

United States Department of the Interior
National Park Service

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" on the appropriate line or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name NEWTON DOWNTOWN HISTORIC DISTRICT

other names/site number _____

2. Location

street & number CENTERED AROUND THE COUNTY COURTHOUSE SQUARE INCLUDING FACING STREETSCAPES AND EXTENDING WEST TO 4TH ST AND EAST TO 3RD ST ALONG 1ST AVE AND N. 2ND AVE, INCLUDING CROSS STREETS N/A not for publication

city or town NEWTON N/A vicinity

state IOWA code IA county JASPER code 099 zip code 50208

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (nomination request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (meets does not meet) the National Register criteria. I recommend that this property be considered significant (nationally statewide locally). (See continuation sheet for additional comments.)
[Signature] 08/05/2014
Signature of certifying official/Title _____ Date _____
STATE HISTORICAL SOCIETY OF IOWA
State or Federal agency and bureau _____

In my opinion, the property (meets does not meet) the National Register criteria. (See continuation sheet for additional comments.)
Signature of certifying official/Title _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

- I hereby certify that the property is :
- entered in the National Register.
 See continuation sheet.
 - determined eligible for the National Register
 See continuation sheet
 - determined not eligible for the National Register
 - removed from the National Register.
 - Other. (Explain) _____

[Signature]
Signature of Keeper
Edson H. Beall

Date of Action
9.22.14

Newton Downtown Historic District
Name of Property

Jasper County, Iowa
County and State

5. Classification

Ownership of Property **Category of Property**
(Check as many lines as apply) (Check only one line)

- | | |
|--|--|
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) |
| <input type="checkbox"/> public-local | <input checked="" type="checkbox"/> district |
| <input checked="" type="checkbox"/> public-State | <input type="checkbox"/> site |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure |
| | <input type="checkbox"/> object |

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
60	24	buildings
1		sites
		structures
		objects
61	24	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources
previously listed in the National Register**

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE
COMMERCE/RESTAURANT
COMMERCE/TRADE/SPECIALTY STORE
COMMERCE/TRADE/FINANCIAL INSTITUTION
DOMESTIC/HOTEL
LANDSCAPE/PLAZA

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE
COMMERCE/RESTAURANT
COMMERCE/TRADE/SPECIALTY STORE
COMMERCE/TRADE/FINANCIAL INSTITUTION
DOMESTIC/MULTIPLE DWELLING
LANDSCAPE/PLAZA

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/ITALIANATE
LATE 19TH&20TH CENTURY REVIVAL/NEO-CLASSICAL
REVIVAL
LATE 19TH&20TH CENTURY REVIVAL/MISSION REVIVAL
LATE 19TH&20TH CENTURY AMERICAN MOVEMENTS/
CHICAGO

Materials
(Enter categories from instructions)

foundation STONE/LIMESTONE
walls BRICK
WOOD
roof
other GLASS
METAL/STEEL

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Newton Downtown Historic District
Name of Property

Jasper County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" on all the lines that apply)

Property is:

- 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)

ARCHITECTURE

COMMERCE

INDUSTRY

Period of Significance

1846-1964

Significant Dates

1846

1911

1949

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

PROUDFOOT & BIRD

FEHLEISEN, THEODORE

Narrative Statement of Significance - (Explain the significance of the property on one or more continuation sheets)

9. Major Bibliography References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- previous determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Record
- designated a National Historic Landmark
- recorded by American Buildings Survey

- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historical Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository _____

Newton Downtown Historic District
Name of Property

Jasper County, Iowa
County and State

10. Geographical Data

Acreage of Property Approx. 26.362

UTM References

(Place additional UTM references on a continuation sheet.)

1	15	495222E	4616516N
Zone	Easting	Northing	
2	15	495326E	4616516N
Zone	Easting	Northing	
3	15	495326E	4616573N
Zone	Easting	Northing	
4	15	495754E	4616573N
Zone	Easting	Northing	

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Alexa McDowell, Architectural Historian
organization AKAY Consulting date July 17, 2014
street & number 103 W. Island Avenue telephone 515-491-5432
city or town Minneapolis state MN zip code 55401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs - Representative **black and white photographs** of the property.

Additional items - (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name See Attached
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

6. Function or Use, cont'd.

Historic Functions

RELIGION/RELIGIOUS FACILITY
GOVERNMENT/COURTHOUSE
GOVERNMENT/PUBLIC WORKS
DOMESTIC/MULTIPLE DWELLING
RECREATION AND CULTURE/WORK OF ART

Current Functions

RELIGION/RELIGIOUS FACILITY
GOVERNMENT/COURTHOUSE
CULTURAL AND RECREATIONAL/MUSEUM
RECREATION AND CULTURE/WORK OF ART

7. Description

Architectural Classification, cont'd.

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/COMMERCIAL STYLE
MODERN MOVEMENT

Narrative Description

Newton, Iowa is located in central Iowa and serves as the Jasper County seat (Figure 1). Situated immediately north of Interstate 80, Newton is just 35 miles due east of the state capitol in Des Moines. The community has long benefited from its proximity to the capitol city, which today is a quick 30-minute drive.

Jasper County was created in 1846 with the county seat incorporated at Newton the following year. The original town plat laid out twenty-nine blocks centered around the courthouse square, with eight lots on each block. Initially, the roadways were named with Main Street being the primary east-west street (running along the south side of the courthouse square) and Market and Spring Streets bounding the courthouse square on the west and east, respectively. McDonald Street completed the courthouse framework on the north. By 1918 Newton's street names had been changed, defined by a quadrant system of numbered streets and avenues. Main Street became 1st Avenue, with east-west roadways numbered consecutively north and south – all named as “avenues” with the appropriate directional suffix indicating its location relevant to 1st Avenue. Spring Street became 1st Street, with north-south roadways numbered consecutively east and west – all named as “streets” with the appropriate directional suffix indicating its location relevant to 1st Street.

From the beginning, the visual character of the Newton downtown has been largely defined by the relationship of its buildings to the courthouse square, which anchors the commercial district. The Newton Downtown Historic District (Figure 3) is rectangular in form, encompassing the resources surrounding the Jasper County Courthouse on the courthouse square and stretching east to E. 3rd Street and west to W. 4th Street, including intersecting roadways. The boundary encompasses all properties that are historically

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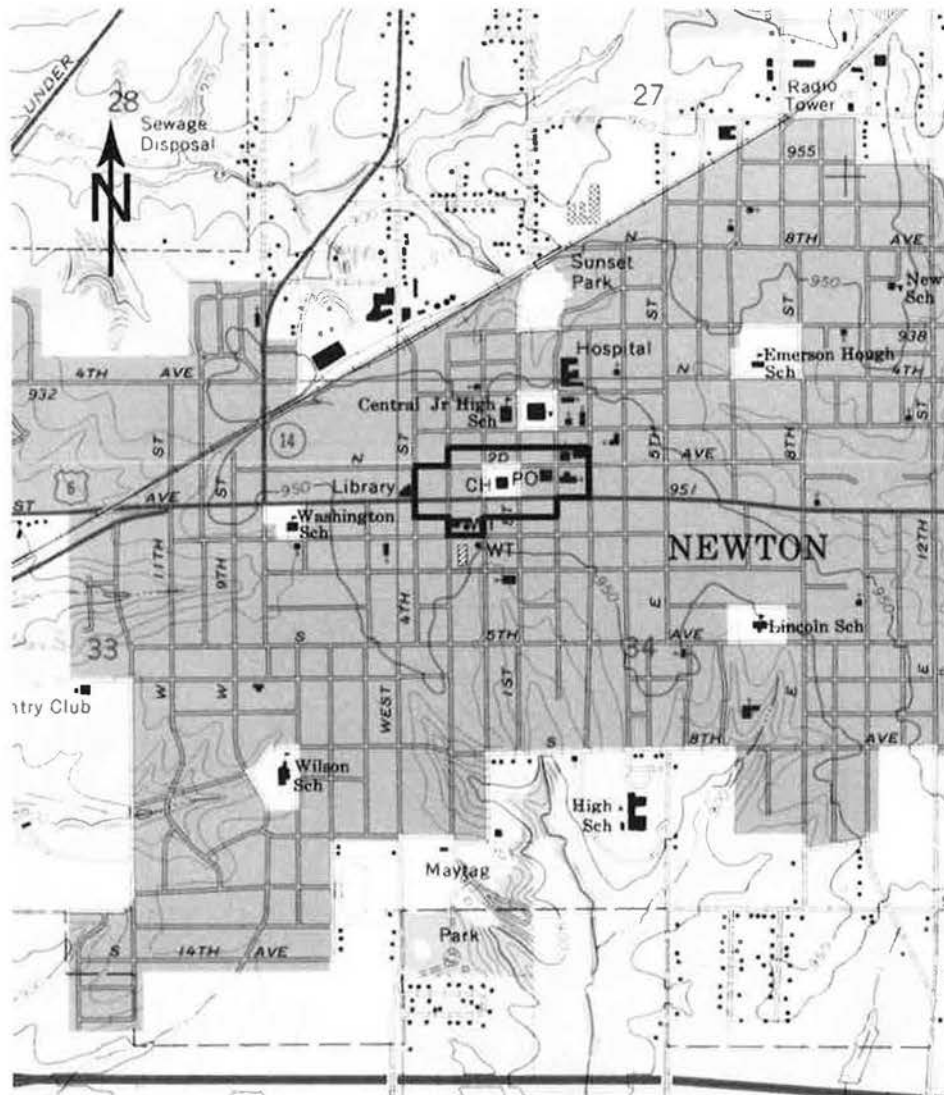
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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 1. USGS 7.5 Minute Topographic Map – Newton Quad (1965)



(SOURCE: [http:// store.usgs.gov](http://store.usgs.gov). Accessed December 17, 2013.)

Newton is located in Jasper County, just north of U.S. Interstate 80 some 35 miles east of the state capital at Des Moines. The location of the Newton Downtown Historic District is indicated.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

associated with the district, including non-commercial buildings sited within the commercial core. The resources within the boundaries represent the growth of the historic downtown over the extended period of its development as well as the broad spectrum of property types (commercial, residential, religious, and governmental) typically found in an historic downtown of an Iowa county seat with a substantial population.

Figure 2. District Photograph: Jasper County Public Services Complex



View of the remaining buildings of the historic public works complex, looking northeast with the Jasper County Courthouse in view in the background, left.

The district boundary extends a half-block south between 2nd and 3rd Streets to include two buildings on the south half of the block. The buildings are part of what was historically a larger governmental complex of city and county facilities that included the water works, the city hall and fire department building, and the power plant. As a result, the two remaining buildings stand as rare, tangible connections to Newton's historic public works. Further, a demonstrated tie to the Jasper County Courthouse documented during the intensive level survey and evaluation that preceded this nomination underscores the significance of the buildings; the gas

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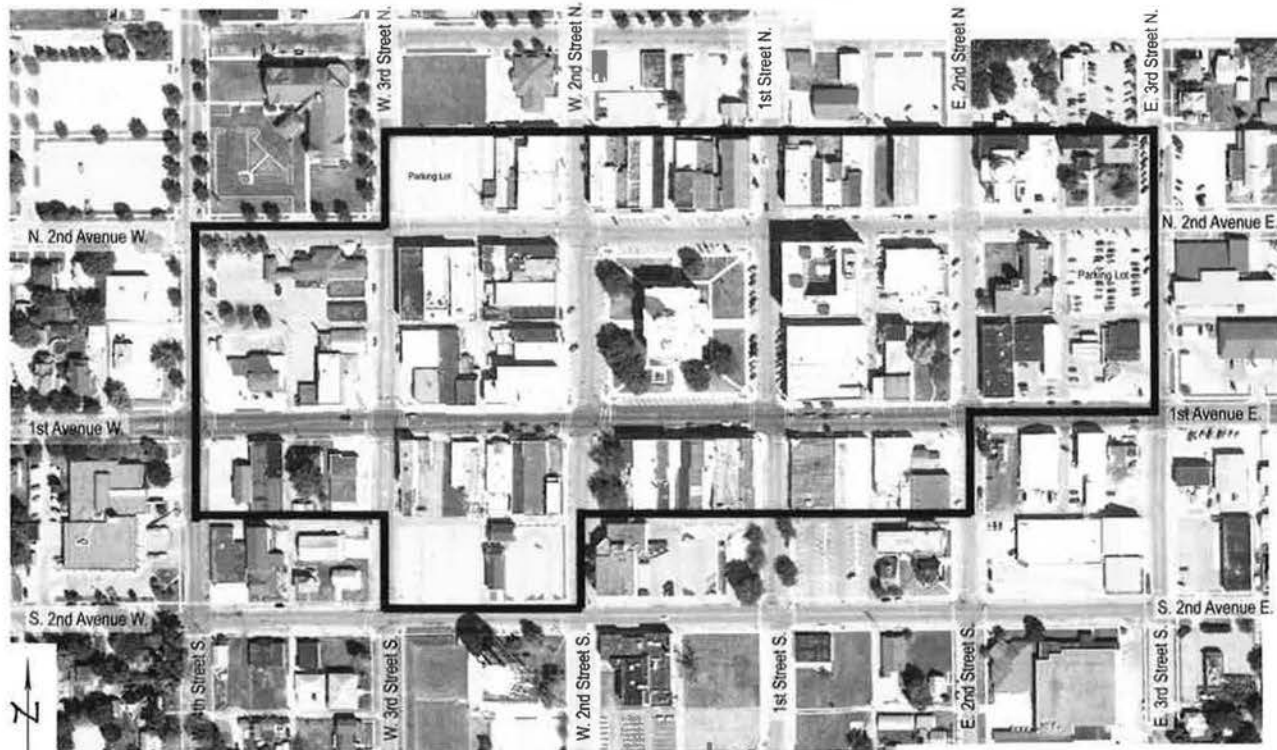
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Newton Downtown Historic District - Newton, Jasper County, Iowa

plant was constructed as part of the heating system for the 1909-1911 Jasper County Courthouse. Like the courthouse, the gas plant for heating and power was designed by the firm of Proudfoot & Bird.¹

One individually listed National Register of Historic Places resource is located in the Newton Downtown Historic District. The 1909-1911 Beaux-Arts courthouse, designed by the firm of Proudfoot & Bird of Des Moines, Iowa, was registered as part of the 1981 Multiple Property Document "County Courthouses in Iowa."

Figure 3. Boundary Map – Newton Downtown Historic District - 2014



(BASE MAP: <http://maps.google.com>. Accessed 12/03/2012)

Although initially a mix of property types, today the streetscapes surrounding the courthouse square are primarily two-story, contiguous commercial buildings that reflect a variety of stylistic influences but that are dominated by the clean lines and devotion to simple geometric forms that typify the Modern Movement (Figure 4). Also located in the district are the former Federal Post Office (now housing Jasper County Conservation), three churches, and one residence.

¹ Rita Reinheimer and Alexa McDowell, Iowa Site Form: 50-01703, "Jasper County Public Services Complex," June 23, 2012, p3.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 4. District Photograph: North streetscape



(SOURCE: AKAY Consulting 11/03/2013)

View of the streetscape on the north side of the courthouse square, looking east along N. 2nd Avenue from W. 2nd Street. Typical of the core of the historic district, buildings are located contiguously and they represent the continuum of development with particular visual impact made by the mid-20th century façade replacements.

The district's earliest building resources are located in close proximity to the courthouse square, their construction coinciding with the pending arrival of the Mississippi-Missouri Railroad (later the Rock Island). The Masonic Temple was constructed c.1865, but was refaced in the mid-20th century and Mann's Wagon Shop was constructed c.1866 with a storefront alteration dating to c.1904.

The impact of the rail service, which provided Newton with ready access to Des Moines and the balance of the Midwest, is manifested in the commercial development that occurred in the decade after its arrival. In 1875 \$200,000 was invested in the construction of some 38 buildings, both commercial and residential. The buildings at 107-109 W. 2nd Street N., 111 W. 2nd Street N., 118 N. 2nd Avenue W., 120 N. 2nd Avenue W., and 124 N. 2nd Avenue W. were constructed in the Newton Downtown Historic District in 1875.

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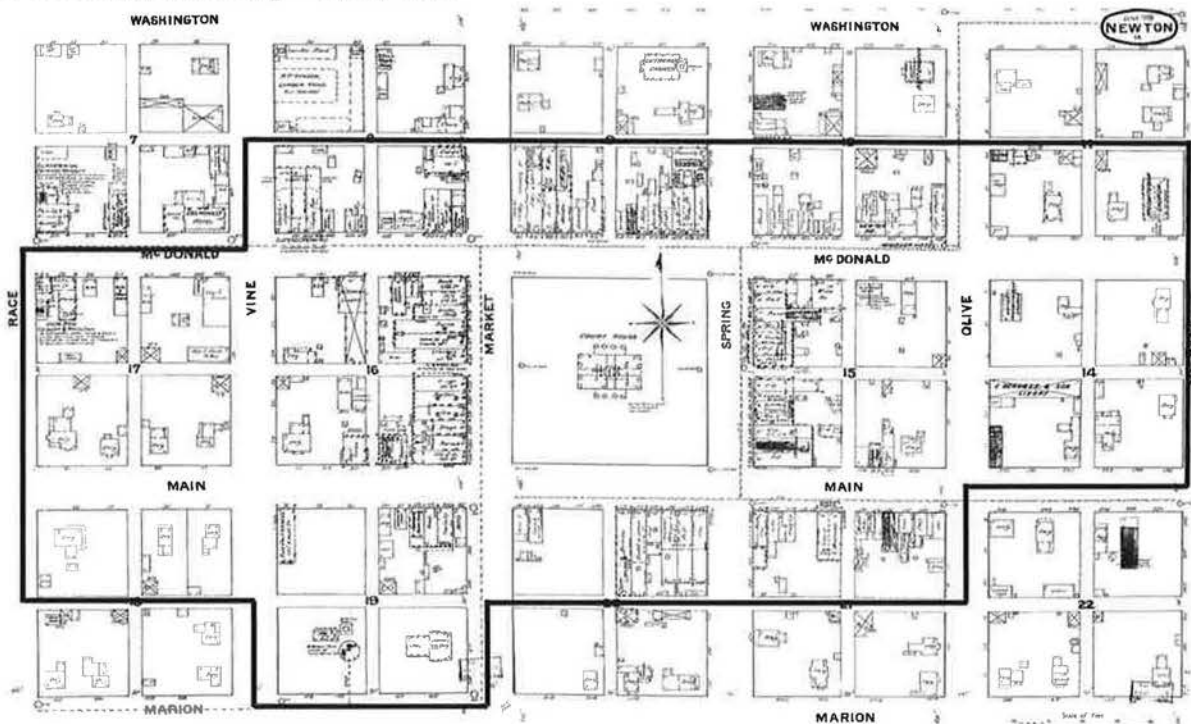
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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 5. Fire Insurance Map – June, 1888



(SOURCE: <https://catalog/cbpl.lib.ia.us/research/>. Accessed 09/15/2013.)

The Newton Downtown Historic District (outlined) was well developed by the time of the first Sanborn fire insurance map, which dates to 1883. As this 1888 map reveals, in the late 1880s the streetscapes surrounding the courthouse square were fully developed except the west half-block on the south side. Note that street names had not yet changed to those now in use and the Proudfoot & Bird designed county courthouse had not yet been constructed.

Sanborn Company fire insurance maps document that the streets surrounding the courthouse square were nearly fully occupied by contiguous, two and three-story, brick commercial buildings by the 1880s (Figure 5). A number of buildings dating to this period remain today. A.C. Boelhoefer Dry Goods, the Fehleisen Block, the Newton City Hall & Fire Department, and the buildings at 111 1st Avenue W. and 119 W. 2nd Street N. were constructed during this time. As an early 20th century historic image (Figure 6) reveals, the Commercial Italianate common to the 1880s, defined the visual character of the district's commercial streetscapes.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 6. Historic Image – c.1915



(SOURCE: Jasper County Historical Society.)

View of the streetscape west of the courthouse square (2nd Street) looking north from 1st Avenue. Most of the buildings on this block date to the 1870s and 1880s and as such reflect the stylistic tendencies that dominated construction during that period, namely the Commercial Italianate.

Newton's population remained relatively steady from 1880 through 1890, with the commercial center continuing the transition from wood frame, freestanding buildings to larger, brick, contiguously arranged structures. Many buildings dating to the late 19th century remain in the Newton Downtown Historic District, although most were re-faced in the 1950s. The Joy Dental Building (Figure 7), the Ramer Block, and the Scharf Building are the exceptions. Each of the three retains design elements that clearly reflect the Late Victorian Italianate.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 7. District Photograph: Streetscape with the Joy Dental Building



(SOURCE: AKAY Consulting 11/03/2013)

Seen in this view looking west along W. 1st Avenue from E. 2nd Street, the Joy Dental Building (white) is one of only three of the historic district's remaining intact examples of the Late Victorian era Italianate.

The first quarter of the 20th century witnessed changes in commercial construction with a clear shift away from Victorian sensibilities. New buildings rose that were influenced by classical design principles and molded by architectural precedents established in Chicago. The monumental Jasper County Courthouse was constructed in 1909-1911 (Figure 8). Its use of symmetry, sense of gravitas, and its design details are reflective of the Beaux-Arts interpretation of classical ideals. The 1920 First Newton National Bank (Figure 9) exhibits the use of classical elements to exemplify strength and control while the design of the 1917 Allfree Building (Figure 10) presents a restrained expression of the classical influence.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 8. District Photograph: Jasper County Courthouse



(SOURCE: AKAY Consulting 11/03/2013)

Part of the original 1846 town plat, the courthouse square remains at the center of the Newton Downtown Historic District with the 1911 Jasper County Courthouse providing a massive and beautiful anchor.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 9. District Photograph: First Newton National Bank



(SOURCE: AKAY Consulting 11/03/2013)

The powerfully classic First Newton National Bank was constructed in 1920.

Along with the 1911 Jasper County Courthouse, the 1926 Hotel Maytag (Figure 10) stands as the most significant 20th century building constructed in the Newton Downtown Historic District. Designed by Chicago architect Henry Raeder, the building bears the clear imprint of the architectural philosophy of Chicago architects like Louis Sullivan. At the Hotel Maytag, what reads as a nearly cubical form from the street, is dressed in a high grade, finished brick and decorated in terra cotta panels pressed into classically derived motifs of shields and garlands. The building retains storefront commercial space as well as the Capital Theatre.

Moving outward from the commercial core surrounding the courthouse square, resources are more varied by size, and property type. In these areas are located professional buildings, churches, one residence, and a number of buildings constructed to serve the needs of the ever-increasing number of automobile owners.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 10. District Photograph: Hotel Maytag and the Allfree Building



(SOURCE: AKAY Consulting 11/03/2013)

In this view looking north along 1st Street from 1st Avenue, the Allfree Building (1917) is in view at right with the 1926, 5-story Hotel Maytag dominating the block. The marquee marks the entrance to the Capital Theatre.

Most resources outside the district's core date to after 1900, with a number dating to the mid-20th century. This area is noticeably less densely developed than that facing the courthouse square. A comparison of the fire insurance maps dating to 1911 and 1927 illustrate the historic variation in density within the district. The maps also document the shift in the district's outer areas from residential to commercial properties (Figure 11 and Figure 12).

A number of buildings located near the edges of the historic district reflect the impact of the automobile, which coincided with the development and use of steel structural framing and the creation of the building type known as the modern broad-front. The broad-front is typified by its low-slung form (usually a single story and twice as deep as it is wide), a double-wide storefront, symmetrically organized façade, large

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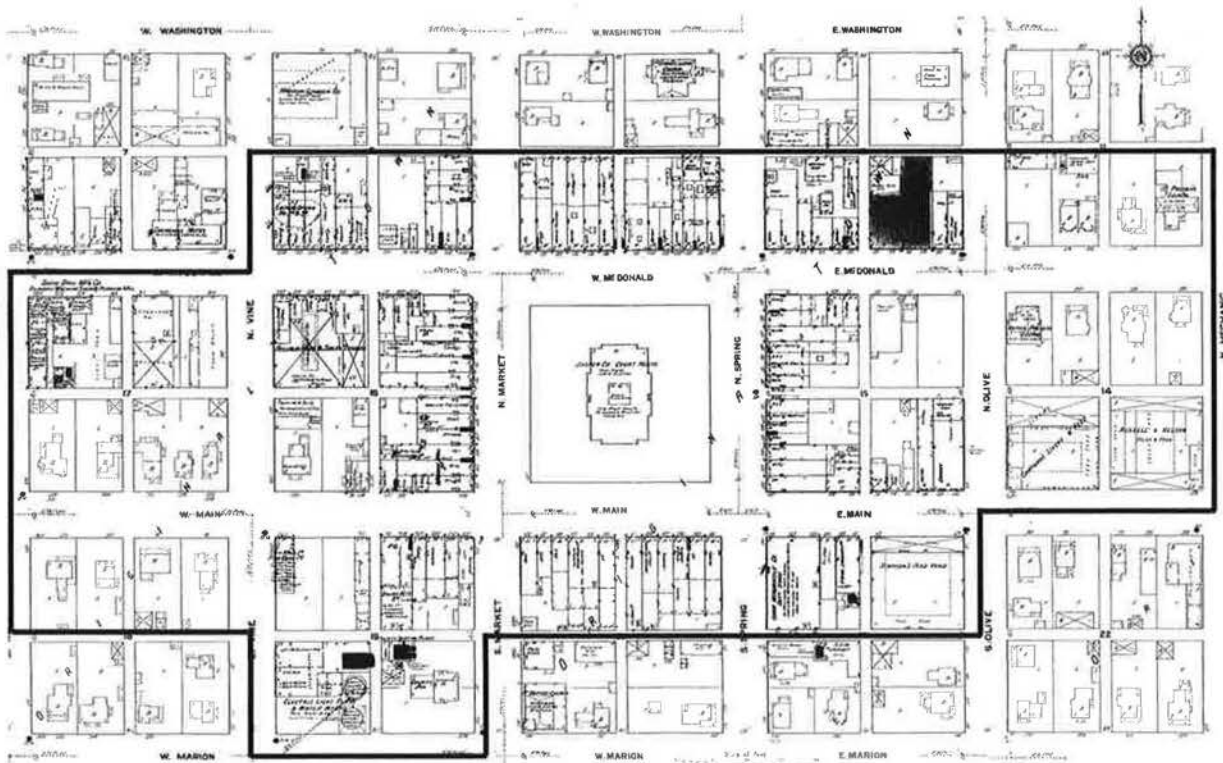
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Newton Downtown Historic District - Newton, Jasper County, Iowa

display windows, a dominate brick upper façade wall, a continuous cornice, and transom glass. The use of a steel structure and truss roof construction allowed for unencumbered interiors, making the form highly desirable for automobile businesses.²

The Harp Brunner Auto Company, located one block west of the courthouse square, was constructed in 1919. The building is a two-story version of the modern broad-front, with its open interior space utilized to store and show automobiles inside the building.

Figure 11. Fire Insurance Map – September, 1911



(SOURCE: <https://catalog/cbpl.lib.ia.us/research/>. Accessed 09/15/2013.)

By 1911 commercial development filled the streetscapes surrounding the square and pushed outward an additional block. Residences remained common at the fringes, but they would soon largely disappear from the commercial area.

² Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960* (New York, NY: W.W. Norton & Company, Inc., 2009), 245.

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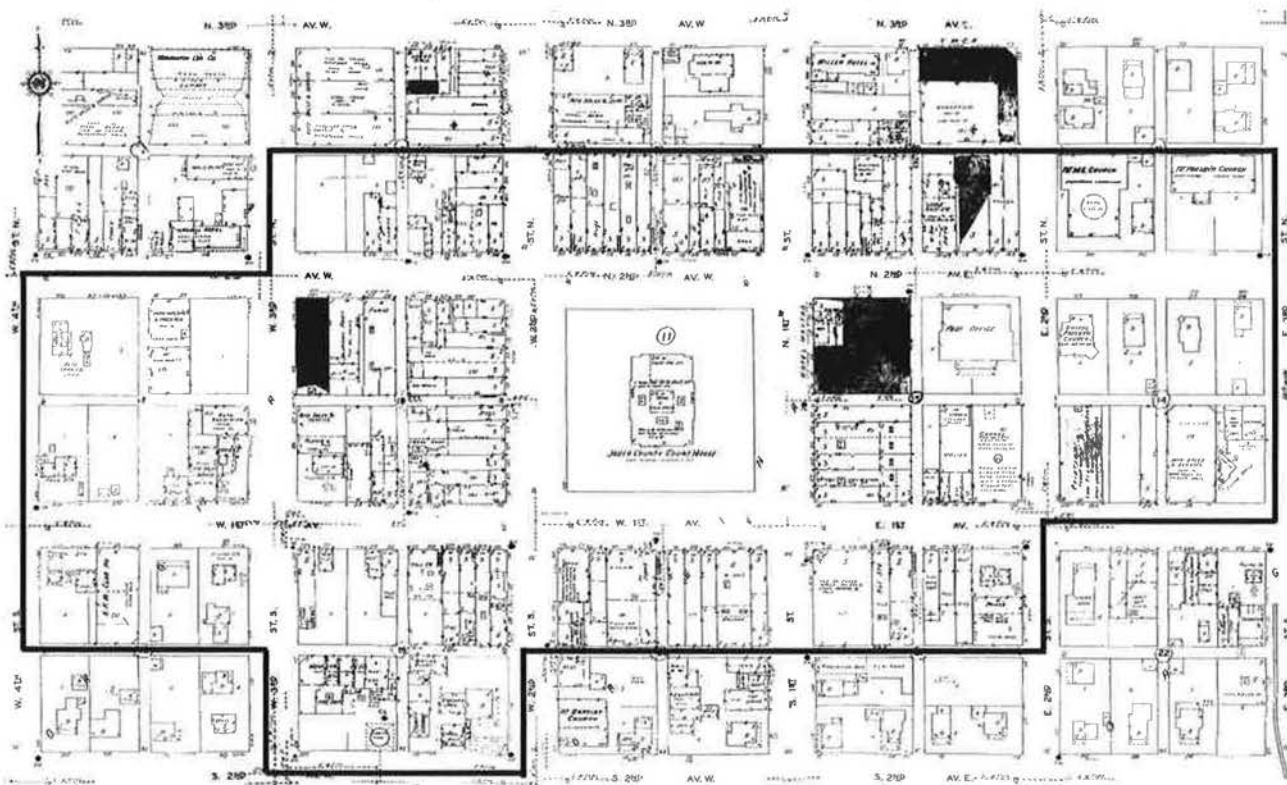
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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 12. Fire Insurance Map – August, 1927 (Revised February 1949)



(SOURCE: <https://catalog/cbpl.lib.ia.us/research/>. Accessed 09/15/2013.)

By 1927 the Newton Downtown Historic District showed clear signs of change, with the district's largest resources constructed - their scale dominating the more typical 2- and 3-story streetscapes. At the center of the district appeared the Proudfoot & Bird courthouse (1911). At the east end of the north streetscape stood the First Newton National Bank (1920), with the 5-story Hotel Maytag built at the north end of the east streetscape in 1926. The Post Office was built on a site immediately east of the hotel in 1928 (it is noted on this 1948 revision of the 1927 fire insurance map).

The gas station was likewise created to serve the automobile-driving public. Gas stations were typically located along major thoroughfares and, due to their relatively late entrance into the downtown streetscape, at the edges of the commercial area. In the Newton Downtown Historic District multiple gas stations set up shop along 1st Avenue E. (Highway 6). The Evans & Westbrook, Independent Oil Station was built in the 200 block of E. 1st Avenue in 1919, with Lefty Sprague's Mobile Oil built just one block east of Evans & Westbrook in 1922. A node of gas stations also appeared on 1st Avenue near the west edge of the

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Newton Downtown Historic District - Newton, Jasper County, Iowa

commercial district; by 1927, a pair of stations was located at the intersection of 1st Avenue and W. 3rd Street, with a third added by 1949.

The broad-front was also commonly adapted for commercial purposes beyond those related to the automobile. The Thriftway Grocery, built in 1949, adopted the broad-front with its open interior and abundant glazing providing a flexible space for easy access to goods. The Arcade Building (1965) is another broad-front constructed in the Newton downtown. As the varied dates in construction of these two buildings suggest, the broad-front was a popular and long-lived commercial form.

Figure 13. District Photograph: Streetscape, W. 3rd Street



(SOURCE: AKAY Consulting 11/03/2013)

Moving outward from the commercial core surrounding the courthouse square, resources are more varied by size and property type. Most resources outside the district's core date to after 1900, with a number dating to the mid-20th century. As this view looking south along W. 3rd Street shows, this area is noticeably less densely developed, the scale of buildings is smaller, and the buildings are typically freestanding.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 14. District Photograph: Streetscape, W. 1st Avenue



(SOURCE: AKAY Consulting 11/03/2013)

In this view looking west along 1st Avenue from W. 3rd Street we see the variation in property types that typifies the outer areas of the historic district. At left is one of three former gas stations that located at this intersection between 1927 and 1949. The residence (c.1901) is the only dwelling to remain in the historic district. The brick building at right (now the VFW) is an example of the 20th century building form referred to as the broad-front. Constructed in c.1920, the building's open interior was well suited for use as an automotive garage.

The district's three churches are also located in close proximity of one another at the eastern edge of the historic district. The 20th century buildings are constructed on sites long occupied by religious institutions. The 1915 First Methodist Episcopal Church (Figure 15) is a Classical Revival design, featuring a raised podium entrance, temple front, and centralized dome. The First Presbyterian Church (1924) reflects a shift in design sensibility indicative of its later construction date. Tudor Revival in style, the design eschews much of the applied ornament typical of the style, relying instead on form and materials to express its visual character. Although bearing the influence of the Gothic Revival style, United Presbyterian Church (1952) is a simplified, modern version of that early style. All three churches are architect designed.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 15. District Photograph: First Methodist Episcopal Church



(SOURCE: AKAY Consulting 11/03/2013)

View of the First Methodist Church (1915) looking northeast. Like many Methodist churches of the period, the building follows the standardized design known as the Akron Plan, which utilized an auditorium space (marked by the centralized dome) surrounded by educational spaces. The Akron Plan was developed for the purpose of creating an integrated worship-educational space that connected parishioners of all age groups.

The physical growth of Newton's downtown was impacted by factors beyond the commercial requirements of the community. A number of industrial plants, specifically the four washing machine factories, were in production in the 1890s on sites adjacent to one another. Located just four blocks northwest of the downtown (Figure 16), the scale of the facilities (the largest and longest-lived being the Maytag Company) and the railroad lines constructed to facilitate product distribution, limited growth of the commercial district in that direction.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 16. Historic Image – “Factory District” - c.1922



(SOURCE: Collection of AKAY Consulting)

This view looking northwest from the Jasper County Courthouse shows clearly the physical relationship between the “factory district” and the Newton downtown. Four washing machine factories were once counted among those factories, with the Maytag Company being the largest and the longest-lived (the stepped gable visible near the left edge of the image marks the Maytag plant). The washing machine industry impacted the growth and development of the commercial downtown in multiple ways: early industrial success directly impacted the size of the downtown and the scale of its buildings; the financial support of Maytag founder Fred L. Maytag resulted in construction of important buildings in the downtown district, namely the Hotel Maytag and the Salvation Army Citadel; the success of the automatic washer resulted in the mid-20th century re-facing of numerous commercial buildings; and the proximity of the factory district limited expansion of the commercial district to the northwest.

In the mid-20th century, with the phenomenal success of the Maytag Company driving the general prosperity of Newton, the downtown underwent a transformation - building after building surrounding the courthouse square received a facelift (Figures 16 and 17). Local news accounts indicate that 18 businesses had installed new storefronts during 1951-1952. Those included the Iowa Southern Utilities Co., Nollen Drug, Switzer Furniture, Jack and Jill, Bond Clothing Store, and the Capitol Theatre. Local news accounts indicate that many business owners also remodeled the storefront interiors during this period. The modernization of downtown storefronts continued into the 1960s – the last recorded in 1964.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 17. Historic Image – North Streetscape - c.1910 and 1970



(SOURCE: Jasper County Historical Society, clipping.)

This comparison of the streetscape on the north side of the square illustrates the major change in visual character that resulted from the re-facing of numerous buildings undertaken in the years between 1951 and 1964.

The role of the architect is readily apparent in the resources of the Newton Downtown Historic District, with its most significant buildings attributable to design professionals. Most significant is the Jasper County Courthouse, which is the work of the prominent Iowa firm of Proudfoot & Bird. Chicago architects Henry Raeder and Edward F. Jansson are responsible for the Hotel Maytag and the United Presbyterian Church, respectively. The well-known Davenport, Iowa firm of Temple & Burrows designed the Allfree Building. Thorson & Thorson of Forest City, Iowa completed the design of the First Methodist Episcopal Church and Vorse, Kraetsch & Kraetsch of Des Moines design the First Presbyterian Church.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 18. Historic Image – West Streetscape - c.1961



(SOURCE: Jasper County Historical Society.)

The mid-century re-facing was also undertaken on the west streetscape.

Contractor-builders played a dominant role in the design and construction of buildings in the Newton Downtown Historic District. Unfortunately, attributing their work is a difficult task. Theodore Fehleisen was a late 19th century contractor known to have constructed commercial buildings in the district. The Fehleisen Block is one firmly attributed to him. William W. Smith was an active contractor in the early 20th century with documented involvement in the construction of First Methodist Episcopal Church and United Presbyterian Church.

The Newton Downtown Historic District retains a sense of cohesion that is, in large part, accounted for by the city plat that laid out a downtown commercial area with the courthouse square at its heart. Although the commercial district expanded outward over time, that original orientation remains intact. Further, the buildings and mid-century alterations are indicative of the historical growth and development of the district, thereby enhancing our understanding of the district's role in the history of the community and accounting for the visual character that defines the Newton Downtown Historic District today.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

Statement of Integrity

On the whole, the Newton Downtown Historic District retains a high level of all seven aspects of historic integrity: location, design, setting, materials, workmanship, feeling, and association; the district as a whole remains intact and a sense of time and place is maintained. This is due to the continued existence of a sense of cohesion within the district, created by the retention of major historic buildings that together create the fabric of the district.

The Newton Downtown Historic District maintains a high level of integrity as it relates to location, remaining as an intact commercial district oriented around the Jasper County Courthouse and courthouse square. The commercial resources of the district are arranged around the perimeter of the square and stretching outward - growth which is a physical reflection of the economic success spurred by local industry as well as changing spatial requirements related to property types, specifically the automobile.

The Newton Downtown Historic District maintains a high level of integrity as it relates to setting and association. The development of the commercial district around the Jasper County Courthouse was dictated by the original 1846 plat, which placed the courthouse square at the center of the commercial district. That historic setting and association is retained today.

Individually the resources of the district exhibit the historic characteristics of their construction eras, demonstrating the influences prevalent during specific times in history. Their materials, stylistic influences, workmanship, and methods of construction all contribute to our understanding of various periods of history and how the trends of an era impacted this community.

When evaluating integrity of design, materials, and workmanship it is important to consider that, as indicated in Jan Nash's 2002 multiple property listing, "evolution and change over time are fundamental characteristics of nearly all Iowa commercial districts."³ As that document recommends, the resources of the Newton Downtown Historic District have been evaluated taking "... into consideration the expected alterations and typical motivations of Main Street tenants and owners..." and recognizing that "... a greater degree of alteration can be accommodated in a commercial district before the integrity of the district is seriously compromised."⁴ As Nash states, changes to commercial buildings are particularly prevalent at the storefront level where retailers adapted their stores in reaction to changing function or marketing trends. However, the retention of original form, upper story fenestration and decorative elements, and the building's "... contribution to the street's overall profile..." often compensate for the loss of an original storefront, resulting in the retention of an overall historic integrity and a contribution to the significance of the district.

³ Nash, Jan Olive. "Iowa's Main Street Commercial Architecture" (Multiple Property Listing, State Historical Society of Iowa/State Historic Preservation Office, Des Moines, 2002), E-38.

⁴ Ibid.

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The historic fabric of the Newton Downtown Historic District has been impacted by the loss of some historic features such as cornices and parapet elements (impacting integrity of design, materials, and association) and many of the storefronts have been altered. Further, while the mid-20th century façade alterations are now part of the historic fabric, the quality of design between the building facades is inconsistent. While the facades of the contiguous buildings on both the north and the west courthouse square streetscape (N. 2nd Avenue and W. 2nd Street, respectively) have a high level of design quality, those on the south streetscape (namely, the buildings at 101 and 103-105 1st Avenue) have a lower quality of design. Regardless of inconsistency in design quality, the mid-century design elements remain intact.

It is worth emphasizing that in the Newton Downtown Historic District the mid-20th century modernization of building facades dramatically altered the district's early visual character. These modernizations are significant in the history of the Newton Downtown Historic District because they are the direct effect of the success of the Maytag Company – specifically, the development of the company's first automatic washing machine in 1949. The modernizations date to 1951-1964 and are considered historic in their own right, contributing significantly to a high degree of historic integrity as it relates to design and materials.

Resource Classification & Count

The Newton Downtown Historic District includes a total of 86 resources: 61 contributing buildings (including one National Register listed resource), 1 contributing site (the courthouse square), and 24 non-contributing buildings (Figure 19).

Buildings

The Newton Downtown Historic District contains a total of 85 buildings, 61 of which are considered resources contributing to the district (including one National Register listed resource) and 24 are considered non-contributing resources.

Site

The Newton Downtown Historic District includes one site, which is counted as a contributing resource. The courthouse square was created with the original 1846 town plat, and became the center around which the commercial district developed. It remains at the core of that district today, its prominence underscored by the presence of the monumental Jasper County Courthouse.

It should be noted that although a number of objects (e.g. small sculpture, flower boxes) are located on the site, none are sufficient in scale or significance to include in the resource count.

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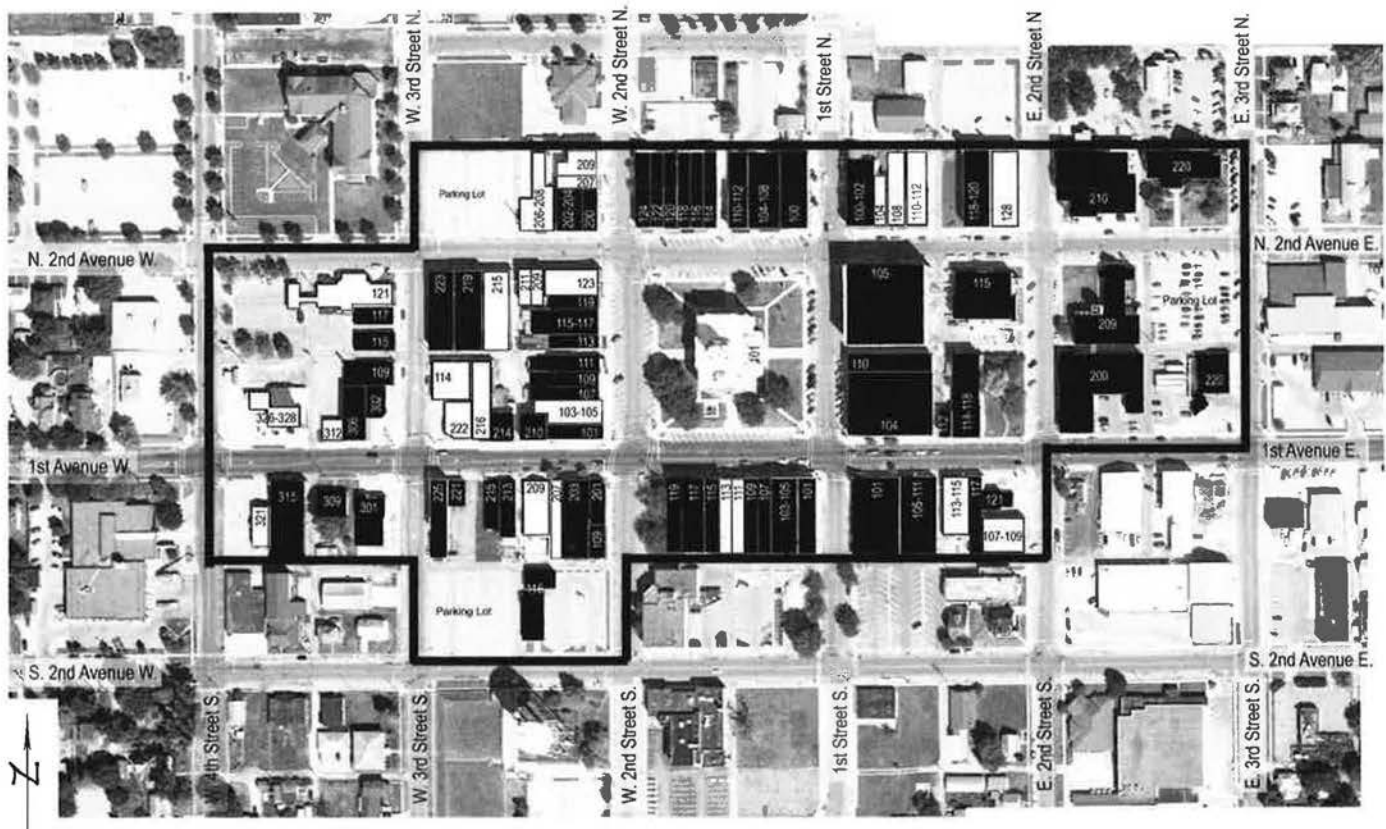
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Newton Downtown Historic District - Newton, Jasper County, Iowa

Figure 19. Resource Map – Newton Downtown Historic District – 2014



(BASE MAP: <http://maps.google.com>. Accessed 12/03/2012)

The district boundary map indicates contributing (black) and non-contributing (white) resources. The sole resource previously listed on the National Register of Historic Places is the Jasper County Courthouse, which is located at the center of the district. The courthouse square itself is counted as a contributing site.

The following table provides an inventory of the district's resources, organized to indicate contributing status, architectural style, construction date, and dates of documented, significant alterations.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

Table 1. Resource Classification & Count

IOWA INVENTORY	ADDRESS	RESOURCE NAME Historic Name	DATES	STYLE	STATUS	
50-01644	101 1 st Ave. E.	Thriftway Grocery	1949	Modern Broad Front	C	
50-00692	104-110 1 st Ave. E.	Allfree Building	1917	Commercial Style	C	
50-01666	107-111 1 st Ave. E.	Arcade Building	1965	Modern Broad Front	C	
50-00647	112 1 st Ave. E.	Joy Dental Building	1902	Italianate	C	
50-01665	113 1 st Ave. E.	Iowa Bake Rite Co.	1924	Commercial		NC
50-00646	114-118 1 st Ave. E.	Clarkson Building	1917	Mission Revival	C	
50-01645	115 1 st Ave. E.	Purity Dairy	1925	Commercial		NC
50-01647	117 1 st Ave. E.	Bane's Restaurant	c.1922	Commercial	C	
50-00648	121 1 st Ave. E.	Lefty Sprague Mobil Oil	1922 1951	Commercial	C	
50-00644	200 1 st Ave. E.	Newton Daily News	1921	Neo-Classical Revival	C	
50-01621	220 1 st Ave. E.	Evans & Westbrook Independent Oil Station	1919 c.1957	Commercial	C	
50-01623	101 1 st Ave. W.	Iowa Southern Utilities Company Building	1904 c.1950	Commercial Modern	C	
50-01624	103 1 st Ave. W.	J.C. Penney Department Store	c.1880 1948	Commercial Modern	C	
50-01625	107 1 st Ave. W.	Larchwood Florist, Inc.	1909 c.1954	Commercial Modern	C	
50-01626	109 1 st Ave. W.	Nollen South Side Drug Store	c.1880 c.1954	Commercial Modern	C	
50-00673	111 1 st Ave. W.	Reliable Department Store	c.1885 c.1985	Commercial		NC
50-01627	113 1 st Ave. W.	Chamber of Commerce	1984	Commercial		NC
50-01628	115-117 1 st Ave. W.	Skiff Block	1889 c.1955	Commercial Modern	C	

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IOWA INVENTORY	ADDRESS	RESOURCE NAME	DATES	STYLE	STATUS	
		Historic Name				
50-01630	119 1 st Ave. W.	Horn Bros. Shoes	c.1897 1952	Commercial Modern	C	
50-01631	201 1 st Ave. W.	Wisgerhof Insurance Building	1961	Commercial Modern	C	
50-01632	203-205 1 st Ave. W.	Switzer's Furniture	1954	Commercial Modern	C	
50-01633	207 1 st Ave. W.	Western Auto	1954	Contemporary		NC
50-01635	210 1 st Ave. W.	Mann's Wagon Shop	c.1866 c.1904	Commercial	C	
50-01634	211 1 st Ave. W.	Law Office Building	c.1980	Neo-Classical Revival		NC
50-01636	212-214 1 st Ave. W.	White Way Cafe	c.1883 1945	Commercial	C	
50-01637	213 1 st Ave. W.	Daisy Lunch	1954	Commercial Modern	C	
50-01639	215 1 st Ave. W.	Maid Rite	c.1948	Commercial Modern	C	
50-01640	216 1 st Ave. W.	Neel Duco Refinishing Co.	1926 1963	Commercial		NC
50-01641	221 1 st Ave. W.	Snook Inn	c.1937	Commercial Modern	C	
50-01642	222 1 st Ave. W.	Sinclair Oil Station	1924	Commercial		NC
50-01643	225 1 st Ave. W.	Newton City Hall & Fire Station	1885 1954	Commercial	C	
50-01705	301-303 1 st Ave. W.	Parks Texaco	c.1948 1957	Commercial Modern	C	
50-01706	302 1 st Ave. W.	Gas Station Standard Oil Station	c.1929	Commercial	C	
50-01698	306 1 st Ave. W.	Bridges Auto Supply	c.1927	Commercial	C	
50-01699	309 1 st Ave. W.	Smead House	c.1901	American Foursquare	C	
50-01700	312 1 st Ave. W.	Wert's Cafe	c.1990	No Style		NC
50-01701	315 1 st Ave. W.	Sauerman and Son Garage	c.1920	Modern Broad Front	C	
50-01702	321 1 st Ave. W.	Bob's Skelly Service	ca.1962	No Style		NC

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IOWA INVENTORY	ADDRESS	RESOURCE NAME Historic Name	DATES	STYLE	STATUS	
50-01707	326-328 1 st Ave. W.	Mahan's '66	1963 c.1980	Commercial		NC
50-00672	101 1 st St. N.	Jasper County Courthouse	1911	Beaux Arts	NR	
50-01652	110 1 st St. N.	Roswell's	1918	Commercial	C	
50-01654	101-105 W. 2 nd St. N.	Masonic Temple (aka Newton Lodge #59 A.F. & A.M.)	c.1865 c.1963	Commercial Modern	C	
50-01694	107-109 W. 2 nd St. N.	Barrett's Bakery	c.1875	Commercial Modern		NC
50-01653	111 W. 2 nd St. N.	Power Rexall Drug Store	c.1875 c.1964	Commercial Modern	C	
50-01656	113 W. 2 nd St. N.	Mattingly Music and Book Store	c.1910 1954	Commercial Modern	C	
50-01657	115-117 W. 2 nd St. N.	Wormhoudt Building	c.1890 c.1954	Commercial Modern	C	
50-01658	119 W. 2 nd St. N.	Keith & McLaughlin Jewelers	c.1887 c.1954	Commercial Modern	C	
50-01659	123 W. 2 nd St. N.	Newton Home Savings & Loan	c.1955 c.1967	Commercial Modern		NC
50-01660	207 W. 2 nd St. N.	The Tavern	c.1890 c.1990	Commercial		NC
50-00779	209-211 W. 2 nd St. N.	Fehleisen Block	c.1885	Commercial		NC
50-01661	107-109 E. 2 nd St. S.	Iowa State Liquor Store	c.1927 c.1968	Commercial		NC
50-01705	105-111 W. 2 nd St. S.	Pangborn Building Addition	c.1918	Neo-Classical Revival	C	
50-00783	115 W. 2 nd St. S.	Jasper County Public Services Complex	c.1911 c.1915 1920	20 th Century Revival	C	
50-00711	100-102 N. 2 nd Ave. E.	Ramer Block	1896	Italianate	C	
50-00693	101-105 N. 2 nd Ave. E.	Hotel Maytag Capitol Theatre	1926	Commercial Style	C	
50-01647	104 N. 2 nd Ave. E.	W.O. Foster's Drug Store	c.1895 1965	Commercial Modern		NC

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IOWA INVENTORY	ADDRESS	RESOURCE NAME	DATES	STYLE	STATUS	
		Historic Name				
50-01648	106-108 N. 2 nd Ave. E.	Staiko's Shine Parlor	c.1906 1984	Commercial		NC
50-01649	110-112 N. 2 nd Ave. E.	Salmon Paint & Wallpaper	c.1910 c.1950	Commercial Modern	C	
50-00712	115 N. 2 nd Ave. E.	U.S. Post Office	1928	Neo-Classical Revival	C	
50-01662	118-120 N. 2 nd Ave. E.	Montgomery Ward & Co.	1909 1929 1963	Commercial	C	
50-01663	128 N. 2 nd Ave. E.	International Order of Odd Fellows Building	c.1879 c.1954	Commercial Modern		NC
50-01664	209 N. 2 nd Ave. E.	United Presbyterian Church	1952	Late Gothic Revival	C	
50-00709	210 N. 2 nd Ave. E.	First Methodist Episcopal Church	1915 1952	Classical Revival	C	
50-00710	220 N. 2 nd Ave. E.	First Presbyterian Church	1924	Tudor Revival	C	
50-00691	100 N. 2 nd Ave. W.	First Newton National Bank	1920	Neo-Classical Revival	C	
50-01671	104-108 N. 2 nd Ave. W.	Commercial Block	c.1919	Commercial	C	
50-00773	110-112 N. 2 nd Ave. W.	Scharf Building	1892	Commercial Italianate	C	
50-01673	114 N. 2 nd Ave. W.	Taylor Building	c.1885 c.1955	Commercial Modern	C	
50-01674	116 N. 2 nd Ave. W.	E.E. Duer Mercantile	c.1870 c.1955	Commercial Modern	C	
50-01675	118 N. 2 nd Ave. W.	Griebeling Mercantile	c.1875 c.1960	Commercial Modern	C	
50-01676	120 N. 2 nd Ave. W.	A. Wendt Building	1875 c.1957	Commercial Modern	C	
50-01667	122 N. 2 nd Ave. W.	A.C. Bollhoefer Dry Goods	c.1885 c.1955	Commercial Modern	C	
50-01668	124 N. 2 nd Ave. W.	Jack & Jill Store	c.1875 c.1955	Commercial Modern	C	
50-01677	200 N. 2 nd Ave. W.	C.M. Hinsdale Building	c.1900	Late Victorian	C	
50-01678	202-204 N. 2 nd Ave. W.	Commercial Building/ Knights of Columbus Hall	c.1884 1955	Commercial Modern	C	

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IOWA INVENTORY	ADDRESS	RESOURCE NAME	DATES	STYLE	STATUS	
		Historic Name				
50-01680	206-208 N. 2 nd Ave. W.	Petit Cleaners/ Israel Lunch	c.1900 c.1990	Commercial		NC
50-01684	209-211 N. 2 nd Ave. W.	Carson's Beauty Shop	c.1940 c.2000	Commercial		NC
50-01685	215 N. 2 nd Ave. W.	Raize's Grocery & Dry Goods	c.1925	Commercial		NC
50-00734	219 N. 2 nd Ave. W.	Salvation Army Citadel	1928	Neo-Classical Revival	C	
50-00732	223 N. 2 nd Ave. W.	Harp Brunner Auto Company	1919	Modern Broad Front	C	
50-01688	109 W. 3 rd St. N.	Newton Tire & Battery Service	c.1925	Modern Broad Front	C	
50-01687	114 W. 3 rd St. N.	Rempp Motor Parts	c.1952	Commercial		NC
50-01693	115 W. 3 rd St. N.	Iowa Jaycees Building	1962	Commercial Modern	C	
50-01692	117 W. 3 rd St. N.	CPA Office Building	1965	Commercial	C	
50-01691	121 W. 3 rd St. N.	Maytag Employees Credit Union	1981	Contemporary		NC

FUTURE PLANS

The City of Newton and the Newton Historic Preservation Commission-Certified Local Government (CLG) have been actively pursuing avenues to bolster the economic vitality of their community. With the loss of the Maytag Company, the city has worked doggedly to both reinvigorate its economy and to preserve the historic legacy so long connected with Maytag. To that end the City undertook the task of applying to become a Main Street community – a designation awarded in February 2014. Also, the Historic Preservation Commission has undertaken a series of CLG grant funded projects directed at identifying historic resources, educating the public, and placing historic resources on the National Register of Historic Places. In tandem with the work of the present nomination, the Commission is educating property owners about the benefits of registration, the potential for financial assistance through use of State and Federal historic tax credits, and providing interested property owners with basic design guidelines.

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8. Statement of Significance

Architects/Builders, cont'd.

Case, E. Jackson
Hannon, Robert M.
Jansson, Edward F.
Raeder, Henry
Smith, William W.
Temple & Burrows
Thorson & Thorson
Vorse, Kraetsch & Kraetsch
Wetmore, James A.
Wood (Milo) & Son

Narrative Statement of Significance

The Newton Downtown Historic District is eligible for listing on the National Register of Historic Places under Criterion A, locally significant in association with the Growth and Development of the Commercial Downtown.

Newton's commercial district grew up surrounding the courthouse square, which was part of the original 1846 town plat. The composition of the early commercial sector was driven by the needs of the area's agricultural community with downtown businesses supplying items required by the agricultural community to do business (e.g. implement dealers) as well as those not grown by local farmers (e.g. dry goods and drug stores). However, with the 1867 arrival of the Mississippi-Missouri Railroad (later the Rock Island) Newton gained a measure of assurance that economic success was secured, which led to the successful development of manufacturing and industry that arose in the late 1890s, marking a shift away from agriculturally driven commerce. Development during the mid-1880s pushed the commercial district outward from the square one block in all directions, with the buildings of the commercial center were occupied by a variety of mercantile interests. Banking institutions were well represented, as were rooming houses. Upper stories housed living and office space.

The 20th century brought new property types in response to the explosion in the automobile industry. Buildings rose to house gas stations, car dealerships, and supply stores with building types designed specifically to accommodate those new functions. The new businesses pushed the commercial district outward, particularly along 1st Avenue where a number of gas stations located.

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Newton Downtown Historic District - Newton, Jasper County, Iowa

In the mid-20th century, with the ever-increasing success of the Maytag Company driving the general prosperity of Newton, the downtown underwent a transformation - 18 businesses installed new storefronts during 1951-1952. The modernization of downtown storefronts continued into the 1960s – the last recorded in 1964, ending the visual transformation of the Newton Downtown Historic District from one defined by its Late Victorian buildings to that of the present.

The Newton Downtown Historic District is eligible for listing on the National Register of Historic Places under Criterion A, locally significant in association with the Rise of Industry and the Maytag Phenomenon.

For many years agriculture was Newton's economic core. A variety of early industrial interests emerged, but most were short-lived ventures. However, the washing machine industry lit the fire of economic prosperity in Newton; the town's physical growth and development was tied to the industry for a century with the Maytag Company presenting the greatest impact on the Newton Downtown Historic District.

The early success of Newton manufacturing and the Maytag Company, specifically, can be measured by a 43% population increase between 1890 and 1900. The impact on the Newton downtown is seen in the large number of brick commercial buildings that rose around the courthouse square. The Newton Downtown Historic District underwent significant change during the period from 1900 to 1920. Driven by the continuing success of the industrial sector and the Maytag Company, Newton experienced a population increase of nearly 3,000 persons, with the composition of the downtown reflected in that growth.

The success of Maytag's automatic washer, introduced in 1949, had a clear impact on the Newton Downtown. The prosperity that came with such success translated to change and the downtown experienced it. Between ca.1951 and 1964 the majority of the buildings on the west, north and south streets facing the courthouse square were modernized, their Victorian facades removed and replaced with designs more reflective of the modern era. The downtown became a reflection of Maytag's success.

The Newton Downtown Historic District is eligible for listing on the National Register of Historic Places under Criterion C, considered locally significant as an important collection of historic buildings which, given the predominantly commercial function of the district, are not found in other areas of the city.

The architecture of the Newton Downtown Historic District represents how the built environment is impacted by the evolution of a community. In the Newton downtown we find examples of the early development of the commercial sector. Those Victorian influenced buildings are representative of prevailing construction techniques, building forms, and stylistic preferences of a specific period in time, reflective of national trends and their application in the Newton Downtown Historic District.

The historic district also retains examples of architecture representing subsequent eras. A variety of Revival styles represent the early 20th century's search for an architectural identity. The introduction of the Commercial Style illustrates the impact of the city of Chicago on the Midwestern identity. Finally, the

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dominance of the Modern aesthetic, which gained popularity in the mid-20th century, is an unusually strong expression of that era, shedding light on how various forces in a community (in this case industry) have a direct and powerful impact on the evolution of downtown architecture.

The architecture of the Newton downtown is also significant in its ability to reveal the important role played by architects - who are responsible for the downtown's most significant designs – and the less-well documented role of the builder-contractor. Whether architect or builder designed, the architecture of the downtown represents a range of stylistic expressions, construction techniques, and materials, the proper application of which was driven to success by the professional.

The Period of Significance for the Newton Downtown Historic District is 1846 through 1964. Newton, with the courthouse square at its center, was platted in 1846. The year 1964 marks the last façade alteration completed as part of the City's modernization movement, which is directly related to the economic impact of the Maytag Company success, resulting in the present visual character of the downtown district.

The Significant Dates for the Newton Downtown Historic District are 1846, 1911 and 1949. 1846 represents the creation of the town plat and so represents the district's earliest resource, the courthouse square. The 1911 construction of the county courthouse is significant as the building's scale and high design presented a significant visual impact on the district as a whole. And 1949 is the year the Maytag Company began production of its first automatic washing machine. The success of that appliance was manifested in the commercial area through the re-façade projects of 1951-1964, which transformed the Newton Downtown Historic District from its 19th century Victorian character to the mid-20th century modern character that dominates the district today.

Historical Background

The Newton Downtown grew up around the courthouse square; its visual character tied inextricably to the original town plat that established the physical form the town would take. That historical character remains today, although changed over time as forces like economic conditions, natural disaster, the need for new property types, and simple changes in taste resulted in the replacement of buildings or the renovation of facades. From its earliest appearance as a mixed bag of wood frame and brick, residential and commercial, religious and educational, one-story and two-story, Late Victorian and Italianate, the Newton downtown of today remains centered around the courthouse square, with a visual character now dominated by a mid-20th century design influence (Figure 20).

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The Iowa Territorial Legislature created Jasper County in 1846 and shortly thereafter a group of three men were commissioned to locate the county seat. First known as Newton City, the town was platted that same year and incorporated the following year.¹

Figure 20. Historic Image - 1960



(SOURCE: Jasper County Historical Society.)

In this aerial view of the Newton downtown looking southeast, the impact of the courthouse square and the 1911 Jasper County Courthouse is obvious. Created by the original plat, the courthouse square was designed as the center of the commercial district – a visual and practical relationship that remains today.

¹ Gen. James B. Weaver, *Past and Present of Jasper County, Iowa* [Indianapolis, IN: B.F. Bowen & Co., 1912], 44.

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Growth and Development of the Commercial Downtown

Newton's commercial district grew up surrounding the courthouse square. The composition of the early commercial sector was driven by the needs of the area's agricultural community, which drove the fledgling economy. As a result, downtown businesses included retailers that supplied items not grown by local farmers (e.g. dry goods and drug stores) or those required by the agricultural community to do business (e.g. implement dealers). Typical of Iowa Main Streets, the earliest commercial buildings were constructed of wood, although the threat of fire and an increasing desire for permanence resulted in the replacement of wood buildings with those built of brick. No buildings dating to this settlement period have been identified in the downtown area.

Also typical of a commercial center during the settlement period, was the mixed-use nature of buildings. Many of the earliest structures housed both businesses and residences. In addition, private residences were located within and near the fringes of the commercial sector. As the town grew and demand from commercial space increased, residences were pushed out of the commercial district.

The 1867 arrival of the Mississippi-Missouri Railroad (later the Rock Island) provided Newton with ready access to Des Moines and the balance of the Midwest and offered a measure of assurance that economic success and resulting growth was secured. As noted, the district's earliest building resources date to this period. The considerable development seen in 1875 is testimony to the impact of the railroad on community growth; in that year \$200,000 was invested in the construction of some 38 buildings, both commercial and residential. By 1883, with few exceptions, the streets surrounding the courthouse square were fully occupied by contiguous, two and three-story, brick commercial buildings. Eighteen buildings pre-dating c.1885 remain today.

Development during the mid-1880s also extended outward from the square one block in all directions, although many of the buildings off the square remained freestanding, wood frame structures. The buildings of the commercial center were occupied by a variety of mercantile interests including groceries, meat markets, drug stores, confectioners, jewelers, clothiers, dressmakers, restaurants, and dry goods stores. Banking institutions were well represented, as were rooming houses. Upper stories housed living and office space. In addition to commercial interests, a few houses remained in the blocks surrounding the courthouse square, particularly to the south along what is now S. 2nd Avenue. Two churches were located in the immediate area as well.²

Several industrial manufacturers, including the Brown & Smith Foundry & Machine Shop, the Newton Planing Mill Co., Newton Machine Works, Wm. Fheark Wagon Shop, and Dutot & Skow Foundry & Machine Shop, were in operation by this time, located within two blocks of the commercial center. The

² *Sanborn Company Fire Insurance Map* (New York: Sanborn Map & Publishing Co. Limited, 1888), 2-3.

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development of the industrial interests marks a shift away from an agriculture-driven economy. Like the later washing machine manufacturers, the proximity of these industries and, in the case of the later plants, the scale of manufacturing facilities, limited commercial growth to the northwest (Figure 16).

While the town's population remained relatively steady from 1880 through 1890, the commercial center was continuing the transition from wood frame, freestanding buildings to larger, brick, contiguously arranged structures. Eleven of the thirty-four buildings that stand along the perimeter of the courthouse square today were constructed during this period. As noted, the transition from wood to brick construction was well underway by 1883, with the earlier frame buildings generally confined to the streets extending off of the square. By 1888 many of those had likewise been replaced and the number of houses remaining in close proximity to the commercial center only slightly diminished.

Figure 21. Historic Image – c.1920



(SOURCE: Jasper County Historical Society.)

Looking southwest from the courthouse we see the early 20th century Victorian character of the district. Fire eventually claimed most of the buildings seen on the right. The view also documents the location of the city's water plant - a stepped parapet marks the Jasper County Public Services Complex (Figure 2) – one of two buildings remaining from the plant.

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The downtown storefronts continued to be occupied by a wide variety of retailers. The 1888 fire insurance map first records the location of the city's public school, although the building dates to 1871. The school was located two-blocks northeast of the square. Four more churches, for a total of six, were located within two blocks of the courthouse square.

Many significant resources constructed during this period and representing a variety of property types remain throughout the city. The commercial district, specifically, retains many buildings dating to this time, although most of those expressing the Late Victorian (in particular, the Commercial Italianate) common to this era were re-faced in the 1950s. Today, only three retain design elements that clearly reflect the Italianate.

In 1900 Newton boasted seven significant manufacturing interests. By 1911 the number of manufacturers operating in Newton had risen to 33, including the Maytag Company, the G.W. Parsons Company, the One Minute Manufacturing Company, the Automatic Electric Washer Company, Bergman Manufacturing Company, Clipless Paper Fastener Company, Newton Disc Plow Company, and Skow Brothers. The list of manufacturing interests also included one cement block company and three brick and tile companies.

The rise and subsequent success of the industrial sector directly impacted the growth and development of the Newton downtown. In the first quarter of the 20th century, new construction in the downtown reflected a changing design aesthetic – the Victorian era was old and tired ... in came buildings influenced by classical design principles and molded by architectural precedents established in Chicago. The new building designs stripped away the applied ornament that typified the Victorian styles. While some, like the First Newton National Bank (1920) exalted classical elements to exemplify the strength and control they wished their clients to perceive in them, most new building designs adopted more restrained versions of classical ideals (Figure 22).

As the century progressed, new ideas about the relationship between form and function leaked out of Chicago. Buildings impacted by the architectural philosophy of Chicagoans like Louis Sullivan can be identified by a façade organization that represents the components of a classical column: base, shaft and capital. Such buildings, particularly in small-town America, remained restrained in adornment. However, examples like the Hotel Maytag (by Chicago architect, Henry Raeder) are closer representations of Sullivan's ornamental ideas. The use of terra cotta – a highly adaptable material that made all manner of decorative application possible – paved the way for the use of highly ornate details on a simple form. At the Hotel Maytag, what reads as a nearly cubical form from the street, is dressed in a high grade, finished brick and decorated in terra cotta panels pressed into classically derived, organic motifs (Figure 23).

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Figure 22. Historic Image – North Streetscape - c.1922



(SOURCE: Jasper County Historical Society.)

This image looking northwest toward the commercial buildings situated on the north side of the square captures the First Newton National Bank soon after its 1920 construction. Although the streetscape's visual character remained rooted in the architectural styles of the late 19th century, the bank and its neighbor to the west represent the trends of the early 20th century. Note that the water towers of the factory district are visible in the background.

The 20th century also brought new property types. The development of and subsequent explosion in the automobile industry required buildings designed to serve that sector. Such buildings, like gas stations and car dealerships, bore a decidedly modern appearance. The rise of the automobile coincided with the development and use of steel structural framing, which allowed for interior spaces with limited or no interior supports. Commonly referred to as a broad-front, this building type was well suited to the needs of the commercial automobile sector and was used for dealerships and service/repair shops.

The gas station was likewise created to serve the automobile-driving public. This property type is easily identified by its freestanding, small-scale form and the historical presence of gas pumps. Gas stations were

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Figure 23. Historic Image – Hotel Maytag – c.1957



(SOURCE: Collection of AKAY Consulting.)

View of the Hotel Maytag, looking southeast from 1st Avenue.

typically located along major thoroughfares – in Newton multiple gas stations set up shop along 1st Avenue E. (Highway 6) – and, due to their relatively late entrance into the downtown streetscape, at the edges of the commercial area. Gas stations also preferred corner lots, often siting the building at an angle. This orientation allowed the automobile to enter from one side, drive through to the gas pumping area, and exit easily onto the opposite roadway.

The broad-front was also commonly adapted for commercial purposes beyond those related to the automobile. The Thriftway Grocery was built in 1949. The broad-front, with its open interior and abundance of glazing created a flexible space for easy access of goods. The Arcade Building (1965) is another broad-front constructed in the Newton downtown. As the varied dates in construction of these two buildings suggest, the broad-front was a popular and long-lived commercial form.³

³ Jan Jennings and Herbert Gottfried, "American Vernacular Buildings and Interiors, 1870-1960," [New York: W.W. Norton & Co., 2009], 245.

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In the mid-20th century, with the success of the Maytag Company - specifically, the introduction of the automatic washing machine - driving the general prosperity of Newton, the downtown underwent a transformation - building after building surrounding the courthouse square received a facelift. Local news accounts indicate that 18 businesses had installed new storefronts during 1951-1952. One businessman, Dominicus (Dump) Wormhoudt was part of the group that drove the movement to modernize the downtown storefronts facing the courthouse square. In c.1954 Wormhoudt had the façade of his Victorian era building removed and replaced by a modular brick masonry façade. Local news accounts indicate that many business owners also remodeled the storefront interiors during this period. The modernization of downtown storefronts continued into the 1960s – the last recorded in 1964.

Along with the renovations, new constructions also appeared during the mid-20th century. All were built on the site of former buildings, some of which, like the NetWork Realty building, rose on the location of a property (the Pangborn Building) lost to fire. In their totality, the modernizations altered the overall visual character of the Newton downtown, turning it from the Victorian identity of the late 1800s into a modern vision reflective of the development of the community as a whole. It is that character that defines the Newton Downtown today.

The Rise of Industry and the Maytag Phenomenon

For many years agriculture was Newton's economic core. Early industrial interests such as the Newton Canning Company and Skow Brothers (machine shop, foundry and blacksmith) did emerge, but in terms of longevity these were the exception. Many more enterprises, ranging from flourmills to stove works and barbed wire manufacturers were short-lived ventures. However, it was the washing machine industry that lit the fire of economic prosperity in Newton; the town's physical growth and development is tied to the industry for a century. Due to the success and longevity of the Maytag Company, its history presents the greatest impact on the town's historic resources.

In 1900 Newton boasted seven significant manufacturing interests. The Parsons Band Cutter and Self-Feeder Company (1893) had a plant covering 2.5 acres turning out 3,500 machines annually and employing 90 on-site plus 25 traveling salesmen. The Hawkeye Feeder Works (1898) employed 52 with ten traveling salesmen. The Taylor-Newell Company, which made pants sold throughout the Midwest, employed 65 on-site and 5 traveling salesmen. A.C. Randolph & Company (1899) manufactured the Randolph pneumatic stacker and employed 20 plus 6 traveling salesmen. Newton Steel Cut Milling Company (1898) manufacturer of "Wheat-O" breakfast food, employed a total of nine. A.H. Bergman, E.C. Smith, and J.W. Langanback owned the company. The Hawkeye Incubator Company (1898), owned by W.C. and F.H. Bergman, made incubators and the "Ratchet Slat" washing machine, employing 25 men.

By 1911 the number of manufacturers operating in Newton had risen to 33, including the Maytag Company, the G.W. Parsons Company, the One Minute Manufacturing Company, the Automatic Electric Washer

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Company, Bergman Manufacturing Company, Clipless Paper Fastener Company, Newton Disc Plow Company, and Skow Brothers. The list of manufacturing interests also included one cement block company and three brick and tile companies.

Between 1905 and 1925 four washing machine companies formed in Newton. One Minute Washer Company (1905), which evolved from the Hawkeye Incubator Company, was the first to produce hand-operated washers in volume. By 1907 the company was manufacturing an electric washer, which moved them into the elite of the industry. Former One Minute employee and designer of the electric washer, Oliver Blaine Woodrow and two of his colleagues began the Automatic Washer Company. The development of versatile and efficient features provided the competition between manufacturers. Automatic Washer Co. introduced copper tubs with steel stampings, which lowered production costs and consumer prices.

At the time when the Automatic Washer Co. began to prosper, Woodrow once again left to form a new company, this time the Woodrow Manufacturing Company. Woodrow took with him his design for a new washer with a galvanized steel frame named the Woodrow Rustproof. The company was purchased by outside interests and moved to Marion County in 1926.

The fourth and most successful of the washing machine manufacturers was the Maytag Company.⁴

The Maytag Company

The Maytag Company was founded in 1893 as an agricultural implement company by Fred C. Maytag and his partners W.C. Bergman, A.H. Bergman, and inventor George W. Parsons. The men formed the Parsons Band Cutter and Self Feeder Company, which manufactured a threshing machine attachment called the "Success". Under Maytag's leadership the company grew through acquisition and diversification.

The first building on the site of what became known as the Maytag Company Plant I was constructed in 1900. The area chosen for the production facility was formerly dominated by residential housing and within walking distance of the downtown commercial and municipal center. The Chicago, Rock Island & Pacific Railroad cut diagonally through the area, providing ready access to transportation of products. The Parsons Band Cutter and Self Feeder Company likely pre-dated other manufacturing interests in this location, but by the time of the 1911 Sanborn Fire Insurance Map the One Minute Washer Company, which was formed in 1905, had its facilities northeast across the intersection from the plant. By 1925 that intersection was home to four washing machine manufacturers.⁵

⁴ Maytag Collector's Club website. <http://www.maytagclub.com>. Accessed 02/27/2014.

⁵ *Sanborn Company Fire Insurance Map* (New York: Sanborn Map & Publishing Co. Limited, 1927) and Weaver, 511.

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The early success of Newton manufacturing and of the Maytag Company, specifically, can be measured by a 43% population increase between 1890 and 1900. The impact on the Newton downtown is seen in the large number of brick commercial buildings that rose around the courthouse square; several of the buildings facing the courthouse on 1st Ave. W. were constructed during this period, as were many of those along W. 2nd Street N. Although the original appearance of those buildings were changed in the mid-20th century, their construction is reflective of this era of industrial success.

The Scharf Building façade (110-112 N. 2nd Ave. W.) was constructed during that period and as such is representative of the impact of Newton manufacturing on the downtown district. The building is one of two surviving examples of the Commercial Italianate dating to the period between 1890 and 1900. Although the building has lost its magnificent cornice, the tall and narrow windows with stone detailing are strong reminders of the legacy of the Italianate in the Newton downtown. The Joy Dental Building (112 1st Ave. E.) is also classified as Italianate, but its form is less typical than that usually associated with the Commercial Italianate. The two-story, brick building utilizes an off-center, raised entrance, a two-story bay window, and a prominent cornice. In isolation, the building reads as more residential than commercial. However, reviews of historic images pre-dating 1900 reveal that this incarnation of the Italianate was once very common in the Newton downtown (Figure 6).⁶ Both the Scharf Building and the Joy Dental Building are strong representatives of that period of prosperity and growth.

In 1907 Maytag's first washing machine, the hand powered "Pastime" was produced as a seasonal balance to Maytag's line of agricultural products. In 1909 the growing company was incorporated as "Maytag Co." That same year "The Hired Girl Washer" was first produced. The new product was the first power washer, developed to cater to the company's agricultural customers who had easy access to tractors as their power source.⁷

It was during this time that Fred L. Maytag became enamored with the automobile. In 1909 Maytag invested capital in the Mason Automobile Company of Des Moines, Iowa, which had been established by Fred and August Duesenberg with financing by Edward Mason. With Maytag's heavy stake in the company, production was moved from Des Moines to Waterloo, Iowa and the name became the Maytag-Mason Motor Co. The Duesenbergs remained with the company as designer-builders. In June of 1910, Maytag sold his stock in the company, having lost his considerable investment. In 1912 the company name reverted to the Mason Motor Company.⁸ One of the rare remaining Maytag-Mason autos is on display at the company museum in Newton, Iowa.

⁶ Jasper County Historical Society/Genealogical Society Archives.

⁷ Maytag Collector's Club website. <http://www.maytagclub.com>. Accessed 02/27/2014.

⁸ *The Maytag Hill Climbers* [Newton: Maytag-Mason Motor Company, undated]. And, <http://masonmotorcarcompany.homestead.com>. Accessed 04/15/2014.

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The “Swinging Wringer Washer” in 1911 was the company’s first electrically powered washer. Its inventor, Howard Snyder, was responsible for many of the company’s innovations. Maytag continued to cater to its agriculturally based demographic with its 1915 production of the “Multi-Motor Washer” that ran on gasoline. The machine was aimed at the segment of the rural population that continued to live without access to electricity. In that year the laundry division first out-performed farm implement production.

Driven by the continuing success of the industrial sector and the Maytag Company, the Newton Downtown underwent significant change during the period from 1900 to 1920. With a population increase of nearly 3,000 persons, the community was growing at a significant pace and the composition of the downtown reflected that growth.

Particularly significant buildings appeared in the Newton downtown during this period including the Allfree Building (1916), which replaced a three-story Victorian era building; the Clarkson Building (1917), a Mission Revival design that housed the Rialto Theater; the First Newton National Bank (1920), the epitome of a Classical temple design; and the Beaux-Arts beauty of the Jasper County Courthouse (1911).

The year 1920 marked the transition from a wood tub to that of aluminum - a notable feat described as “the washer that could not be built.” In 1922 the “Gyrafoam Washer” was first produced. The washer utilized gyrator agitation to force water through the clothes rather than pushing the clothes through the water, resulting in a gentler process accompanied by a significant rise in efficiency. Maytag’s entire line of wringer washers from its introduction in 1922 through the 1983 final production of the wringer washer utilized the gyrator agitation system.⁹ The invention of the Gyrafoam signaled a major shift in the company’s production and market. By 1924 Maytag products represented one-fifth of all washing machines and led the nation in the industry. On October 12, 1926 five full trainloads of Maytag washers were shipped, lauded as the “largest single shipment of merchandise ever made in the history of industry.” In May of the following year that record was broken with an eight-trainload shipment.¹⁰ An estimated three million wringer washers came off the Maytag assembly line between 1922 and 1941. The success of the new washer put an end to Maytag’s manufacture of farm equipment.¹¹

In the decade or so before World War II, as Maytag’s production rose to lead the nation, buildings added to the Newton downtown included the Newton Daily News building (1922), the Salvation Army Citadel (1928), and the First Presbyterian Church (1927).

Like many American manufacturers, Maytag halted standard production during the war years and devoted its assets to the defense effort. From 1941-1945 the company designed and manufactured thousands of

⁹ Maytag Collector’s Club website. <http://www.maytagclub.com>. Accessed 02/27/2014.

¹⁰ Ibid.

¹¹ Lee M. Maxwell, *Save Womens Lives: History of Washing Machines* [Eaton, CO: Oldewash, 2003], 41.

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aircraft and military parts, specializing in aircraft hydraulics for combat planes such as the B-29 Super Fortress, the B-17 Flying Fortress, and the P-51 Mustang. In July of 1943 the company began their "Buy-A-Bomber" war bond drive in honor of its 50th anniversary. The resulting donations resulted in the purchase of a Martin B-26 medium bomber, christened the "Maytag Marauder." The war years were a time of supreme cooperation, with a common spirit of patriotism binding those at Maytag. Many important accomplishments were made possible as a result.

Production of the wringer washer resumed at Plant I in that same year, but the introduction of the automatic washing machine was soon to make a drastic impact on the future of the company.¹² Although the wringer washer, which over time had been powered by everything from bicycles to gasoline to electricity, increased efficiency considerably over previous washing apparatuses, the task of heating water for the tub, filling the tub, and wringing the clothes remained separate, time-consuming tasks. The advent of the automatic washing machine simply revolutionized the job of washing clothes.¹³

To accommodate production of the automatic washing machine a site for a new plant capable of providing ample space for the horizontally oriented production line was sought. The design for Plant II began in 1948; it called for a 500' x 500' facility that could manufacture a maximum of 500 automatic washers per day. A location in northeast Newton was chosen for the ample acreage and ready access to the same railroad line that serviced Plant I. The first automatic washer, the AMP Washer, was produced in Plant II in 1949.

The company made forays into other areas of the appliance market, including production of kitchen ranges and refrigerators in 1946. In contrast to the washing machine, both of those products were short-lived with manufacture of ranges discontinued in 1955 and refrigerators discontinued in 1960. In 1966 Maytag introduced dishwashers and in 1968 brought garbage disposals into their product line.

In 1956 Maytag introduced the first automatic dryer, called the "Halo of Heat," then moved into a new market with their 1958 entry into commercial laundry market with the first coin-slide washer.¹⁴ Later the company introduced the use of plastic tickets instead of coins and the concept of stacked dryers.¹⁵ Even more pronounced than previous production eras, the success of Maytag's automatic washer had a clear impact on the Newton Downtown Historic District. The prosperity that came with the automatic washer translated to change and the downtown experienced it. Between ca.1951 and 1964 the majority of the buildings on the west, north and south streets, facing the courthouse square were modernized, their Victorian facades removed and replaced with designs more reflective of the modern era. The downtown became a clear reflection of the Maytag Company's success.

¹² Maytag Collector's Club website. <http://www.maytagclub.com>. Accessed 02/27/2014.

¹³ Maxwell, 89 and Margie Larsen, *The History of Maytag Company in Newton, Iowa* [Newton, IA: Maytag Co., 1977].

¹⁴ Maytag Collector's Club and Larsen, 73.

¹⁵ Maytag Collector's Club.

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Widely known for its fiscal solvency, Maytag became vulnerable to hostile take-over in the late 1970s. In a move to avoid such an occurrence, the Maytag board of directors, under the guidance of CEO Daniel J. Krumm, actively pursued the acquisition of other companies with the intention of both diversifying their product line and reducing their financial surplus. Maytag retirees view this era as the “beginning of the end” for Maytag due largely to the watering down of the company board with the purchase of other companies, which included Jenn-Aire, Magic Chef, and the Chicago Pacific Corporation (Toastermaster and Hoover.) The retirees believe that with that transition came a loss of connection and commitment to the ethic long held by the Maytag family.

Despite the sense of unease, production innovation at Maytag continued. In 1982 the company re-entered the cooking appliance field with a full line of gas and electric ranges, and built-in ovens as well as a line of microwave ovens. In 1987 front-loading washing machines were introduced.¹⁶

By the 1990s the Maytag Corporation was comprised of three divisions marketing a full line of appliances throughout the United States with home appliances sold in the United Kingdom, Europe, Canada, and Australia. The company employed over 3,500 in Newton, Iowa and Jefferson, Missouri with more than 9,000 employed worldwide. Its biggest, longtime competitor, Whirlpool, acquired the Maytag Corporation in 2005 with closure of the Newton plant occurring in the months that followed.¹⁷ In July 2007 six buildings of Plant 1 were the subject of an intensive level survey and evaluation that preceded their demolition.¹⁸

The history of the washing machine industry generally and the Maytag Company specifically is marked by major mechanical developments and inventions that often resulted in an economic boom. Many of those booms are reflected in Newton’s built resources, specifically the construction of a significant building (e.g. the Hotel Maytag), or the modernization of existing buildings (e.g. the c.1951-1964 re-facing of the downtown facades which occurred in the wake of the 1946 development of the automatic washing machine). Although the washing machine industry in Newton is now a thing of the past, its mark on the city is deep and widespread; its impact is undeniable and numerous historic resources of various property types are significant in association with that history.

The Philanthropic Legacy Of Maytag

The contributions of the Maytag family, particularly those of Fred L. Maytag, went far beyond those tied to the economic success of the Maytag Company. F.L. Maytag called Newton his home from 1880 to 1937 and his commitment to his community was felt each and every moment of those many years.

¹⁶ Maytag Collector’s Club.

¹⁷ Ibid.

¹⁸ Alexa McDowell, “Historic Property Study: Maytag Plant 1,” Completed for the City Newton, Iowa, 2007.

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Figure 24. Fred L. Maytag



As a community member, Maytag served on the city council twice during the 1880s and 1890s. During that period he chaired the committee that lead the effort to install a city light and power plant. He also served a term as mayor in 1919 and is noted to have overseen the laying of 19 miles of city pavement during his tenure. Maytag was also tied to the development of the Newton Water Company, an effort undertaken during his years as a State Senator.

Maytag led the fundraising efforts to build the Skiff Memorial Hospital in Newton, contributing significant capital to the project. He and his family also supported the YMCA, gifting \$250,000 in building endowment funds and the Presbyterian Church, where they were responsible for securing the church organ.

In 1936 Maytag gave the City the property now known as Maytag Park. The park was listed on the National Register of Historic Places in 2010.

In 1928 Maytag purchased land and paid \$75,000 for construction of the Salvation Army Citadel. As noted by Newton HPC member Rita Reinheimer in the building's site form, the Salvation Army had been without a permanent meeting place since 1888 and were unaware of F.L. Maytag's plans for a facility until after the building lot had been purchased, the basic plans drawn, and the contractor selected. The building and a cash endowment fund were presented with no strings attached; it was the largest gift ever made to a Salvation Army unit.

Of the many contributions made by F.L. Maytag to his community, the most notable of those in the Newton Downtown is the Hotel Maytag, which was constructed in 1926. Fred Maytag himself commissioned the building, which was designed by architect Henry Raeder of Chicago; the architect had worked for Maytag on the company's six-story machine shop and foundry. Each of the 100 hotel rooms and fifth-floor

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apartments was equipped with connections to a centralized radio unit. As local lore tells it, the Hotel Maytag was the first air-conditioned hotel west of the Mississippi River – this tale appears unlikely as the 1909 St. Anthony Hotel in San Antonio, Texas claims its place as the first fully air conditioned hotel in the world.¹⁹ The building also featured a grand ball room/banquet hall that seated 366 diners, a coffee shop that catered to both hotel visitors and local patrons, and the Capital Theatre.

The contributions made by F.L. Maytag and the Maytag family read as endless. In business, they range from the economic impact of the Maytag Company to the bolstering of failing financial institutions. In public works, they include the development of the water works to the paving of the city's streets. In philanthropy they touch churches, community groups, and Newton residents of all stripes. In the Newton Downtown, the impact is manifested in the buildings that remain along its streetscapes.

Architecture of the Newton Downtown

The architecture of the Newton downtown is significant because it represents how the built environment is impacted by the evolution of a community. In the Newton downtown we find remnants of the early development of the commercial sector. Those Victorian influenced buildings are representative of prevailing construction techniques, building forms, and stylistic preferences of a specific period in time. Their presence helps us understand both national trends and their application to this community in particular.

The downtown also retains examples of architecture representing subsequent eras. A variety of revival styles represent the early 20th century's search for an architectural identity. The introduction of the Commercial Style illustrates the impact of the city of Chicago on the Midwestern identity. Finally, the dominance of the Modern, which grew into dominance in the mid-20th century, is an unusually strong expression of that era, shedding light on how various forces in a community (in this case industry) have a direct and powerful impact on the evolution of downtown architecture.

The architecture of the Newton downtown is also significant in its ability to reveal the important role played by architects - who are responsible for the downtown's most significant designs – and the less-well documented role of the builder-contractor. Whether architect or builder designed, the architecture of the downtown represents a range of stylistic expressions, construction techniques, and materials, the proper application of which was driven to success by the professional.

The following table organizes the resources of the Newton Downtown Historic District to best convey a sense of the architectural diversity.

¹⁹ Website history of the Baker Hotel at Mineral Springs, Texas. www.bakerhotel.us/history.html. Accessed 07/07/2014.

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Table 2. Architectural Styles

Style	Sub-style	Resource	Address	Date	Defining Details
Victorian					
	Commercial Italianate	Scharf Building	110-112 N. 2 nd Ave. W.	1892	Heavy cornice (removed) Tall, narrow windows with ornamented hoods.
	Italianate	Joy Dental Building	112 1 st Ave. E.	1902	Heavy cornice. 2-story bays with tall, narrow windows with ornamented hoods.
	Commercial Italianate	Ramer Block	100-102 N. 2 nd Ave. E.	1896	Tall, narrow windows. Decorative brickwork cornice.
	Late Victorian	C.M. Hinsdale Building	200 N. 2 nd Ave. W.	c.1900	Decorative and varied brickwork. Tall windows.
Revivals	Beaux Arts	Jasper County Courthouse	101 1 st St. N.	1911	Central dome, symmetry.
	Classical	Jasper County Public Services	115 W. 2 nd St. S.	c.1911 c.1915	Stepped parapets at gable ends.
	Classical	First Methodist Episcopal Church	210 N. 2 nd Ave. E.	1915	Central dome. Symmetry. Temple front, Ionic columns, pediments, campanile.
	Classical	(Former) U.S. Post Office	115 N. 2 nd Ave. E.	1928	Use of classically derived devices.
	Classical	Pangborn Bldg. Addition	109-111 W. 2 nd St. S.	c.1918	Use of classically derived devices.
	Classical	First Newton National Bank	100 N. 2 nd Ave. W.	1920	Classically derived devices: portico, Ionic columns, pedimented.
	Classical	Newton Daily News	200 1 st Ave. E.	1921	Symmetry, classically derived visual organization.
	Classical	Salvation Army Citadel	219 N. 2 nd Ave. W.	1928	Symmetry, classically derived visual organization.
	Tudor	First Presbyterian Church	220 N. 2 nd Ave. E.	1924	Steeply pitched gable roof, half-timbered, mixed materials.
Revivals	Late Gothic	United Presbyterian Church	209 N. 2 nd Ave. E.	1952	Steeply pitched gable roof, Gothic windows, mixed materials.

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Style	Sub-style	Resource	Address	Date	Defining Details
Revivals	Mission	Clarkson Building	114-118 1 st Ave. E.	1917	Clay tile pent roof.
Vernacular Commercial Forms	19 th Century	Mann's Wagon Shop	210 1 st Ave. W.	c.1866	Brick front. Simple window openings. Minimal ornament.
	19 th Century	White Way Café	212-214 1 st Ave. W.	c.1883 1945	Brick front. Simple window openings. Minimal ornament.
	20 th Century	Allfree Building	104-110 1 st Ave. E.	1917	Ordered composition Minimal ornament. Simple window openings.
	20 th Century	Bane's Restaurant	117 1 st Ave. E.	c.1922	Ordered composition Minimal ornament.
	20 th Century	Roswell's	110 1 st Street N.	1918	Ordered composition Minimal ornament
	20 th Century	Commercial Block	104-108 N. 2 nd Ave. W.	c.1919	Ordered composition Minimal ornament
Modern American Forms	Chicago Commercial Style	Hotel Maytag	101-105 N. 2 nd Ave. E.	1926	Hierarchical façade. Terra cotta ornamentation.
	Modern Broad Front	Thriftway Grocery	101 1 st Ave. E.	1949	One-story, double-plus width, open interior, steel frame construction.
	Modern Broad Front	Arcade Building	104-110 1 st Ave. E.	1965	One-story, double-plus width, open interior, steel frame construction.
	Modern Broad Front	Sauerman & Son	315 1 st Ave. W.	c.1920	One-story, double- width, open plan.
	Modern Broad Front	Newton Tire & Battery Service	109 W. 3 rd St. N.	c.1925	Double-width, open plan.
	Commercial Modern	Iowa Southern Utilities Co.	101 1 st Ave. W.	c.1904 c.1950	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	J. C. Penny Department Store	103 1 st Ave. W.	c.1880 1948	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.

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Style	Sub-style	Resource	Address	Date	Defining Details
Modern American Forms	Commercial Modern	Larchwood Florist	107 1 st Ave. W.	1910 c.1954	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Nollen Drug Store	109 1 st Ave. W.	c.1880 c.1954	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Skiff Block	115-117 1 st Ave. W.	1889 c.1955	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Horn Bros. Shoes	119 1 st Ave. W.	c.1897 1952	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Wisgerhof Insurance	201 1 st Ave. W.	1961	Geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Switzer's Furniture	203-205 1 st Ave. W.	1954	Geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Daisy Lunch	213 1 st Ave. W.	1954	Geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Maid Rite	215 1 st Ave. W.	c.1948	Steel and composite panel, clean lines, minimal ornament.
	Commercial Modern	Snook Inn	221 1 st Ave. W.	c.1937	Geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Newton City Hall & Fire Dept.	225 1 st Ave. W.	1885 1954	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Parks Texaco	301-305 1 st Ave. W.	c.1948	Geometrically derived forms, clean lines, minimal ornament.
	American Foursquare	Smead Double House	309 1 st Ave. W.	c.1901	Nearly cubical form. Hip roof.
	Commercial Modern	Taylor Building	114 N. 2 nd Ave. W.	c.1885 c.1955	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	E.E. Duer Mercantile	116 N. 2 nd Ave. W.	c.1870 c.1955	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Griebeling Mercantile	118 N. 2 nd Ave. W.	c.1875 c.1960	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.

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Style	Sub-style	Resource	Address	Date	Defining Details
Modern American Forms	Commercial Modern	A. Wendt Building	120 N. 2 nd Ave. W.	1875 c.1957	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	A.C. Bollhoefer Dry Goods	122 N. 2 nd Ave. W.	c.1885 c.1955	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Jack & Jill Store	124 N. 2 nd Ave. W.	c.1875 c.1955	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Commercial Building/ Knights of Columbus Hall	202-204 N. 2 nd Ave. W.	c.1884 1955	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Modern Broad Front	Harp Brunner Auto Co.	223 N. 2 nd Ave. W.	1919	Double-width, open interior plan, large display windows.
	Commercial Modern	Salmon Paint & Wallpaper	110-112 N. 2 nd Ave. E.	c.1910 c.1950	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Montgomery Ward & Co.	118-120 N. 2 nd Ave. E.	1909 1963	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Masonic Temple	101-105 W. 2 nd St. N.	c.1890 c.1963	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Power Rexall Drug	111 W. 2 nd St. N.	c.1875 c.1964	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Mattingly Music and Book Store	113 W. 2 nd St. N.	c.1910 1954	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Wormhoudt Building	115-117 W. 2 nd St. N.	c.1890 c.1954	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Keith & McLaughlin Jewelers	119 W. 2 nd St. N.	c.1887 c.1954	Mid-century reface: geometrically derived forms, clean lines, minimal ornament.
	Commercial Modern	Iowa Jaycees Building	115 W. 3 rd St. N.	1962	Geometrically derived forms, clean lines, minimal ornament.

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Architects of the Newton Downtown Historic District

Although the majority of Newton's Downtown buildings were designed by builder-contractors, architects had an important hand in several of the district's most important resources.

Proudfoot & Bird completed the Jasper County Courthouse (NRHP) in 1909-1911, the public works gas plant in 1911, and the Pangborn Building Addition in 1925.²⁰ The Des Moines firm of Proudfoot & Bird (including its successor firms) is widely recognized as Iowa's foremost architectural firm. This acknowledgement is due to the firm's longevity, the number and breadth of the commissions completed, and its thirty-year role as the permanent architect to the three state colleges. The Multiple Property Documentation Form (MPDF) "The Architectural Legacy of Proudfoot & Bird in Iowa, 1882-1940" places the firm at the forefront of architectural design in Iowa, particularly during the period between 1910 and 1925, at which time the company was known as Proudfoot, Bird & Rawson. Although the firm's design work is represented in properties of all types, public and semi-public buildings (including county courthouses) are significantly represented within the body of their work.²¹

The firm of Vorse, Kraetsch & Kraetsch completed the First Presbyterian Church in Newton in 1927.²² Kraetsch & Kraetsch was a Des Moines firm founded in 1908 by brothers, George A. and Carl Kraetsch. The firm's best-known work is the 1930 Butler House. A modern wonder of sorts, the house was the epitome of the Streamline Moderne, featuring every available technological marvel designed to create the greatest of domestic comfort. The home remains a Des Moines resource of considerable import.

During the years of the firm's existence, a third brother, William J. Kraetsch, spent some years in practice with his brothers. From 1919 to 1933, Norman T. Vorse was also part of the practice and, during that period, the firm was known as Vorse, Kraetsch & Kraetsch. Interestingly, of the four principal architects associated with the firm, all but William gained some of their early experience working in the prominent Iowa firm of Proudfoot & Bird.²³

The firm of Thorson & Thorson completed the First Methodist Episcopal Church in 1915.²⁴ Thorwald Thorson (1879-1962) was born in Norway, but came to the United States as a toddler. The family settled in rural Iowa, near the town of Forest City, where they farmed. Thorwald was educated at the State University of Iowa and the University of Wisconsin. Prior to opening a practice, Thorwald Thorson designed and supervised the construction of a building (now known as Thorson Hall) on the campus of

²⁰ Email correspondence with Steve Stimmel, AIA, Architect and Partner at Brooks Borg Skiles Architecture Engineering LLP, 06/19/2014.

²¹ Patricia Eckhardt, "The Architectural Legacy of Proudfoot & Bird in Iowa, 1882-1940." Multiple Property Documentation, 1990.

²² Ferdinand Chabot and Larry Hurto, Iowa Site Form: 50-00710, "First Presbyterian Church," June 23, 2012.

²³ Wesley L. Shank, *Iowa's Historic Architects. A Bibliographical Dictionary* [Iowa City, IA: University of Iowa Press, 1999], 100-101, 168.

²⁴ Ferdinand Chabot and Larry Hurto, Iowa Site Form: 50-00709, "First Methodist Episcopal Church," June 23, 2012.

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Waldorf Academy (now Waldorf College) in Forest City. In 1914 the architect established his own practice in Forest City and by the 1920s had become known as a designer of churches, having completed commissions in Iowa, Minnesota, and South Dakota.

Oswald Thorson (1912-1979) joined his father's firm in 1937, having just completed his studies at the University of Minnesota. The firm became a formal partnership in 1945, with offices in Forest City and Waterloo. Thorwald Thorson continued to work into his 70s, passing away in 1962. His son continued the firm, but moved to Florida in the mid-1970s. The firm was later known as Thorson Brom Broshar Snyder Architects with an office in Waterloo and, most-recently as InVision Architecture, Ltd. with offices in Waterloo, West Des Moines, Sioux City and Storm Lake.²⁵

According to local news accounts, architect E. Jackson Case of the Chicago firm, A.H. Andrews, is responsible for the design of the 1920 First Newton National Bank.²⁶ Unfortunately, little more is known about the architect. It can be said that, in the Newton building, Jackson drew on the mass, order, and monumentality inherent in Classical architecture to create a building with a sense of solidity and dependability. The bank remains one of the downtown's most significant buildings.

The firm of Temple & Burrows designed the Allfree Building in 1917.²⁷ The Davenport firm is well-known in eastern Iowa, Seth Temple in particular being connected with significant commissions in Davenport and beyond. Of particular note are the U.S. Federal Building, the Commercial Club, the Blackhawk Hotel, and the Davenport Hotel, all located in the city's historic downtown district. In the hotels, Temple utilized classical precedents and modern materials (reinforced concrete) to create 20th century hotels that met the increasing demand for fireproof construction.

Chicago architect Henry Raeder designed the Hotel Maytag in 1926.²⁸ Raeder, of Raeder, Coffin & Crocker, was a Chicago architect – a circumstance that clearly translated into the design of the Hotel Maytag where the tenets of the Chicago School are apparent in the organization of the primary elevations. The application of terra cotta decorative devices also bears the influence of Chicago, their organic tendency reminiscent of Louis Sullivan. Henry Raeder is perhaps best known for the design of the American Furniture Mart. Rising 474-feet and covering an entire block, the building was, at the time of its construction in 1926, the largest building in the world.²⁹

²⁵ Shank, 163-164.

²⁶ Ferdinand Chabot and Larry Hurto, Iowa Site Form: 50-00691, "First Newton National Bank," June 23, 2012.

²⁷ McDowell, 2012.

²⁸ Ibid.

²⁹ http://en.wikipedia.org/wiki/680_N_Lake_Shore_Drive and <http://digital-libraries.saic.edu/cdm/search/collection/mqc/searchterm/Raeder.12/01/2013>.

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Raeder's skill at designing mid-rise commercial buildings is evidenced in the Palladio Building and the Manhattan Building, which were both constructed in Duluth, MN in 1889. Both are non-extant.³⁰ Another Chicago architect, Edward F. Jansson, contributed to the Newton Downtown Historic District building stock with his design for the 1955 United Presbyterian Church. Jansson specialized in church design, with commissions in Illinois, Michigan, and Iowa. Jansson served for some time as the consulting architect for the Bureau of Interdenominational Architecture.³¹

Role of the Contractor-Builder

Despite the significance of their contributions to Iowa's architectural history, documenting the work of local contractor-builders is always a challenge. Despite the considerable effort made to attach contractor-builders to specific constructions in the Newton Downtown Historic District, minimal headway has been made in that regard.

Theodore Fehleisen has been documented as making significant contributions to the downtown building stock. Fehleisen's obituary (referenced in Larry Hurto's site inventory form for the Fehleisen Block) indicates that in addition to an early Presbyterian church (non-extant) and the Newton Normal College (non-extant) Fehleisen built "... about a half of the buildings now [1909] around the square." Fehleisen (1830-1909) was a native of Unterhambach, Germany who came to Newton in 1866.

William W. Smith was a local contractor-builder associated with the construction of First Presbyterian Church (1924) and First Methodist Episcopal Church (1915). The builder is also credited with construction of a commercial building at 107 1st Avenue W. in 1909. Local accounts indicate the building was completed for a jewelry firm by the name of Behner & Behner at a cost of \$4,000.³²

William W. Smith continued to appear in city directories through at least 1935. In that year, he is noted among a list of five builder-contractors. The others being: G.G. Adams, Edwin Alsbury, Atwell Spencer, and James H. Wallace.³³ By 1939 Smith was no longer found in the Newton city directory, although nine names are listed – all different than those noted in the 1935 directory.³⁴

³⁰ Ibid.

³¹ http://thecresset.org/2011/Easter/Bugglen_E2011.html. Accessed 12/14/2013.

³² *The Newton Herald*, December 31, 1901.

³³ *City Directory, Newton, Iowa* (Omaha, NE: R.L. Polk & Co., 1935).

³⁴ *City Directory, Newton, Iowa* (Omaha, NE: R.L. Polk & Co., 1939), 205.

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Builder Milo Wood & Son is documented as the contractor for the 1952 United Presbyterian Church.³⁵ Wood appears in city directories as early as 1939, but no additional buildings in the historic district have been tied to the company.³⁶

Robert M. Hannon has been identified as a local contractor with work credited across Iowa and into Missouri from 1913 through 1952. In the Newton Downtown Historic District Hannon is responsible for additions to the Iowa Southern Utilities Co. at 101 1st Avenue W. in 1951 and the First Methodist Episcopal Church in 1952. Hannon, who was born in Joplin, Missouri, to Newton in 1902 where he worked for the Hawkeye Incubator Co. and the Maytag Co. After a few years working for the Chicago, Rock Island & Pacific Railroad, Hannon began his career as a builder/contractor in Newton.

Despite the absence of historic sources to document the work of Newton builders, the most compelling evidence of their impact remains in the buildings of the Newton Downtown Historic District.

Table 3. Architect and Builder/Contractor Resources

Resource	Address	Style	Date	Architect	Builder
Jasper County Courthouse	101 1 st St. N.	Classical Revival	1909- 1911	Proudfoot & Bird	
Jasper County Public Works, Gas Plant	115 W. 2 nd St. S.	20 th Century Revival	c.1911	Proudfoot & Bird	
First Methodist Episcopal Church	210 N. 2 nd Ave. E.	Classical Revival	1915 1952	Thorson & Thorson	Wm. W. Smith Robert Hannon
Maytag Hotel	105 N. 2 nd Ave. E.	Chicago Commercial		Henry Raeder	
First Newton National Bank	100 N. 2 nd Ave. W.	Classical Revival	1920	E. Jackson Case	J.W. Ross
First Presbyterian Church	220 N. 2 nd Ave. E.	Tudor Revival	1924	Vorse, Kraetsch & Kraetsch	Wm. W. Smith
Allfree Building	104-110 1 st Ave. E.	Commercial Style	1917	Temple & Burrows	
Larchwood Florist	107 1 st Ave. W.	Commercial Style	1909		Wm. W. Smith

³⁵ Larry Hurto, Iowa Site Form: 50-01664, "United Presbyterian Church," June 23, 2012.

³⁶ *City Directory*, 1939.

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Resource	Address	Style	Date	Architect	Builder
Fehleisen Block	209-211 W. 2 nd St. N.	Italianate	c.1885		Theodore Fehleisen
U.S. Post Office	115 N. 2 nd Ave. E.	Classical Revival	1928	James A. Whetmore	
United Presbyterian Church	209 N. 2 nd Ave. E.	Late Gothic Revival	1952	Edward F. Jansson	Milo Wood & Sons

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Relevant Cultural Resource Documents

The present Certified Local Government (CLG) grant-funded National Register of Historic Places nomination is the final piece in a multi-faceted effort undertaken by the City of Newton and the Newton Historic Preservation Commission/CLG. The nomination follows on the heels of the 2011-2012 intensive level survey and evaluation of the Newton downtown, which was a recommendation of the 2009-2010 Planning for Preservation project completed in 2009-2010. The intensive level survey resulted in the production of Iowa Site Inventory forms for 86 buildings, as well as a considerable education for the members of the HPC who devoted many hours to research and survey of those resources. Much of the context applied in the nomination was developed during the intensive survey project.

The history presented in the 2007 "Historic Property Study: Maytag Plant I" was particularly important in understanding and applying the case for district significance in association with the Maytag Company. That document remains on file with the City of Newton and the Iowa State Historic Preservation Office.

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Potential for Historic Archaeology

The potential for historical archaeology was not assessed as part of the present National Register nomination. The presence of the paved roadways and paved parking areas suggests the likelihood that the ground disturbance resulting from the construction of those elements may have destroyed localized archaeological resources. However, the paving may have been laid over ground with a minimum of earth movement. In that case, archaeological resources may merely have been encapsulated. Further, it has not been verified which, if any, historic paving remains in the district boundaries. In the future, any significant excavation and/or grading should take into consideration the possibility that archaeological and/or sub-grade historical resources may remain (street pavers or vaults under the sidewalks).

Research Methodology

This National Register nomination utilizes a wide array of reference resources in an attempt to create a full picture of the historic significance of the Newton Downtown Historic District. Of particular importance were the valuable resources (historic images, city directories, historic newspapers) found in the archives of the Jasper County Historical Society, the Newton Public Library, and the Jasper County Museum. Previous work completed by the Newton HPC/CLG specific to individual building histories and to the role of contractors in the construction of downtown resources were of great assistance.

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10. Geographical Data

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5.	15	495754E	4616427N
6.	15	495654E	4616427N
7.	15	495654E	4616370N
8.	15	495433E	4616370N
9.	15	495433E	4616306N
10.	15	495326E	4616306N
11.	15	495326E	4616370N
12.	15	495222E	4616370N

Verbal Boundary Description

The Newton Downtown Historic District is rectangular in form, encompassing the resources surrounding the Jasper County Courthouse on the courthouse square and stretching east to E. 3rd Street and west to W. 4th Street, including intersecting roadways. See district boundary map, Figure 2.

Boundary Justification

The boundary encompasses all properties that are historically associated with the district, including non-commercial buildings sited within the commercial core. The resources within the boundaries represent the growth of the historic downtown over the extended period of its development as well as the broad spectrum of property types (commercial, residential, religious, and governmental) typically found in an historic downtown of an Iowa county seat with a substantial population.

The half-block extension on the south reflects the decision to include the remaining buildings of the historic water works plant that stand on the south half of that block. Their role in the development of the historic district and demonstrated tie to the County Courthouse is significant, justifying the extension of the boundary to include them.

United States Department of the Interior
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Newton Downtown Historic District - Newton, Jasper County, Iowa

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Newton Downtown Historic District
Newton, Jasper County, Iowa
Photographer: Alexa McDowell, AKAY Consulting, Minneapolis, MN
November 03, 2013

4 x 6” images printed on Premium Photo Paper using Canon Chromalife 100+ ink
CD-ROM on file with property owner and the Iowa State Historic Preservation Office

United States Department of the Interior
National Park Service

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Newton Downtown Historic District - Newton, Jasper County, Iowa

Description of Photograph(s) and number:

0001. Context: View looking northeast from 1st Avenue W. and W. 2nd Street
IA_Jasper County_Newton Downtown Historic District_0001.tif
0002. Streetscape: View of the south Courthouse Square streetscape, looking southeast from 1st Avenue W. and W. 2nd Street
IA_Jasper County Newton Downtown Historic District_0002.tif
0003. Streetscape: View of the east Courthouse Square streetscape, looking northeast from 1st Avenue and 1st Street
IA_Jasper County_Newton Downtown Historic District_0003.tif
0004. Streetscape: View of the north Courthouse Square streetscape, looking northeast from N. 2nd Avenue W. and W. 2nd Street N.
IA_Jasper County_Newton Downtown Historic District_0004.tif
0005. Streetscape: View of the west Courthouse Square streetscape, looking southwest from N. 2nd Avenue W. and W. 2nd Street N.
IA_Jasper County_Newton Downtown Historic District_0005.tif
0006. Streetscape: View looking east from N. 2nd Avenue W. and W. 3rd Street N.
IA_Jasper County_Newton Downtown Historic District_0006.tif
0007. Streetscape: View looking southwest from N. 2nd Avenue W. and W. 3rd Street N.
IA_Jasper County_Newton Downtown Historic District_0007.tif
0008. Streetscape: View looking northwest from 1st Avenue W. and W. 3rd Street
IA_Jasper County_Newton Downtown Historic District_0008.tif
0009. Streetscape: View looking southwest from 1st Avenue W. and W. 3rd Street
IA_Jasper County_Newton Downtown Historic District_0009.tif
0010. Streetscape: View looking southeast from 1st Avenue W. and W. 3rd Street
IA_Jasper County_Newton Downtown Historic District_0010.tif
0011. Streetscape: View looking northwest from 1st Avenue W. and W. 2nd Street
IA_Jasper County_Newton Downtown Historic District_0011.tif
0012. Streetscape: View looking north from S. 2nd Avenue W. and W. 2nd Street S.
IA_Jasper County_Newton Downtown Historic District_0012.tif
0013. Streetscape: View looking northwest from 1st Avenue E. and E. 2nd Street
IA_Jasper County_Newton Downtown Historic District_0013.tif
0014. Streetscape: View looking southwest from N. 2nd Avenue E. and E. 2nd Street N.
IA_Jasper County_Newton Downtown Historic District_0014.tif

United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

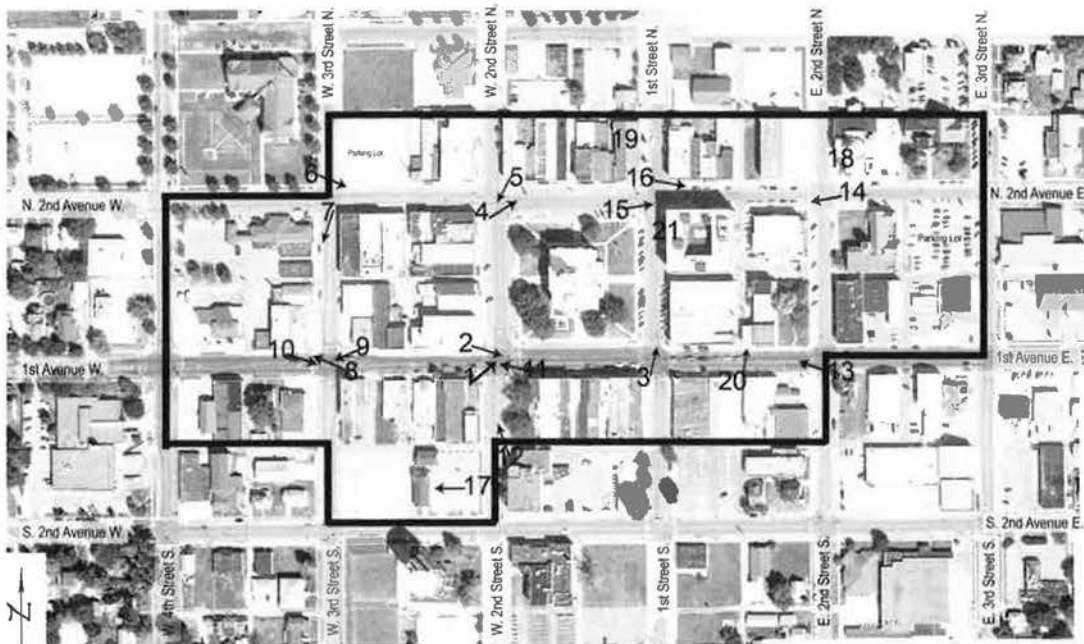
Section number _____ Photographs _____ Page 62

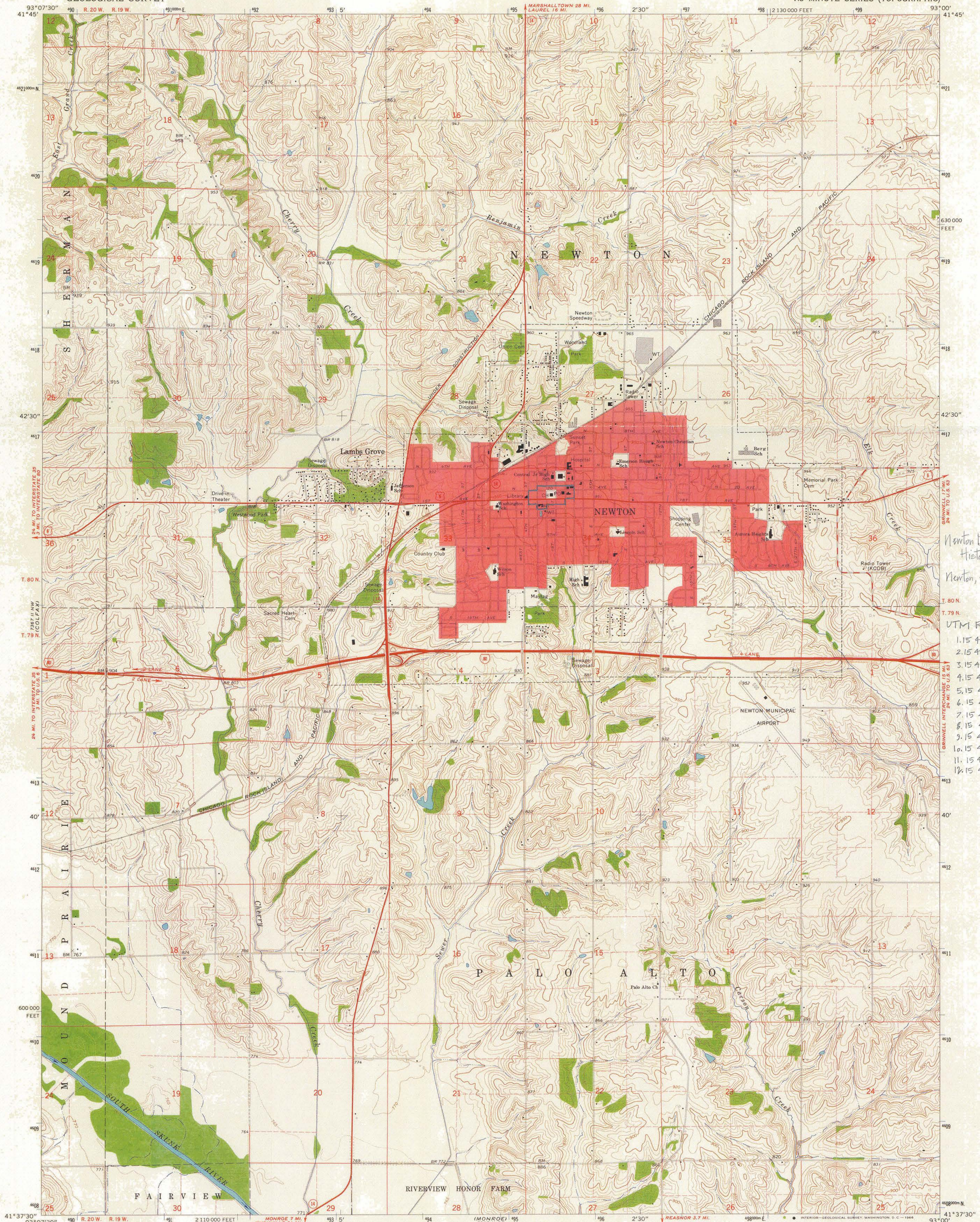
CFN-259-1116

Newton Downtown Historic District - Newton, Jasper County, Iowa

- 0015. Streetscape: View looking northeast from N. 2nd Avenue and 1st Street N.
IA_Jasper County_Newton Downtown Historic District_0015.tif
- 0016. Streetscape: View looking east from N. 2nd Avenue and 1st Street N.
IA_Jasper County_Newton Downtown Historic District_0016.tif
- 0017. Resource: View of the Jasper County Public Services Complex at 115 W. 2nd Street S.
IA_Jasper County_Newton Downtown Historic District_0017.tif
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IA_Jasper County_Newton Downtown Historic District_0018.tif
- 0019. Resource: View of the First Newton National Bank at 100 N. 2nd Avenue W.
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- 0020. Resource: View of the Joy Dental Building (112) and the Clarkson Building (114-118) located on 1st Avenue E.
IA_Jasper County_Newton Downtown Historic District_0020.tif
- 0021. Resource: View of the Hotel Maytag (Capitol Theatre) at 101-105 N. 2nd Avenue
IA_Jasper County_Newton Downtown Historic District_0021.tif

KEY TO PHOTOGRAPHS





*Newton Downtown
Historic District
Newton, Jasper County, IA*

- UTM References**
- 1.15 495222E 4616516N
 - 2.15 495326E 4616516N
 - 3.15 495326E 4616573N
 - 4.15 495754E 4616573N
 - 5.15 495754E 4616427N
 - 6.15 495654E 4616427N
 - 7.15 495654E 4616370N
 - 8.15 495453E 4616370N
 - 9.15 495453E 4616306N
 - 10.15 495326E 4616306N
 - 11.15 495326E 4616370N
 - 12.15 495222E 4616370N

Mapped, edited, and published by the Geological Survey

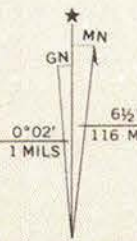
Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1964. Field checked 1965

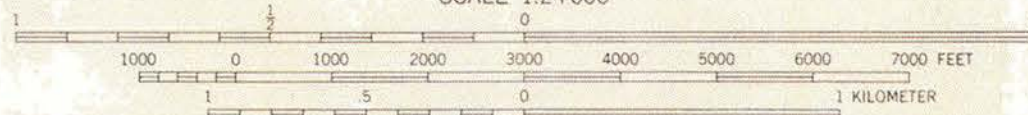
Polygonic projection. 1927 North American datum
10,000-foot grid based on Iowa coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue

Red tint indicates area in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is uncheckered



UTM GRID AND 1965 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
DATUM IS MEAN SEA LEVEL

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225 OR WASHINGTON, D.C. 20242
AND BY THE IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

USGS
Historical File
Topographic Division

U.S.G.S.
TOPOGRAPHIC DIVISION



QUADRANGLE LOCATION

NEWTON, IOWA
N4137.5—W9300/7.5

1965

AMS 7367 II NE—SERIES V876

*2675
OCT 3 1966*



1st Ave W

W 2nd St





1st Ave

PANDA GARDEN

MORTGAGE

CALDWELL, CALDWELL & CALDWELL
Attorneys at Law

ENDERS GAME
CAPT PHILLIPS



SKIFF

SCOREBOARD

WHITE FARMER'S WIFE

SCOREBOARD

RE/MAX REAL ESTATE CONCEPTS

Beckman Gallery

MARY GARDEN



RED PRIDE



Mattingly

GAMING HUB

JIMMY JOHN'S

GAMING HUB

OTTO
LAW OFFICE PLLC

123

P





Edward Jones
INVESTMENTS

U.S. Cellular

IOWA JAYCEES
CHAPTER SERVICE
CENTER

HEADQUARTERS FOR
IOWA JAYCEES
CREATIVES



W 3rd St

MAYTAG CITY PARK
←

TRUCK ROUTE
↕

Edward Jones
INVESTMENTS

Edward Jones

First Choice Realty



TRUCK
ROUTE



Cellular
BY ARMY

\$150

VFW
POST 1828

VFW
POST 1828





W 3rd St

MAYTAG CITY PARK
→

TRUCK ROUTE
↕

SNOOK INN
SANDWICH SHOP
OPEN 7-2:30

MAID-RITE
SERVICES
FOR ALL TELEPHONE
SERVICES
W/IN

Eclips
FOR RENT

ACTIVELY
SEARCHING
←



W 2nd St

SKAFF

LIBRARY

Choices

Choice

Pizzeria

NO PARKING



3 HR
PARKING
8:00 AM
TO 5:00 PM

P
2 AM - 6 AM
NOV 1 - APR 30

us bank

2.49% apr

E 2nd St



WELCOME
TO
NEWTON



HILL
REAL ESTATE
OFFICES
WILD BURN
COLD BEER





COUNTY ADMINISTRATION BUILDING





FORBES
OFFICE SOLUTIONS

FORBES
OFFICE SOLUTIONS

Mojo
Cycling

FORBES
OFFICE SOLUTIONS

We Sell
FORBES



Midtown
Apartments

Silver's
RESTAURANT

CAFE



25th

No Parking



METHODIST EPISCOPAL CHURCH

FIRST UNITED METHODIST CHURCH
Worship Services: 8:00 AM
10:00 AM, 5:00 PM
Sunday School: 9:30 AM
Bible Study: 10:30 AM

15th St



FIRST NEWTON NATIONAL BANK

FIRST NEW INVESTMENT CENTER FIRST NEWTON NATIONAL BANK



DENTIST
Dr. J. Brown

CLARKSON



W. MAIN ST. N. MAIN ST. S. MAIN ST. E. MAIN ST.

Stinson's
Appliances

Silverado

STOP CAFE

EMERGENCY CARE
CAPT. PHILLIPS
CAPITOL
FREE MAIN STREET RALLY
NOV 7 8:00 AM - 5:00 PM

Mode H

SMILE

SMILE

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Newton Downtown Historic District

MULTIPLE NAME:

STATE & COUNTY: IOWA, Jasper

DATE RECEIVED: 8/08/14 DATE OF PENDING LIST: 9/04/14
DATE OF 16TH DAY: 9/19/14 DATE OF 45TH DAY: 9/24/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000665

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9.22.14 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

IOWA DEPARTMENT OF
CULTURAL AFFAIRS

MARY COWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR



IOWA
ARTS
COUNCIL

PRODUCE
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SOCIETY OF IOWA

STATE HISTORICAL
MUSEUM OF IOWA

STATE HISTORICAL
LIBRARY & ARCHIVES

STATE
HISTORIC
SITES

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION

August 5, 2014

Paul Loether, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Mr. Loether:

The following National Register nomination(s) are enclosed for your review and listing if acceptable.

- Newton Downtown Historic District, Newton, Jasper County, Iowa

Thank you for your consideration.

Sincerely,

Elizabeth Foster Hill
National Register