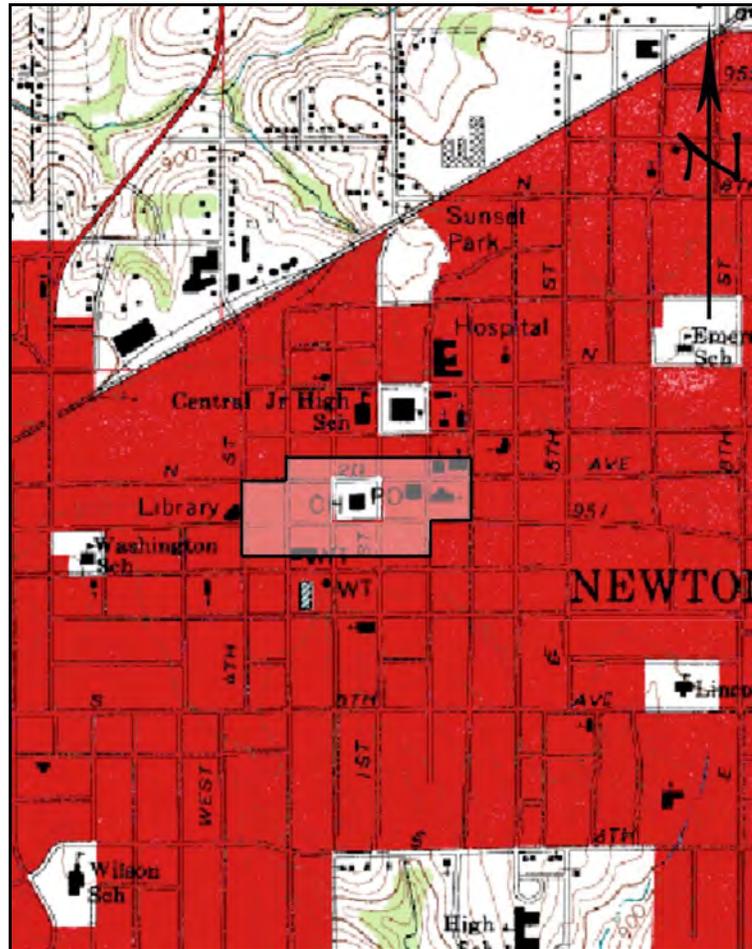
Site Number **50-01705**
Related District Number 50-01703

Page 5

Pangborn Building addition	Jasper
Name of Property	County
105-107-109-111 W. 2 nd St. S.	Newton
Address	City

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 Pangborn Building addition is considered a contributing resource, is indicated.

Page 6

Pangborn Building addition	Jasper
Name of Property	County
105-107-109-111 W. 2 nd St. S.	Newton
Address	City

11. Additional Documentation - Maps

PARCEL MAP - AERIAL VIEW - 2011



(SOURCE: <http://beaconschneidercorp.com>. Accessed April 24, 2012.)

The location of the building is marked with an arrow.

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

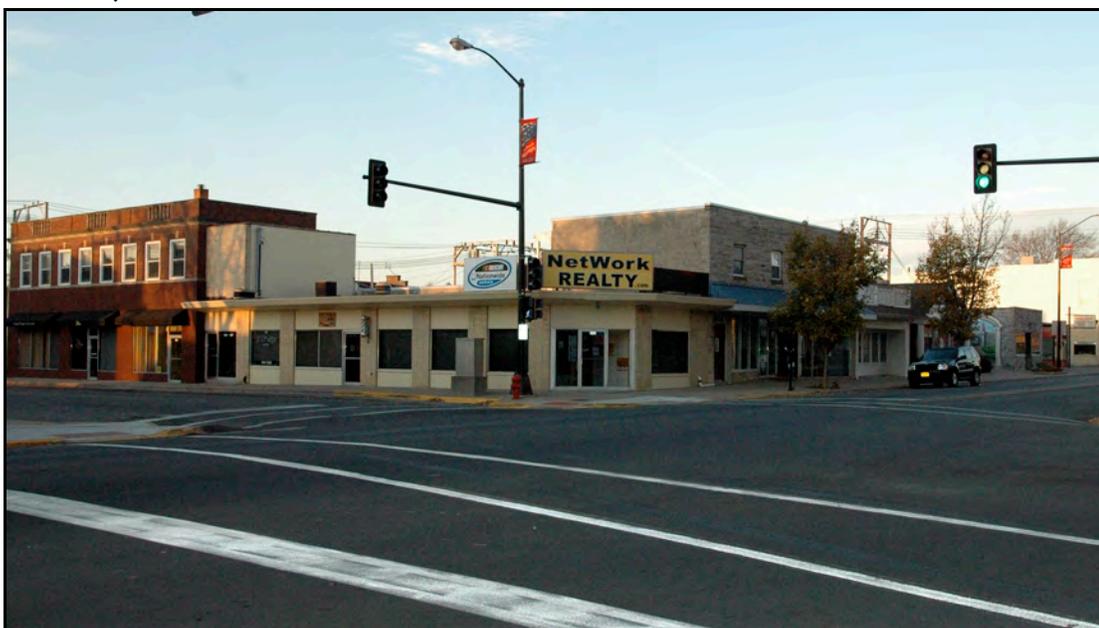
Site Number **50-01705**
Related District Number 50-01703

Page 7

Pangborn Building addition	Jasper
Name of Property	County
105-107-109-111 W. 2 nd St. S.	Newton
Address	City

11. Additional documentation, cont'd

PHOTOGRAPHS



View of the west side of the 100 block of W. 2nd St. S (at left), looking southwest from its intersection with 1st Ave. W. The location of the resource is indicated by an arrow. The narrow two-story section of the adjacent building houses the stairway to the resource's upstairs offices and also contains the entrance to the beauty shop in the one-story building.

(Image by Sue Smith, June 30, 2011)

Page 8

Pangborn Building addition	Jasper
Name of Property	County
105-107-109-111 W. 2 nd St. S.	Newton
Address	City

11. Additional documentation, cont'd

PHOTOGRAPHS



Looking west across W. 2nd St. S. at the Pangborn Building addition. The downstairs bays were refaced ca. 2009, and new canopies added. The second floor facade retains the architectural details present at the time of construction. Access to the upstairs offices is through the yellow building at right.

After this photograph was taken, the tenant of the south bay moved to a new location, and the entire building is now vacant.

(Image by Bob Sawyer, May 30, 2011)

Page 9

Pangborn Building addition	Jasper
Name of Property	County
105-107-109-111 W. 2 nd St. S.	Newton
Address	City

11. Additional documentation, cont'd

PHOTOGRAPHS



View of rear (south) elevation, looking northwest across W. 2nd St. S. The lower portion of the south elevation has been painted white, in an effort to deter vandalism.

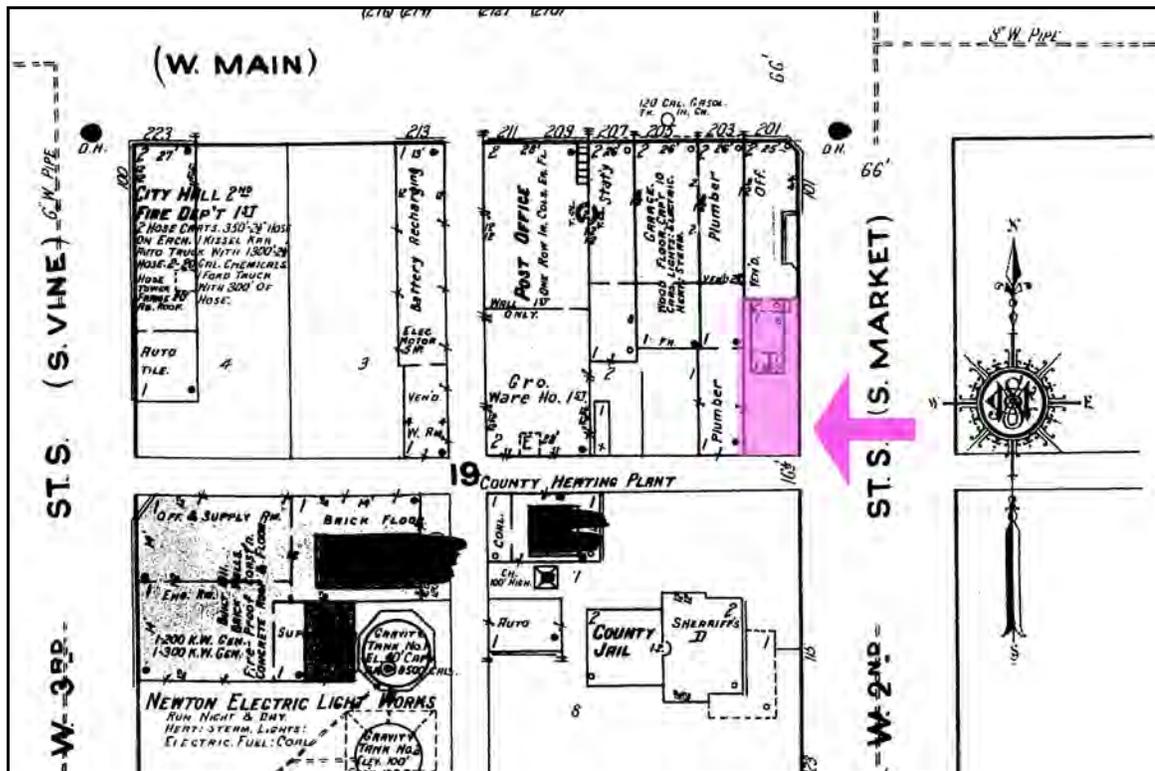
(Image by Bob Sawyer, May 30, 2011)

Page 10

Pangborn Building addition	Jasper
Name of Property	County
105-107-109-111 W. 2 nd St. S.	Newton
Address	City

11. Additional documentation, cont'd

FIRE INSURANCE MAP - 1918



(SOURCE: Sanborn Company Fire Insurance Map, 1918)

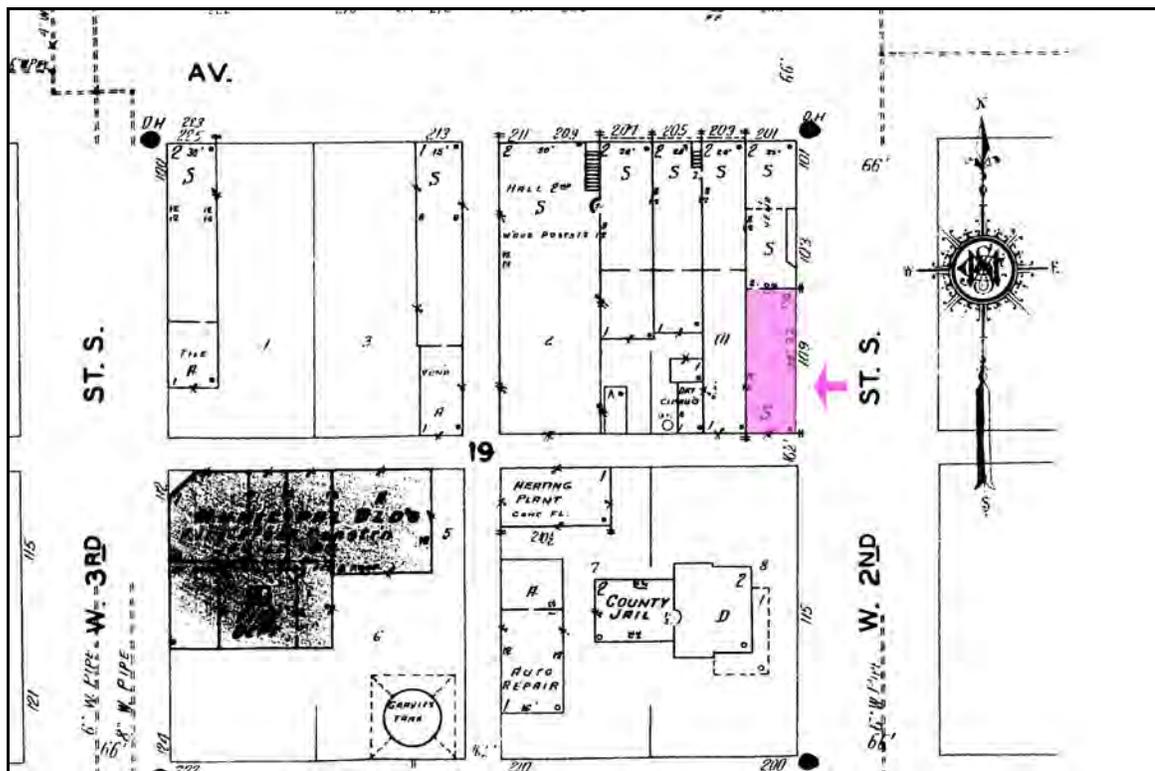
The location of the resource, located at the south end of the Pangborn Building, is indicated. In 1918, this portion of the building was only one story and did not have an address of its own.

Page 11

Pangborn Building addition	Jasper
Name of Property	County
105-107-109-111 W. 2 nd St. S.	Newton
Address	City

11. Additional documentation, cont'd

FIRE INSURANCE MAP - 1927



(SOURCE: Sanborn Company Fire Insurance Map, 1927)

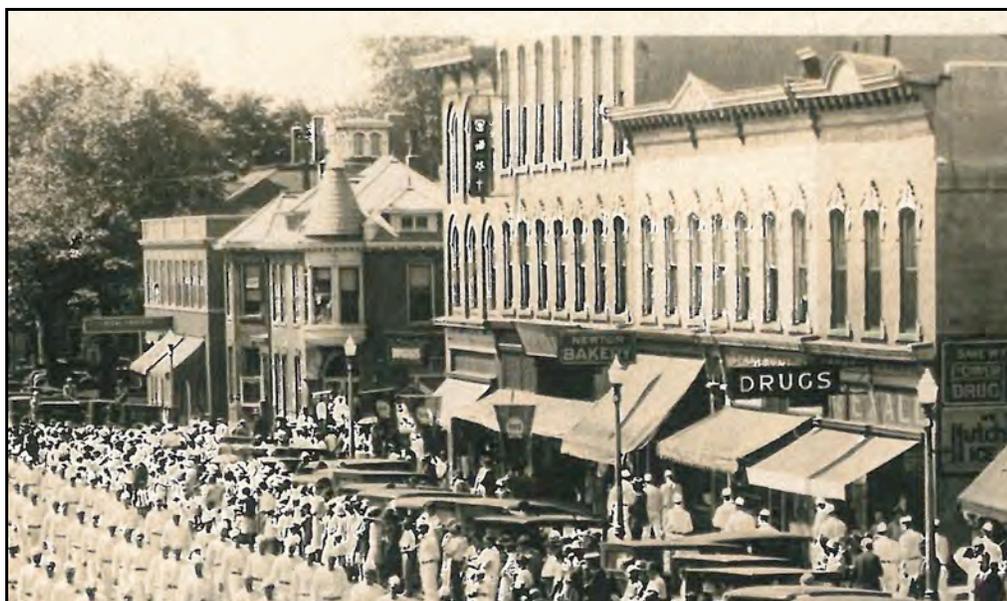
By 1927, the current addition to the Pangborn Building was present. The two-story addition is presumed to be all new construction, replacing the small one-story structure that was present in 1918. This addition housed a single retail establishment on the ground floor. Entrance to the second floor was gained by means of an enclosed stairway at the south end of the original Pangborn building.

Page 12

Pangborn Building addition	Jasper
Name of Property	County
105-107-109-111 W. 2 nd St. S.	Newton
Address	City

11. Additional documentation, cont'd

HISTORIC IMAGES – ca. 1929-1930



(SOURCE: Collection of Rita Reinheimer)

This parade photo, looking southwest, shows the west side of the 100 block of W. 2nd St. S and a portion of W. 2nd St. N. The resource, at this time a grocery store, is indicated by an arrow. To the north is the original Pangborn Building, whose south bay housed the stairway to the second floor of both buildings. The original Pangborn Building was razed in 1961, and a modern office building erected in its place.

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

Site Number **50-01705**
Related District Number 50-01703

Page 13

Pangborn Building addition	Jasper
Name of Property	County
105-107-109-111 W. 2 nd St. S.	Newton
Address	City

9. Bibliographic References

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

Newton City and Jasper County Iowa Directory, 1935. Newton, IA: Directory Service Company, 1935.

Newton (Jasper Co., IA) City Directory. Kansas City, MO: R. L. Polk & Co., 1939 - 2007-8 editions.

Personal interview with Dr. Larry DeCook, former building tenant. (January 16, 2012).

Personal recollections of Rita Reinheimer, whose father was a building tenant.

Telephone Directory for Newton, Iowa, 1933. Newton, IA: Iowa State Telephone Co., August 1933.

Pangborn Building demolition photo and caption. In Newton Daily News, Jan. 5, 1961 p.1.