

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 W.O. Foster's Drug Store

other names/site number The Village, Dr. Rabedeaux Dental Office

2. Location

street & number 104 N. 2nd 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 town

Block(s) 10

Lot(s) E20' 5/W 2L

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

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

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

Number of Resources within Property

If Non-Eligible Property

Enter number of:

1 buildings
 _____ sites
 _____ structures
 _____ objects
1 Total

If Eligible Property, enter number of:

Contributing Noncontributing

 _____ buildings
 _____ sites
 _____ structures
 _____ objects
 _____ Total

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

Title

Downtown Newton, Iowa

Historical Architectural Data Base Number

50-010

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

11D01 HEALTH CARE/Medical Business/pharmacy

02E COMMERCE/TRADE/specialty store

11D03 HEALTH CARE/Medical Office/dentist office

02E11 COMMERCE/TRADE/Specialty Store/grocery

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F Commercial

foundation

03 BRICK

09D01 Roof form/flat

walls (visible material) 03 BRICK

roof

other

15B SYNTHETICS/vinyl

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 104 N. 2nd 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)

Significant Dates

Construction date
1895 check if circa or estimated date
Other dates, including renovation
1965

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 Ferdinand Chabot & Rita Reinheimer, Commissioners
organization Newton Historic Preservation Commission
street & number 101 W. 4th St. S.
city or town Newton state Iowa date 06/01/12
telephone 641-792-2787 zip code 50208

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

FOR ALL PROPERTIES

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

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

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

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

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

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

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

Comments: _____

Evaluated by (name/title): _____ Date: _____

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W.O. Foster's Drug Store	Jasper
Name of Property	County
104 N. 2 nd Ave. E.	Newton
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5. Classification, cont.

W. O. Foster's Drug Store is considered a building and is counted as a non-contributing resource to the Newton Downtown Historic District.

7. Description

Site Description

W. O. Foster's Drug Store is located at the midpoint of the west half of the 100 block of N 2 Av E and E 2 St N; its façade faces south. It is adjoined on the east and west by two-story commercial buildings. It is located just one-half block east of the city square in the historic downtown of Newton, Iowa in Jasper County. The building is sited on a tight parcel of land at 104 N 2 Av E. Its 22-foot wide façade extends 78 feet to the north. On-street parking is located on the south side of the building and a public sidewalk runs flush to the building on the south, providing access to the primary entrance.

Property Description

W. O. Foster's Drug Store is a two story, single-wide brick building constructed on a brick foundation. The building is visually defined by its mass and its modern era commercial fenestration. The storefront has a single door on the right side of its south façade and a large display window on the left. There are two pairs of polyurethane double hung windows on the second floor of the structure's south façade.

Integrity Considerations

As noted, alterations have been made to the front of the building's façade. These alterations result in a significant loss of historic integrity as it relates to design, materials, and workmanship. As it relates to location, association, and setting, the building retains a high level of integrity and contributes to the integrity of feeling created by the generally intact commercial district found in Newton. On the whole, however, the building lacks the level of integrity required of a contributing resource to the historic district.

8. Statement of Significance

Due to a significant loss of historic integrity (particularly as it relates to design, materials, and workmanship) the building is considered a non-contributing resource to the Newton Historic Downtown District. Should the façade be rehabilitated the building's ability to contribute to the district should be re-evaluated.

Historical Background

Newton was platted as the Jasper County seat in 1847. The commercial district grew up around the courthouse square with the earliest buildings, which commonly housed both commerce and dwellings,

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8. Statement of Significance, cont'd.

constructed of wood. The development of the downtown from its platting in 1846 to c.1890 is tied to its status as the county seat and the 1867 arrival of the Mississippi-Missouri Railroad. The character of the commercial downtown is recorded in images of the contiguous brick commercial Italianate buildings surrounding the courthouse square.

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

During the decade of 1920 to 1930, Newton's population nearly doubled. The period is marked by the Maytag Company's ascension to the nation's leading manufacturer of washing machines. The economic prosperity brought by the company's success is reflected in the Newton Downtown Historic District with the construction of some of its most important buildings including the First Newton National Bank (1920) and the Maytag Hotel (1926). Both buildings lend a sense of importance to the downtown district.

The visual character and composition of the downtown district remained generally constant through the Depression era and war years – a period when industry and commerce (including the Maytag Company) were focused on surviving and on supporting the war effort. The boom that came in the wake of Maytag's 1946 introduction of the automatic washing machine was apparent in the Newton Downtown Historic District by the mid-1950s. Between about 1954 and 1963 the downtown buildings underwent dramatic alteration, a nearly wholesale removal of the Italianate façades and replacement with those reflecting a mid-20th century Modern aesthetic. Buildings altered during that period line the streetscapes of the district. In addition to the Victorian era buildings that were re-faced during this time, a number of new buildings were constructed, their stylistic character reflective of the era.

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

Property History

The most significant occupant of this building in the period of its historical significance was the W. O. Foster Drug Store; IT WAS in this location from at least the period of 1910 to 1918. Several newspaper articles, during and after this period, referred to a "Foster's building" in this general area. They did not name a specific address.

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8. Statement of Significance, cont'd.

Dr. Richard W. Rabedeaux, D.D.S., was the only tenant known to be in the building longer than W. O. Foster's Drug Store. Dr. Rabedeaux was located here from the mid-1960s to the mid-1990s. It was Dr. Rabedeaux who had this building, and the two storefronts directly to the east, remodeled into "The Village" design in 1965. This is documented in a building permit dated October 9, 1965, with a value of \$15,000. In another building permit prepared by Dr. Rabedeaux, dated July 15, 1976, the 12 foot by 22 foot second story addition at the rear of the existing building was documented. On July 7, 1981, Jensen Construction began removal of the existing hardboard siding on the first floor of the south façade and replaced it with brick veneer.

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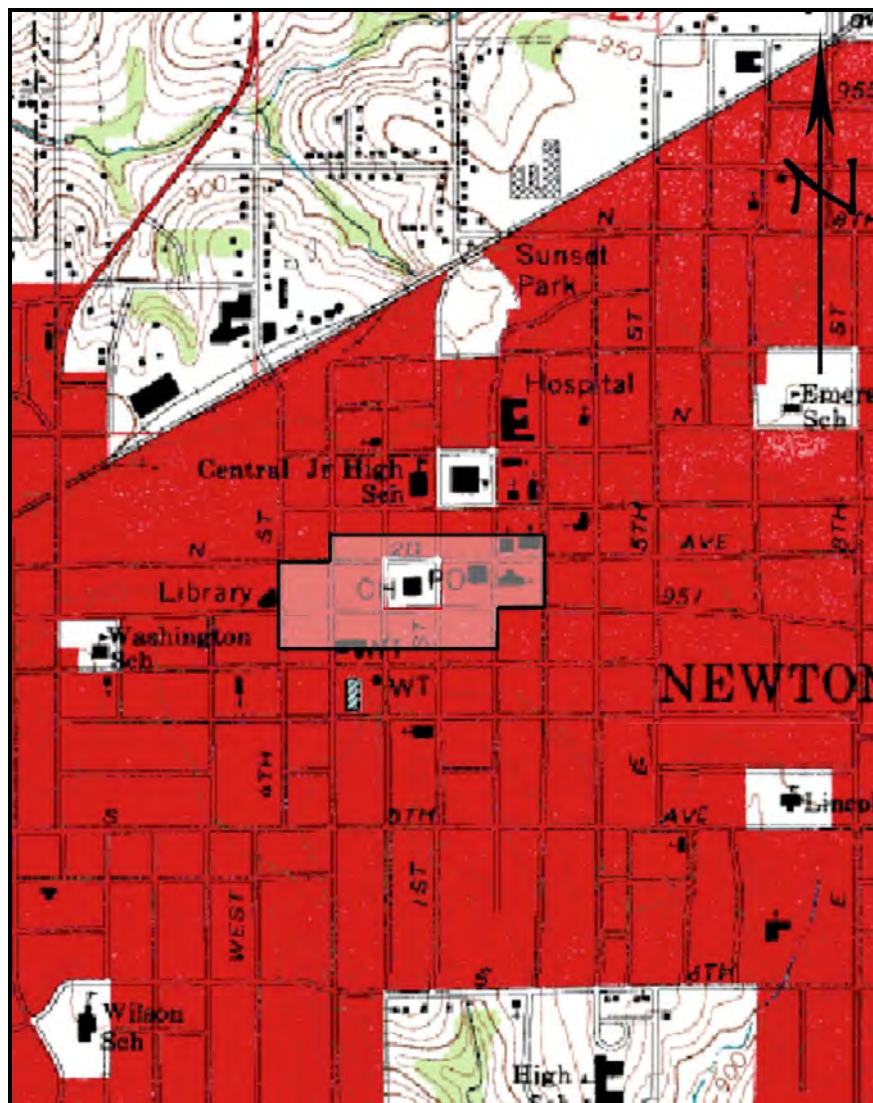
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11. Additional Documentation - Maps

USGS 7.5 MINUTE TOPOGRAPHIC MAP – NEWTON – 1965



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

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

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11. Additional Documentation - Maps

PARCEL MAP - AERIAL VIEW - 2011



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

The resource is shaded and marked by an upward facing arrow.

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11. Additional documentation, cont'd

PHOTOGRAPHS



View of the north side of the 100 block of N. 2nd Ave. E., looking northeast. The location of the resource is second building from the left in this photograph.

(All images by Sue Smith – July1, 2011)

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11. Additional documentation, cont'd

PHOTOGRAPHS



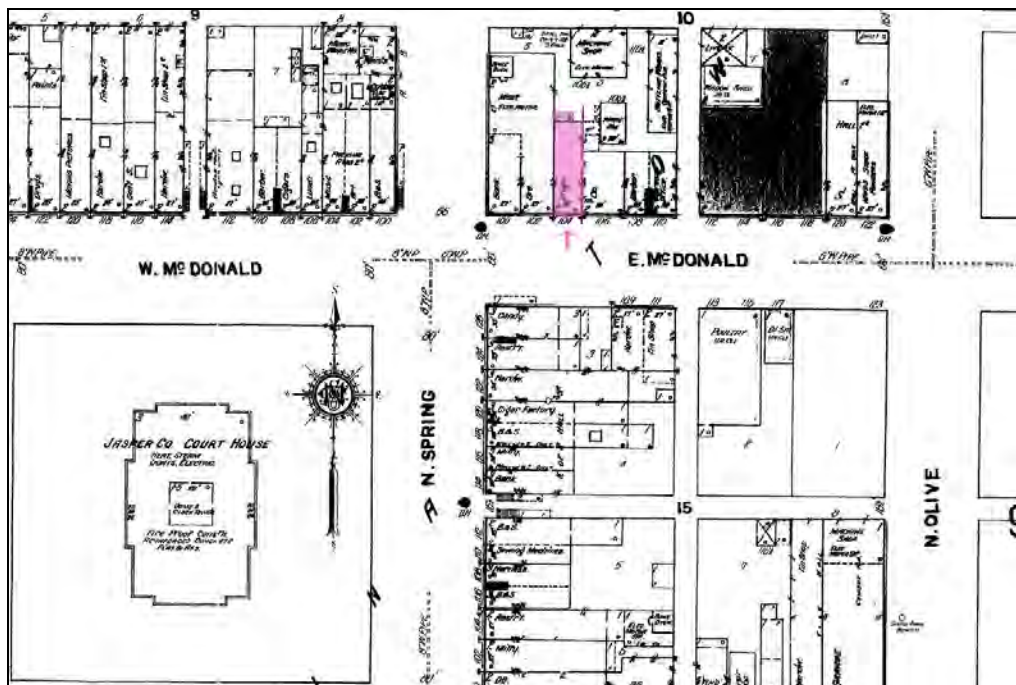
Looking north across N. 2nd Ave. E. at the resource. It is the westernmost unit of three storefronts known as "The Village" when the buildings were remodeled by Dr. R.W. Rabedaux.

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11. Additional documentation, cont'd

FIRE INSURANCE MAP - 1911



(SOURCE: Sanborn Company Fire Insurance Map, 1911)

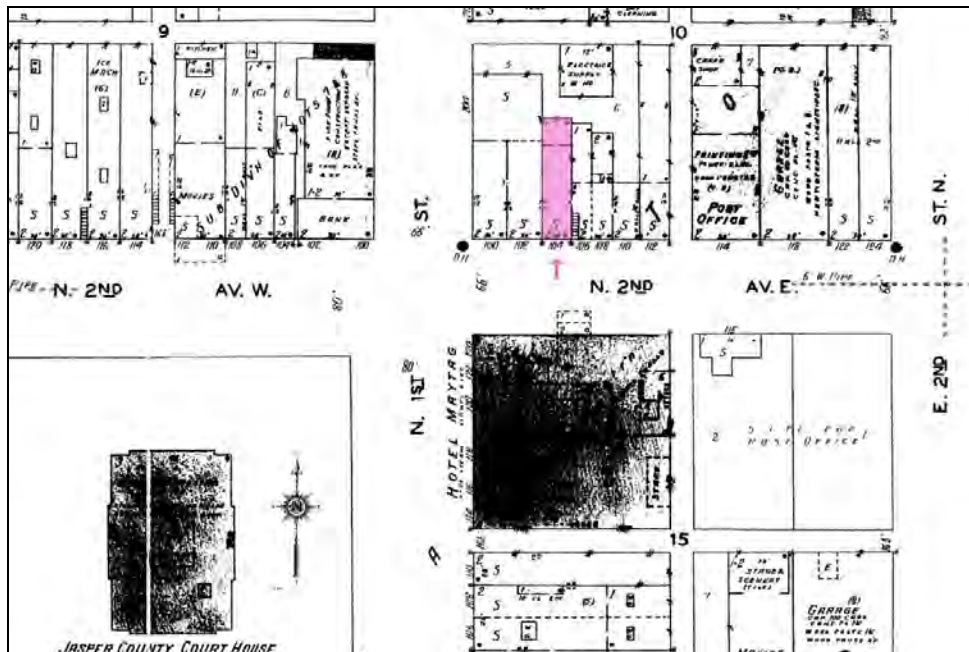
The resource was a new building ca. 1906. It is shaded and indicated by an upward facing arrow in this Sanborn map.

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11. Additional documentation, cont'd

FIRE INSURANCE MAP – 1927



(SOURCE: Sanborn Company Fire Insurance Map, 1927)

This Sanborn map shows a one story addition at rear of building. In addition, Dr. R.W. Rabedeaux added the second story in 1976 per the building permit on file at the Newton Department of Public Works office.

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11. Additional documentation, cont'd

HISTORIC IMAGES – ca. 1906-1911



(IMAGE SOURCE: Jasper County Historical Museum)

Looking northeast along the north side of the 100 block of East McDonald St. (which became N. 2nd Ave. E. in 1911). The resource is the second building from the left in this photograph. The double building to the east of the resource was constructed between 1906 and 1911, which helps date the photo.

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11. Additional documentation, cont'd

HISTORIC IMAGES – 1966



The Village

(SOURCE: Newton Daily News Jan. 31, 1966)

This photo, showing the recently completed “Village” appeared in the “1965 Progress Edition” of the Newton Daily News. This view looks northwest across N. 2nd Ave. W. The resource is the second building from the left in this photograph.

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9. Bibliographic References

Building permits on file at Newton Public Works office.

Jasper County assessor's records. : <http://beaconschneidercorp.com>.

Jasper County Historical Museum.

Newton Daily News, various dates.

Sanborn Company Fire Insurance Maps. www.cbpl.lib.ia.us