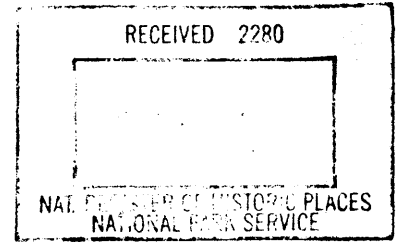


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National Register of Historic Places  
Registration Form

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" in the appropriate box 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, work processor, or computer, to complete all items.

1. Name of Property

historic name Newton, James P. House and Maid's Cottage

other names/site number \_\_\_\_\_

2. Location

street & number 2312 Nebraska Street N/A  not for publication

city or town Sioux City N/A  vicinity

state Iowa code IA county Woodbury code 193 zip code 51104

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.)

Barbara Ellen Kim DSHD 1-14-2000  
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:)

Edson H. Beall 3/3/00  
Signature of the Keeper Date of Action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	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**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling

**Current Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>th</sup> and 20<sup>th</sup> CENTURY

AMERICAN MOVEMENTS/ Craftsman

**Materials**

(Enter categories from instructions)

foundation Brick

walls Wood

roof asphalt

other

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark an "x" in one or more boxes 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" in all the boxes 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

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**Period of Significance**

1909

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**Significant Dates**

1909

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**Significant Person**

(Complete if Criterion B is marked above)

N/A

---

**Cultural Affiliation**

---



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**Architect/Builder**

Steele, William J

---

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographic 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):**

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

---

Newton, James P. House and Maid's Cottage  
Name of Property

Woodbury, IA  
County and State

## 10. Geographical Data

Acreage of Property less than one

### UTM References

(Place additional UTM references on a continuation sheet.)

1 Zone 14 E 713360 N 4709980

3 \_\_\_\_\_

2 \_\_\_\_\_

4 \_\_\_\_\_

See continuation sheet

### 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

Glenda Castleberry

name/title

organization SiouxLandmark

date August 20, 1998

street & number 2311 Nebraska Street

telephone 712-258-4239

city or town Sioux City

state IA

zip code 51104

## 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 Lonnie and Jeanne Lanferman

street & number 2312 Nebraska

telephone unlisted

city or town Sioux City

state IA

zip code 51104

**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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National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Newton, James P. House and Maid's Cottage  
Woodbury County, IA

### 7. Architectural Classification, continued

LATE 19<sup>th</sup> and 20<sup>th</sup> CENTURY  
AMERICAN MOVEMENTS/ Prairie School

### 7. Narrative Description

Built in 1909 and designed by prominent Sioux City architect William L. Steele, this house is a Hipped-Roof Craftsman house with Prairie School features. Prominent Sioux City business owner, James P. Newton, built the house and its very small companion cottage which is located at the back of the house on the alley. The small cottage mirrors the house in color and style. The house is set in the middle of a shady residential half-block, which was owned and developed by the original owner. Later, two members of his family also lived in two other houses in this half-block. This first ownership is still evident through the iron fencing which surrounds all four houses on the half-block and was installed sometime after 1909. Mr. Newton's stepmother lived in the house on the north side and a brother lived in the house on the south side of his home.

There are three bands of color on this house and the cottage. The foundations are constructed in a deep red brick; the main part of the structures are currently white wood clapboard; and two narrow bands of dark green wood shingle siding are located immediately under the eaves. The roofs are clad with asphalt shingles. Under the eaves are exposed rafter brackets in a decorative pattern typical of Craftsman detailing.

Both structures have low-pitched, hipped roofs and the porches are constructed with square columns. The porches are contained under the main roof and run the full front of the structure. The porch columns begin directly from the porch floor, are constructed in wood, and extend without break to near the porch ceilings. At the top of the columns, the wood stair-steps up to the top forming a large cap. The front entrance doors to the house and the cottage are centered on the porches. However, on the main house, the porch has been screened off and the front staircase, from the lawn to the house, has been removed. An entrance to the front porch has been constructed on the south, side of the porch where, historically, a sidewalk was located to access the side gardens. The current owners use the small mud room on the north side for entrance to the home.

Dormers are constructed on the roof facing to the front (west) and to the garden side (south) of the house. Two windows are set side-by-side in each dormer. Extending from the south side of the house, is a bay window with three narrow, vertical sections.

The interior of the house features a simple Craftsman floor plan and all the original woodwork and wood floors. The living room has a centered fireplace on the north wall and original wall sconces. The north and south walls have built-in cabinets and shelving in the Craftsman and

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**National Register of Historic Places  
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Woodbury County, IA

Mission styles. The staircase and balusters are wood and are also in this same style. Original light fixtures are still present throughout the house. Unique to the house, on the top floor, is a pressed tin ceiling which is original to the home.

In the yard, remnants of Mr. Newton's original landscaping are visible. Near the back in the south lawn, there is a row of stones placed to divide a lower garden area from the front lawn. The original cistern still exists centered in the middle and near the south side of the main house.

**Alterations:**

A small entrance porch has been added on the north west corner of the house but the date of this alteration is unknown and may be over 30 years old. An addition has been added on the back of the house off the kitchen/pantry area to add a master suite which was made very recently. The pantry area is now used as a nursery. Also, on top of the garage a concrete slab was poured in order to provide a walkout patio. The date of the slab is unknown. The front entrance doors to the house and the cottage are centered on the porches. However, on the main house, the porch has been screened off and the front exterior risers, from the lawn to the house, have been removed. The date of the change to the risers is unknown. The pattern of the screened porch has a Mission style pattern and neighbors comment that they have been on the house for many years. An entrance to the front porch has been constructed on the south, side of the porch where, historically, a sidewalk was located to access the side gardens. The date of the screen porch addition has not yet been determined, however, it was not present in historic photos which also have no dates.

**8. Statement of Significance**

Located in a shady, well-groomed Higmans Park Addition of Sioux City, the James P. Newton House, built in 1909, is an example of Craftsman architecture with some Prairie School features. This home is significant under criterion C as a local outstanding example of an early Craftsman architecture with Prairie School style influences. Common in Sioux City is Mr. Steele's Prairie design similar to the Schulein House which was built in 1913 in a Prairie Box/American Foursquare design and recently placed on the National Register of Historic Places. The Newton House predates that style and is an earlier execution of Prairie influenced architecture.

The James P. Newton house is a Hipped Roofed Craftsman house. This style makes up less than 10 percent of Craftsman houses in the country according to Virginia and Lee McAlester's *A Field Guide to American Houses*, page 453. The bands of color and the wide roof overhangs are typical Prairie School features. The banding is also evidence in the change of construction materials from wood clapboard to wood shingles under the eaves.

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Woodbury County, IA

James P. Newton (1867-1939)

James P. Newton was born in Prairie du Chien, Minnesota on September 20, 1867. He later attended Beloit College. In 1889 he moved to Sioux City to work for his brother William who was secretary of Haskins Bros. & Co. For many years James represented Haskins Bros. & Co. as a traveling salesman. When in the early 1900's his brother succeeded to the presidency of Haskins Bros. & Co., James was appointed secretary. Mr. Newton and his brothers purchased the company in 1907 but kept the original name. In 1929 when the elder brother died, James became president of the company. Upon his death in 1939, Mr. Newton was still the President and owner of Haskins Bros. & Co. one of Sioux City's early and most successful soap factories.

The principal products of the company in 1923, were "Electric Spark Soap" and "Blue Barrel Soap" for laundry and "Peek-a-Boo" soap for personal use, the best know was the "Trilby" soap (the Soap with the Yellow Band!) which was reported to have been greatly imitated. By the early 1930's the company had factories in Omaha and St. Paul, but Sioux City was still the corporate headquarters.

Known as a person with a "natural gift of companionably (sic)", Mr. Newton was an active member of the community. He worked as a volunteer for the Chamber of Commerce, the Rotary Club, the Tyrian Lodge, Sioux City Boat Club, and the Sioux City Golf and Country Club. It is reported that he had a beautiful "summer place" in the Country Club where he would host outdoor musical concerts for friends and family.

Craftsman Architectural Style

Particular features identifying Craftsman design are low-pitched roofs, wide (or deep) overhangs, decorative braces or beams (particularly under the overhangs), and square porch columns. Craftsman style originated in California about 1903 and spread quickly throughout the county via pattern books and architectural magazines.

Quite a few Craftsman architectural style residential structures were built in Sioux City around 1909-10, according to the Sioux City Historic Preservation Commission. As such, the James P. Newton House and Maid's Cottage are one of the earliest to be built in this style. In addition, since Mr. Steele began his own individual practice in Sioux City in 1907, the property is also one of Mr. Steele's earliest designs in the city. This house predates Steele's better-known large Prairie designs, such as the Livestock National Bank (1914-15), Everist House (1915-17), Woodbury County Courthouse (1915-18) and the Fairmont and Smith Villa Branch libraries (1926-27). The success of the James P. Newton House may be representative of his early confidence as an individual architect and his emerging acceptance of Prairie as a style of choice whenever circumstances and budget would accommodate.

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Newton, James P. House and Maid's Cottage  
Woodbury County, IA

Architect William LaBarthe Steele (1875-1949)

This property is designed by the prominent Prairie-school architect William L. Steele. This fact is noted in list from his former partner's office (George Hilgers). The list is of Steele plans marked "missing" from Hilgers' plan room. Born in Springfield, Illinois, Steele earned his B.A. in architecture from the University of Illinois in 1896. The most detailed discussion of his architectural training and experience prior to Sioux City is made by Arthur Francis Allen:

He next entered the office of Louis Sullivan, of Chicago, who had gained considerable note as the architect for the Chicago Auditorium, the Chicago Stock Exchange Building, the old Schiller (now the Garrick) theatre and other important buildings. W. Steele served three years [1897-1900] as draftsman in that office, and then went to the office of S. S. Beman, of Chicago, the architect who designed the Pullman building and laid out the town of Pullman. Later Mr. Steele went to Pittsburgh and spent two years [1900-01] in the office of Thomas Rodd, who was the architect for the Westinghouse people. While there the Westinghouse buildings for Manchester, England, were designed, and Mr. Steele was one of the factors in drafting the plans. Subsequently he went with Alden & Harlow, of Pittsburgh, who were drafting plans for the Carnegie Institute, in which work he took an active part. Mr. Alden, of this firm, had been a pupil of Henry H. Richardson, the first American architect to gain a national reputation. From there Mr. Steele went into the office of Sidney F. Heckert [from 1902 to 1904], also of Pittsburgh, who specialized in church architecture, and here Mr. Steele was made head draftsman. In 1904, feeling that he had made sufficient preparation, Mr. Steele came to Sioux City and for a time was associated with Wilfred W. Beach, under the firm name of Beach & Steele.<sup>1</sup>

Steele arrived in Sioux City to work for Beach in 1904, and was a full partner by 1905.<sup>2</sup> In 1907 he set up an individual practice. Steele began a brief association with George B. Hilgers in 1926, and in 1928 became a partner in Kimball, Steele, and Sandham of Omaha. In 1946, he formed Steele, Sandham, and Steele with his son William La Barthe Steele, Jr. Steele was active in countless community and professional organizations, serving as president of Iowa Society of Architects and the Iowa Chapter of AM and vice president of the national AIA, and he contributed to *Architect*, *Ecclesiastical Review*, *House Beautiful*, and *Journal of the American Institute of Architects*. He died in Neillsville, Wisconsin.

Domestic Architecture by William L. Steele:

An intriguing statement by Steele exists in a scrapbook at the Sioux City Public Library:



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Woodbury County, IA

American domestic architecture has many worthy examples. The old colonial style as it sprung into being in response to actual living conditions was beautiful and distinctive. As it exists today, it represents more or less of anachronism, a conservative sophisticated lack of faith in the frank solutions of the more modern conditions of the problem. The most truly American homes nowadays are being designed along the lines of the Chicago renaissance. This term was applied in fun by eastern architects to the work of the young men of the west who have been following Louis Sullivan and Frank Lloyd Wright. There has been an attempt to work out architectural problems in absolute fidelity to the fundamental canons of art but unhampered by a slavish adherence to details which are taken arbitrarily to determine style.<sup>3</sup>

No comprehensive survey exists of Steele's residential designs, dozens of which were completed in Sioux City. Thirty-six homes are listed in a 1941 inventory, followed by the phrase "and many others." Since Mr. Steele arrived in Sioux City in 1904, the Newton House is one of his earliest works. As of this writing, none of the remaining thirty-six homes on the 1941 inventory are designed in the same manner as the Newton House. Because the brief popularity of Prairie Style for residences corresponds with a period of steady, sustained growth for Sioux City, there are probably over a hundred houses in the style, ranging from pale pattern-book vernacular copies to Steele's best. Steele's grandest Prairie residential design, the brick Everist House, with its 90 ft. wide ground floor interior space, tile roof porches with widely overhanging roofs, leaded art glass windows and doors, built-in cabinets and benches, and bands of casement windows. Hubert H. Everist, the owner, knew of Frank Lloyd Wright's Robie House in Chicago and "wanted a similar solution, using modern materials and based on an open and convenient living space for his family."<sup>4</sup> Wilson and Robinson characterized the Everist house as Steele's "most noteworthy. Long horizontal volumes of space are stacked together, and tied to the site by outstretching terraces and pergolas. Forms basically Wrightian in origin are articulated by Sullivan-derived ornament."<sup>5</sup>

Endnotes:

1 Arthur Francis Allen, "William LaBarthe Steele," *Northwestern Iowa: Its History and Traditions 1804-1926* (Chicago: Clarke, 1927), vol. II pp. 1042-43.

2 Steele, William LaBarthe *Who Was Who in America*, vol. 2 (1950). See also *Who's Who in Iowa* (Sioux City, 1922), pg. 72.

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Woodbury County, IA

3 Quoted in Mrs. Lewis Worthington Smith, "Creative Artists in Iowa," a series of articles published in the *Des Moines Sunday Register*. *Undated*.

4 *Sioux City, Iowa: An Architectural View* (Sioux City: Sioux City Art Center, 1983), pg.36.

5 Richard Guy Wilson and Sidney K. Robinson, *The Prairie School in Iowa* (Ames: Iowa State UP, 1977), pg. 24 and pg. 25.

**9. Bibliography**

Allen, Arthur Francis "William LaBarthe Steele," *Northwestern Iowa: Its History and Traditions 1804-1926* (Chicago: Clarke, 1927), vol. II pp. 1042-43.

Blumenson, John J. G. *Identifying American Architecture, A Pictorial Guide to Styles and Terms, 1600-1945*, W. W Norton & Company, New York, pg. 65.

City Directories. Sioux City. 1909-1910

McAlester, Virginia and Lee. *A Field Guide to American Houses*. Alfred A. Knopf: New York, 1988.

Quoted in Mrs. Lewis Worthington Smith, "Creative Artists in Iowa," a series of articles published in the *Des Moines Sunday Register*. *Undated*.

*Sioux City, Iowa: An Architectural View* (Sioux City: Sioux City Art Center, 1983), pg.36.

Sioux City Public Library, Clippings file

*Three Quarters of A Century of Progress*, Verstegen Printing

*Who Was Who in America*, vol. 2 (1950). William LaBarthe Steele, See also *Who's Who in Iowa* (Sioux City, 1922), pg. 72.

Wilson, Richard Guy and Sidney K. Robinson, *The Prairie School in Iowa* (Ames: Iowa State UP, 1977), pg. 24 and pg. 25.

Woodbury County Assessor. Assessor Records. Sioux City, Iowa.

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Page 7

Newton, James P. House and Maid's Cottage  
Woodbury County, IA

### 10. Geographical Data

#### Verbal Boundary Description

The James P. Newton House is located on Lots 3 and 4, Block 1 of Higmans Park Addition, Sioux City, Iowa.

#### Boundary Justification

The boundaries of the property include only the portion historically associated with the James P. Newton House and Cottage and excludes other properties on the same block formerly owned by other family members.

### **Additional Information**

#### **Photographs:**

The photographer of all photographs was Jeanne Lanferman and she has the negatives. All photographs date from August 20, 1998 and depict the James P. Newton House and Maids Cottage, 2313 Nebraska Street, Sioux City, Woodbury County, Iowa.

- #1 Front (west) façade. Looking east.
- #2 North façade. Looking southeast.
- #3 South façade. Looking northeast.
- #4 North façade. Looking east.
- #5 Interior detail: Entry hall from mud room – note stairway.
- #6 Interior detail: Entry hall/foyer, looking into dining room
- #7 Interior detail: North end of living room with fireplace and built-in bookshelves – wall sconces original to house
- #8 Front (south) façade. Looking north.

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# National Register of Historic Places Continuation Sheet

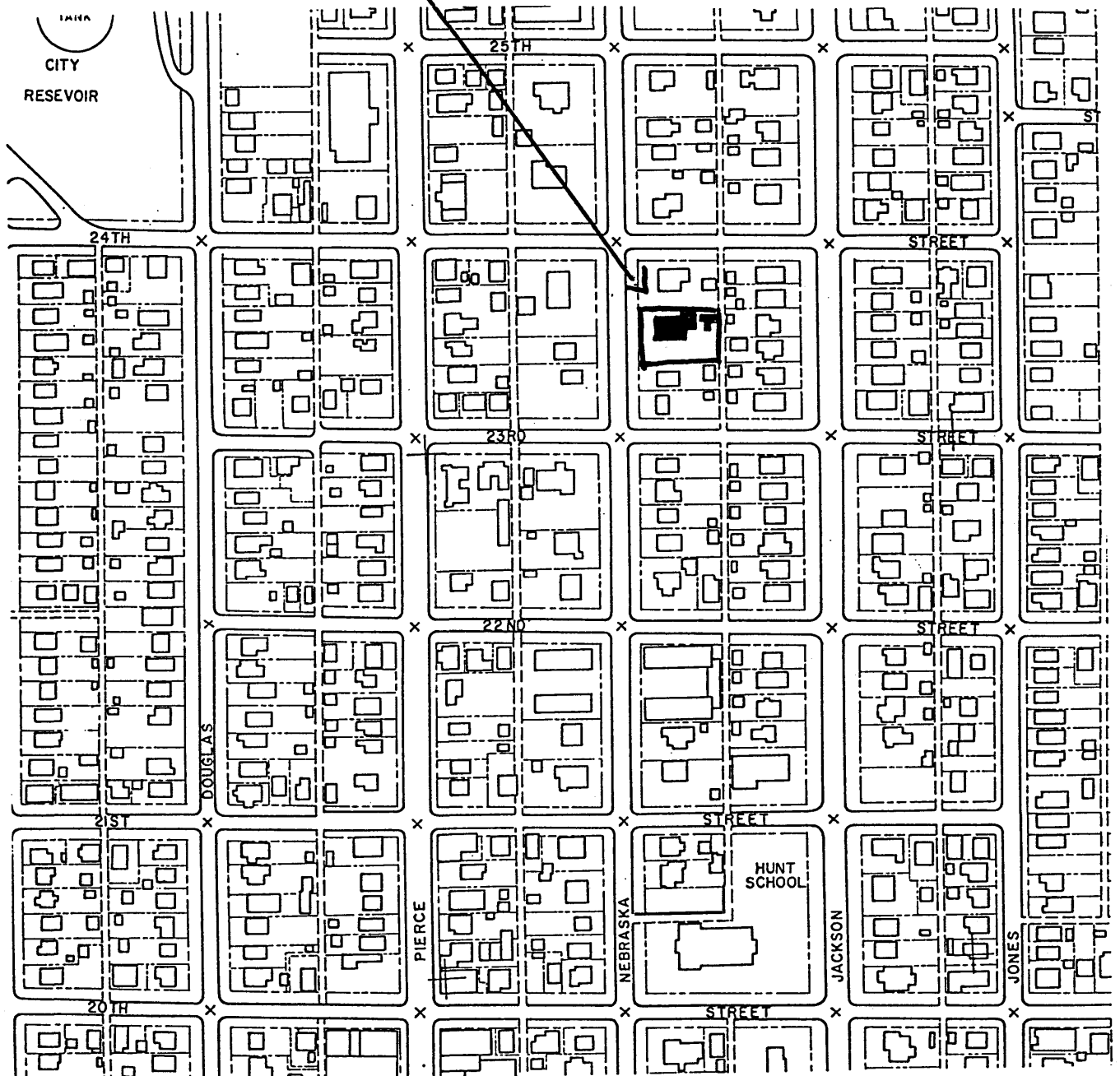
Newton, James P. House and Maid's Cottage  
Woodbury County, IA

Section number     Add'1     Page     8    

Source: SIMPCO, 401 Insurance Centr, Sioux City, Iowa, 1980  
James P. Newton House and Maid's Cottage



Location of House in Neighborhood



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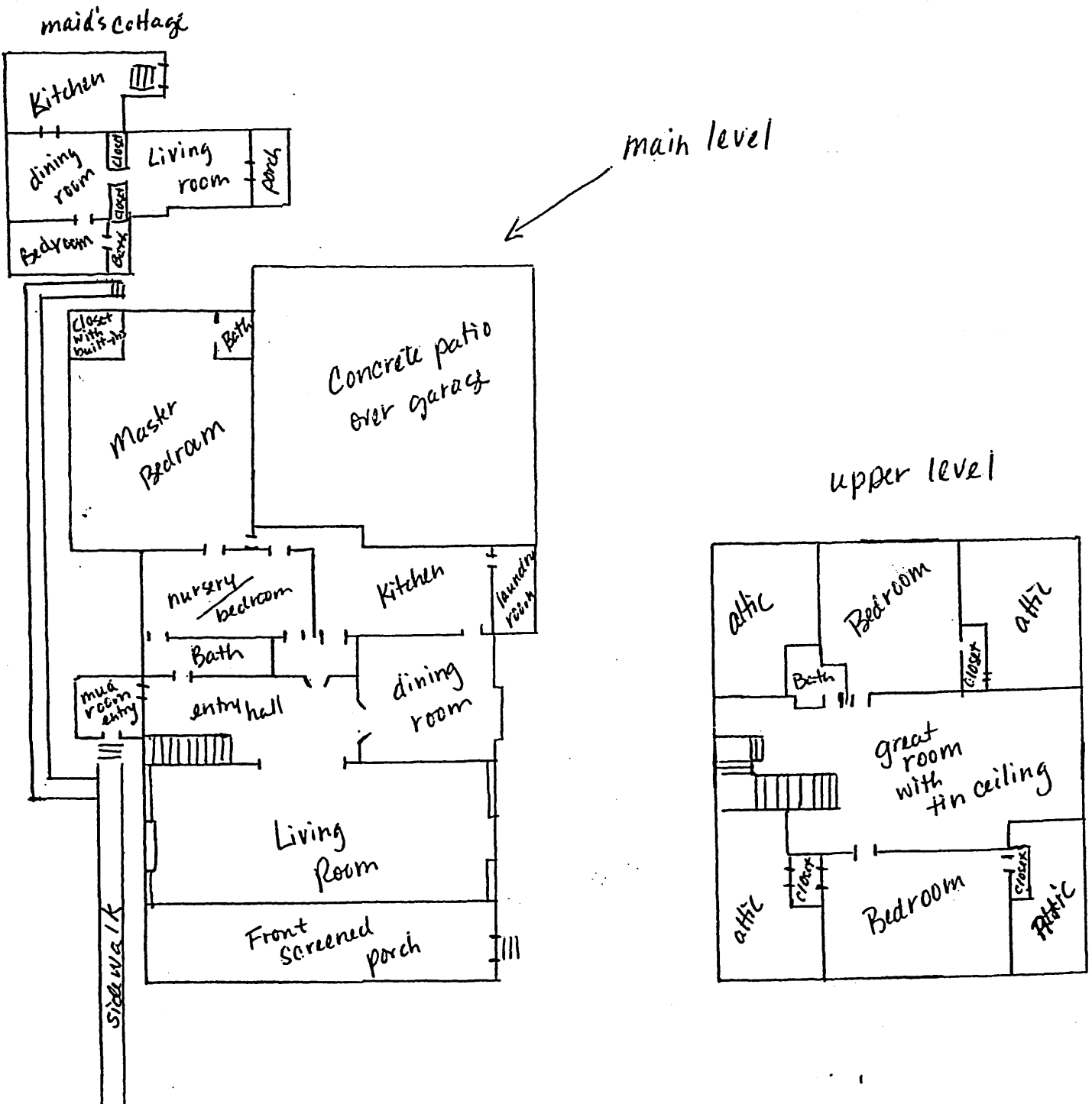
# National Register of Historic Places Continuation Sheet

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Newton, James P. House and Maid's Cottage  
Woodbury County, IA

Floor plan of the James P. Newton House and Maid's Cottage  
August 1998

← N



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# National Register of Historic Places Continuation Sheet

Newton, James P. House and Maid's Cottage  
Woodbury County, IA

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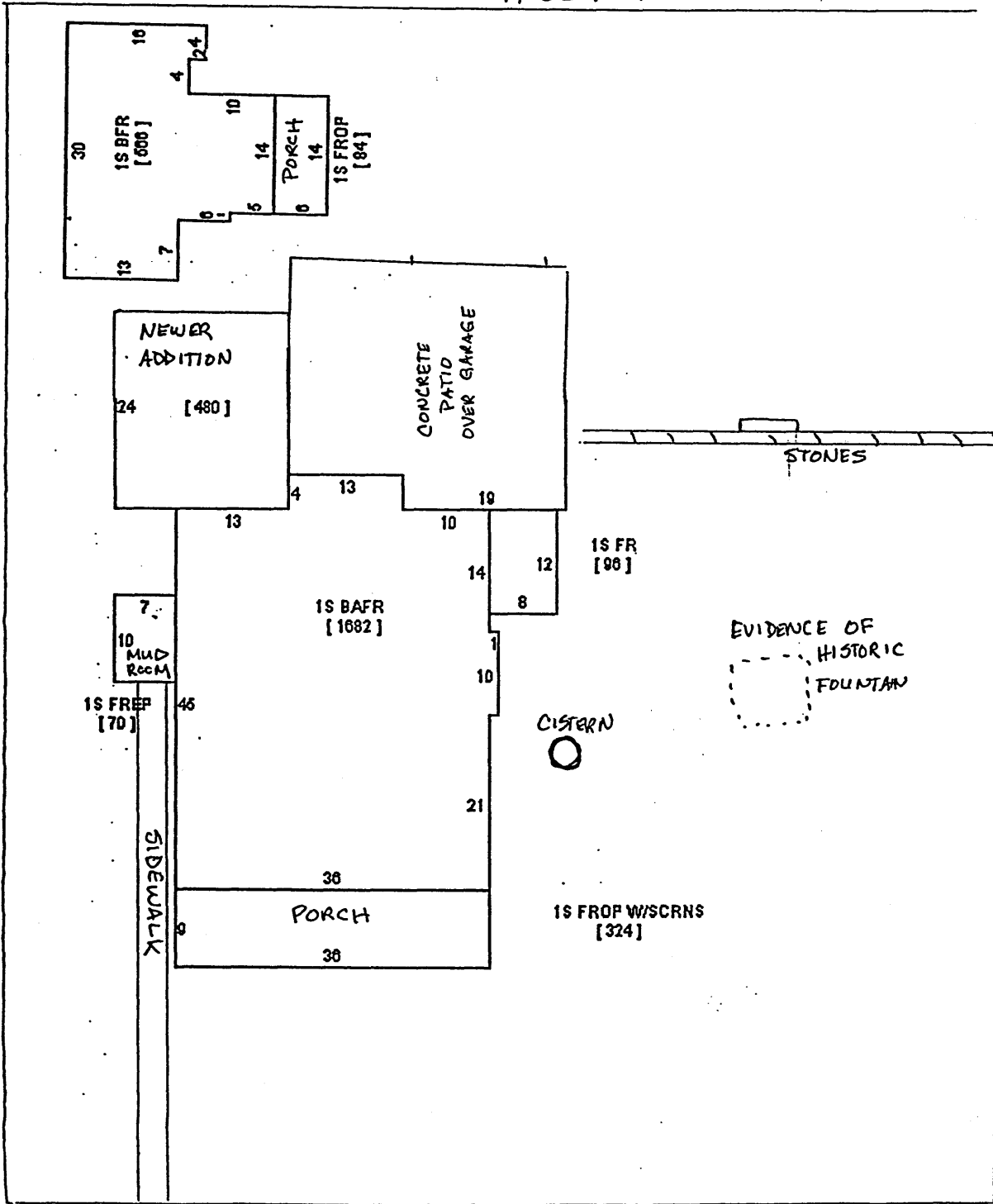
Site Plan

← ALLEY →

N ←

Source:  
City of  
Sioux City  
Assessor

Date  
AUG. 20, 1998



LOT  
SIZE:  
100'  
x  
152'

← IRON FENCE →

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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Newton, James P. House and Maid's Cottage  
Woodbury County, IA



Historic Black and  
White photographs  
Date: unknown

*South side and partial east side of  
Newton house . Looking northwest.*



*South and west sides of Newton house  
Looking northeast.*