

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

State Inventory No. 50-01687

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 Rempp Motor Parts

other names/site number Koppin Building, Jasper County Attorney

2. Location

street & number 114 W. 3rd St. N.

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) Part of 5

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)

Current Functions (Enter categories from instructions)

14D09 TRANSPORTATION/Road-Related/auto service

04E GOVERNMENT/ Government Office

02B or 02E COMMERCE/TRADE (plumber)

01A01 DOMESTIC/Single Dwelling/residence

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F01 Commercial/false front

foundation 10B CONCRETE/poured

09D01 Roof form/flat

walls (visible material) 15H SYNTHETICS/syn. stone

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 114 W. 3rd St. N.

Site Number 50-01687
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
1952 check if circa or estimated date
Other dates, including renovation
1955, 1998

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 & Mary Jo Niskin
organization Newton Historic Preservation Commission
street & number 101 W 4 ST S
city or town Newton state Iowa date 06/01/2012
telephone 641-792-2787 zip code 50208

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- 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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Rempp Motor Parts	Jasper
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2. Legal Description, cont'd.

The entire legal description of the property is the north ½ of Lot 5, Block 16, except the east 2.4 feet.

5. Classification, cont'd.

Rempp Motor Parts is considered a building and is counted as a non-contributing resource to the Newton Downtown Historic District.

7. Description

Site Description

Rempp Motor Parts is located on the east side of W. 3rd St. N, near the middle of the 100 block; its façade faces west. An alley on the north side separates it from its commercial neighbor to the north. A scant distance separates it from the one-story commercial building to the south. A public sidewalk runs flush to the building on the west, providing access to three entrances on the primary façade.

Property Description

This building is described in the county assessor's records as two "detached" concrete block buildings, on concrete foundations. From the street they are unified by a common false front, and the interior is also unified. The assessor lists the north building (listed as being built in 1954) as stretching 64 feet to the east from its 44 feet frontage on W. 3rd St. N., while the south building (allegedly built 1952) extends 64 feet east from its 22' frontage. A gabled roof with Duro-last covering, installed in 2007, is hidden behind a false front. Dark metal coping edges the roof and parapet.

In contrast to the light, neutral coloration of the faux stucco skin (applied in 1998), the dark door and window glass vibrate strongly, emphasizing their deeply recessed placement. Three evenly spaced, recessed doorways, each with a recessed window nearby, pierce the façade, denying any suggestion of ornamentation. A lone, beige decorative band that is somewhat below, but parallel to the roofline, relieves the sameness of the façade.

Integrity Considerations

When constructed this resource apparently was two adjacent commercial style buildings. Because the alteration to their 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 any 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.

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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.

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 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 Arcade building) were constructed, their stylistic character reflective of the era.

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8. Statement of Significance, cont'd.

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

Property History

The history of the buildings that comprise this resource is somewhat sketchy. The first commercial building on this site was the S. F. Neel Bakery (later Neel's Ice Cream Factory), built in 1911. Between 1918 and 1927 a new, adjacent building OR an addition – See Sanborn 1927 included extended the business approximately 22 feet to the south. The building(s) continued to manufacture and sell ice cream and dairy products, under different ownership, until sometime in the 1940s.

By 1953 Horace Morrison owned the entire property, with his automotive garage apparently occupying at least the newer building/addition (street address: 108 W. 3rd St. N.). The county assessor's records indicate that this #108 building was (re)built in 1952, but, in the absence of building permits or other historic records, this has not been verified.

By the early 1950s, the original bakery building (street address 110 W. 3rd St. N.) was apparently entering, or already in, a state of decline. In 1953 Morrison applied for a building permit to replace the rear wall. A May 1955 building permit was issued for reinforcing ceiling joists and replacing the concrete floor in this portion of the building. Whether this job was ever completed is unknown, but three months later, Morrison was granted a building permit to build a new concrete block structure, foundation size 44' x 64,' on the W 44' of N 64' of Lot L. Lot L is the location of the building directly north of this resource and, since Morrison did not own that building, it would appear that this was merely a clerical error, and the applicant meant to write "Lot 6." At any rate, it appears the new building was constructed on this site, since the dimensions listed on the building permit match the size of the larger of the "detached" buildings referred to in the assessor's records.

The two buildings retained their separate addresses for another ten or more years. The smaller building, #108, was home to Hamilton Auto Seat Covers in the middle 1950s, followed by V & E Plumbing until the mid- to late-1960s.

The first entry listed in city directories for the new building at 110 W. 3rd St. N. was storage for Newton Office Supply and Newton Furniture. By 1959, Hamilton's Auto Seat Covers had moved into this larger building from #108. In the late 1960s Rempp Motor Parts moved from across the street into this building. They remained in this location for approximately twenty years.

At some point in the 1970s, while Rempp Motor Parts was in the building, it is likely that all or part of the adjoining walls of the two structures were removed and the individual buildings became one. The county assessor's records reference a new front on the "core block" in 1975.

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8. Statement of Significance, cont'd.

In 1989 the owner of Tri-County (Garage) Door, applied for a permit to convert a portion of this building's storage area into an apartment. Following Tri-County's departure the building was purchased by Pete Koppin, a Newton builder. Koppin remodeled the interior as an apartment for family members, who resided there for several years.

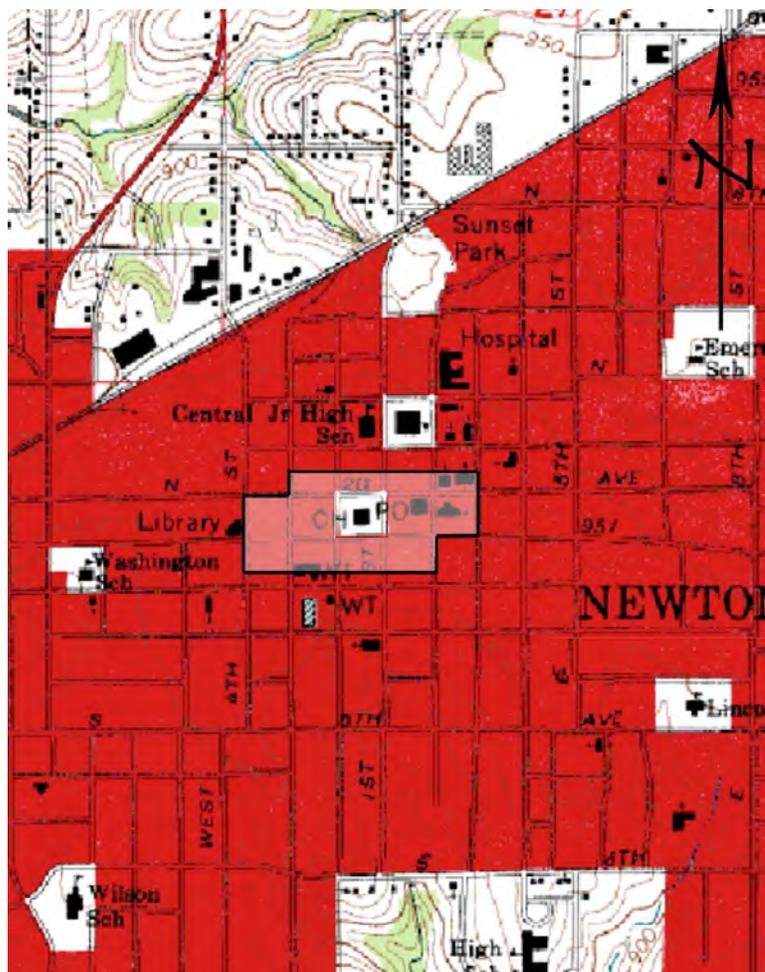
In June of 1997 Mr. and Mrs. Koppin donated the buildings to Jasper County. Soon after, the building's front facade was rebuilt and the entire building refaced with synthetic stucco, obliterating any trace of historic materials. The interior was remodeled for use by several non-profit groups, including a community clothing closet and youth services. By 2007 the building had become the Jasper County Attorney's offices. The building's address has been changed to 114 W. 3rd St. N., and its front façade carries the name "Jasper County Koppin Building", in honor of the building's donors.

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11. Additional Documentation - Maps

USGS 7.5 MINUTE TOPOGRAPHIC MAP – NEWTON – 1965



(MAP SOURCE: <http://www.trails.com>. Accessed 09/21/2012.)

The Newton Downtown Historic District, to which the resource is considered a non-contributing resource, is indicated.

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11. Additional Documentation - Maps

PARCEL MAP – AERIAL VIEW – 2011



(Source: <http://beacon.schneidercorp.com>. Accessed 09/21/2011.)

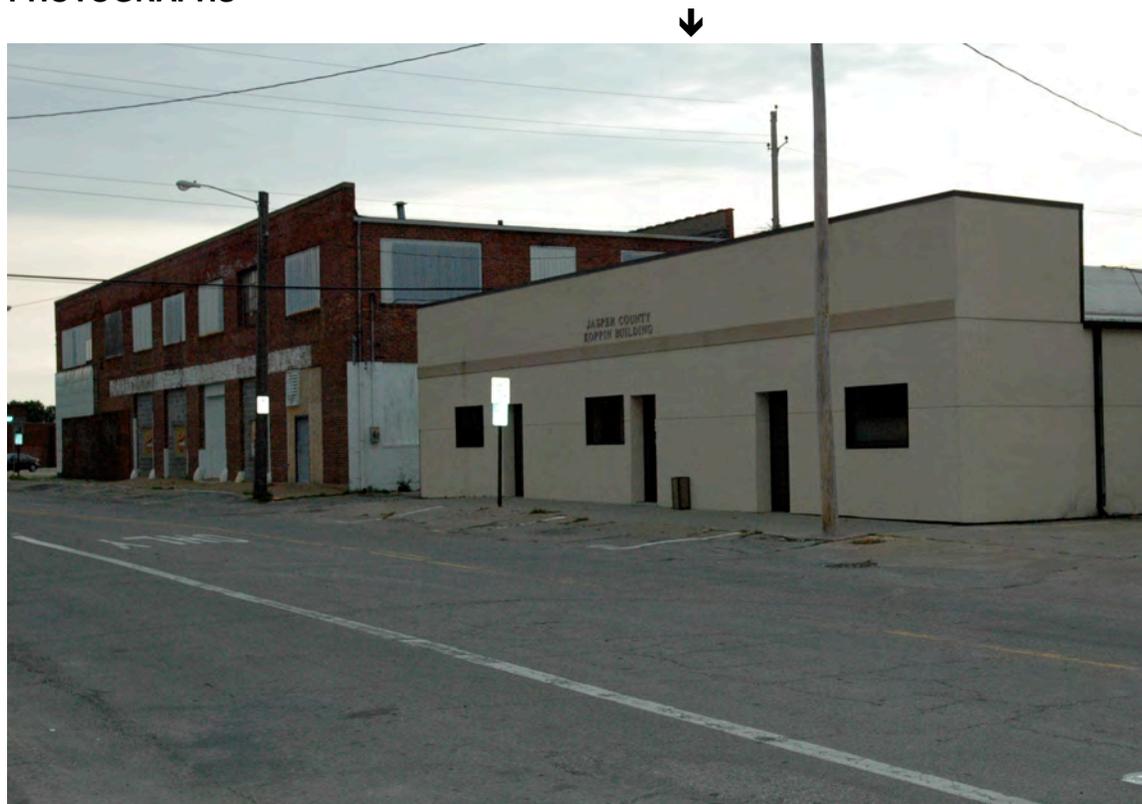
The location of the building is SHADED.

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11. Additional Documentation, cont'd.

PHOTOGRAPHS



View of the east side of the 100 block of W. 3rd St. N., looking northeast . The location of the resource is indicated.

(All images by Sue Smith, July 1, 2011)

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11. Additional Documentation, cont'd.

PHOTOGRAPHS



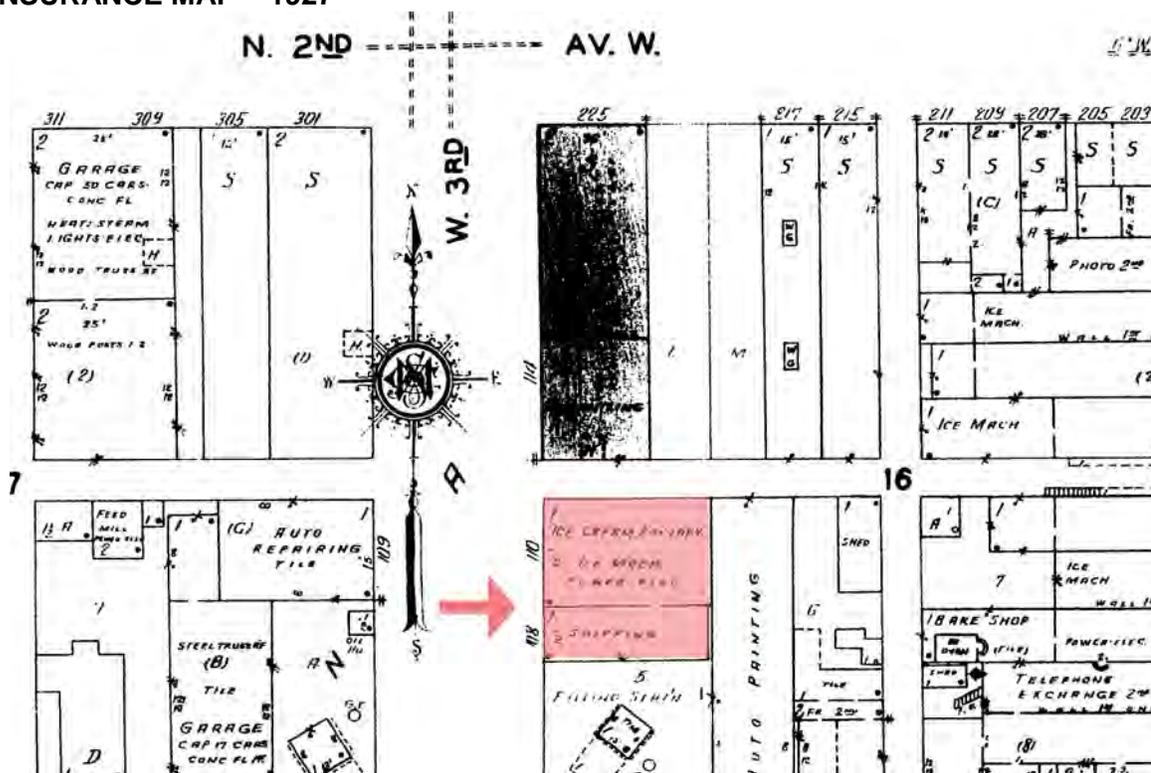
Looking east across W. 3rd St. N. at the resource. The building carries the name "Koppin Building" because it was donated to the county by Mr. & Mrs. Pete Koppin.

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11. Additional Documentation, cont.

FIRE INSURANCE MAP – 1927



(SOURCE: Sanborn Company Fire Insurance Map, 1927)

The county assessor's records indicate the building shown here is not the resource that now sits on this site, but it has the approximate dimensions of the current building. The façade dimensions shown are incorrect: the ice cream factory took up half of the 132-foot block, or 66 feet from north to south.

Sanborn maps indicate that the "shipping" area of the building shown here was added between 1918-1927 and, according to the assessor's records, that a new building was constructed on that site in 1952. The earliest building permit found for the address 108 W. 3rd St. N. is from 1955, so the accuracy of the assessor's information cannot be verified.

A 1955 building permit for the address 110 W. 3rd St. N., but carrying a legal description for a portion of the lot to the north (Lot L, instead of 5), lists the work to be done as "build new concrete block structure, foundation size 44' x 64'." Since this seems to match the footprint of the building now located on the site of the former 110, it appears that the reference to "Lot L" was merely a clerical error, and the northern portion of the current building was constructed in 1955, not 1954 as per assessor's records.

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11. Additional Documentation, cont'd.

HISTORIC IMAGES – ca. 1970s-1980s



(SOURCE: "County Properties" notebook, in the office of the Jasper County Auditor)

This photograph, looking northeast across W. 3rd St. N., probably was part of the county assessor's records in the 1970s-1980s. It appeared as a photocopied attachment to the auditor's assessment of this property when it was donated to the county in 1997. The building to the south, indicated by the hand-drawn arrow pointing downward, was numbered 108 W. 3rd St. N. and was described as a separate building that was constructed in 1952. The building to the north which is "X"ed out in the photo, was numbered 110 and was described on a separate page as being built in 1954 and refaced with "block" in 1975.

After acquiring these two buildings in 1997, the county unified the appearance of their façades with a false front clad in synthetic stucco (EIFS).

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

Site Number **50-01687**
Related District Number 50-01703

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9. Bibliographic References

Hurto, Larry Ray. A History of Newton, Iowa. Wolfe City, TX: Henington Publishing Co. (1992).

Building permits in Newton Public Works office.

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

Jasper Co. Auditor's records, located in the Jasper County Courthouse.

Newton city directories and telephone books, various years. Located at Newton Public Library and Jasper Co. Genealogical Library.