

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

State Inventory No. 50-01707

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 Mahan's Phillips 66

other names/site number 1st Choice Realty

2. Location

street & number 326-328 1st Ave. W.

city or town _____ vicinity, county _____

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

(If Urban) Subdivision Original Town Block(s) 17 Lot(s) 5

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
<u>1</u>	buildings	—	—
—	sites	—	—
—	structures	—	—
—	objects	—	—
<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)

14D07 TRANSPORTATION/gas station

02E COMMERCE/TRADE/specialty store

Current Functions (Enter categories from instructions)

02B COMMERCE/TRADE/Professional

7. Description

Architectural Classification (Enter categories from instructions)

09F Commercial

Materials (Enter categories from instructions)

foundation _____

walls (visible material) 03 brick

roof 08A ASPHALT/shingle

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 _____
City _____

Address 326-328 1st Ave. W.

Site Number **50-01707**
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
1963 check if circa or estimated date
Other dates, including renovation
1979, 1980, 1981

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
Phillips Petroleum (1963)
Builder
Elview Construction (1963), Marvin Morris (1981)

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, Commissioner and Alexa McDowell, Architectural Historian
organization AKAY Consulting date 06/20/2012
street & number 1226 6th Street telephone 515-491-5432
city or town Boone state IA zip code 50036

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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**Iowa Site Inventory Form
Continuation Sheet**

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Related District Number 50-01703

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Mahan's Phillips 66	
Name of Property	County
326-328 1st Ave. W.	
Address	City

5. Classification, cont'd.

Mahan's Phillips '66 is considered a building and is counted as a non-contributing resource to the Newton Downtown Historic District.

7. Description

Site Description

Mahan's Phillips '66 is located on the northeast corner of the intersection of 1st Ave. W. and W. 4th St. N. with its façade facing south. The building is a freestanding structure surrounded by paved parking lots.

Property Description

Mahan's Phillips '66 is comprised of two primary sections – a remnant of the 1963 Phillips 66 gas station and a 1980, two-story addition to its east. The gas station bears little resemblance to its original form – today it sports a faux-mansard roof and its once open and modern elevations have been infilled; only the corner location and deep setback hint at its historic function. The addition is of brick with a mansard roof. A centralized entrance, large ground floor windows, and upper story dormers provide visual character on the façade.

Integrity Considerations

Mahan's Phillips '66 retains a poor level of historic integrity as it relates to design, materials, and workmanship. Although integrity relevant to location and association are good, the loss of visual character completely disrupts our understanding of historic function resulting in a loss of integrity of feeling.

8. Statement of Significance

Due to a complete loss of historic integrity as it relates to design, materials and workmanship, Mahan's Phillips '66 is considered a non-contributing resource to the Newton Downtown 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.

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8. Statement of Significance, cont'd.

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

There was a Phillips Petroleum station on this site from as early as 1935. By 1945 Bob Mahan was operating the business, and in 1963 he tore down the old building and had a new station built on the same property. Mahan sold the filling station soon after the construction was completed; it continued to operate until the mid- to late 1970s.

In 1979 the Larchwood Florists moved their business from the Newton "square" to this site. Over the next three years they constructed a greenhouse on the north side of the building, extended the building 30' x 56' to the south and east, and added a garage at the northeast corner of the structure.

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8. Statement of Significance, cont'd.

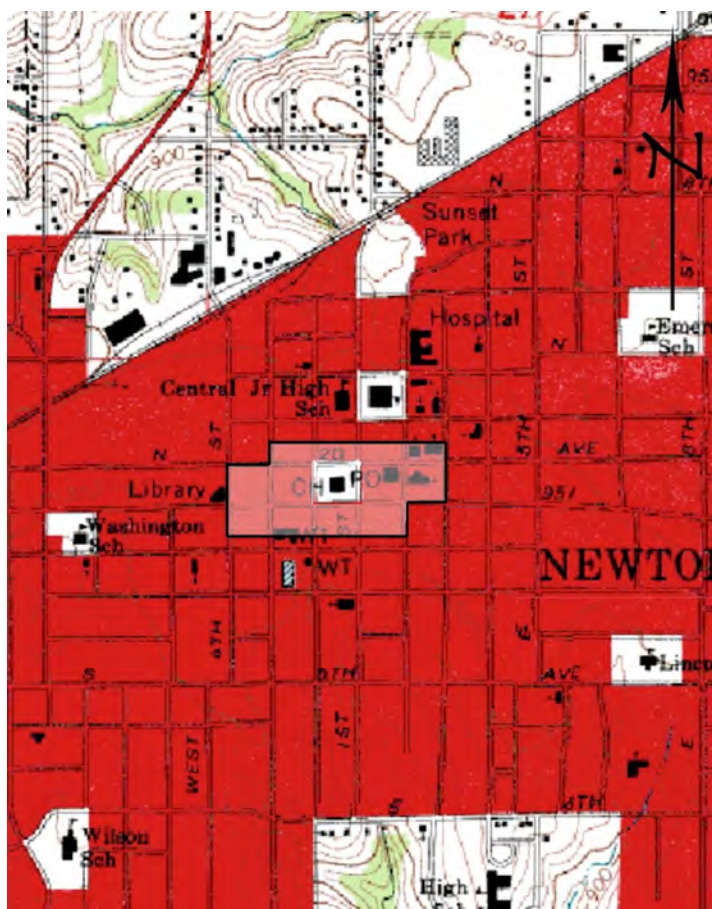
Larchwood Florist & Landscaping remained in the building until 1999, when it was sold to another florist. Since 2007 the building has been occupied by 1st Choice Realty, which in 2011 infilled the original building's windows and added new siding.

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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 Mahan's Phillips '66 is considered a non-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 location of the building is indicated.

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11. Additional documentation, cont'd.

PHOTOGRAPHS



View of the north side of the 300 block of 1st Ave. W., looking northwest. The location of the building is indicated.

(All images by Rita Reinheimer, June 1, 2012)

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PHOTOGRAPHS



Looking northeast across 1st Ave. W. at the recently remodeled resource.

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11. Additional documentation, cont'd

PHOTOGRAPHS



This is the only portion of the 1963 service station still visible. It was the station office.

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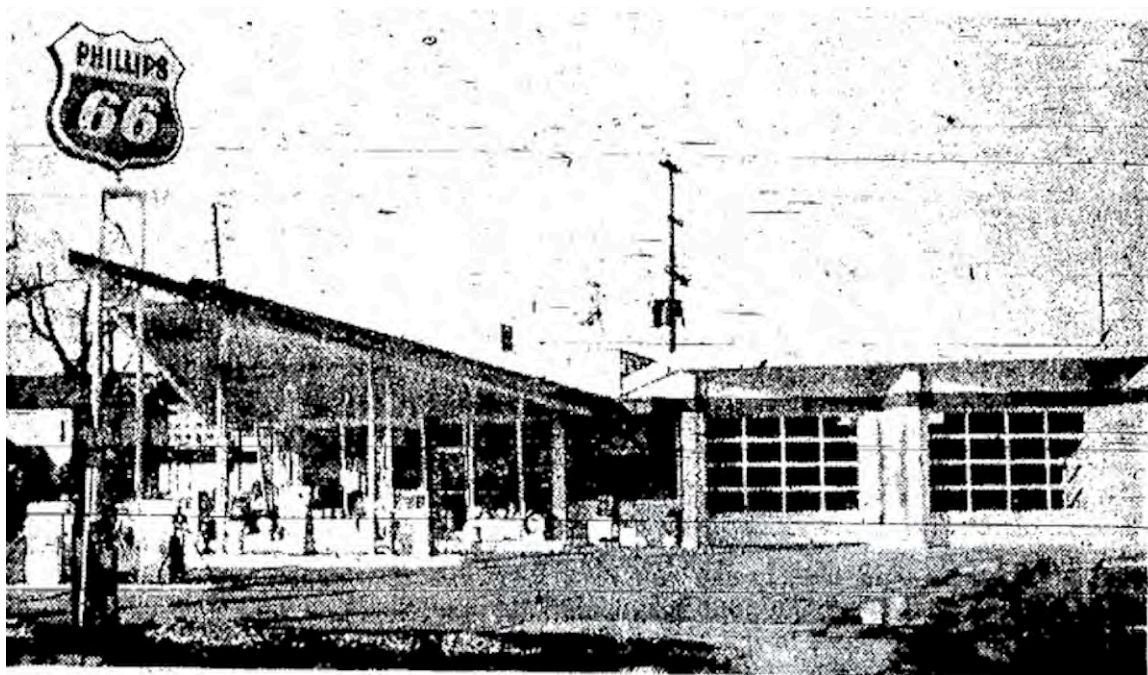
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11. Additional documentation, cont'd

HISTORIC IMAGES - 1963



(SOURCE: Newton Daily News, Jan. 29, 1964)

This photo appeared in the newspaper's "Progress Edition" spotlighting construction and remodeling projects completed in 1963. The garage bays were torn down in 1979/1980, but all or part of the station's office remains as the western portion of the current building.

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HISTORIC IMAGES – July, 2011



(Photo by Bob Sawyer, May 28, 2011)

The one-story bay at left is the original office of the 1963 gas station. In the fall of 2011, this bay was extensively remodeled, window size reduced, and paneling added to cover much of the building surface area.

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9. Bibliographic References

Building permits in Newton Public Works office.

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

Newton City directories and telephone books, various years. Located in Newton Public Library and Jasper Co. Genealogical Society Library.

Newton Daily News