

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

State Inventory No. 50-01680

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 Pettit Cleaners and Israel Lunch

other names/site number \_\_\_\_\_

**2. Location**

street & number 206-208 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) 7

**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)

Current Functions (Enter categories from instructions)

02A08 COMMERCE/TRADE/laundry or dry cleaner

02B03 COMMERCE/TRADE/law office

02G01 COMMERCE/TRADE/café or diner

\_\_\_\_\_

02B04 COMMERCE/TRADE/insurance office

\_\_\_\_\_

**7. Description**

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09f Commercial

foundation \_\_\_\_\_

\_\_\_\_\_

walls (visible material) 15 SYNTHETICS

\_\_\_\_\_

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 206-208 N. 2nd Ave. W.

Site Number 50-01680  
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  
1960  check if circa or estimated date  
Other dates, including renovation  
2000

**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: \_\_\_\_\_

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Pettit Cleaners and Israel Lunch	Jasper
Name of Property	County
206-208 N. 2nd Ave. W.	Newton
Address	City

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## 2. Location, cont'd.

The current address of 208 North 2<sup>nd</sup> Avenue West, Walker Law Office encompasses all of Lot 7, Block 8, Original Plat. Lot 7 66 x 132.

## 7. Description

### Site Description

The building is located on the north side of N. 2nd Ave. W., northwest of the courthouse square in the Newton Downtown Historic District. The building is part of a continuous series of adjoining buildings extending west along N. 2<sup>nd</sup> Avenue between 2<sup>nd</sup> and 3<sup>rd</sup> Street N. Before the current street numbering system was adopted for the city of Newton in 1911, North 2nd Avenue West was known as West McDonald Street.

### Property Description

The building is a one-story commercial structure with a flat roof and façade sheathed in vinyl siding. A single, recessed pedestrian entrance is located near the center of the façade with a single overhead door cut into that elevation at the west end. Two small windows are located next to the entrance, with another paired, double-hung located on the east portion of the façade. A fixed canopy provides shelter at the entrance. The façade is devoid of applied ornament.

### Integrity Considerations

The present building at 206-208 N. 2<sup>nd</sup> Ave. W. is a late 20<sup>th</sup> century renovation of what appears to have been three small buildings dating to much earlier in the century. Because the most recent alteration to the present appearance 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.

## 8. Statement of Significance

Due to a complete breach of integrity as it relates to design, materials, and workmanship, the building 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,

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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 20<sup>th</sup> 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. It was during this period that buildings, such as the Sinclair Oil Station, began to appear in earnest at the edges of the city's commercial 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-20<sup>th</sup> 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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**8. Statement of Significance, cont'd.**

Property History

The building at 206, which historically measured 22'x60' with 12'x12' addition) appears to have been constructed in ca.1900. Fred Pettit started Pettit Cleaners in 1939 and the business continued until 1985 under management of Kenneth Ware, Lee and Bette Thompson, Russell & Dorothy Green and Theresa Ware. In the 1980s, the name changed to Village Cleaner run by Max Green.

In the following decade the building housed several businesses: Newton Insurance, State Savings Bank, ICI Americas – a pesticide company and a beauty shop and tanning studio.

After 2000, there are no further business listings at this address. This site is part of the current address of 208.

In 1963, a new 22" x107" building was built on the east 22 feet of the West 44 feet of Lot 7 Block 8, for the Wilson, O'Brien Insurance Office (address: 208). This insurance company remained at this site until the 1980s but the name variations are noted: Wilson & Obrien; Wilson, O'Brien & O'Roake; Wilson, O'Brien, Grout & Krumery; with the last listing noted as Wilson, O'Brien, Grout & Gimre.

In 1989, a 22"x24" addition on the north end of the building and the Walker-Knopf-Billingsley Law Office moved into this building and remains the current resident as Walker, Billingsley and Bair Law Office.

The 210 portion of the building measures 22'x30' with 1968 addition 21.5'x'20' addition  
In 1990 this building is identified as an insurance business. In 2004, Ken Walker requested a permit for an interior remodel of this building.



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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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**11. Additional Documentation, cont'd.**

**PHOTOGRAPHS**



View of the resource, looking northwest across N. 2<sup>nd</sup> Avenue W.

(Images by Sue Smith – October 2011)



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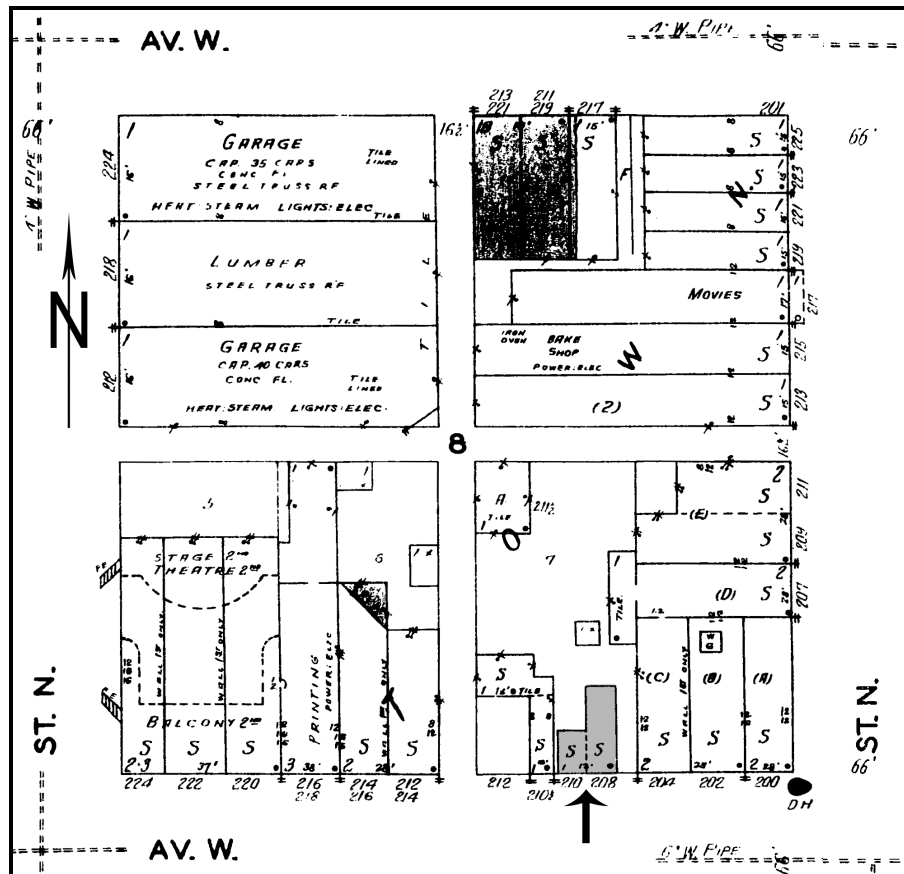
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**11. Additional Documentation, cont'd.**

**SANBORN FIRE INSURANCE MAP – 1927**



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

The location of the resource is indicated.

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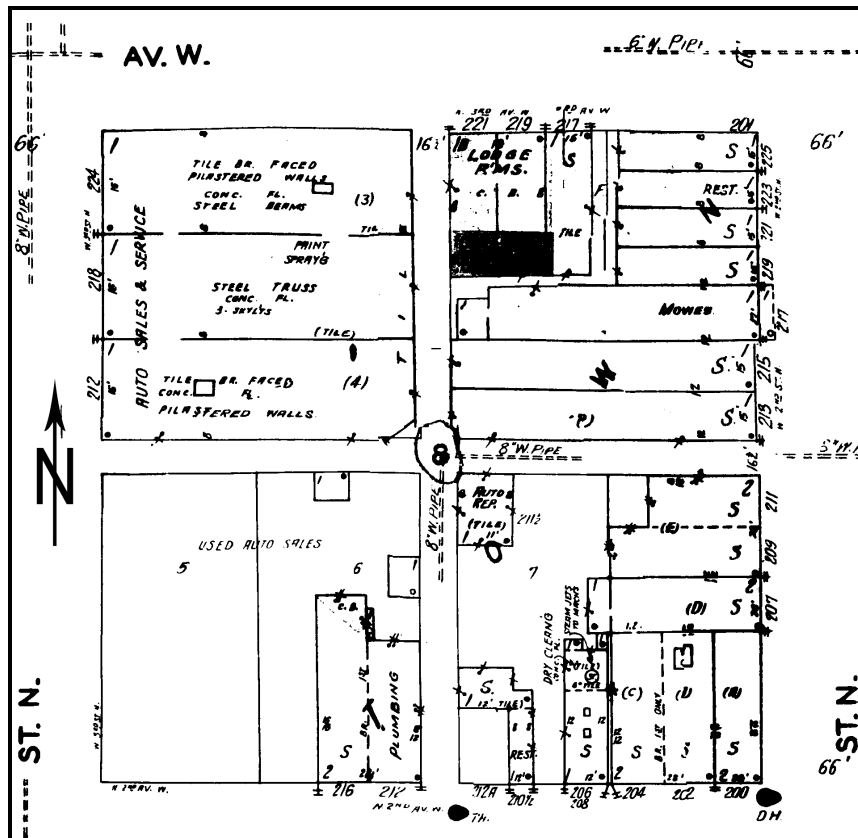
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11. Additional Documentation, cont'd.

SANBORN FIRE INSURANCE MAP – 1949 Revision of 1927



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

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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.