

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

State Inventory No. 50-01647

New  Supplemental

Part of a district with known boundaries (enter inventory no.) 50-01703

Relationship:  Contributing  Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status:(any that apply)  Listed  De-listed  NHL  DOE

9-Digit SHPO Review & Compliance (R&C) Number \_\_\_\_\_

Non-Extant (enter year) \_\_\_\_\_

**1. Name of Property**

historic name Bane's Restaurant

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

**2. Location**

street & number 117 1st Ave. E.

city or town Newton  vicinity, county Jasper

Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_

(If Urban) Subdivision Original Plat Block(s) 21 Lot(s) E 22' of Lot 2

**3. State/Federal Agency Certification [Skip this Section]**

**4. National Park Service Certification [Skip this Section]**

**5. Classification**

Category of Property (Check only one box)

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

Number of Resources within Property

If Non-Eligible Property		If Eligible Property, enter number of:	
Enter number of:		Contributing	Noncontributing
—	buildings	<u>1</u>	— buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	<u>1</u>	— Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title

Downtown Newton, Iowa

Historical Architectural Data Base Number

50-010

**6. Function or Use**

Historic Functions (Enter categories from instructions)

02G COMMERCE/TRADE/restaurant

02E10 COMMERCE/TRADE/appliance sales & service

Current Functions (Enter categories from instructions)

02E COMMERCE/TRADE/specialty store

**7. Description**

Architectural Classification (Enter categories from instructions)

09 Commercial

09D01 Roof form/Flat

Materials (Enter categories from instructions)

foundation 10 CONCRETE

walls (visible material) 15G SYNTHETICS/synth. stone

roof \_\_\_\_\_

other \_\_\_\_\_

**Narrative Description** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**8. Statement of Significance**

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes  No  More Research Recommended
- Yes  No  More Research Recommended
- Yes  No  More Research Recommended
- Yes  No  More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Jasper  
City Newton

Address 117 1st Ave. E.

Site Number 50-01647  
District Number 50-01703

**Criteria Considerations**

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

05 COMMERCE

**Significant Dates**

Construction date 1922  check if circa or estimated date  
Other dates, including renovation \_\_\_\_\_

**Significant Person**

(Complete if National Register Criterion B is marked above)

**Architect/Builder**

Architect \_\_\_\_\_

Builder \_\_\_\_\_

**Narrative Statement of Significance**  SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

**9. Major Bibliographical References**

Bibliography  See continuation sheet for citations of the books, articles, and other sources used in preparing this form

**10. Geographic Data**

**UTM References (OPTIONAL)**

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title Rita Reinheimer date 06-01-12  
organization Newton Historic Preservation Commission telephone 641-792-2787  
street & number 101 W 4 St S city or town Newton state IA zip code 50208

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

**FOR ALL PROPERTIES**

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

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

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

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
  - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
  - A photograph of the loft showing the frame configuration along one side.
  - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

**State Historic Preservation Office (SHPO) Use Only Below This Line**

Concur with above survey opinion on National Register eligibility:  Yes  No  More Research Recommended  
 This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

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Bane's Restaurant	Jasper
Name of Property	County
117 1st Ave. E.	Newton
Address	City

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## 5. Classification, cont'd.

The former Bane's Restaurant is considered a building and is counted as a contributing resource to the Newton Downtown Historic District.

## 7. Description

### Site Description

The building is situated on the south side of 1st Ave. E., between 1st St. S. and E. 2nd St. S. There are buildings on either side; however, to the east, a parking area in front of the adjoining structure exposes approximately 20' of this building's eastern elevation. A public sidewalk provides access to a single door on the north. A public alley runs south of the building.

### Property Description

Like many of its neighbors on the south side of 1st Ave. E., this one-story rectilinear building does not fall neatly into any stylistic category. Simple and functional in design, with an open interior, it is typical of many mid-20<sup>th</sup> century small-town buildings. Sometime after 1957 the north (front) elevation and exposed portion of the east elevation were covered in synthetic siding made to look like gray rusticated blocks, set in broken rangework. These blocks appear to be made of Permastone or some other kind of man-made stone. The door and two windows on the south (front) and one window on the east, replaced in 1998, are of modern design and materials, but appear to retain the shapes of the originals. These single-pane windows are set in metal casings with splayed lentils above. Over the door are a fixed bonnet and business sign, both of non-historic material. Concrete coping surrounds the roofline.

Portions of this 22' x 119' building's exposed west side, visible above and to the south of the adjoining building, are of common brick, gently stepped downward from front to back. The last few feet of the west side and the entire rear elevation of the building, adjoining the alley, have been covered in a light-colored corrugated metal, which provides a level of visual confusion when viewed in its surroundings. A private entrance opens onto the alley.

### Integrity Considerations

As noted above, the building's façade has been altered through the rehabilitation of its storefront and the introduction of modern materials. These alterations result in a loss of historic integrity as it relates to design, materials and workmanship.

As it relates to location, association, and setting, the building retains a relatively high level of integrity and contributes to the integrity of feeling created by the generally intact commercial district found in Newton.

# Iowa Site Inventory Form Continuation Sheet

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Bane's Restaurant	Jasper
Name of Property	County
117 1st Ave. E.	Newton
Address	City

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## 8. Statement of Significance

Long-time residents of Newton still refer to this building as “Bane’s”. Bane’s Restaurant was a popular fixture in downtown Newton for many years. Its significance lay in helping to expand the business district beyond the confines of the “square”, giving shoppers and business workers a place to go for a home-cooked lunch, and bringing families and singles downtown after the regular 9:00-5:00 business hours. Since the 1990s the occupants of this building have provided a variety of specialized services to the public.

This building is considered a contributing resource to the Newton Downtown Historic District. It is eligible under Criterion A in association with the history of Newton commerce, significant in its ability to contribute to our understanding of the evolution of the business district and its impact on the economic success of the community of Newton.

### Historical Background

Newton was platted as the Jasper County seat in 1847. The commercial district grew up around the courthouse square with the earliest buildings, which commonly housed both commerce and dwellings, constructed of wood. The development of the downtown from its platting in 1846 to c.1890 is tied to its status as the county seat and the 1867 arrival of the Mississippi-Missouri Railroad. The character of the commercial downtown is recorded in images of the contiguous brick commercial Italianate buildings surrounding the courthouse square.

Beginning in the 1890s, it was industry, specifically the washing machine industry, that drove Newton’s economy and the commercial success of its downtown. Due to the success and longevity of the Maytag Company, its history presents the greatest impact on Newton’s downtown commercial district. From 1890-1920, a period in Maytag history marked by the company’s incorporation and the development of the first electrically powered washing machine, a number of significant buildings were constructed in the Newton Downtown District. The addition of these buildings (and others) introduced a 20<sup>th</sup> century architectural sensibility to the district; moving the visual character away from the Late Victorian era Italianate style that had previously dominated the streetscapes.

During the decade of 1920 to 1930, Newton’s population nearly doubled. The period is marked by the Maytag Company’s ascension to the nation’s leading manufacturer of washing machines. The economic prosperity brought by the company’s success is reflected in the Newton Downtown Historic District with the construction of some of its most important buildings including the First Newton National Bank (1920) and the Maytag Hotel (1926). Both buildings lend a sense of importance to the downtown district. A number of smaller, though no less important buildings, including Bane’s Restaurant, were also constructed during this period.

The visual character and composition of the downtown district remained generally constant through the Depression era and war years – a period when industry and commerce (including the Maytag Company) were focused on surviving and on supporting the war effort. The boom that came in the wake of Maytag’s 1946 introduction of the automatic washing machine was apparent in the Newton

# Iowa Site Inventory Form Continuation Sheet

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Bane's Restaurant	Jasper
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## 8. Statement of Significance, cont'd.

Downtown Historic District by the mid-1950s. Between about 1954 and 1963 the downtown buildings underwent dramatic alteration, a nearly wholesale removal of the Italianate façades and replacement with those reflecting a mid-20<sup>th</sup> century Modern aesthetic. Buildings altered during that period line the streetscapes of the district. In addition to the Victorian era buildings that were re-faced during this time, a number of new buildings were constructed, their stylistic character reflective of the era.

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

### Property History

This building was built on the former location of a feed supply building sometime between the years 1918 and 1927. The first business that can be documented in this structure is S.T. Clausen's Vulcanizing Shop and Auto Supply, which appeared in the 1929 city directory and remained in the location until 1931. Clausen's business is first mentioned in 1922, without an address given, in a newspaper account of new and relocated businesses.

Bane's Restaurant first appeared in this location in the Newton telephone directory in 1933. Even though the restaurant's original owner, Earl Bane, sold the business before 1951, it continued to operate as "Bane's" until 1987/1988, under the ownership of several different individuals. For many years Bane's was a popular family restaurant with good, inexpensive food. After liquor by the drink became legal in the 1960s the restaurant slowly evolved into more of a bar and social gathering place.

Between 1990 and 1998, this location was home to James Refrigeration (sales and appliance service). Riggs Printing has been at this location since 1995, first sharing space with James Refrigeration and then, since 1998, as the sole occupant/owner.

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

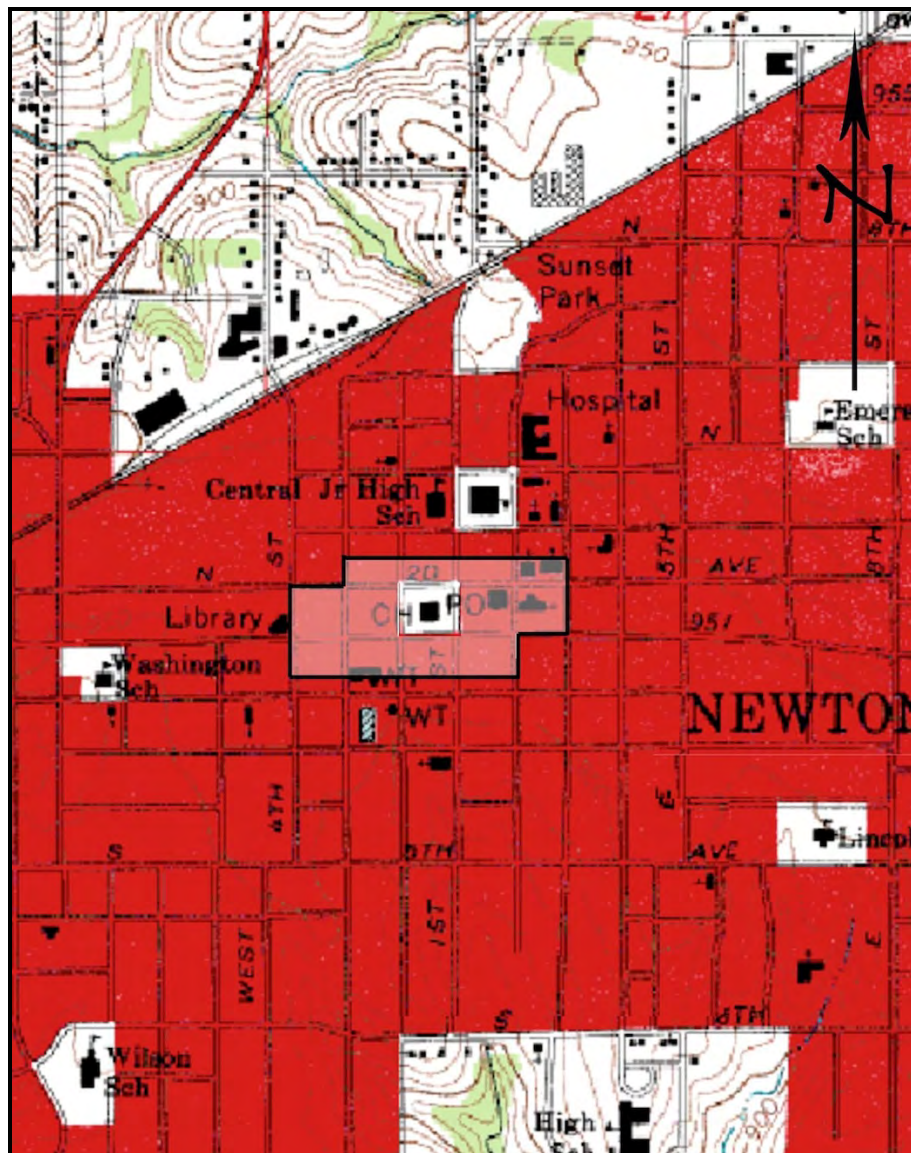
Site Number **50-01647**  
Related District Number 50-01703

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Bane's Restaurant	Jasper
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**11. Additional Documentation - Maps**

**USGS 7.5 MINUTE TOPOGRAPHIC MAP – NEWTON – 1965**



(MAP SOURCE: [www.trails.com](http://www.trails.com))

The Newton Downtown Historic District, to which the Bane's Restaurant building is considered a contributing resource, is indicated.

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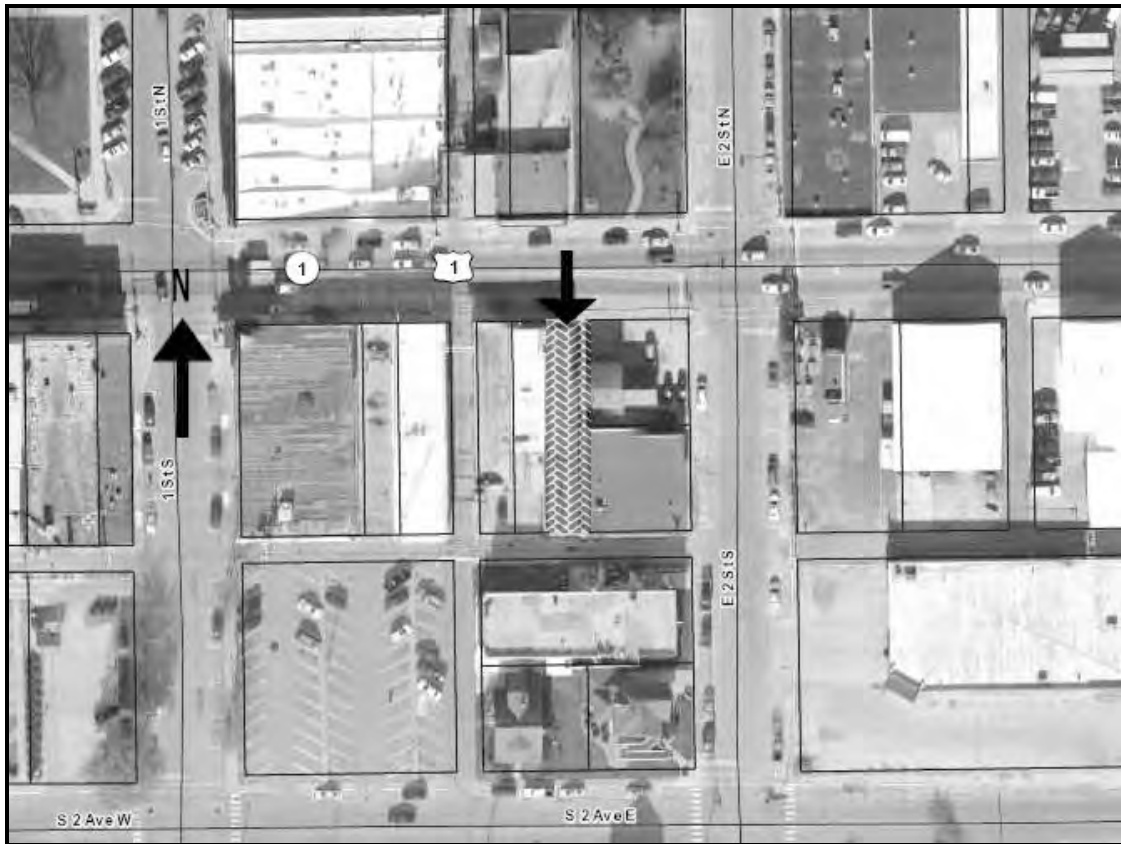
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Bane's Restaurant	Jasper
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**11. Additional Documentation – Maps**

**PARCEL MAP - AERIAL VIEW - 2011**



(SOURCE: <http://beacon.schneidercorp.com>. Accessed June 2011.)

The location of the building is marked with a downward arrow.

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Bane's Restaurant	Jasper
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### 11. Additional Documentation, cont'd.

#### Photographs



View of the south side of the 100 block of 1 Ave E, looking southwest. The location of the historic Bane's Restaurant building is indicated by an arrow.

(Image by Sue Smith, July 1, 2011)



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Bane's Restaurant	Jasper
Name of Property	County
117 1st Ave. E.	Newton
Address	City

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### 11. Additional Documentation, cont'd.

#### Photographs



View of the Bane's Restaurant building looking southwest from 1st Ave. E.

(Image by Bob Sawyer, May 30, 2011)

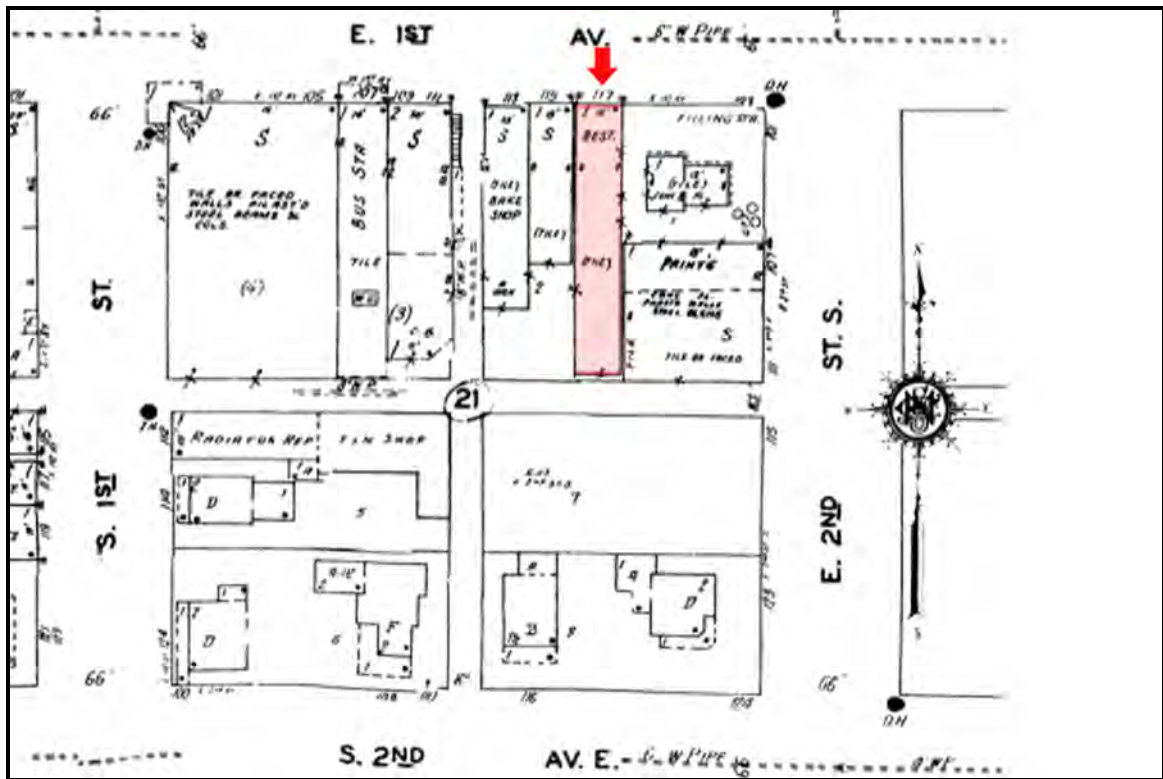
# Iowa Site Inventory Form Continuation Sheet

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Bane's Restaurant	Jasper
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## 11. Additional Documentation, cont'd.

### FIRE INSURANCE MAP – 1949 Revision of 1927



(SOURCE: Sanborn Company Fire Insurance Map, 1949 Revision of 1927.)

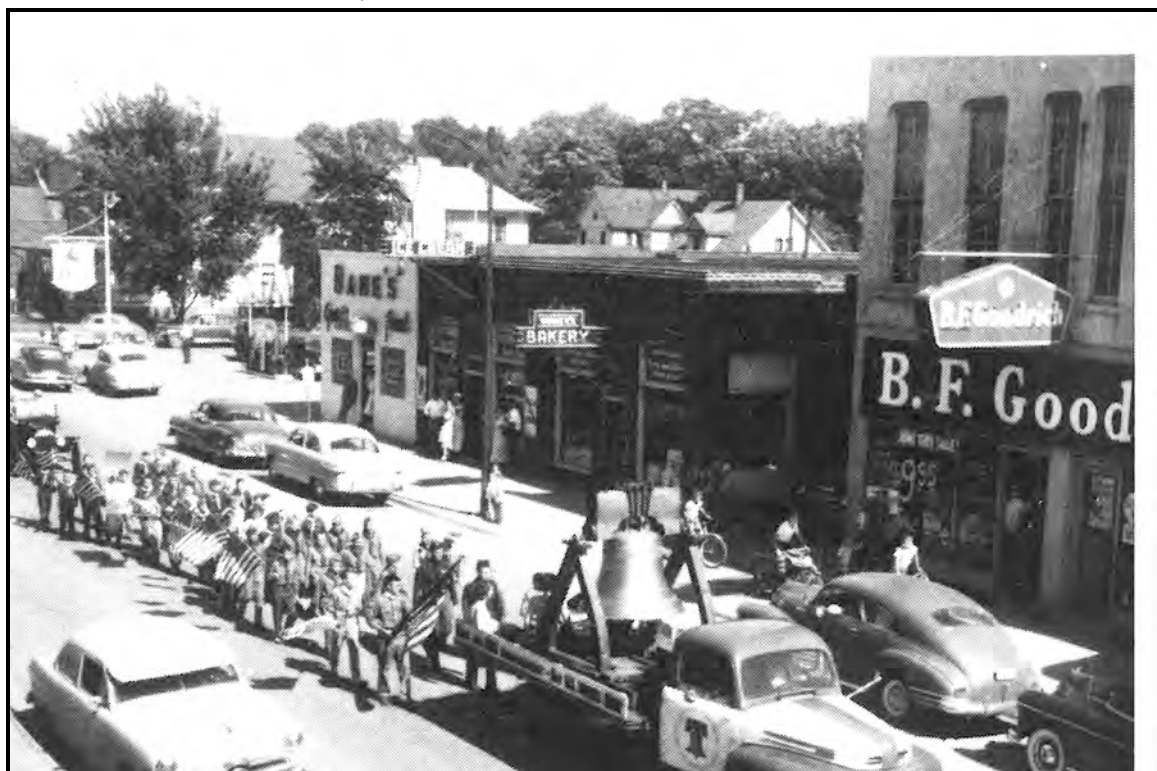
The location of the resource is indicated.

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Bane's Restaurant	Jasper
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**11. Additional Documentation, cont'd.**

**Historical Image - 1950**



(SOURCE: Jasper County Historical Museum)

This photo from a parade held in 1950 looks southeast across First Avenue East. The Bane's Restaurant is the light-colored building, indicated by an arrow.

# Iowa Site Inventory Form Continuation Sheet

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Bane's Restaurant	Jasper
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117 1st Ave. E.	Newton
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## 9. Bibliographic References

Advertisement for S. T. Clausen's business. In Newton Daily News, Jan. 23, 1923, p. 7.

"Many Improvements Made in Newton Vicinity During 1922 – Value is Placed at \$400,000 – Many Business Changes." In Newton Daily News, Jan. 4, 1923, p. 1.

Newton (Jasper Co., IA) City Directory. Kansas City, MO: R. L. Polk & Co., 1935, 1939, 1951, 1956, 1959, 1964, 1969, 1974, 1979, 1984, 1988, 1992, 1995, 1999, 2000, 2001 editions.

Personal interview with George Riggs, current building owner. (May 13, 2010).