

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

State Inventory No. 50-01677

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 C.M. Hinsdale Building

other names/site number _____

2. Location

street & number 200 N. 2nd Ave. W.

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) 8

Lot(s) A

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:

— buildings
 — sites
 — structures
 — objects
 — Total

If Eligible Property, enter number of:

Contributing Noncontributing

1 — buildings
 — — sites
 — — structures
 — — objects
1 — 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)

02E03 COMMERCE/TRADE/dry goods

02E02 COMMERCE/TRADE/confectionery

Current Functions (Enter categories from instructions)

11D03 HEALTH CARE/doctor's office

7. Description

Architectural Classification (Enter categories from instructions)

05 LATE VICTORIAN

09F05 Commercial/brick front

Materials (Enter categories from instructions)

foundation 03 BRICK

walls (visible material) 03 BRICK

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 200 N. 2nd Ave. W.

Site Number 50-01677
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 1900 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 Kathy Jones, Commissioner/Alexa McDowell, Architectural Historian
 organization Newton Historic Preservation Commission date 06/01/2012
 street & number 101 W. 4th St. S. telephone 641-792-2787
 city or town Newton state Iowa 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: _____

Iowa Site Inventory Form Continuation Sheet

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C.M. Hinsdale Building	Jasper
Name of Property	County
200 N. 2nd Ave. W.	Newton
Address	City

7. Description

Site Description

The C.M. Hinsdale Building is located on the northwest corner of the intersection of N. 2nd Ave. W. and W. 2nd Street W., northwest of the courthouse square in the Newton Downtown Historic District. The building is sited with its façade facing south. As a corner building, the east elevation is treated as a secondary façade. The building is bound on the west and on the north by two-story commercial buildings that pre-date the Hinsdale Building. A public sidewalk in front of the structure provides access to the building.

Before the current street numbering system was adopted for the city of Newton in 1911, N. 2nd Ave. W. was known as W. McDonald St. And prior to 1900, the building was numbered 413 W. McDonald St.

Property Description

The C.M. Hinsdale Building (a cornice plaque identifies the building) is a two-story brick structure on what is likely a brick foundation. The building stretches approximately 60 feet from its 28-foot frontage on N. 2nd Ave. W. One of the few Late Victorian era buildings that was not refaced during Newton's modernization effort of the 1950s, the Hinsdale building retains design elements that visually tie it to its early 20th century roots. Most apparent is the brick corbelled cornice the tops the building on both the south and the east.

Other details, like the storefront have been lost to later renovations. Although the upper story fenestration has been infilled, historic openings remain intact with stone sills and turned-brick headers serving as a clue to the historic character.

Integrity Considerations

The C.M. Hinsdale Building retains a fair level of historic integrity as it relates to design, materials, and workmanship. The alteration of the storefront and infill of the fenestration negatively impact integrity of design and materials.

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.

8. Statement of Significance

The C.M. Hinsdale Building is considered a contributing resource to the Newton Downtown Historic District. The building 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 the impact of the business district on the overall economic success of the community of Newton.

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C.M. Hinsdale Building	Jasper
Name of Property	County
200 N. 2nd Ave. W.	Newton
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8. Statement of Significance, cont'd.

Historical Background

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

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

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

The visual character and composition of the downtown district remained generally constant through the Depression era and war years – a period when industry and commerce (including the Maytag Company) were focused on surviving and on supporting the war effort. The boom that came in the wake of Maytag's 1946 introduction of the automatic washing machine was apparent in the Newton Downtown Historic District by the mid-1950s. Between about 1954 and 1963 the downtown buildings (including the J.C. Penney building) 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.

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C.M. Hinsdale Building	Jasper
Name of Property	County
200 N. 2nd Ave. W.	Newton
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8. Statement of Significance, cont'd.

Property History

The site upon the C.M. Hinsdale Building is located appears to have been first occupied by Jas. D. Smith Dry Goods & Grocery. The Journal, Feb 7, 1878, states "J.D. Smith of the Grocery and Provision trade...this house was established about six years ago and at once assumed and has ever maintained a leading place in natter of trade. The stock which embraces staple and fancy groceries, crockery, glassware, provisions, cigars, tobacco...".

The C.M. Hinsdale Building appears to have been constructed in ca.1900. However, additional archival research should seek to verify the construction date and to provide information about the property's namesake.

In 1900, Mike Bracco Fruit & Confectionary occupied the building. From 1910 until circa 1929, this location served Newton as a clothing store, first the Jones & Allen Clothing and then Bond Clothing.

From the mid-1930s to the early 1950s, the businesses located here were Budweiser Tavern, the Siberrian Shop luncheon, and Foster's Orange Juice Bar, which closed in 1951. Sears & Roebuck occupied the building from 1951-1958. During the early to mid-1960s, the building housed different carpet and paint stores Hodgson Carpet, Davis Paint Store Rusk Davis Paint Store. Tyler Studio occupied this site for 21 years moving here in 1967. Beginning in 1987, the building has been use by two different chiropractic businesses, Hunter Clinic and Koenen Chiropractic who is the current occupant.

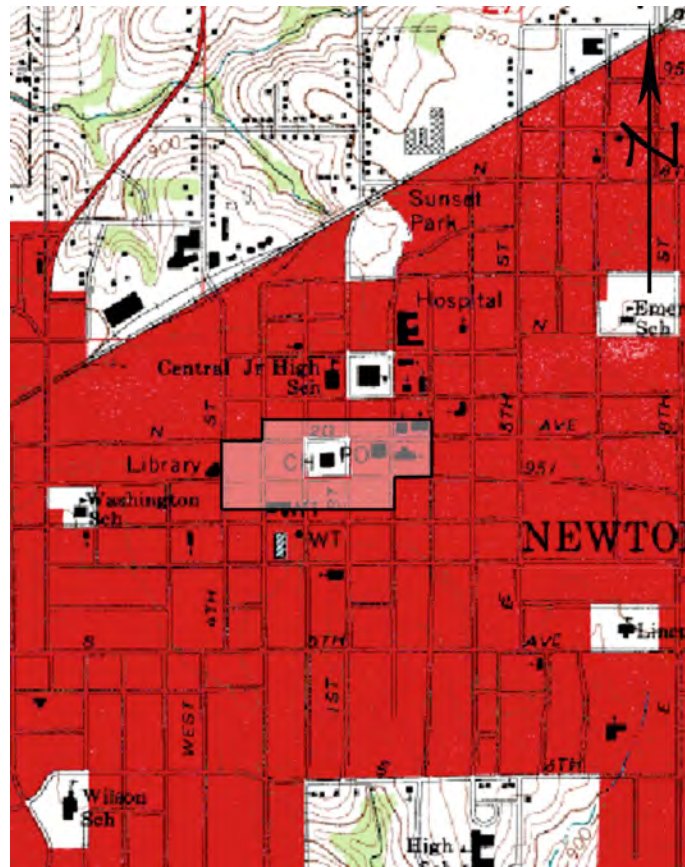
Over the years the building's upper floor housed various offices for realty, dentist, and insurance. It is currently used as apartments. An exterior entrance to the basement provided easy access to the barbershops that have been located there; Bair barbershop was in the basement level in the 1950s.

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11. Additional Documentation – Maps

USGS 7.5 MINUTE TOPOGRAPHIC MAP – NEWTON QUAD (1965)



(MAP SOURCE: <http://www.trails.com>. Accessed 09/12/2011.)

The location of the Newton Downtown Historic District, within which the resource is site, is indicated.

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11. Additional Documentation – Maps

ASSESSORS PARCEL MAP - 2011



(MAP SOURCE: <http://www.beacon.schneidercorp.com>. Accessed September 2011)

The location of the resource is indicated.

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Related District Number 50-01703

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11. Additional Documentation, cont'd.

PHOTOGRAPHS



View of the resource (indicated), looking north across N. 2nd Avenue W.

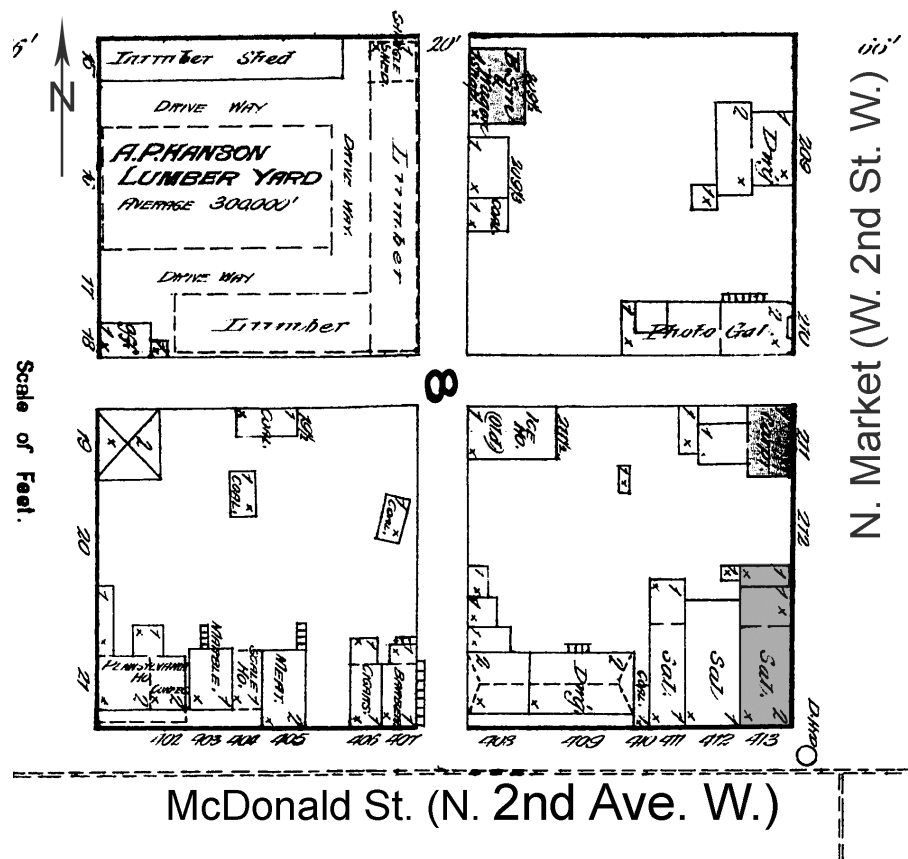
(Images by Sue Smith – October 2011)

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11. Additional Documentation, cont'd.

SANBORN FIRE INSURANCE MAP – 1883



(SOURCE: <http://www.cbpl.lib.ia.us>. Accessed 12/26/2011)

As the fire insurance map indicates, two-story building was located on this site by 1883. However, judging from the building design and subsequent fire insurance maps, it appears likely that the building recorded here is not the current C.M. Hinsdale Building, which is believed to have been constructed ca.1900

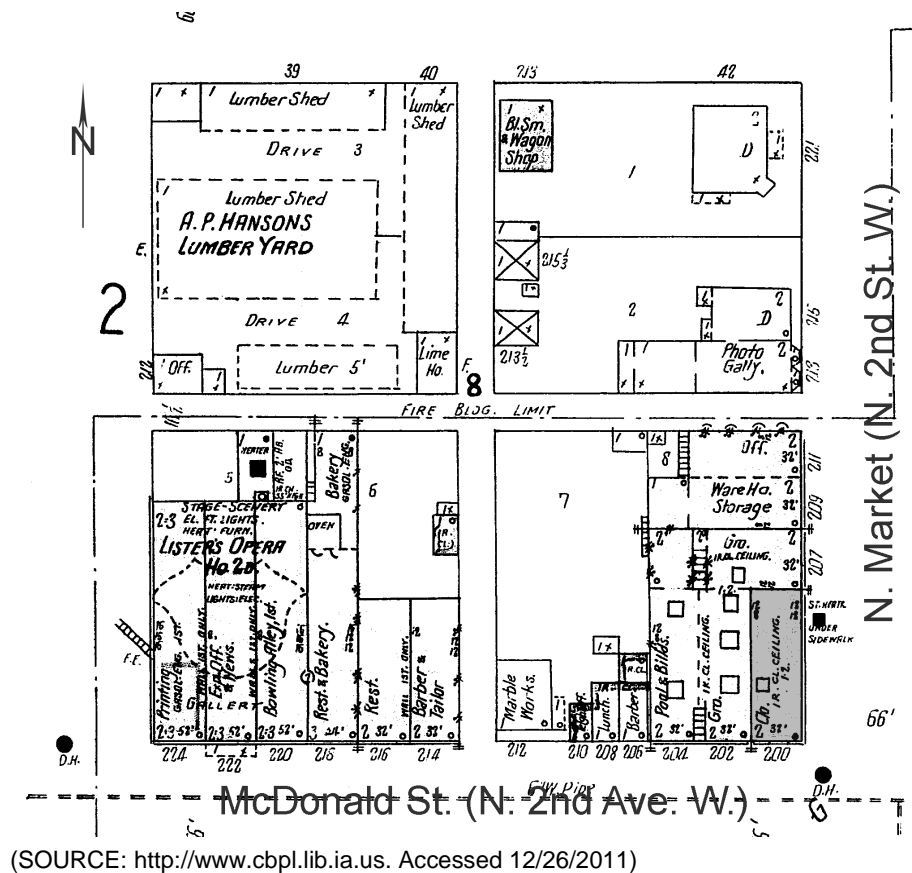
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11. Additional Documentation, cont'd.

SANBORN FIRE INSURANCE MAP – 1906



(SOURCE: <http://www.cbpl.lib.ia.us>. Accessed 12/26/2011)

Subtle changes in the plan as recorded on the 1906 fire insurance map support the supposition that the Hinsdale building was constructed ca.1900 (or between the 1900 and 1906 fire insurance maps).

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11. Additional Documentation, cont'd.

HISTORIC IMAGE – ca.1925



(SOURCE: Jasper County Historical Society.)

View of the C.M. Hinsdale Building (indicated), looking northwest from the west side of the courthouse square.

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9. Reference Resources

Assessor's Record. <http://www.beacon.schneidercorp.com>.

Jasper County Genealogical Society.

Newton Public Library.

Sanborn Fire Insurance Maps. <http://www.cbpl.lib.ia.us>.

State Historic Preservation Office of Iowa.

Resource database. Berry Bennett, Resource Coordinator.