

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

State Inventory No. 50-01659

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 Newton Home Savings & Loan Building

other names/site number Mid-Iowa Savings Bank, FSB

2. Location

street & number 123 W. 2nd St. N.

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) 16

Lot(s) parts of A-B _____

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)

02D01 COMMERCE/TRADE/savings and loan

02B03 COMMERCE/TRADE/law office

02D02 COMMERCE/TRADE/bank

02B03 COMMERCE/TRADE/law office

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

08 MODERN MOVEMENT

foundation _____

walls (visible material) 03 BRICK

roof _____

other 04A STONE/granite

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 123 W. 2nd St. N.

Site Number 50-01659
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
1955 check if circa or estimated date
Other dates, including renovation
1977

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
Smith, Voorhees, Jensen, Silletto & Associates
Builder
Jorge Construction Co.

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 Larry Ray Hurto, Commissioner
organization Newton Historic Preservation Commission
street & number 101 W. 4th St. S.
city or town Newton state IA
date 06-15-12
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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Newton Home Savings & Loan Building	Jasper
Name of Property	County
123 W. 2nd St. N.	Newton
Address	City

2. Location, cont'd.

The complete legal description for this property is Original Plat, Lots A-B, Block 16, ex parcel A of Lot B and part of vac. st.

5. Classification, cont'd.

The Newton Home Savings & Loan Building is considered a building and is counted as a non-contributing resource to the Newton Downtown Historic District.

7. Description

Site Description

The Newton Home Savings & Loan Building is located at the northwest corner of the public square in the historic downtown of Newton, IA in Jasper County. It is sited on a tight parcel of land in the southwest quadrant of the intersection of N. 2nd Ave. W. and W. 2nd St. N. On-street parking is located on the north and east sides of the building, and a public sidewalk provides access to the building on the east and north.

Property Description

The Newton Home Savings & Loan Building is of concrete and masonry construction with a built-up roof. The building is visually defined by its 20th Century modern style and monumental scale.

The primary entrance is a double, recessed door on the east side above which is two undersized windows on the second story façade.

The Newton Home Savings & Loan Assn. bought 121 W. 2nd St. S. and expanded south in the 1966-68 period, adding the vertical panels on the front façade. An additional entrance, facing east and leading upstairs, can be found at the southernmost property expansion.

In 1977, the Savings & Loan acquired the property to the west, 207 N. 2nd Ave. W., tore it down, and built a 20'6" addition onto the rear of its building, which construction served to connect the three buildings. It extended to the west behind the 207 building. The re-facing of the 2nd Ave. side of the building with brick was most likely done at the time of this new construction. There is also an entrance on the west edge of the property facing north.

Integrity Considerations

Because the Newton Home Savings & Loan Building's façade alteration occurred less than fifty years ago, the alteration is considered non-historic and a significant breach of the building's historic integrity as it relates to design, workmanship, and materials. These losses cannot be overcome by the retention of integrity as it relates to its location and setting. As a result, the building does not bear sufficient historic integrity to be considered a contributing resource to the historic district.

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Newton Home Savings & Loan Building	Jasper
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8. Statement of Significance

Because the Newton Home Savings & Loan Building's façade alteration occurred less than fifty years ago, the alteration is considered non-historic and a significant breach of the building's historic integrity as it relates to design, workmanship, and materials. These losses cannot be overcome by the retention of integrity as it relates to its location and setting. As a result, the building does not bear sufficient historic integrity to be considered a contributing resource to the historic district.

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 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.

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8. Statement of Significance, cont'd.

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 property, the address of which is now 123 W. 2nd St. N., was, according to the Jasper County Assessor, built in 1910. However, this is not the case.

The MAP OF BUSINESS PORTION OF NEWTON, IOWA (ca. 1877-78), issued by the United States Commercial Map Company, shows it at the southwest corner of Market and McDonald Sts. (W. 2nd St. N. and N. 2nd Ave. W.). The business on the corner was then G. W. Burt's restaurant.

Burt, "a resident of Newton for many years," operated a restaurant, bakery, and confectionary at this location in 1877-78. It was established "many years ago" as the Manning Restaurant.

"Mr. Burt, however, has been at the head of the concern since May last [1877], but the popularity of the establishment is none the less for that fact," the *Newton Journal* opined (February 7, 1878).

"The establishment, which embraces Bakery, Restaurant and Confectionary Departments, is the most complete of its class in the county, and not inferior to those of our larger cities.

"In the Bakery and Confectionary Departments the showing is superb; the stock is large, comprising a choice line of fine candies, fruits, nuts, &c. The sale of cigars and tobacco is also a feature worthy of note.

"The Restaurant or Saloon Department is neatly furnished and affords the most excellent opportunity for the enjoyment of a meal, lunch or dish of oysters, which are served up here in a most palatable manner."

Two weeks after the above description ran, there appeared the following notice of a

"CHANGE OF PROPRIETOR. – G. W. Burt has sold his Bakery & Restaurant at the Northwest corner of the square, to Mr. M. A. Eves, under whose management this popular establishment will be kept up in style and attractiveness. It is a fine location for the business, and Mr. Eves has served a long apprenticeship as caterer to the public wants." – (*Newton Journal*, February 21, 1878.)

In 1882, the First National Bank of Newton opened its doors at this location. It was the first national bank chartered in Jasper County. In 1920, the bank relocated to a neo-classical building one block east, at the corner of N. 2nd Ave. W. and 1st St. It is now known as First Newton National Bank.

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Newton Home Savings & Loan Building	Jasper
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123 W. 2nd St. N.	Newton
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8. Statement of Significance, cont'd.

The 1910 Newton City Directory also shows the Newton Savings Bank at this address. Organized in 1890, it was run in connection with the First National Bank. The Newton Savings Bank was the first bank to be incorporated in Jasper County.

Ten years later, Will R. Cooper, lawyer, abstracts, and farm loans, had his office here.

In 1928-30, this was The Diamond Shop, jewelers. Cooper seems to have been back at this location in 1930-33. Also in 1933, Cooper's Soda Grill, newsstand and cigar store, is listed at 123.

Then in the 1935-45 period this was the Scoreboard newsstand and cigar store. In 1945, the Scoreboard was relocated to 204 N. 2nd Ave. W.

In 1945, the building became the Newton Home Savings & Loan Building, by which name it was known for more than forty years.

Built in 1955 by Jorge Construction Co., of Cumming, IA, for the Newton Home Savings & Loan Assn. based on plans by Smith, Voorhees, Jensen, Silletto & Associates, a Des Moines architectural firm, the brown square panels (marble?) on the current building are original to this building. The north side of the building was originally faced with the same squares. The building permit calls it "concrete and masonry construction with built up roof, felt" (sic), foundation size 24' x 70'7".

Apparently in 1966 or '67, the Newton Home Savings & Loan Assn. bought 121 W. 2nd St. N. and expanded south, adding the big glass panels on the front façade to unify the two buildings. (See **HISTORIC IMAGES** for documentation.) There is no building permit for refacing the front of this building.

In 1977, the Newton Home Savings & Loan Assn. bought the building to the west (207 N. 2nd Ave. W.) and filed building plans that said they would "remove the existing one-story structure (which was an addition on the rear of the old Leonard's building, and not visible from the street) and erect a two-story structure as per plans. New stone coping to match existing." The new addition was 20'6" and connected the three buildings together. Value of the additional construction was \$150,000. No architect for the renovation was listed; the contractor was the Kirk Gross Co., of Waterloo, IA. The refacing of the N. 2nd Ave. side of the existing building was most likely done at the time of the new construction, but I did not see it on the building plans, and there is no other building plan listing it.

The property subsequently housed Mid-Iowa Savings & Loan Assn., in 1980 (name changed in the 1990s to Mid-Iowa Savings Bank, FSB), and then, in 2002-03, First Federal Bank/First Financial Corp. The latter were removed to 1907 1st Ave. E. in 2007.

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Newton Home Savings & Loan Building	Jasper
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8. Statement of Significance, cont'd.

The building remained vacant until Otto Law Office PLLC at 303 S. 2nd Ave. W. relocated here in 2012. Shawn Swank remodeled the interior at a cost of \$14,000. Otto Properties LLC purchased the property from MYG LC (Ken Smith), Donna Jo Smith, manager.

Brierly, McCall & Girdner-L. L. Brierly, Ennis McCall, and Lewis M. Girdner, lawyers, were upstairs from 1955 to the early 1980s.

At this writing, 3,000+ square feet of second floor office space is available for rent/lease.

Two other storefronts have been associated with this building starting as early as 1966. The first of these was at 121 W. 2nd St. N.

This was the approximate location of William Downs's barber shop in ca. 1877-78.

In 1910, longtime Newton jeweler George Sells Davis had his store there, at that time 121 N. Market. A competent musician, Davis' Orchestra is also listed at 121, with Earl Witmer as manager.

"Mr. Davis became identified with Newton in 1887, when he came here and entered the employ of L. H. Westbrook, with whom he formed a partnership about six months later, continuing thus for five years," a local news account reported.

"Mr. Davis next formed a partnership with Ralph Parmenter under the firm name of Davis & Parmenter, which continued for six years, after which he purchased his partner's interests and has been ever since alone. During the past year Mr. Davis has changed his location to the Mershon Building where he occupies on side of the Thompson Drug Store.

"Mr. Davis is required to employ the services of several assistants during the holiday season and of at least one or two during the year round. The repairing department is a very prominent feature and one to which Mr. Davis devotes all necessary attention, employing an expert workman for the purpose."

In 1920, Bigelow's News & Cigar Store, of which Frederick Earl Bigelow was proprietor, was here (the address was by then 121 W. 2nd St. N.). According to *The Newton Daily News*, Earl Bigelow removed his store, which he called the Smokehouse, from 207 1st Ave. W. to 121, and a few years later to 123. He finally moved his business to the northeast corner of the square in 1926. Bigelow died in 1933.

The City News Co., newsstand and cigar store, was at this location in 1928-32.

By 1933, Eli Cohn was renting the building from Dick Kennedy, of Newton, for Leonard's Women's Wearing Apparel. He also had the Reliable Department Store at 117 1st Ave. W. (q. v.). Leonard's continued to operate at this location through 1961 (Mrs. Edna Cohn was then president-manager of the

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8. Statement of Significance, cont'd.

store), at which time the address was discontinued and it became part of Newton Home Savings & Loan.

G. W. Burt's restaurant seems to have extended west to what is now 207 N. 2nd Ave. W. in 1877-78.

Young & Suman-Frederick C. Young and Joyce C. Suman, barbers, were at 207 W. McDonald in 1910. Earl L. Hoxel, clothes cleaner, was also housed in the property at that time.

Then, in 1920, it was the Quality Café (not confirmed).

Thomas A. Colvin, a tailor, worked and resided here in 1929.

In 1935, this was Young & Dougall Barber Shop, and Newton Implement Co., R. Synhorst, manager.

Then, for a span of years (1939-65), Dave Aldridge, father of former Newton Mayor David L. Aldridge, had a barber shop here. He once cut Iowa Gov. Beardsley's hair. By 1967, Aldridge was retired and Terry W. Lubbers had Dave's Barber Shop. In 1968-71, it was the Cardinal Barber Shop-Terry W. Lubbers and Bill Graham.

In 1972-77, 207 was American Family Insurance, Gary W. Haynes and Clyde C. Cavitt, agents.

By 1984, it was part of the Mid-Iowa Savings & Loan building.

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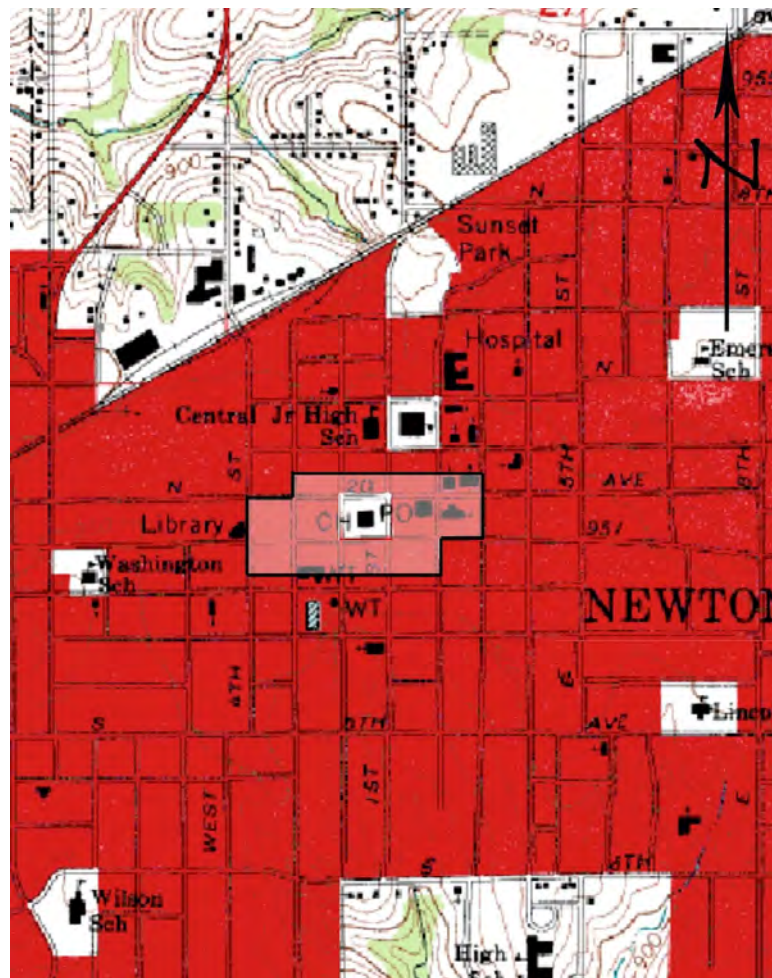
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11. Additional Documentation - Maps

USGS 7.5 MINUTE TOPOGRAPHIC MAP - NEWTON - 1965



(MAP SOURCE: <http://www.trails.com>. Accessed 06/21/2011.)

The Newton Downtown Historic District, to which the Newton Home Savings & Loan Building is considered a non-contributing resource, is indicated.

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11. Additional Documentation - Maps

PARCEL MAP - AERIAL VIEW - 2011



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

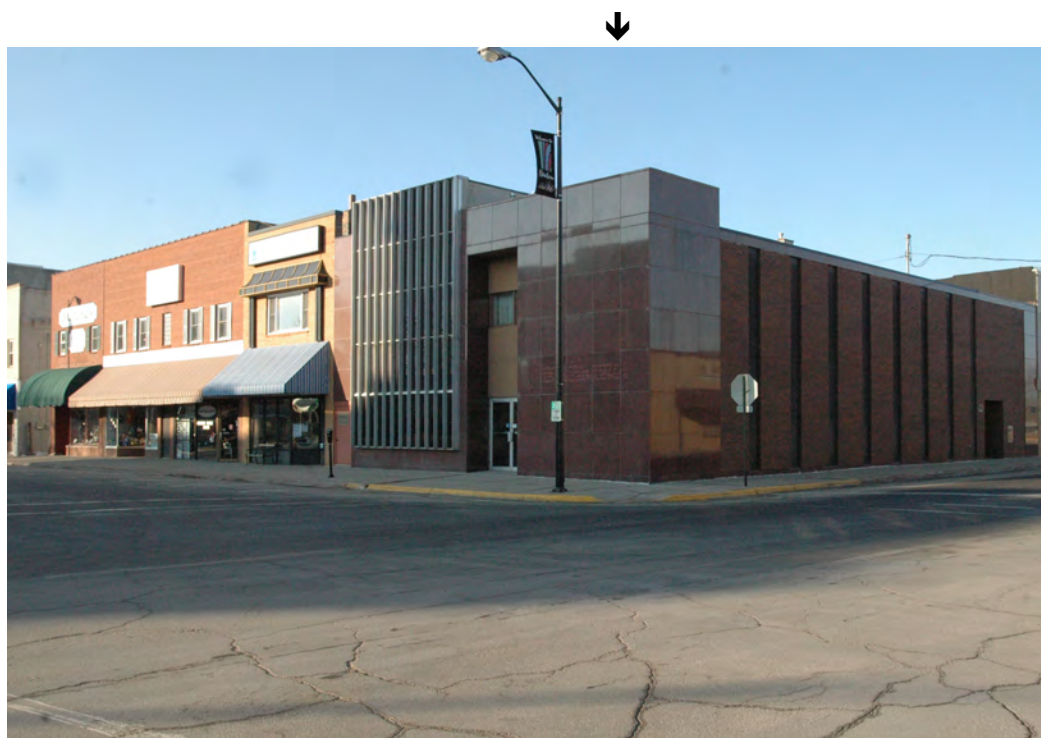
The location of the building is indicated.

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11. Additional documentation, cont'd

PHOTOGRAPHS - 2011



Looking southwest from the corner of W. 2nd St. N. (left) and N. 2nd Ave. W. (right).

The Newton Home Savings & Loan Assn. bought 121 W. 2nd St. S. and expanded south between 1966-68, adding the vertical panels on the front façade. In 1977, the Savings & Loan acquired the property to the west, 207 N. 2nd Ave. W., tore it down, and built a 20'6" addition onto the rear of its building. The re-facing of the 2nd Ave. side of the building with brick was most likely done at the time of this new construction.

(IMAGE SOURCE: Sue Smith, June 30, 2011)

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11. Additional documentation, cont'd

PHOTOGRAPHS - 2011



Looking west across W. 2nd St. N., the then Newton Home Savings & Loan Assn. acquired the adjoining building to the south (121 W. 2nd St. N.) sometime in the 1960s. Advertisements in the 1966 and 1967 Newton High School yearbooks document the change in the building's front façade as a result of that acquisition.

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Newton Home Savings & Loan Building

Jasper

Name of Property

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123 W. 2nd St. N.

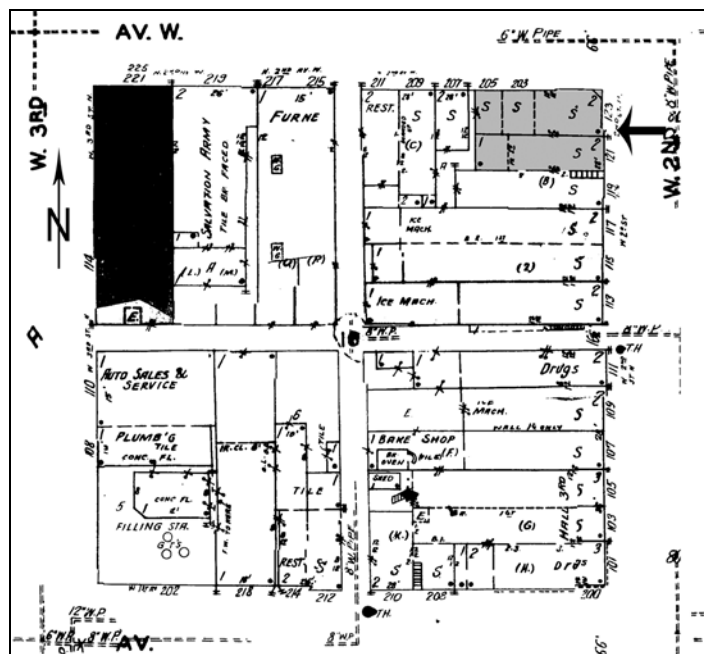
Newton

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11. Additional documentation, cont'd.

FIRE INSURANCE MAP – 1949 Revision



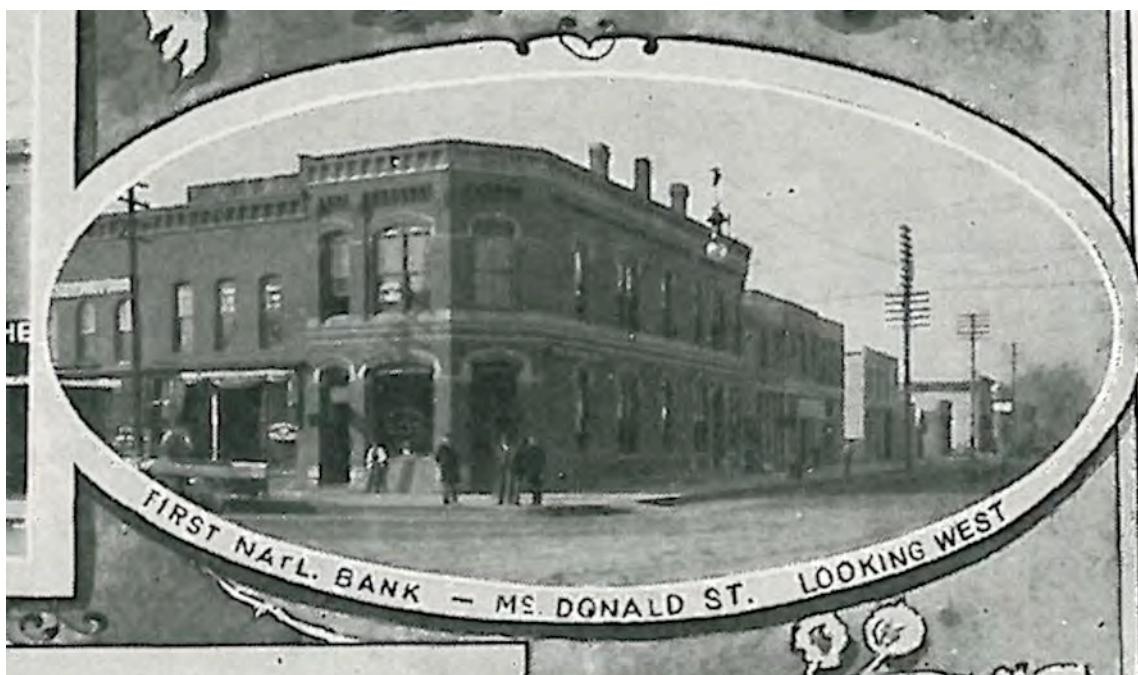
(MAP SOURCE: Sanborn Company Fire Insurance Map, 1949R)

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11. Additional documentation, cont'd.

HISTORIC IMAGES – ca. 1904



(IMAGE SOURCE: Avery Wilson Collection, Newton Public Library)

The property is shown looking southwest from the corner of what is now W. 2nd St. N. (at left) and N. 2nd Ave. W. (McDonald St., at right) when it was the First National Bank.

Since this postcard was issued in 1904, a new building was constructed on the corner by the Newton Home Savings & Loan Assn. in 1955. By 1977, the Savings & Loan had acquired the storefronts on either side of it, remodeled the building façade to the south, razed the building to the west, and constructed a two-story addition in its place.

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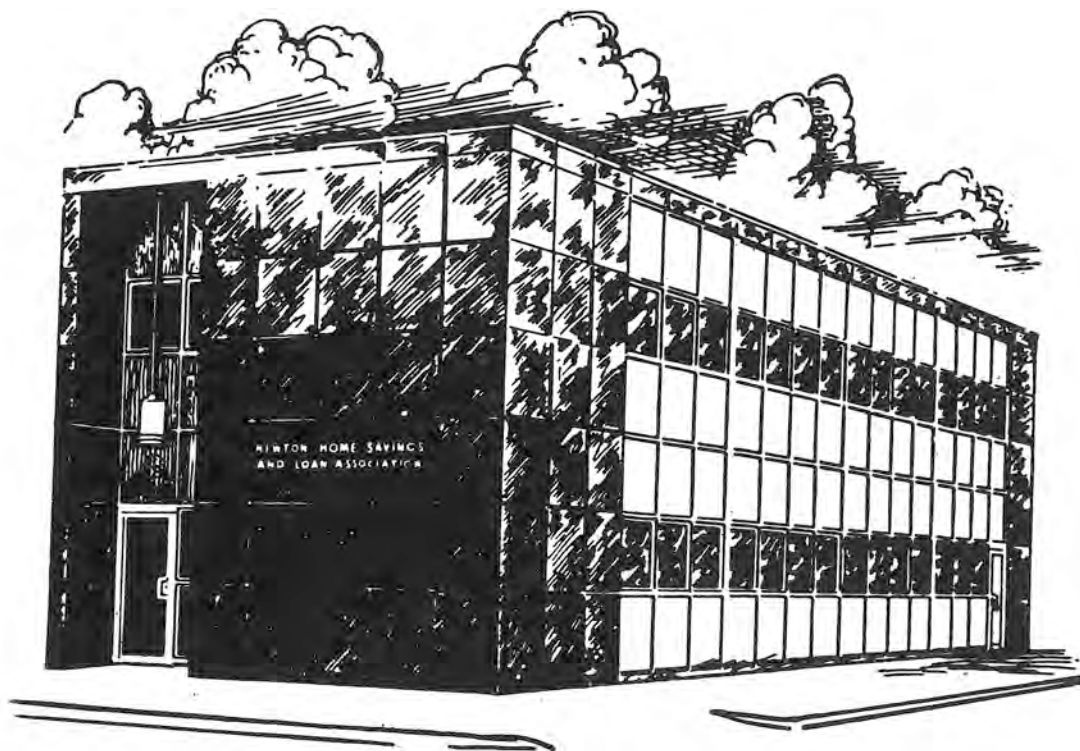
Newton

Address

City

11. Additional documentation, cont'd

HISTORIC IMAGES – 1966



(IMAGE SOURCE: 1966 *Newtonia*, Newton High School Yearbook)

The Newton Home Savings & Loan advertised in the high school yearbook in the 1960s. This drawing, which looks southwest from the corner of W. 2nd St. N. and N. 2nd Ave. W., was used each year through 1966. Since the building was built in 1955, it is assumed that this is the building's original look.

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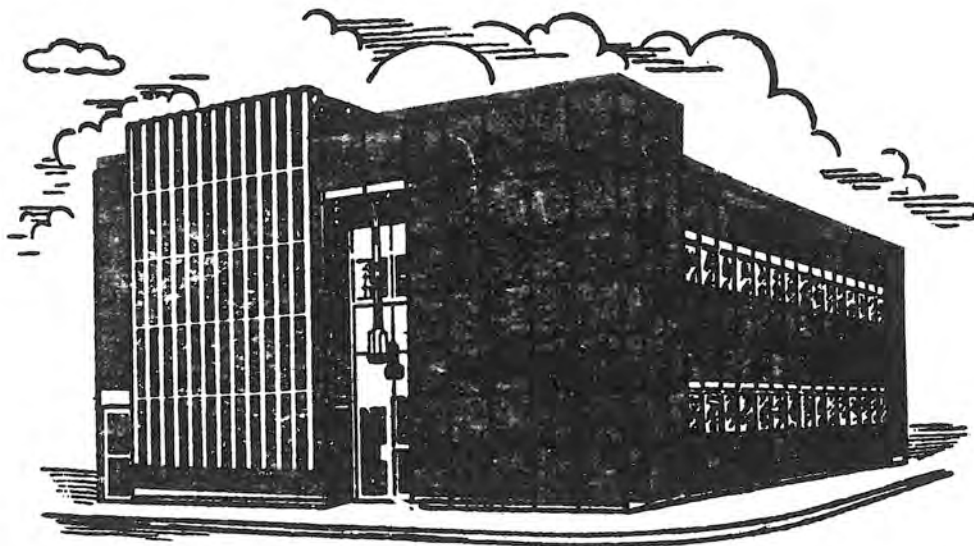
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11. Additional documentation, cont'd

HISTORIC IMAGES – 1967



(IMAGE SOURCE: 1967 *Newtonia*, Newton High School Yearbook)

The drawing in the Savings & Loan's 1967 yearbook ad reflected the addition of the building at 121 W. 2nd St. N. (at left), and the refacing of the secondary façade as well. The secondary façade was refinished in brick in, or sometime after, 1977, after the Savings & Loan purchased the building to the west of it, razed it, and constructed a new addition onto the rear of the above structure.

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9. Major Bibliographic References

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Iowa State Telephone Company. *Telephone Directory for Newton, Iowa, October, 1935.* Newton, IA: News Printing Company.

Iowa State Telephone Company. *Telephone Directory, Newton, Iowa, May 1928.*

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Newton Daily News. *Newton Memories.* [2002]

Newton High School *Newtonia* yearbooks, 1966, 1967.

R. L. Polk & Co., comp. *R. L. Polk & Co.'s 1910 Jasper County [Iowa] Directory.* Volume I. Des Moines and Detroit: R. L. Polk & Co., 1910.

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The Daily Herald, Newton, IA, January 1, 1903.

The Newton Daily News, December 18, 1926; May 2, 1952; August 10, 1957.

Newton Journal, February 7, 1878; February 21, 1878.

Jasper Co. Assessor's records. <http://beaconschneidercorp.com>.

Building permits on file at Newton Public Works office.