



Historic Preservation Commission Meeting Agenda

Monday, February 2, 2026 - 3:00 PM

City Offices (Building 18, Legacy Plaza) - Large Conference Room
303 W 4th St N, Suite 501
Newton, IA 50208

- I. Roll Call
- II. Review of Minutes of Previous Meeting: 1.5.2026
- III. Items from City Staff
 1. Old Business
 - National Register Nomination update
 - Annual Report update
 2. New Business
- IV. Items from Commissioners
- V. Items from Citizens
- VI. Adjourn

ADA Compliance: The City of Newton is pleased to provide reasonable accommodations, in compliance with the Americans with Disabilities Act, for those individuals or groups who require assistance in being able to participate in the meeting. Please contact the Community Development Department at least 24 hours in advance of the meeting by calling 641-792-6622 to arrange for accommodations to be provided.

Chair: Larry Hurto; **Members:** Wes Ranard, Rita Reinheimer, Toni Peska, Kelly Bennett

Meeting Minutes

NEWTON HISTORIC PRESERVATION COMMISSION
Community Development/Community Services/Public Works
Large Conference Room
303 West 4th Street North, Suite 501
Newton, IA 50208

Date: January 05, 2026

Time: 3:02 pm

Meeting called to order by: Chair Hurto

ROLL CALL

Board Members Present: Hurto, Reinheimer, Peska, Ranard

Board Members Absent: Bennett

Staff and Others Present: Varsha Borde – Sr. City Planner
Nicholas Alexander – City Planner
Randy Ervin – Mayor
Erin Yeager – Main St. Executive Director
Jake Christensen (on phone) – Owner/developer
Maytag Plant No. 1

In accordance with the Americans with Disabilities Act, Chair Larry Hurto questioned if there was anyone present that may require special assistance in being able to participate in this public meeting. There was no response.

APPROVAL OF MINUTES

Motion by Peska to approve minutes; **Seconded by** Ranard. **Approved** with minor changes 4-0 by VV

CERTIFICATION OF IOWA OPEN MEETINGS LAW

Borde confirms.

ITEMS FROM CITY STAFF

1. National Register Nomination – Maytag Plant No. 1 – After introductions, Sr. City Planner Varsha Borde explained the nomination of the Maytag Plat No. 1 to the National Register of Historic Places.
 - a. Larry Hurto, Chair of Newton HPC noted some history of Maytag and that it was a defining timeframe for the City of Newton. Since the company started out as an agricultural company all the way till its 2007 demise in Newton, it had a worldwide reputation as one of

if not the world leaders in keeping clothes clean. Chair Hurto noted that he sees high historic significance from Plant 1. Hurto also mentioned that it's a good thing that we have developers like Christensen Development to take care of the property. Hurto also expressed that he was pleased that the nomination is being made.

- b. Toni Peska enquired if the nomination would restrict any additional uses that may be brought forth in the future. Christensen noted that he believes it does not stop or put any restrictions on any of the non-contributing properties. Christensen said that most restrictions come with the contributing properties and if you are receiving funds, and faces restrictions mostly with the Department of the Interior.
- c. Mayor Ervin enquired if the nomination included building 20, followed by some discussion. It was discussed that being on the National Register does not place any restrictions on the property. It can be demolished (like the Old German Church near Newton). Later in the week, Borde let Mayor Ervin and the commissioners know that building 20 is also a part of the nomination.
- d. Reinheimer doesn't think it was possible getting to this without the SHPO reviewing the nomination. Reinheimer mentioned that there are some non-contributing structures in the district as well. Reinheimer wondered if that the 50% non-contributing structures in the district be an issue. She thanked Jake for getting this done and think it is definitely worthy of being on the National Register. She thinks they have proven their case on the buildings and as a whole. She asked Jake if the number of buildings could possibly stall the nomination. Jake noted that there are a significant number of informed people that have prepared this nomination and have worked with the state on this. He also noted that the Tallgrass group went through a pre-application with feedback from the state. He noted that there could potentially be other small changes from the Feb. 13th meeting. Commissioner Reinheimer noted that there were some potential mistakes like Fred C. Maytag instead of Fred L Maytag. Commissioner Reinheimer sent some of the corrections she thought needed to be made to Varsha. She thought there should be some clarification of the four manufacturers. She noted that there were just three others in Newton alone, felt like it was center of the world for washing machine manufacturing. She also thought there could be clarification of time periods and others who might've been bought out and there were actually more than four companies. The commission has done previous research found at least 11 individuals and companies who had built prototypes for washing machine since 1855 in Newton. There might also be some additional clarification for the nomination in which Larry could give the wording. Christensen said he would forward the changes to Tallgrass Archeology LLC., the firm that prepared the form. Commissioner Reinheimer asked about Building 1A being a separate building and how do you get into it. Jake said that Maytag combined them to be a tunnel between building 1 and 2 and that a connection was previously made on the northside to pass through between 1 and 2. Reinheimer never got into the 1A building but always wondered about it. Jake said that the mechanical crawl space now a tunnel, and really almost a fortress in the building. He noted that area would be safe between buildings 1 and 2 once improvements are done.
- e. The whole commission thanked Jake and noted they are hopeful that the nomination is approved and gave their endorsement and corrections that have been provided. The mayor then noted that he supports the resolution/action by the commission and that the city supports this going forward.

Commissioner Peska made a **Motion** to recommend listing the property on the National Register. Commissioner Reinheimer **Seconded** the motion. All four commissioners present at the meeting voted yes in favor of the recommendation. Commissioner Bennett was not present at the meeting. Chair Hurto then announced the results of the vote. Chair Hurto and Mayor Ervin signed the nomination form to **approve the nomination**.

2. End of year report – Borde went through the questions in the Annual Report to confirm answers with the commissioners.
3. Main Street HPC Representative – Commissioner Peska recently resigned as the representative to the Main Street Board; there was discussion to nominate a new commissioner to the role of the HPC representative. Peska made a motion to nominate Wes Ranard. Reinheimer seconded the motion. The commission voted via voice vote (3:0, Bennett was absent from the meeting). Commissioner Ranard accepted the nomination. The Main St. Board meets the 3rd Tuesday every month at 8:30 A.M at the Main St. office.
4. Election of HPC officers – Every year the HPC elects the chair and the vice-chair. Reinheimer made a **Motion** to nominate Hurto as the chair for 2026 and Peska **Seconded** the motion. The commission voted 3:00 in favor. Peska made a **Motion** to nominate Reinheimer as the vice-chair for 2026 and Ranard **Seconded** the motion. The commission voted 3:00 in favor, Bennett was absent from the meeting.

ITEMS FROM COMMISSIONERS

Peska – Asked about the 250th Anniversary celebrations.

Ranard – None

Reinheimer – Commissioner Reinheimer mentioned finding and buying a children's book (Topher the Gopher – Trenchless engineering) published by Bolton and Menk when working at the library book sale.

Hurto –

Larry's HPC Report - January 5, 2026

1. *The historic Holliwell Bridge in Madison County, built in 1880 and located just east of Winterset, is in urgent need of repairs that could cost over \$1 million, prompting efforts to have it listed as one of the state's most endangered properties. You can read and see KCCI Senior Reporter Todd Magel's December 12 report at <https://www.kcci.com/article/madison-countys-holliwell-bridge-may-joinendangered-properties-list/69690688>.*
2. *On December 17, I sent Allison Archambo, of SHPO/IEDA, my speaker proposal of Jerry and Rachel Schwaller, developers of Gray Moon Public Market, for a breakout session at this year's Preserve Iowa Summit. The proposals were due that day and it probably won't be accepted as Allison got back to me just as I was being chased off the computer at the Library asking if I'd filled out the requisite form. I hadn't, didn't have time.*
3. *A large portion of a 100-year-old bridge, the Black Hawk Bridge, over the*
4. *Mississippi River between Lansing, Iowa and Wisconsin, was demolished*
5. *December 19, an unusual spectacle that will make way for a modern replacement. You can see KCCI's Suzanne Behnke and the Associated Press's report and watch the video of the bridge implosion at <https://www.kcci.com/article/iowa-bridgeimplosion-old-black-hawk-bridge-demolished-watch-live/69819400>.*
6. *Megan Meyer, of Iowa Realty, presently has the Jasper County Annex Building listed for sale (yet again).*
7. *On December 24, I found out that the Scharf Building, at 112 N. 2nd Ave. W., has been listed for sale by Matt Fischer, TEAM IRG/Keller Williams Greater Des Moines. According to Dr. Tom Hoover's research, the property was built in 1892, and since 2006 has been Aleya Salon Suites & Day Spa. Salon suites: 20 units. Penthouse: 2 bed, 1 bath total. Square feet: 4,488.*
8. *On December 27, I watched on the WORLD channel the documentary "Historic Buildings of Iowa: Council Bluffs" (2024), which explores the innovation and architecture of historic Council Bluffs.*

ITEMS FROM CITIZENS –

Erin Yeager talked about Grey Moon Market opening to be held Jan 17th at 5 pm. Yeager also mentioned that the Grey Moon Market was getting popularity on NHR.

Yeager mentioned that the new owner of the old NDN building will be at the February HPC meeting.

Mayor Randy Ervin mentioned that Newton was in the top cities being considered for the rail project.

COMMUNICATIONS FROM STATE HISTORIC PRESERVATION OFFICE AND/OR DEPT OF CULTURAL AFFAIRS.

ADJOURNMENT

Motioned by Peska, **Seconded by** Ranard, **Approved** 4-0 by VV. Adjourned at 4:29 pm.