State Historical Society of Iowa (November 2005)	State Inventory No. <u>50-</u> ☐ Part of a district with Relationship: ☐ Contributes to a poter National Register Status: 9-Digit SHPO Review & ☐ Non-Extant (enter ye	known boundaric Contributing ntial district with (any that apply) Compliance (R8	Noncontributing yet unknown bour Listed De-	ndaries
1. Name of Property				
historic name A. C. Bollhoefer, Dr	/ Goods and Groceries			
other names/site number Bond Cl	othing Co.			
2. Location				
street & number 122 N. 2nd Ave. Vicity or town Newton Legal Description: (If Rural) Towns			y, county <u>Jaspe</u> Range No. Section	
(If Urban) Subdivision Origina		Block(s) 9		Lot(s) <u>5</u>
3. State/Federal Agency Certific				
4. National Park Service Certific 5. Classification	ation [Skip this Section]			
Category of Property (Check only or	ne hov) Number of Resou	rces within Pro	nerty	
building(s) district site structure object	If Non-Eligible Properties of the South If Non	perty If E Co	Eligible Property, e	contributing buildings sites structures objects Total
Name of related project report or me Title Downtown Newton, Iowa 6. Function or Use	Iltiple property study (Enter	"N/A" if the property		le property examination). ectural Data Base Number
Historic Functions (Enter categories	from instructions)	Current Func	tions (Enter categori	oc from instructions)
02E03/02E11 COMMERCE/TRAD			IERCE/TRADE/ba	
11D01 HEALTH CARE/pharmacy	<u>Litary goodsigrocery</u>		ILIOL/ INADL/Ba	<u>u</u>
7. Description				
Architectural Classification (Enter	categories from instructions)	Materials (Ent	er categories from instr	ructions)
09F05 COMMERCIAL/Brick Front		foundation	03 BRIC	<u>K</u>
		walls (visible r	naterial) <u>03 BRIC</u>	<u>K</u>
		roof		
Narrative Description (⊠ SEE 8. Statement of Significance	CONTINUATION SHEET:	other S, WHICH MUS	T BE COMPLETE	D)
Applicable National Register Criteria ☐ Yes ☐ No ☐ More Research R	ecommended A P ecommended B P ecommended C P	roperty is associa roperty is associa roperty has distin	ted with significant e ted with the lives of ctive architectural ch	events. significant persons.

County City	<u>Jasper</u> <u>Newton</u>	Address 122 N. 2nd	Ave. W.			Site Number 50-01667 District Number
	<u> </u>					
□ A □ B □ C	A Considerations Owned by a religiou for religious purpose Removed from its o A birthplace or grav A cemetery	es. riginal location.	□F A □G Le	a reconstructed to a commemorativess than 50 year 0 years.	e property.	or structure. ieved significance within the past
Areas	of Significance (Er	nter categories from instructi	ons)	Significant		
05 CO	MMERCE			Other dates, inc		
	cant Person te if National Register C	riterion B is marked above)		Architect/B	uilder	
				Builder		
Narrat	ive Statement o	f Significance (⊠ SE	EE CONT	TINUATION SI	HEETS, WHIC	H MUST BE COMPLETED)
9. Maj	or Bibliographical	References				
Bibliog	raphy 🗌 See continu	ation sheet for citations of th	e books, ar	rticles, and other s	sources used in pr	reparing this form
10. Ge	ographic Data					
	erences (OPTIONAL)			_		
Zone	Easting	Northing		Zone 2	Easting	Northing
3 —				4		
_				<u>—</u>		
11 For	☐ See continuation s Tm Prepared By	heet for additional UTM refe	rences or c	comments		·
	itle Larry Ray Hurt	o Commissioner				
		oric Preservation Com	mission			date 06-01-12
	k number <u>101 W.</u> 4		111001011			telephone <u>641-792-2787</u>
	own Newton			s	tate <u>IA</u>	zip code 50208
		TATION (Submit the foll	owing item	ns with the comp	leted form)	
FOR A	LL PROPERTIES					
2. Site 3. Pho currence	e plan: showing position of the negatives add to be provided be Roll Roll Roll See continuation she	or color slides, a photo/ca low on this particular inve /slide sheet # /slide sheet # /slide sheet # et or attached photo & sli	tures on the state of the state	he site in relatione photos are taget needs to be included: e/slot # e/slot # e/slot # e/slot # g sheet for list of	ken as part of a ncluded with the _ Date T _ Date T _ Date T	survey for which the Society is to be e negatives/slides and the following aken
		ithout negatives are also F PROPERTIES, INCL			G AS WELL	
						uting or noncontributing status)
	A sketch of the fram	ne/truss configuration in the				f the barn.
b. C.		loft showing the frame co of the interior space arran				mensions in feet.
State F		on Office (SHPO) Use				
	-	opinion on National R gnated property or part	•	· · —		More Research Recommended
Comme	ents:					
Evalua	ted by (name/title):					Date:

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A. C. Bollhoefer, Dry Goods and Groceries	Jasper	
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2. Location, cont'd.

The A. C. Bollhoefer, Dry Goods and Groceries building is located in the Original Newton City subdivision, Block 9, east 44 feet of Lot 5.

5. Classification, cont'd.

A. C. Bollhoefer, Dry Goods and Groceries is considered a building and counted as a contributing resource to the Newton Downtown Historic District.

7. Description

Site Description

A. C. Bollhoefer, Dry Goods and Groceries is located at the north side of the Newton city square in the historic downtown of Newton, IA in Jasper County. The building is sited on a tight parcel of land near the northeast quadrant of the intersection of N. 2nd Ave. W. and W. 2nd St. N. On street parking is located on the south side of the building and a public sidewalk provides access to the building on the south. There is also a back door entrance on the alley on the property's north side.

Property Description

A. C. Bollhoefer, Dry Goods and Groceries is a two-story, brick building constructed on a brick foundation. The building is rectangular in form, stretching 132 feet to the north from its 22-foot frontage on N. 2nd Ave. The building today reflects a re-facing that occurred by 1957 that resulted in continuity of design and building materials with adjoining retail stores to the east and west. The storefront has a single, recessed door in its center, with large display windows flanking it. Three undersized windows are located on the second story facade. These windows are of industrial steel frame and mullion construction and currently feature fixed, canvas awnings. Clay tile coping finishes the top of the parapet wall.

Integrity Considerations

The A. C. Bollhoefer, Dry Goods and Groceries building retains a generally high level of historic integrity related specifically to a significant modernization movement of the mid-twentieth century, which drastically altered the building's facade. Because the façade alteration dates to 50-plus years ago, and because it reflects a significant period in the history of the community, the present façade is considered historic and its level of integrity as it relates to design, workmanship, and materials is high. As it relates to integrity of location, setting, and association, the building also retains a high level of integrity.

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8. Statement of Significance

A. C. Bollhoefer, Dry Goods and Groceries 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 its impact on the economic success of the community of Newton. Merchant Bollhoefer, along with August Wendt, Christian Griebeling (qq. v.), et al., was representative of the numerous nineteenth-century German immigrants who came to Newton and Jasper County to establish businesses. For close to fifty years, as the Bond Clothing Co., this was "the" place in town to shop for upscale men's clothing.

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

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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 at that period line

8. Statement of Significance, cont'd.

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

A. C. Bollhoefer (1827-1901), a German immigrant from Horn, Lippe-Detmold, came to Newton from Freeport, IL, in 1869. He established himself in business about 1873 as a "dealer in dry goods, groceries, boots, shoes, hats, caps, wood and willow ware, &c." Bollhoefer's store can be seen on the north side of the square on the MAP OF BUSINESS PORTION OF NEWTON, IOWA, issued by the United States Commercial Map Company (ca. 1877-78). The 1878 *History of Jasper County* (p. 511) lists him as "A. C. Boleifer, merchant." He continued in the mercantile business until his retirement in 1885.

"He was a well known character about town," *The Newton Herald* opined at the time of Bollhoefer's death, "having considerable property and a disposition not very lovable." (He was not above prosecuting a couple of tramps who stole some boots from his store.) The paper did concede that his six surviving children "are all useful members of society."

"Mr. A. C. Bollhoefer will soon begin the removal of the frame building now occupied by him," *The Newton Journal* reported just before Bollhoefer's retirement, "to make room for what he promises shall be one of the finest 2-story brick blocks in the city. The lower rooms will be fitted up in the best style for a business room – with plate glass front and complete in all its appointments; the upper story will be petitioned [sic] off for offices." It was 22 feet by 106 feet, erected at a cost of \$2,800. He also put a stone sidewalk down in front of his new building.

John Rea & Co. occupied Bollhoefer's "elegant new room" on the lower floor November 11, 1885. From *The Newton Journal*:

"ANOTHER FINE BUSINESS HOUSE. – John Rea & Co. will to-day take possession [sic] and move into the new room just completed by A. C. Bollhoefer, on the north side of the square, adjoining Little's clothing store. The room is 100x22 [sic], has elegant plate glass windows in front, and two large windows at the back giving it ample light in the day time. It will be furnished with two electric lights making it even lighter than day in the evening. It has handsome counters and an abundance of space, and is one of the finest and largest business rooms in the city. Rea & Co. have just received a large

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A. C. Bollhoefer, Dry Goods and Groceries	Jasper
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stock of new goods for their new room, in addition to their previous large assortment, and will make a handsome display for their customers and the general public. We congratulate the firm on their handsome quarters, and are instructed to cordially invite everyone wanting to see a fine room, unsurpassed stock of goods, excellent bargains and lowest prices to call at the new store."

8. Statement of Significance, cont'd.

Rea (1827-1910) advertised himself as "JOHN REA'S New Dry Goods House, No. 4, North Side Square" (December 30, 1885). He came to Newton in October 1871. C. H. Stibolt, attorney at law, U. S. claim agent, and notary public, occupied the front room of the upper story, "other rooms not yet rented" (January 6, 1886).

In 1899-1900, this was A. L. Kennedy Drugs. Arthur L. Kennedy had been a member of the drug firm of Kiisel & Kennedy (with Henry Leonard Kiisel) in 1890-97. According to *The Daily Herald*, January 1, 1903, he carried a full line of drugs, paints, oils, fine cigars, etc. and paid "especial attention" to the compounding of prescriptions. He was still here in 1910.

F. L. Spaets, a veterinarian renowned for his daily wear of Prince Albert coat and hard hat, was also located here, according to the 1910 City Directory.

In 1916, C. E. Husband, Drugs, was at this location. Kennedy was listed as a druggist at the Husband Drug Store.

P. J. Jepson came to Newton in 1919 from Marshalltown, having purchased the drug store of Husband. In 1926, he employed six clerks besides himself and his wife, who took care of the accounts of the business. He was the exclusive agent in Newton for Whitman's candies as well as a number of lines of toilet articles.

Thereafter, this is where the well-known Bond Clothing Co. was, from 1932 until 1980.

In 1911, Reece Bond (1878-1957), a native of Monroe, came to Newton from Reasnor, where he managed the Roberts store. Starting in 1912, he clerked in the Fred A. Jones Clothing Co. in the C. M. Hinsdale block (q. v.), working his way up to manager. In September 1917, Bond purchased a partnership interest in the store, then owned and operated by Jones & Williams, of Albia, IA. This was the beginning of the Bond Clothing Co.

On January 1, 1927, W. R. "Ron" McPherren (1900-1987), Bond's son-in-law, who had come to Newton from Villisca, IA, purchased the interest of Jones. In March 1934, McPherren bought out the interest held by Williams, and on May 10, 1945, he purchased Bond's holdings in the firm. From that time until he retired February 1, 1980 he was sole owner and operator of the business.

The store was remodeled twice in the decade prior to the Newton Centennial (1957). About 1950 it was "completely modernized both inside and out." A 21-foot, 10-inch by 30-foot masonry and wood

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addition was made to the north side of the building at an estimated cost of \$2,000 in 1956. In 1959, the front entrance of the building was altered. *The Newton Daily News* considered Bond's "one of the most modern clothing stores in the state."

8. Statement of Significance, cont'd.

Prior to the Newton city centennial of 1957 the city fathers wanted to modernize downtown building facades. Many historic storefronts, including that of A. C. Bollhoefer, Dry Goods and Groceries, were removed and replaced by a monolithic modern modular brick façade with display windows in the lower portion and steel frame and muntin windows in the upper portion. In 1961, a marquee (valued at \$1,000) was hung along the buildings on the west half of the north side of the square.

In 1980, the store became Kaput-McAdams Ltd., Don McAdams, president, and Roger Kaput, secretary-treasurer and store manager, complete line of men's and young men's quality clothing.

Robert A. and Doris A. Fisher were operating Fisher's Gallery at this location in 1987. This store offered custom framing, limited edition prints, and gifts. They were succeeded by Beckman Gallery (Jim Beckman) in 1993, with Art A La Carte (Cindy Brunner and Catherine Rickers), a commercial design studio, upstairs. The Scoreboard Bar & Grill, a sports bar, was opened at this location in 1997 (re-opened 1999). The bar was constructed in the building's west side, as were two six by eight-foot bathrooms north of the bar. South and east kitchen walls and the east walls of a storage area were also constructed according to the specifications of Mark Stern, one of the owners.

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A. C. Bollhoefer, Dry Goods and Groceries	Jasper	
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11. Additional Documentation - Maps

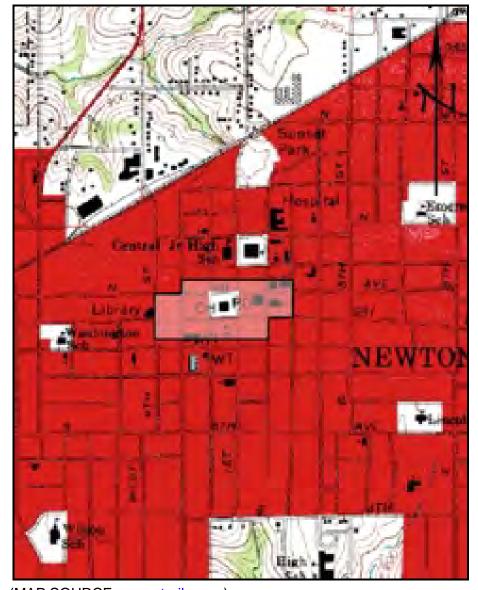
USGS 7.5 MINUTE TOPOGRAPHIC MAP – NEWTON – 1995

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(MAP SOURCE: www.trails.com)

The location of the Newton Downtown Historic District, to which the building is a contributing resource, is indicated.

11. Additional Documentation - Maps

PARCEL MAP - 2011

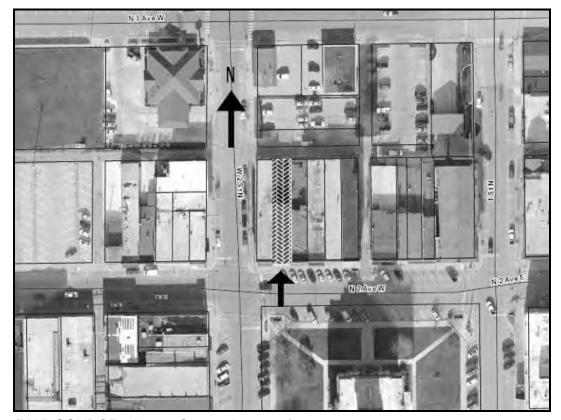
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(MAP SOURCE: Jasper County Assessor)

The location of the building is indicated by an arrow and shading.

11. Additional Documentation, cont'd.

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(IMAGE SOURCE: Fred Chabot - 2010)

View of the building looking north across N. 2nd Ave. W.

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PHOTOGRAPHS



(IMAGE SOURCE: Sue Smith - 2011)

View of the building (second from left) looking northeast across N. 2nd Ave. W.

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A. C. Bollhoefer, Dry Goods and Groceries	Jasper
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PHOTOGRAPHS



(IMAGE SOURCE: Fred Chabot - 2010)

Image of building rear entrance (third from right) looking east on alley.

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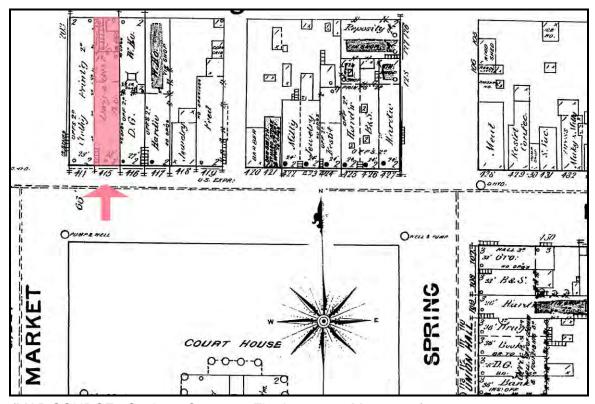
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11. Additional Documentation, cont'd.

FIRE INSURANCE MAP - 1888



(MAP SOURCE: Sanborn Company Fire Insurance Map, 1888)

The arrow marks the location of the building at 122. As the map indicates, contiguous, two-story buildings stood on this part of the block.

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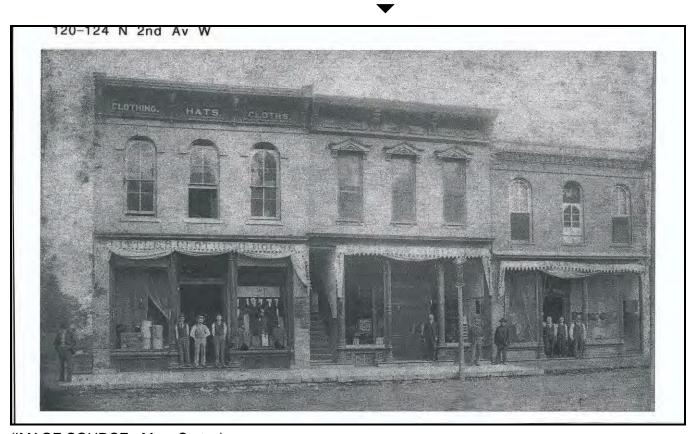
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11. Additional Documentation, cont'd.

HISTORIC IMAGES - ca. 1890



(IMAGE SOURCE: Mary States)

The A. C. Bollhoefer property is at the center of the above photo.

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11. Additional Documentation, cont'd.

HISTORIC IMAGES - ca. 1910



(IMAGE SOURCE: Mary States)

The A. C. Bollhoefer building is the second building from the left in this postcard photograph of the north side of the square.

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11. Additional Documentation, cont'd.

HISTORIC IMAGES - ca. 1940



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

The A. C. Bollhoefer building is shown as the Bond Clothing Co. building in this photograph.

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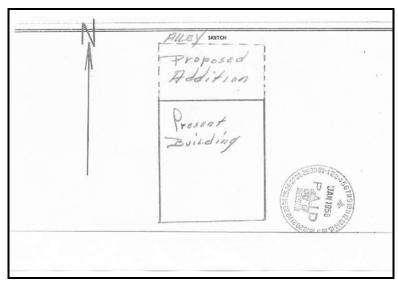
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11. Additional Documentation, cont'd.

HISTORIC IMAGES - 1956



(IMAGE SOURCE: Newton Public Works Department)

Local contractor Donald Lorenzen sketch from 1956 addition building permit.

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HISTORIC IMAGES - ca. 1963



(IMAGE SOURCE: Larry Ray Hurto Collection)

This image by Tyler Studio (ca. 1963) shows the re-facing of the buildings to modern modular brick and steel frame windows. A. C. Bollhoefer, Dry Goods and Groceries is shown in this image as the Bond Clothing Co., second storefront from the left.

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A. C. Bollhoefer, Dry Goods and Groceries	Jasper	
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9. Major Bibliographic References

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The History of Jasper County, Iowa. Chicago: Western Historical Company, 1878.

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Smith's Directory of Newton and Jasper County, Iowa for 1920. Dorchester, MA: Edgar Smith, 1920.

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

Iowa State Democrat, Newton, IA, July 11, 1901.

Newton Daily News, May 14, 1999.

The Newton Daily News, January 29, 1910; December 18, 1926; May 10, 1945; May 2, 1952; August 10, 1957; January 28, 1964; December 21, 1987.

The Newton Herald, July 12, 1901; February 4, 1910.

Newton Journal, January 17, 1878; February 7, 1878.

The Newton Journal, March 11, 1885; April 8, 1885; May 6, 1885; May 27, 1885; August 26, 1885; October 21, 1885; November 11, 1885; November 26, 1885; December 23, 1885; December 30, 1885; January 6, 1886; July 10, 1901; February 2, 1910.

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9. Major Bibliographic References, cont'd.

Internet resources

Jasper County Assessor www.iowaassessors.com

National Register of Historic Places www.nps.gov

Iowa State Historic Preservation Office

Database of Iowa resources www.iowahistory.org

Berry Bennett, Inventory & Information Management

Topographic Maps

Source for USGS Topographic maps www.beacon.schneidercorp.com