

# Iowa Site Inventory Form

## State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02280  New  Supplemental

9-Digit SHPO Review & Compliance (R&C) Number: \_\_\_\_\_

Non-extant Year: \_\_\_\_\_

*Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website.*

### • Property Name

A) Historic name: Mount Pleasant Downtown Historic District

B) Other names: \_\_\_\_\_

### • Location

A) Street address: blocks around Central Park, including properties on N. Jefferson, S. Jefferson, N. Main, S. Main, E. Washington, W. Washington, E. Monroe, W. Monroe, W. Madison, E. Clay, and S. Harrison streets

B) City or town: Mount Pleasant ( Vicinity) County: Henry

C) Legal description:

Rural: Township Name: \_\_\_\_\_ Township No.: \_\_\_\_\_ Range No.: \_\_\_\_\_ Section: \_\_\_\_\_ Quarter: \_\_\_\_\_ of Quarter: \_\_\_\_\_

Urban: Subdivision: Original Block(s): 4,5,7,10,11,16,17,19; parts of 2,3,6,8,9,12,13,15,18,21,38,39 Lot(s): \_\_\_\_\_

### • Classification

A) Property category: *Check only one*

- Building(s)
- District
- Site
- Structure
- Object

B) Number of resources (within property):

If eligible property, enter number of:		If non-eligible property, enter number of:	
Contributing	Noncontributing		
<u>120</u>	Buildings	<u>14</u>	Buildings
<u>1</u>	Sites	—	Sites
<u>7</u>	Structures	—	Structures
<u>4</u>	Objects	<u>3</u>	Objects
<u>132</u>	<b>Total</b>	<u>17</u>	<b>Total</b>

C) For properties listed in the National Register:

National Register status:  Listed  De-listed  NHL  NPS DOE

D) For properties within a historic district:

- Property contributes to a National Register or local certified historic district.
- Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
- Property *does not* contribute to the historic district in which it is located.

Historic district name: \_\_\_\_\_ Historic district site inventory number: \_\_\_\_\_

E) Name of related project report or multiple property study, if applicable:

MPD title Intensive Level Historical and Architectural Survey of Downtown Mt Pleasant, Iowa Historical Architectural Data Base # HADB-02986

### • Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

02: COMMERCE/TRADE

04: GOVERNMENT 11: HEALTH CARE

03: SOCIAL 08: RECREATION/CULTURE

B) Current functions

02: COMMERCE/TRADE

04: GOVERNMENT 11: HEALTH CARE

03: SOCIAL 08: RECREATION/CULTURE

### • Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

05: LATE VICTORIAN

06: LATE 19<sup>th</sup> AND 20<sup>th</sup> CENTURY REVIVALS

08: MODERN MOVEMENT

09F05: OTHER / Commercial - brick front

B) Materials

Foundation (visible exterior): 04: Stone / 10: Concrete

Walls (visible exterior): 03: Brick / 04: Stone

Roof: 15C: Rubber / 08A: Asphalt shingle

Other: 05: Metal / 15B: Vinyl

C) Narrative description  **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

Site Number: 44-02280 Address: blocks around Central Park City: Mt Pleasant County: IA District Number:     

• **Statement of Significance**

**A) Applicable National Register Criteria:** *Mark your opinion of eligibility after applying relevant National Register criteria*

- Criterion A: Property is associated with significant events.  Yes  No  More research recommended  
Criterion B: Property is associated with the lives of significant persons.  Yes  No  More research recommended  
Criterion C: Property has distinctive architectural characteristics.  Yes  No  More research recommended  
Criterion D: Property yields significant information in archaeology/history.  Yes  No  More research recommended

**B) Special criteria considerations:** *Mark any special considerations; leave blank if none*

- A: Owned by a religious institution or used for religious purposes.  E: A reconstructed building, object, or structure.  
 B: Removed from its original location.  F: A commemorative property.  
 C: A birthplace or grave.  G: Property less than 50 years of page or  
 D: A cemetery achieved significance within the past 50 years.

**C) Areas of significance**

*Enter categories from instructions*

05: Commerce 02: Architecture  
26: Politics/Government 29: Social history

**D) Period(s) of significance**

1837-1981

**E) Significant dates**

*Construction date*

1837  *check if circa or estimated date*  
*Other dates, including renovations*

**F) Significant person**

*Complete if Criterion B is marked above*

**G) Cultural affiliation**

*Complete if Criterion D is marked above*

**H) Architect/Builder**

*Architect*

*Builder/contractor*

**I) Narrative statement of significance**  **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

• **Bibliography**  *See continuation sheets for the list research sources used in preparing this form*

• **Geographic Data** *Optional UTM references*  *See continuation sheet for additional UTM or comments*

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1	_____	_____	_____	2	_____	_____	_____
3	_____	_____	_____	4	_____	_____	_____

• **Form Preparation**

Name and Title: Rebecca Lawin McCarley Date: June 25, 2024  
Organization/firm: SPARK Consulting / Mt Pleasant HPC E-mail: sparkconsulting@octaspark.com  
Street address: 1630 Park Ave SE Telephone: 319-200-9767  
City or Town: Cedar Rapids State: IA Zip code: 52403

• **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

**A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:**

- 1. Map** of property's location within the community.
- 2. Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.
- 3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.**
- 4. Site plan** of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

**B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:**

*See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.*

**State Historic Preservation Office (SHPO) Use Only Below This Line**

*The SHPO has reviewed the Site Inventory and concurs 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: \_\_\_\_\_

SHPO authorized signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Mount Pleasant Downtown Historic District	Henry
Name of Property	County
blocks around Central Park on Jefferson, Main, Monroe, Washington, etc.	Mount Pleasant
Address	City

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**7. Narrative Description**

The Mount Pleasant Downtown Historic District extends around Central Park within the original town plat of Mount Pleasant. The town was formally platted in 1837 around a public square and designated as the county seat for Henry County in southeast Iowa. The original town site is generally flat, located on a slight elevation that gave the town the name of Mount Pleasant. The Mount Pleasant Downtown Historic District is composed of regular blocks with alleys that bisect each block. The contributing buildings are generally built to the sidewalk line, creating a standard setback and cohesive appearance for the historic district. The courthouse was completed on the public square in 1839, with early commercial buildings constructed on blocks facing the square. The commercial development continued north along N. Jefferson St and N. Main St in the 1850s and 1860s, and then to the east and west on Washington and Monroe streets. The courthouse stood on the square from 1839 to 1871, and then it was moved to a building to the southeast and the square was developed as Central Park. The Mount Pleasant Downtown Historic District has historically and currently served as the central business district for Mount Pleasant, as well as the center of governmental activities. Governmental buildings are located on the west and southeast edges of the downtown. Social organizations also have historically and currently met within buildings in the historic district. Historically, churches were located at the north and east edges of the downtown, with four historic buildings remaining within the district boundary. The historic district is bordered by residential buildings to the north, east, south, and west, distinguishing it from the adjacent area. The Mount Pleasant Downtown Historic District has a total of 134 buildings, consisting of 120 contributing buildings and 14 non-contributing buildings. Additionally, one site (Central Park), four objects (monuments, steam engine), and seven structures (water tower, stone wall, discreet parking lots) are tabulated as contributing within the district boundary, and three objects (monuments) are tabulated as non-contributing. Additional parking lots may be further assessed in a future nomination project. Overall, there are 132 contributing resources and 17 non-contributing resources among the 149 resources tabulated in the historic district, per the intensive level survey project.

The recommended period of significance for the Mount Pleasant Downtown Historic District extends from 1837 to 1981, including the plat of the town with Central Park in 1837, the extensive early development in the 1850s and 1860s, development through the late 19<sup>th</sup> and early 20<sup>th</sup> century, significant development in the middle of the 20<sup>th</sup> century, and a focused effort in the 1970s to reinforce and improve the central business district through the end of the "Operation Pride" projects in 1981. Buildings representing six identified periods of historic commercial development (1837-1869, 1870-1893, 1894-1927, 1927-1944, 1945-1955, and 1956-1981) are found within the boundary. Buildings on blocks throughout the historic district reflect a mix of these periods, and these periods together convey the full significance of the commercial development of downtown Mount Pleasant. A large number of earlier historic buildings were improved with new brick facades throughout the middle of the 20<sup>th</sup> century, retaining the structure of the older building while constructed a new modern front for the building. This later history is significant in the development of downtown Mount Pleasant.

The blocks within the Mount Pleasant Downtown Historic District are dominated by commercial/retail buildings, constructed around the square (Central Park) and extending on the blocks in each direction. These commercial buildings are primarily two-story brick buildings, with some earlier three-story buildings and some later one-story buildings. Historically and currently, businesses typically operate in storefront spaces on the first story. Smaller businesses and professional offices were typically located on upper stories from the middle of the 19<sup>th</sup> century to the middle of the 20<sup>th</sup> century, with other upper stories utilized

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for housing for the store owner or another tenant. Social and fraternal organizations also met on the upper stories of the buildings, moving to the first story in the middle of the 20<sup>th</sup> century. Commercial buildings on blocks outside of the core development around the square reflect later uses in the historic district, including automotive-related businesses, grocery stores, and professional office buildings. These functions tend to occupy one-story brick or concrete block buildings. Buildings in the Mount Pleasant Downtown Historic District also include those for governmental uses, including both city government and Mt Pleasant's role as the county seat of Henry County. The contributing buildings include two buildings built as a combination city hall, fire station, and police station; United States Post Office; Henry County Courthouse; and County Jail and Sheriff's Residence, as well as a building remodeled for use by the fire department and later for the police department. Historically, churches operated on the north and east edges of the downtown core. Four of these buildings remain in these portions of the historic district, and they contribute to the significance of downtown Mount Pleasant.

The 134 buildings in the Mount Pleasant Downtown Historic District include 128 primary buildings and six secondary buildings (typically garages), including 122 primary buildings that date to the 1850s to 1981 and six buildings constructed after 1981. Central Park (platted in 1837) is the earliest contributing resource in the historic district, and the earliest extant buildings date to the middle of the 1850s. Significant commercial development occurred in Mt Pleasant from the middle of the 1850s through the 1860s, spurred by the arrival of the railroad in 1856 and the end of the Civil War in 1865. A total of 46 extant buildings (35% of primary buildings) date to construction from 1855 through 1869, though 26 of these buildings were later remodeled with new facades. The 20 buildings with integrity to this period (15% of district buildings) have typically have simple brick decorative details or incorporate elements of the Italianate style, such as arch windows and cornices with brackets. The tallest building in downtown Mt Pleasant, the four-story Brazelton House, was built during this period, as well as a number of three-story brick buildings. After the significant development of the 1850s and 1860s, the pace of development in Mt Pleasant slowed through the remainder of the 19<sup>th</sup> century. Overall, there are 21 buildings that date to construction from 1870 to 1893, with 16 of these buildings retaining historic integrity from this period (12% of district buildings). The last four three-story buildings were constructed in this period, with more decorative elements and decorative cornices reflective of Late Victorian architecture. The majority of the buildings constructed in this period were two-story brick buildings, some with the more decorative elements of Late Victorian architecture and some with simpler segmental arch windows and decorative brick cornices. Thus, 27% of the district buildings (36 buildings) retain historic integrity from the 1850s to 1894.

Development of downtown Mt Pleasant remained steady without any periods of significant development from 1894 to 1944. A total of 20 buildings date to construction from 1894 to 1927, with 14 of these buildings retaining historic integrity from this period. The majority of the new buildings were located on the blocks to the north of the square on N. Jefferson St and N. Main St, with increased construction noted at the turn of the century, in the early 1910s, and in the early 1920s. Commercial buildings were typically two-story brick buildings, with some reflecting elements of Queen Anne and Classical Revival styles but more typically brick facades with simple brick details. The first major façade remodels were completed in this period, including the remodel of the three-story Kaster Block built in 1866 at 115 N. Main St with a new façade, interior work, and a rear added for the Masonic Temple Theatre. Other types of buildings dating to this period include the Mt Pleasant Public Library, Henry County Courthouse, and Congregational Church. Overall, the 17 buildings retaining historic integrity from 1895 to 1927 include 14 new buildings and three buildings with façade remodels (13% of district buildings). Limited



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construction occurred from 1927 to 1944, due to economic restraints. Six extant buildings were constructed in this period, including the post office and City Hall. However, six earlier buildings were remodeled with new facades in this period, starting a trend towards more façade remodeling after World War II. Buff brick became popular for commercial facades in this period, with simply brick details such as rectangular outlines on the frieze. Two houses were also moved in the district during this period, one for the construction of a gas station and one that was then used as a beauty shop. Three extant frame garages were built in this period, with one used for automotive repair. Overall, 13 primary buildings and three secondary buildings retain historic integrity from this period (12% of district buildings). Thus, 25% of the district buildings (33 buildings) retain integrity from 1894 to 1944.

Mt Pleasant entered a period of economic prosperity, industrial development, and population growth after World War II through the 1970s that spurred commercial development and downtown improvements. The period of commercial development from 1945 to 1981 in Mount Pleasant is characterized by a large number of façade remodels, as well as new buildings that were typically one story in height. Thus, the majority of two story buildings with designs dating to this period are older buildings with a remodeled façade. One-story buildings for automotive related businesses often had tile block or concrete block construction with a brick façade. Nine extant buildings in the survey area were constructed from 1945 to 1955, with two buildings later remodeled in the 1970s. At the same time, eight older two-story buildings were remodeled with new brick facades. Buff or light brick remained popular during this period. This period also marked a transition from brick facades with simple accent details to brick facades with a lack of any decorative detail. Thus, the 15 buildings reflecting historic integrity from 1945 to 1955 (11% of district buildings) include seven new buildings and eight buildings with façade remodels. This split between new buildings and new façades continued over the next decades. A total of 12 new primary buildings and two new secondary buildings were constructed from 1956 to 1969, with 13 older buildings were remodeled with new brick facades from 1956 to 1969. These buildings generally retain their historic integrity from this period, with three later remodeled. One earlier building was also reduced to two stories in this period. Thus, 24 buildings reflect historic integrity from 1956 to 1969 (18% of district buildings). The façade remodels through the 1960s are simple brick facades with a lack of architectural detail, utilizing buff/tan/orange brick or red brick. New buildings with more stylistic influences reflected a variety of mid-century modern architectural styles. Professional office buildings and grocery stores were new building types constructed in this period, constructed on the edges of the core of the retail downtown. Four new parking lots were also constructed in the 1960s. An additional eight buildings were constructed from 1970 to 1981, with two of these buildings later remodeled. Four older buildings were remodeled with new facades in this period, one building had the third story removed, and three buildings had significant additions constructed. Thus, 12 buildings reflect historic integrity from 1970 to 1981 (9% of district buildings). Simple brick facades remained common, with Neo-Mansard roofs utilized for some buildings and the Early American style reflected on other buildings. The construction of buildings associated with financial institutions was particularly prevalent in this period, reinforcing the downtown as the central business district. A focus on traditional architectural elements influenced the restoration of several of the remaining older brick facades to their natural brick appearance through sandblasting and tuckpointing as part of a unified effort to improve the appearance of the central business district. Overall, 38% of the district buildings (51 buildings) retain integrity from 1945 to 1981.

Since the end of the period of significance in 1981, six additional primary buildings have been constructed, one secondary building has been constructed, and seven older buildings have been remodeled to the extent that it impacts their historic integrity from the earlier period of construction or

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remodeling. The six new buildings redeveloped sites with earlier historic buildings, with only two other buildings noted as demolished within the district boundary since 1981. Thus, 14 buildings do not retain historic integrity from the period of significance (10% of district buildings), and they are counted as non-contributing buildings in the historic district.

The following table summarizes the resources within the Mount Pleasant Historic District, as identified and evaluated during the 2023-2024 survey project, which is further outlined in the survey report: *Intensive Level Historical and Architectural Survey of Downtown Mount Pleasant, Henry County, Iowa*. Additional historical and architectural information on each property can be found in Appendix A of the survey report, which is available locally and on file with the State Historic Preservation Office. Determination of the final boundary for the historic district, any refinements of the period of significance for the historic district, and final evaluations of resources as contributing vs non-contributing within the historic district will occur during the nomination process. The information presented below is preliminary determinations and evaluations based on the recommendations of the survey project.

**Table of properties included in the Mount Pleasant Downtown Historic District**  
*organized by field site / map number*

Address State Site # Map/Field Site #	Historic name Significant date/s Style/Type, Height, Walls Additional resources on property	NRHP Evaluation (preliminary status)
101 W Washington St Map/Field #DT-001 State #44-00086	Central Park Date/s: 1837, 1929, 1937, 1964, 1988 1929 - boulder memorial for site of first courthouse; 1937 - marker for old military road; 1964 - steam engine placed on south side; 1981 - streetscape project for sidewalks and streetlights; 1988 - Edd King Memorial Fountain installed	District: yes - 1 contributing site (A), 2 contributing objects, 1 non-contributing object Individual: no
100 W Washington St Map/Field #DT-002 State #44-00441	Capitol Savings and Loan Date/s: 1976 1970s bank - 1 story concrete/brick	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
110 W Washington St Map/Field #DT-003 State #44-00443	Hi-Hat Café Date/s: 1961 remodel, 1850s construction brick front - mid 20th cen - 2 story brick	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
112 W Washington St Map/Field #DT-004 State #44-00444	J.J. Parker Building Date/s: 1876 Romanesque Revival - 2 story brick	District: yes - 1 contributing building (A) Individual: no
200 S Jefferson St Map/Field #DT-005 State #44-00413	Sinclair Station Date/s: 1959, 1998 mid 20th cen auto - 1 story stucco on brick/block	District: yes - 1 non-contributing building Individual: no
204 S Jefferson St Map/Field #DT-006 State #44-00217	Taylor Motors Used Cars Date/s: 1953, 2000s Streamline Moderne - 1 story brick - buff, tile block 1950s - rear frame building clad in metal siding	District: yes - 2 contributing buildings (A) Individual: no

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Address State Site # Map/Field Site #	Historic name Significant date/s Style/Type, Height, Walls Additional resources on property	NRHP Evaluation (preliminary status)
203 S Jefferson St Map/Field #DT-007 State #44-02251	Taylor Motors Date/s: 1947, 1974, 2000s Streamline Moderne - 2 story brick - buff, tile block	District: yes - 1 contributing building (A) Individual: no
201 S Jefferson St Map/Field #DT-008 State #44-00216	V.F.W. Building Date/s: 1884, 1919, 1954 Romanesque Revival - 2 story brick	District: yes - 1 contributing building (A) Individual: no
204 W Washington St Map/Field #DT-009 State #44-00445	Home Furniture Date/s: 1974-75 Neo-Mansard - 1 story brick	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
204 S. Jackson Map/Field #DT-010 State #44-02275	Mt Pleasant Fire Station Date/s: 1990, 1974 parking lot late 20th cen contemporary - 1 story brick veneer / metal building	District: yes - 1 non-contributing building Individual: no
203 S Jackson St Map/Field #DT-011 State #44-02240	Kauffman Chiropractic Date/s: 1966, 1975 move/remodel Contemporary - 1 story frame - vertical wood (redwood)	District: yes - 1 contributing building (A) Individual: potential (A)
300 W Washington St Map/Field #DT-012 State #44-02276	Medicap Pharmacy Date/s: 1992, 2010s late 20th cen modern - 1 story frame? - wood siding	District: no - out Individual: no
309 W Washington St Map/Field #DT-013 State #44-02278	Dickey's Prairie Home & Maid-Rite Date/s: 1959, 1975, 2001 late 20th cen modern - 1 story brick / stucco	District: no - out Individual: no
301 W Washington St Map/Field #DT-014 State #44-02277	Mustang Market Date/s: 1988 late 20th cen moden - 1 story concrete / stucco	District: no - out Individual: no
217 W Washington St Map/Field #DT-015 State #44-00447	Modern Laundry Date/s: 1941 brick front - early 20th cen - 1 story brick/concrete	District: yes - 1 contributing building (A, C) Individual: no
211 W Washington St Map/Field #DT-016 State #44-00446	Smitty's Cleaners Date/s: c. 1924, 1970, 2005 late 20th cen modern - 1 story EIFS over block	District: yes - 1 non-contributing building Individual: no
129 S Jefferson St Map/Field #DT-017 State #44-02250	Drug Town Date/s: 1999 late 20th cen traditional - 2 story brick/concrete	District: yes - 1 non-contributing building Individual: no
119 S Jefferson St Map/Field #DT-018 State #44-00211	West Side Café and Tavern Date/s: 1960-61 remodel, 1850s construction brick front - mid 20th cen - 2 story brick - buff	District: yes - 1 contributing building (A, C) Individual: potential (A)
117 S Jefferson St Map/Field #DT-019 State #44-00210	Ruby Dry Cleaners Date/s: 1957 remodel, 1850s construction brick front - mid 20th cen - 2 story brick - buff	District: yes - 1 contributing building (A) Individual: no
115 S Jefferson St Map/Field #DT-020 State #44-00209	Lash Building Date/s: c. 1855, 1911, 2000s Greek Revival - 2 story brick	District: yes - 1 contributing building (A, C) Individual: no
113 S Jefferson St Map/Field #DT-021 State #44-00208	Kennedy's Dairy Date/s: 1957 remodel, 1850s construction brick front - mid 20th cen - 2 story brick - buff - Roman	District: yes - 1 contributing building (A, C) Individual: potential (A)

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Address State Site # Map/Field Site #	Historic name Significant date/s Style/Type, Height, Walls Additional resources on property	NRHP Evaluation (preliminary status)
111 S Jefferson St Map/Field #DT-022 State #44-00207	Ernst Building Date/s: 1940 remodel, 1850s construction brick front - early 20th cen - 2 story brick (red, with buff accents)	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
109 S Jefferson St Map/Field #DT-023 State #44-00206	Commercial building Date/s: 1957 remodel, 1850s construction brick front - mid 20th cen - 2 story brick - buff - Roman	District: yes - 1 contributing building (A, C) Individual: potential (C)
107 S Jefferson St Map/Field #DT-024 State #44-00205	Commercial building Date/s: c. 1865, 1950s, 2004 Romanesque Revival - 3 story brick	District: yes - 1 contributing building (A) Individual: no
103 S Jefferson St Map/Field #DT-025 State #44-00204	Hoaglin's Variety Store Date/s: 1936 remodel, 1850s construction brick front - early 20th cen - 3 story brick - buff	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
101 S Jefferson St Map/Field #DT-026 State #44-00203	First National Bank Date/s: 1923 Classical Revival - 2 story stone (Bedford)	District: yes - 1 contributing building (A, C) Individual: Listed - C - 1991
220 W Monroe St Map/Field #DT-027 State #44-00377	City Hall Date/s: 1936, 1939, 1952, 1964 20th cen revival - 1 1/2 story stone 1939 - stone wall built behind building, 1952 - city parking lot built to east of building, 1964 - new water tower built to south of building	District: yes - 1 contributing building (A), 3 contributing structures (A) Individual: Listed - C - 1991 (building)
300 W Monroe St Map/Field #DT-028 State #44-02264	Universal Motors Co Date/s: 1948, 1979, 1987 brick front - mid 20th cen - 2 story, 1 story brick	District: yes - 1 contributing building (A) Individual: no
301 W Monroe St Map/Field #DT-029 State #44-02265	Complete Eye Care Center Date/s: 1993, 2012 late 20th cen traditional - 1 story frame - vinyl	District: no - out Individual: no
106 N Jackson St Map/Field #DT-030 State #44-00180	Bud's Super Valu Date/s: 1966, c.1993 mid 20th cen grocery - 1 story concrete block	District: yes - 1 contributing building (A) Individual: no
104 N Jackson St Map/Field #DT-031 State #44-02239	Skerik Parts Service Co Date/s: 1955, 2002 mid 20th cen auto - 1 story tile block	District: yes - 1 contributing building (A) Individual: no
225 W Monroe St Map/Field #DT-032 State #44-00378	Masters Building Date/s: 1937, c.1995 brick front - early 20th cen - 2 story brick - buff, vinyl siding	District: yes - 1 contributing building (A, C) Individual: Listed - C - 1991
217-219 W Monroe St Map/Field #DT-033 State #44-00376	McLeran Building Date/s: 1947 remodel, 1859/1914 construction brick front - mid 20th cen - 2 story brick - buff 2010 - metal building to rear (replaced earlier building)	District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: potential (A, C)
215 W Monroe St Map/Field #DT-034 State #44-00375	Mt Pleasant News Building Date/s: 1979 remodel, 1920 construction 1970s brick front - 1 story brick	District: yes - 1 contributing building (A, C) Individual: no

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Address State Site # Map/Field Site #	Historic name Significant date/s Style/Type, Height, Walls Additional resources on property	NRHP Evaluation (preliminary status)
211 W Monroe St Map/Field #DT-035 State #44-00374	Galer & Galer Building Date/s: 1986 remodel, 1916 construction late 20th cen traditional - 2 story brick / rusticated concrete block	District: yes - 1 non-contributing building Individual: no
101 N Jefferson St Map/Field #DT-036 State #44-00184	Insurance Plan Savings & Loan Date/s: 1952-53 remodel, c.1852 construction International - 3 story brick - Roman / limestone bands	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
103 N Jefferson St Map/Field #DT-037 State #44-00185	Hoaglin's Date/s: c. 1908, c.1853 construction, 1963, 1982 brick front - early 20th cen - 2 story brick	District: yes - 1 contributing building (A) Individual: no
105 N Jefferson St Map/Field #DT-038 State #44-02241	City Hall Block Date/s: c. 1858, 1908, 1963, 1982 Italianate - 3 story brick	District: yes - 1 contributing building (A) Individual: no
109 N Jefferson St Map/Field #DT-039 State #44-00188	Brown's Shoe Fit Co Date/s: 1912 brick front - early 20th cen - 2 story brick	District: yes - 1 contributing building (A) Individual: no
111 N Jefferson St Map/Field #DT-040 State #44-00190	C.C. Warhurst Grocery Date/s: 1914, c.1858 construction brick front - early 20th cen - 2 story brick - glazed white	District: yes - 1 contributing building (A, C) Individual: no
113 N Jefferson St Map/Field #DT-041 State #44-00192	Thompson Building Date/s: c. 1889, 1890, 1914 Late Victorian - 2 story brick	District: yes - 1 contributing building (A) Individual: no
115 N Jefferson St Map/Field #DT-042 State #44-00193	Martin & McAdam Building Date/s: 1866 Greek Revival - 2 story brick	District: yes - 1 contributing building (A) Individual: no
119 N Jefferson St Map/Field #DT-043 State #44-00194	Weir Building Date/s: c. 1866, 1961 Greek Revival - 2 story brick	District: yes - 1 contributing building (A) Individual: potential (A)
121 N Jefferson St Map/Field #DT-044 State #44-00195	Burket Hardware Date/s: 1938 remodel, c.1867 construction brick front - early 20th cen - 2 story brick	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
123 N Jefferson St Map/Field #DT-045 State #44-00197	Harlan-Hoaglin-DeJaynes Building Date/s: c. 1867, 1979 Romanesque Revival - 2 story brick	District: yes - 1 contributing building (A, C) Individual: potential (A)
125 N Jefferson St Map/Field #DT-046 State #44-00198	Harlan-Hoaglin-Walker Building Date/s: c. 1867, 1979 Romanesque Revival - 3 story brick	District: yes - 1 contributing building (A, C) Individual: potential (A)
127 N Jefferson St Map/Field #DT-047 State #44-02242	Dougherty Building Date/s: c. 1868 Greek Revival - 3 story brick	District: yes - 1 contributing building (A) Individual: no
129 N Jefferson St Map/Field #DT-048-49 State #44-00199	Shannon Building Date/s: 1945 remodel, c.1869 construction brick front - mid 20th cen - 3 story brick	District: yes - 1 contributing building (A) Individual: no
207 W Madison St Map/Field #DT-050 State #44-02254	W. Fletcher and Harriet Dougherty House Date/s: c. 1855 Gothic Revival - 1 1/2 story frame - asbestos	District: yes - 1 contributing building (A) Individual: potential (B, C)

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blocks around Central Park on Jefferson, Main, Monroe, Washington, etc.	Mount Pleasant
Address	City

Address State Site # Map/Field Site #	Historic name Significant date/s Style/Type, Height, Walls Additional resources on property	NRHP Evaluation (preliminary status)
205 W Madison St Map/Field #DT-051 State #44-02253	Couchman Clinic Date/s: 1964 Contemporary - 1 story brick / concrete block	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
203 N Jefferson St Map/Field #DT-052 State #44-02247	Fellowship Cup Date/s: 1977, 2007 late 20th cen - metal/brick - 1 story brick on lower / vertical metal siding	District: yes - 1 non-contributing building Individual: no
207 N Jefferson St Map/Field #DT-053 State #44-02248	Elgar Law Office Date/s: c. 1913, 1959 gable-front house - 2 story frame - vinyl	District: yes - 1 contributing building (A) Individual: no
209 N Jefferson St Map/Field #DT-054 State #44-02249	State Farm Insurance Date/s: 1973 Neo-Mansard - 1 story brick	District: yes - 1 contributing building (A) Individual: no
210 N Jefferson St Map/Field #DT-055 State #44-02246	Sandy's Date/s: 1971, 2010s 1970s restaurant / Faux Mansard - 1 story vertical metal siding	District: yes - 1 non-contributing building Individual: no
206 N Jefferson St Map/Field #DT-056 State #44-02245	Christian Science Church Date/s: 1902, 1980 church - corner tower - 1 story frame - vinyl	District: yes - 1 contributing building (A) Individual: no
204 N Jefferson St Map/Field #DT-057 State #44-02244	Megorden Building Date/s: 1951-52 Early American - 1 story brick	District: yes - 1 contributing building (A, C) Individual: no
202 N Jefferson St Map/Field #DT-058 State #44-02243	McCoid Building Date/s: 1956-57 Wrightian - 1 story brick - tan	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
200 N Jefferson St Map/Field #DT-059 State #44-00786	United States Post Office Date/s: 1935-36 Stripped Classical - 1 story brick - buff/tan	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
122 N Jefferson St Map/Field #DT-060 State #44-00196	Harlan House (Hotel) Date/s: 1857, 1873, 1875, 1892 Italianate - 3 story brick	District: yes - 1 contributing building (A, C) Individual: Listed - B - 1987
112 N Jefferson St Map/Field #DT-061 State #44-00191	Mt Pleasant Implement Co Date/s: 1922 brick front - early 20th cen - 2 story brick - multi-color reds	District: yes - 1 contributing building (A, C) Individual: no
110 N Jefferson St Map/Field #DT-062 State #44-00189	Goe Building Date/s: 1948 remodel, 1901 construction brick front - mid 20th cen - 2 story brick	District: yes - 1 contributing building (A, C) Individual: no
108 N Jefferson St Map/Field #DT-063 State #44-00187	Cole Brothers Date/s: c. 1872 Romanesque Revival - 2 story brick	District: yes - 1 contributing building (A, C) Individual: no
106 N Jefferson St Map/Field #DT-064 State #44-00186	City Hall and Fire Station Date/s: 1871-72, 1956 Romanesque Revival - 2 story brick	District: yes - 1 contributing building (A, C) Individual: potential (A)

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blocks around Central Park on Jefferson, Main, Monroe, Washington, etc.	Mount Pleasant
Address	City

Address State Site # Map/Field Site #	Historic name Significant date/s Style/Type, Height, Walls Additional resources on property	NRHP Evaluation (preliminary status)
125 W Monroe St Map/Field #DT-065 State #44-00373	Hill-Hayes Building Date/s: 1884, 1919, 1965 (3rd story removed) Romanesque Revival - 2 story brick	District: yes - 1 contributing building (A, C) Individual: no
123 W Monroe St Map/Field #DT-066 State #44-00372	Becker's Jewelry Date/s: 1872 , 1981 (3rd story removed) Italianate - 2 story brick	District: yes - 1 contributing building (A) Individual: no
121 W Monroe St Map/Field #DT-067 State #44-00371	O'Connor Clothing Store Date/s: 1952 remodel, c.1860 construction brick front - mid 20th cen - 2 story brick - buff	District: yes - 1 contributing building (A) Individual: no
119 W Monroe St Map/Field #DT-068 State #44-02263	Rukgaber Hardware Date/s: 1952 remodel, c.1857 construction brick front - mid 20th cen - 3 story brick - buff	District: yes - 1 contributing building (A) Individual: no
117 W Monroe St Map/Field #DT-069 State #44-00370	Lane's Ready to Wear Date/s: 1941 remodel, c.1857 construction brick front - early 20th cen - 2 story brick - buff	District: yes - 1 contributing building (A, C) Individual: no
115 W Monroe St Map/Field #DT-070 State #44-00369	McCandless Building Date/s: 1862 Italianate - 3 story brick	District: yes - 1 contributing building (A, C) Individual: Listed - C - 1991
111 (107-109-111-113) W Monroe St Map/Field #DT-071 State #44-00368	Union Block Date/s: 1861 Italianate - 3 story brick	District: yes - 1 contributing building (A, C) Individual: Listed - C - 1991
103-105 W Monroe St Map/Field #DT-072 State #44-00367	Crane Building Date/s: 1883, 1920, 1983 brick-front - early 20th cen - 2 story brick	District: yes - 1 contributing building (A) Individual: no
101 W Monroe St Map/Field #DT-073 State #44-00366	National State Bank Date/s: 1883, 1983 Late Victorian - 3 story brick	District: yes - 1 contributing building (A, C) Individual: Listed - C - 1991
105 N Main St Map/Field #DT-074 State #44-00240	Saunders Building Date/s: 1883, c.1960s Late Victorian - 2 story stone/stucco	District: yes - 1 contributing building (A) Individual: no
107 N Main St Map/Field #DT-075 State #44-00241	Commercial building Date/s: 1860s, 1973 Late Victorian - 2 story brick	District: yes - 1 contributing building (A) Individual: no
109-111 N Main St Map/Field #DT-076 State #44-00242	Pitcher Building Date/s: 1924 remodel, c.1859 construction brick front - early 20th cen - 2 story brick	District: yes - 1 contributing building (A) Individual: no
115 N Main St Map/Field #DT-077 State #44-00246	Masonic Temple Theater Date/s: 1924 remodel, 1866 construction Classical Revival - 3 story brick - brown	District: yes - 1 contributing building (A, C) Individual: Listed - C - 1991
119 N Main St Map/Field #DT-078 State #44-00249	Burton Chiropractic Date/s: c. 1966 remodel, c.1867 construction brick front - mid 20th cen - 2 story brick - buff/orange	District: yes - 1 contributing building (A) Individual: no
121-123 N Main St Map/Field #DT-079 State #44-00251	Dyall Building Date/s: 1965 remodel, 1894 construction brick front - mid 20th cen - 2 story brick	District: yes - 1 contributing building (A, C) Individual: potential (A, C)

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blocks around Central Park on Jefferson, Main, Monroe, Washington, etc.	Mount Pleasant
Address	City

Address State Site # Map/Field Site #	Historic name Significant date/s Style/Type, Height, Walls Additional resources on property	NRHP Evaluation (preliminary status)
127 N Main St Map/Field #DT-080 State #44-00254	Spurgeon's Date/s: 1970 brick front - mid 20th cen - 1 story brick - buff / concrete block (painted)	District: yes - 1 contributing building (A) Individual: no
101 W Madison St Map/Field #DT-081 State #44-02252	Iowa-Illinois Telephone Company Date/s: 1962 Miesian - 1 story brick / concrete panels / windows	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
213 N Main St Map/Field #DT-082 State #44-00259	J.F. Sargent House / D.L. Cookes Funeral Home Date/s: 1866, 1935 (funeral home) Italianate - 2 story brick 1 story frame garage – 1920s	District: yes - 2 contributing buildings (A) Individual: potential (A, C)
212 N Main St Map/Field #DT-083 State #44-02258	Case Memorials Date/s: 1945, 1990s late 20th cen moden - 1 story frame - vinyl	District: no - out Individual: no
210 N Main St Map/Field #DT-084 State #44-02257	Spry Building Date/s: 1901 Queen Anne - 2 story frame - vinyl, aluminum	District: yes - 1 contributing building (A) Individual: no
208 N Main St Map/Field #DT-085 State #44-00258	Garrison Building Date/s: 1901 Queen Anne - 2 story frame - vinyl	District: yes - 1 contributing building (A) Individual: no
206 N Main St Map/Field #DT-086 State #44-02256	Masonic Temple Date/s: 1990 late 20th cen Classical - 1 story brick / metal	District: yes - 1 non-contributing building Individual: no
202-204 N Main St Map/Field #DT-088-87 State #44-02255	Wettach Building Date/s: 1958-59, 1981 Wrightian - 1 story brick - buff	District: yes - 1 contributing building (A) Individual: no
200 N Main St Map/Field #DT-089 State #44-00257	Mount Pleasant Public Library Date/s: 1904-05, 1926-27 Richardsonian Romanesque - 1 story brick	District: yes - 1 contributing building (A, C) Individual: Listed - C - 1983
130 N Main St Map/Field #DT-090 State #44-00256	Main Street Café Date/s: 1960 remodel, c.2006 remodel, c.1868 construction late 20th cen traditional - 2 story brick - buff / stucco	District: yes - 1 non-contributing building Individual: no
128 N Main St Map/Field #DT-091 State #44-00255	Snell Building Date/s: 1868, 1977, c.2006 Late Victorian - 2 story brick / stucco	District: yes - 1 contributing building (A) Individual: no
126 N Main St Map/Field #DT-092 State #44-00253b	Bergdahl Building Date/s: 1937 remodel, c.1870 construction brick front - early 20th cen - 2 story brick - buff	District: yes - 1 contributing building (A, C) Individual: potential (C)
124 N Main St Map/Field #DT-093 State #44-00253a	Virden Building Date/s: 1937 remodel, c.1867 construction brick front - early 20th cen - 2 story brick - buff	District: yes - 1 contributing building (A, C) Individual: no
122 N Main St Map/Field #DT-094 State #44-00252	McClure Building Date/s: c. 1857 Greek Revival - 2 story brick	District: yes - 1 contributing building (A) Individual: no



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blocks around Central Park on Jefferson, Main, Monroe, Washington, etc.	Mount Pleasant
Address	City

Address State Site # Map/Field Site #	Historic name Significant date/s Style/Type, Height, Walls Additional resources on property	NRHP Evaluation (preliminary status)
120 N Main St Map/Field #DT-095 State #44-00250	Bud's Flower Shop Date/s: 1969 remodel, c.1857 construction brick front - mid 20th cen - 2 story brick	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
118 N Main St Map/Field #DT-096 State #44-00248	Walker Building Date/s: 1969 remodel, c.1857 construction brick front - mid 20th cen - 2 story brick - tan	District: yes - 1 contributing building (A, C) Individual: potential (C)
116 N Main St Map/Field #DT-097 State #44-00247	Smith Building Date/s: 1959 remodel, c.1857 construction brick front - mid 20th cen - 2 story brick - tan	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
114 N Main St Map/Field #DT-098 State #44-00245	Smith & Linn Building Date/s: 1898-99, 1948 Queen Anne - 2 story brick	District: yes - 1 contributing building (A, C) Individual: no
112 N Main St Map/Field #DT-099 State #44-00244	Dilger Building Date/s: c. 1857 Italianate - 2 story brick	District: yes - 1 contributing building (A) Individual: no
110 N Main St Map/Field #DT-100 State #44-00243	Budde-Singer Building Date/s: 1882 Italianate - 3 story brick	District: yes - 1 contributing building (A, C) Individual: Listed - C - 1991
100 N Main St Map/Field #DT-101 State #44-00239	Brazelton House (Hotel) Date/s: 1856, 2015 Italianate - 4 story brick	District: yes - 1 contributing building (A, C) Individual: Listed - A/C - 1986
115 E Monroe St Map/Field #DT-102 State #44-00331	Colonial Apartments (Asbury Church) Date/s: 1857, 1884, 1910, 1938, 1953, 1980 Greek Revival - 3 story brick	District: yes - 1 contributing building (A) Individual: no
104 N Adams St Map/Field #DT-103 State #44-02231	Taft Warehouse Date/s: c. 1965 metal outbuilding - 1 story metal	District: yes - 1 contributing building (A) Individual: no
201 E Monroe St Map/Field #DT-104 State #44-00332	Zuhn Building Date/s: 1886 Late Italianate - 3 story brick	District: yes - 1 contributing building (A, C) Individual: Listed - C - 1991
205 E Monroe St Map/Field #DT-105 State #44-02259	Sater Blacksmith Shop Date/s: 1961 mid 20th cen auto - 1 story brick - multi-color - Roman	District: yes - 1 contributing building (A, C) Individual: potential (A)
211 E Monroe St Map/Field #DT-106 State #44-02260	Hunt Building Date/s: 1914 brick front - early 20th cen - 2 story brick	District: yes - 1 contributing building (A) Individual: potential (A)
217 E Monroe St Map/Field #DT-107 State #44-02261	Buss Building Date/s: 1979 remodel, c.1956 construction, 2000s remodels late 20th cen traditional - 1 story stucco	District: no - out Individual: no
200 E Monroe St Map/Field #DT-108 State #44-02262	Rec Center Date/s: 1995 late 20th cen - metal/brick - 1 story brick/metal	District: yes - 1 non-contributing building Individual: no

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blocks around Central Park on Jefferson, Main, Monroe, Washington, etc.	Mount Pleasant
Address	City

Address State Site # Map/Field Site #	Historic name Significant date/s Style/Type, Height, Walls Additional resources on property	NRHP Evaluation (preliminary status)
114 E Monroe St Map/Field #DT-109 State #44-00330	Professional Office Building Date/s: c. 1971 remodel, c.1939 construction brick front - mid 20th cen - 1 story brick - tan - multi-color / concrete block	District: yes - 1 contributing building (A) Individual: no
100 S Main St Map/Field #DT-110 State #44-00293	Henry County Savings Bank Date/s: 1891 Late Victorian - 2 story brick (painted)	District: yes - 1 contributing building (A, C) Individual: Listed - C - 1991
102 S Main St Map/Field #DT-111 State #44-00294	Mt Pleasant Bank and Trust Co Date/s: 1975 remodel, 1908 construction Early American - 2 story brick	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
106 S Main St Map/Field #DT-112 State #44-00295	Crane Hardware Date/s: c. 1945 remodel, 1867 construction brick front - mid 20th cen - 2 story brick	District: yes - 1 contributing building (A, C) Individual: potential (A)
108 S Main St Map/Field #DT-113 State #44-00296	Eshelman Building Date/s: 1883, 1938, 2000 Late Victorian - 2 story stone blocks	District: yes - 1 contributing building (A, C) Individual: no
110-112 S Main St Map/Field #DT-115-114 State #44-00297	Schliep Building Date/s: 1883 Late Victorian - 2 story brick	District: yes - 1 contributing building (A, C) Individual: no
114 S Main St Map/Field #DT-116 State #44-00298	Mt Pleasant Fruit Supply Date/s: 1946 remodel, 1883 construction brick front - early 20th cen - 2 story brick	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
116 S Main St Map/Field #DT-117 State #44-00299	Seifert's Date/s: 1958 remodel, 1887 construction brick front - mid 20th cen - 2 story brick	District: yes - 1 contributing building (A, C) Individual: no
118 S Main St Map/Field #DT-118 State #44-00300	Timmerman-Burd Building Date/s: 1883, 1922 storefront Late Italianate - 2 story brick	District: yes - 1 contributing building (A, C) Individual: Listed - C - 1991
120 S Main St Map/Field #DT-119 State #44-00301	Louisa Building Date/s: 1901 Late Victorian - 2 story brick	District: yes - 1 contributing building (A, C) Individual: Listed - C - 1991
124 S Main St Map/Field #DT-120 State #44-00302	Stough Building Date/s: 1883 Romanesque Revival - 2 story brick	District: yes - 1 contributing building (A, C) Individual: potential (A, B, C)
111 E Washington St Map/Field #DT-121 State #44-00414	Van Allen Building Date/s: 1886, 1905, 1969 Late Italianate - 1 story brick	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
100 E Washington St Map/Field #DT-122 State #44-00442	Henry County Court House Date/s: 1914, 1943 Classical Revival - 3 story stone 1951 - Statute of Liberty placed on northwest corner of site; 1969 - parking lot expanded to south of building, 1994 - Henry Co Veteran Memorial Marker (1957) moved here, Avenue of Flags Veterans Memorial of Henry Co added, both on northwest corner of site	District: yes - 1 contributing building (A, C), 1 contributing object, 2 non-contributing objects Individual: Listed - C - 1981

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blocks around Central Park on Jefferson, Main, Monroe, Washington, etc.	Mount Pleasant
Address	City

Address State Site # Map/Field Site #	Historic name Significant date/s Style/Type, Height, Walls Additional resources on property	NRHP Evaluation (preliminary status)
117 E Washington St Map/Field #DT-123 State #44-02266	Dairy Queen Date/s: 2013 late 20th cen modern - 1 story concrete / stucco	District: yes - 1 non-contributing building Individual: no
109 S Adams St Map/Field #DT-124 State #44-00103	C.D. Swailes Auto Service Date/s: 1945 mid 20th cen auto - 1 story brick / concrete block	District: yes - 1 contributing building (A) Individual: no
201 E Washington St Map/Field #DT-125 State #44-02267	Quick Break Date/s: 2017 remodel, 1984 construction late 20th cen modern - 1 story concrete panels	District: yes - 1 non-contributing building Individual: no
207 E Washington St Map/Field #DT-126 State #44-02268	Henry Co Supply Co-op Date/s: 1978 remodel, 1952 construction Early American - 1 story brick / tile block	District: yes - 1 contributing building (A, C) Individual: no
209 E Washington St Map/Field #DT-127 State #44-02269	Conoco Service Station Date/s: 1931 Tudor Revival ("English") - 1 story brick	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
107 S Harrison St Map/Field #DT-128 State #44-02237	L.F. Willard House Date/s: 1930 move, 1881 construction Italianate - 2 story frame – wood 1930s – frame garage for house on new site	District: yes - 2 contributing buildings (A) Individual: no
301 E Washington St Map/Field #DT-129 State #44-02270	Henry County Savings Bank Date/s: 1975 1970s bank / Brutalism - 1 story concrete	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
200 S Adams St Map/Field #DT-130 State #44-02271	St Michael's Rectory Date/s: 1961 ranch - side gable - 1 story brick	District: yes - 1 contributing building (A) Individual: potential (with church)
202 E Washington St Map/Field #DT-131 State #44-02272	St Michael's Episcopal Church Date/s: 1865-66, 1917 Gothic Revival - 1 story brick veneer (added in 1917)	District: yes - 1 contributing building (A) Individual: potential (A, C)
204 E Washington St Map/Field #DT-132 State #44-02273	Mt Pleasant Police Station Date/s: 2009 remodel, 1972 construction late 20th cen modern - 1 story brick veneer / metal	District: yes - 1 non-contributing building Individual: no
300 E Washington St Map/Field #DT-133 State #44-02274	Congregational Church Date/s: 1908-11 Late Gothic Revival - 1 story stone (Bedford)	District: yes - 1 contributing building (A) Individual: potential (A, C)
207 S Harrison St Map/Field #DT-134 State #44-02238	Mt Pleasant Professional Center Date/s: 1964-65 Contemporary - 2 story brick / redwood	District: yes - 1 contributing building (A, C) Individual: potential (A, C)
204 E Clay St Map/Field #DT-135 State #44-02236	Wilcox Welding Service Date/s: 1946, 1950, 1961 mid 20th cen auto - 2 story concrete block / frame - aluminum	District: yes - 1 contributing building (A) Individual: no
300 S Adams St Map/Field #DT-136 State #44-02232	Henry County Abstract Co Date/s: 1987 late 20th cen traditional - 1 story brick (multi-color)	District: no - out Individual: no

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blocks around Central Park on Jefferson, Main, Monroe, Washington, etc.	Mount Pleasant
Address	City

Address State Site # Map/Field Site #	Historic name Significant date/s Style/Type, Height, Walls Additional resources on property	NRHP Evaluation (preliminary status)
106 E Clay St Map/Field #DT-137 State #44-02234	Henry County Jail and Sheriff's Quarters Date/s: 1963, 1981 Contemporary - 1 story brick - buff	District: yes - 1 contributing building (A) Individual: no
106B E Clay St Map/Field #DT-138 State #44-02235	County building Date/s: 1963 remodel, 1911 construction mid 20th cen brick - 1 story brick - buff	District: yes - 1 contributing building (A) Individual: no
104 E Clay St Map/Field #DT-139 State #44-02233	Donald Gartin Law Office Date/s: 1972 Neo-Mansard - 1 story brick - buff	District: yes - 1 contributing building (A, C) Individual: no
206 S Adams St Map/Field #DT-140 State #44-02279	Jesse and Florence Allender House Date/s: c.1930s move, 1870s construction gable-front house - 1 story frame - aluminum c.1941 - gable-front garage to east along Clay St	District: yes - 2 contributing buildings (A) Individual: no
205 S Main St Map/Field #DT-141 State #44-00291	S. Main City Parking Lot Date/s: 1961 parking lot - concrete	District: yes - 1 contributing structure (A) Individual: no
201 N Jefferson St Map/Field #DT-142 State #	N. Jefferson City Parking Lot Date/s: 1961 parking lot - concrete	District: yes - 1 contributing structure (A) Individual: no
205 N Main St Map/Field #DT-143 State #	Telephone Co Parking Lot Date/s: 1962 parking lot - concrete	District: yes - 1 contributing structure (A) Individual: no
209 N Main St Map/Field #DT-144 State #	N. Main City Parking Lot Date/s: 1969 parking lot - concrete	District: yes - 1 contributing structure (A) Individual: no

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Name of Property	County
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Address	City

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**8. Narrative Statement of Significance**

The Mount Pleasant Downtown Historic District appears to be eligible for the National Register of Historic Places under Criterion A for commerce and under Criterion C for architecture. The historical and architectural significance of the district is tied directly to the commercial history and development of Mount Pleasant, and it represents the most significant and largest collection of commercial and public architecture in Mount Pleasant. The period of significance covers over 120 years of development in downtown Mount Pleasant from 1837 to 1981. The historic significance of this district is directly tied to six periods of commercial development in Mount Pleasant, including significant development through the middle of the 20<sup>th</sup> century: *Settlement Period and Railroad Development, 1837-1869; Maturation of the Community, 1870-1893; Civic Pride and Commercial Stability, 1894-1927; Perseverance and Focused Development in a Challenging Economy, 1928-1944; Postwar Prosperity and Modern Development, 1945-1955; and Industrial Development and Reinforcing the Central Business District, 1956-1981.* Mount Pleasant prospered from the 1850s to 1869, with significant development as the result of its railroad connections. This early success led to a period of maturation and commercial stability from 1870 to 1927. Throughout these decades, the downtown was the heart of commercial activity in Mount Pleasant. Limited downtown development occurred from 1927 to 1944, with a significant increase in development noted in the decade after World War II. Some new commercial development began along transportation corridors removed from the core of the downtown in this period. A focus on industrial development resulted in economic prosperity and commercial growth in Mount Pleasant from 1956 through the 1970s, with recognition of the importance of maintaining the downtown as the central business district. Downtown improvements in this period included a significant number of façade remodels to modernize historic buildings, as well as construction of new buildings. The significant collection of commercial architecture in the Mount Pleasant Downtown Historic District includes brick Italianate, Romanesque, and Late Victorian buildings from the 1850s to 1890s, revival styles and brick commercial buildings with simple brick details from the 1910s to 1940s, and modern buildings and more simplified brick façade from the 1950s to 1981. This range of buildings contributes to the architectural significance of the Mount Pleasant Downtown Historic District and reflects the ideals of each of these periods of development.

*Development history*

Additional contextual information and information related to the significance of this historic district can be found in the accompanying report: *Intensive Level Historical and Architectural Survey of Downtown Mount Pleasant, Henry County, Iowa*, submitted by Rebecca Lawin McCarley, July 2024. The information below is intended to simply provide a quick overview.

The development of Mt Pleasant through the 1850s and 1860s set the tone for the community over the next seven decades. Mt Pleasant is one of the oldest communities in Iowa, located in Henry County in southeast Iowa. Mt Pleasant was settled in 1835, formally platted and designated as the county seat of Henry County in 1837. The town initially grew as the first major town along the inland road from Burlington to the west, further connected with the arrival of the Burlington & Missouri Railroad in 1856. With a population of 3,530 in 1860, it was the eighth largest town in Iowa, growing further to 4,245 residents by 1870. Thus, a large number of substantial brick commercial buildings were constructed in the 1850s and 1860s. The commercial buildings in downtown Mt Pleasant constructed by 1870 were comparable to any buildings found in larger cities in Iowa at this time. The four-story Brazelton House remained among

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the largest buildings in Iowa, and it stands as the only four-story building in downtown Mt Pleasant. Nearly all of the extant three-story buildings date to construction in this period, and the remaining commercial buildings were typically two-story brick buildings. The initial development of Mt Pleasant resulted in a wide range of businesses and professional offices, as reflected in the first city directory for the town issued in 1867. Many of these businesses formed the base of the commercial economy of Mt Pleasant through the end of the 19<sup>th</sup> century. Mt Pleasant also became known for its educational institutions in this period, including Howe's Academy and Iowa Wesleyan University. The Iowa Hospital for the Insane also opened on the east edge of town by 1870. Mt Pleasant appeared poised in 1870 to continue its early significant development, similar to early river towns in southeast Iowa. However, with the wave of new towns shifting to the west and a lack of industrial base locally, Mt Pleasant would stabilize and plateau over the next several decades. Thus, while other early towns replaced early brick buildings from the 1850s and 1860s, Mt Pleasant retained their stock of these second-generation commercial buildings.

With significant development completed by 1870, Mt Pleasant entered the latter portion of the 19<sup>th</sup> century with a large number of businesses and a solid base of commercial buildings. Settlement of towns to the west in Iowa drew new residents to these areas, resulting in the population increasing from 4,245 in 1870 to a high of 4,410 in 1880 before declining to 3,997 by 1890. While the population of Mt Pleasant in 1870 ranked it the 13<sup>th</sup> largest town in Iowa, it fell comparatively to the 19<sup>th</sup> largest town by 1880 and then to the 23<sup>rd</sup> largest town by 1890. Mount Pleasant had a significant African American population in the 1870s in comparison to other Iowa towns, including a number of barbers. Some of this population loss in the late 19<sup>th</sup> century was due to migration of African American general laborers to the towns around coal mines in southern Iowa. The more limited commercial development in this period was focused on the lots with smaller buildings and replacement of buildings destroyed by fires in the 1880s, adding to the more refined stock of buildings in downtown Mt Pleasant. This period was highlighted by a wave of construction in the 1880s. Three extant commercial buildings were constructed in the early 1870s, one was built in 1876, 14 were built from 1882 to 1887, and one was built in 1891. The last four three-story buildings were constructed by 1887, including more refined decorative elements reflective of Late Victorian architecture. The 1893 city directory for Mt Pleasant continues to show a wide variety of businesses and professional offices located in downtown Mt Pleasant. Overall, Mt Pleasant reached a maturation as a community in this period, with the solid local economy based on its earlier commercial development, educational institutions, and the Iowa Hospital for the Insane.

Mt Pleasant finished the 19<sup>th</sup> century and entered the 20<sup>th</sup> century with a solid commercial base and poised for development to improve the community. Development in downtown Mt Pleasant from 1894 to 1927 in this era of commercial stability and civic pride was focused on community buildings and improvements to existing buildings. With the lots around the square nearly fully developed, this period was marked by construction on the blocks off of the square, with the exception of a handful of buildings. Additional commercial development occurred on vacant lots and sites of earlier frame buildings along the two blocks of N. Main and N. Jefferson to the north of the public square. Older buildings around the square were improved with new storefronts. Retail stores, other businesses, professional offices and a limited number of industries remained concentrated in downtown Mt Pleasant. The population of Mt Pleasant fluctuated but remained overall steady, standing at 3,997 in 1890 and at 3,987 in 1920 with a brief increase to 4,109 in 1900 and decrease to 3,874 in 1910. The African American population continued to decline through this period, from 411 residents in 1890 in Henry County (primarily in Mt Pleasant) to 367 in 1900 to 264 in 1910 to 212 in 1920. Overall, construction continued to be more limited through this period, with increased activity in the early 1910s and early 1920s. These years are defined

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as a period of civic pride, with community development focused on improvement of the services and amenities of the city. New buildings included the Carnegie library, Seeley Memorial Y.M.C.A, high school, railroad depot, and Henry County Courthouse. Other improvements were made to the streets, sidewalks, Central Park, water system, and gas and electric service. This period concluded with projects in the middle of the 1920s that included the First National Bank, Masonic Temple Theater, and an addition to the library. With the civic and community improvements of a public library, Henry County Courthouse, railroad depot, hospital, theaters, new schools, and new churches, Mt Pleasant improved amenities for residents and continued to be recognized for its educational, religious, and institutional aspects.

While the previous decades had been marked by improvements to the business district with construction of new buildings around the square and on adjacent blocks, the next decades would be characterized by construction of smaller buildings and modernization of existing buildings. Various economic restraints limited construction throughout this period from 1927 to 1944. Improvements to transportation corridors through Mt Pleasant began in the late 1920s and continued into the early 1940s, a defining feature of this period. The increase in automobiles and travelers spurred additional automotive businesses to open downtown in one-story gas stations, repair centers, and auto sales showrooms, particularly along these corridors and blocks adjacent to the square. New chain stores opened locations in Mt Pleasant, changing the business profile in town. Construction was limited through the 1930s with the poor economy during the Depression, which impacted businesses in town and across the country. Banks were likewise affected, with only one bank surviving through the 1930s. The population of Mt Pleasant had increased through the 1930s with rural residents moving into towns and continued to increase in the early 1940s with the Iowa Ordnance Plant bringing new people to Henry County that remained even after the plant scaled down operations following the war. Overall, the population of Mt Pleasant increased in this period from 3,743 in 1930 to 4,610 in 1940, numbers comparable to 70 years earlier. The African American population remained nearly steady in this period after declining over the previous decades, though falling to only 2.7% of the overall population of the town by 1940 with the general increase in population. Mt Pleasant benefited from public works projects in the late 1930s, including a new post office and city hall. Recovery began by this period, witnessed by the increased activity in modernization of older buildings with façade remodels and new storefronts. These efforts would continue in the strong economy after World War II and through the 1950s. The automobile and improved roads brought rural residents into Mt Pleasant more easily by the late 1930s and early 1940s. Not only was downtown Mt Pleasant the core of the governmental and business activity in town, but it served as the county seat and center of commercial activity for the surrounding agricultural region in this period as well.

Mt Pleasant entered a period of prosperity and significant development in the decade after the end of World War II. The population of the town increased through the 1940s and 1950s with additional rural residents moving into town and the opening of a new factory in town in 1946. While construction was limited through the end of World War II, pent up demand for development and new businesses started at the end of the war and continued into the early 1950s. In 1946, Sheaffer Pen Company opened a branch plant in Mt Pleasant, bringing additional jobs into town. The population of Mt Pleasant grew from 3,743 residents in 1930 to 4,610 in 1940 to 5,832 in 1950. The census bureau made a change in 1950 that counted students as residents of the town where the college was located rather than the community where they lived previously, with approximately half of the gain attributed to students. The increase in population placed a demand on housing in Mt Pleasant, with houses converted to multi-family residences and new housing constructed. The end of the war and increase in population spurred additional business development as well. With the earlier full development of the core blocks of downtown Mt Pleasant,

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commercial development in this period primarily consisted of façade remodeling of earlier buildings and new buildings on blocks adjacent to the square. Several automotive-related buildings date to this period of development, as well as a one-story office building for a physician. The shift of professional offices from upper stories of downtown buildings to the first story of buildings began in this period and continued through the end of the 20<sup>th</sup> century. With a period of prosperity and consistent population growth, residents of Mt Pleasant began to strategically plan for development by the middle of the 1950s. The adoption of a zoning ordinance and associated map outlined specific areas in town for residential, commercial, and industrial development. Road improvements facilitated travel to and from town, and addresses in town were standardized. The population continued to grow from 5,843 in 1950 to 7,339 in 1960, due to extension of city limits, increasing enrollment at Iowa Wesleyan College, and growth at the Mental Health Institute.

The period from 1956 to 1981 in Mt Pleasant was marked by industrial development and community expansion that led to commercial prosperity and focused efforts to reinforce the central business district as the commercial core of the community. An effort was launched in 1956 to focus on attracting industrial development to Mt Pleasant to sustain the economy and population growth, with a slogan “Mt Pleasant, United for Progress” adopted in 1957. New programs were successfully leveraged to attract significant industry to Mt Pleasant for the first time in its history. The population of Mt Pleasant increased through the 1950s, reaching 7,339 in 1960 before stabilizing and standing at 7,322 in 1980. At the same time, the profile of the community shifted with an increase in the industrial base, new residential development, and decline in number of patients at the Mental Health Institute. Industrial development led to economic prosperity and an effort to modernize downtown buildings from the end of the 1950s through the 1960s. The focus on progress for the downtown centered on improvement of building facades through maintenance and modernization, as well as construction of new buildings on the blocks adjacent to the core downtown. New public buildings, grocery stores, and office buildings were constructed through the 1960s and into the 1970s. The issue of parking was addressed with new city parking lots in the 1960s. At the same time, this industrial development and highway improvements at the edges of town increasingly drew commercial development away from the downtown by the end of the 1960s. Efforts to reinforce the central business district as the commercial core of the town grew out of the 1967 comprehensive plan. They continued with the central business district plan in 1973, revised comprehensive plan in 1977. These documents focused on reinforcing downtown as the commercial core of the community, recommending practices to improve historic buildings and support downtown businesses. The historic character of the downtown was emphasized, with a plan adopted to embrace the historic nature rather than create a modern appearance. Implementation of this plan occurred with a series of “Operation Pride” projects from 1978 to 1981, marking the end of this period of improvements for downtown Mt Pleasant and the end of the period of significance for the historic district.

Standards for properties listed on the National Register of Historic Places state that any property with significance that falls within or spans to within the last 50 years must meet Criteria Consideration G. Thus, Criterion Consideration G may need to be addressed during the nomination process, as the period of significance extends to 1981. As the 50-year mark is a continuously moving target, the end date will likely be “older” by the time that the historic district is nominated. Exceptions are outlined within the guidelines for situations where historic districts do not need to meet Criterion Consideration G, particularly when the period of significance is discreetly defined to a natural end date and the majority of the buildings are over 50 years old. The exception for historic districts as it applies to the Mount Pleasant Downtown Historic District would likewise be further evaluated during the nomination process.



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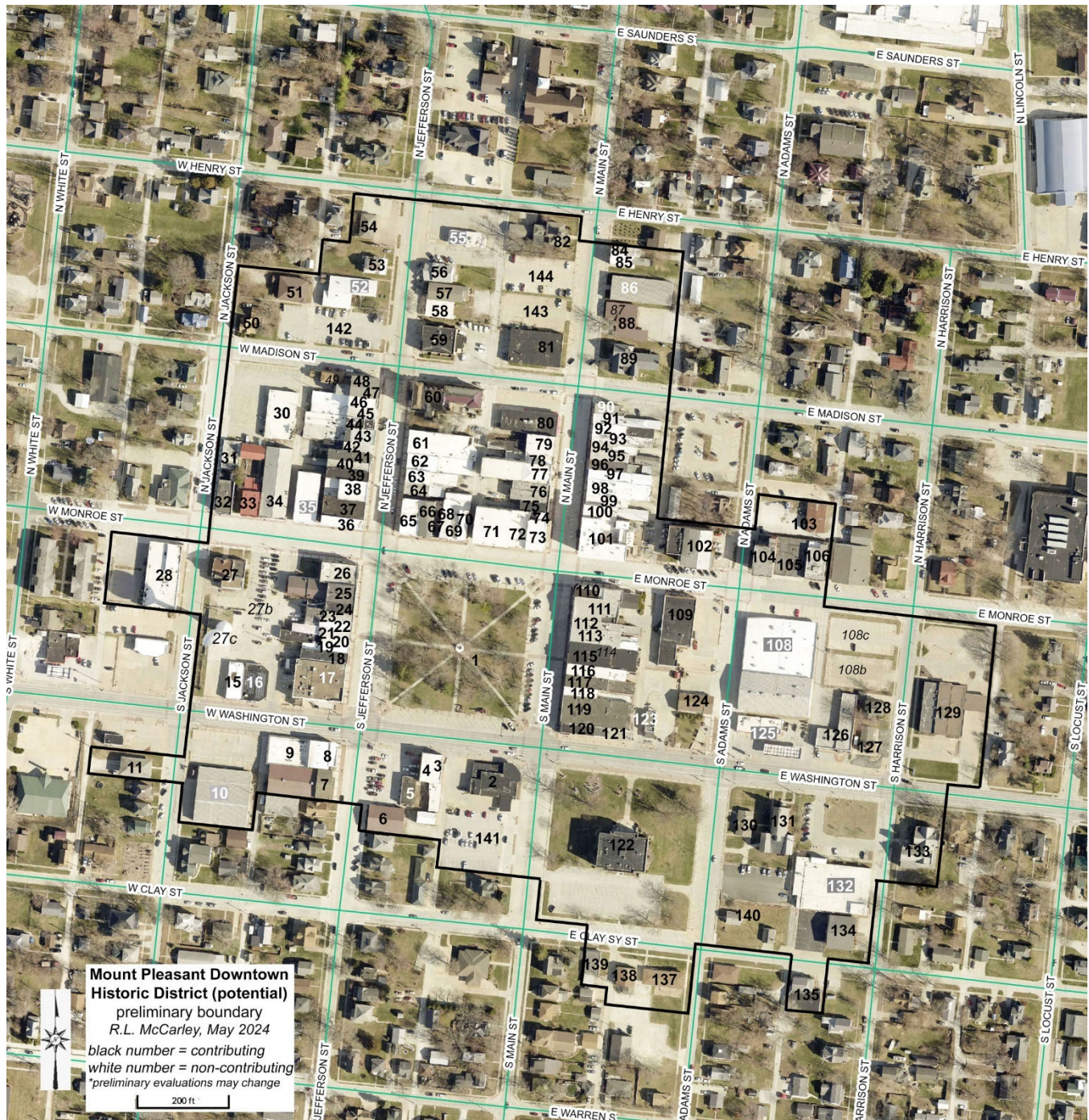
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**District map**





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**Historic photographs**

*Numerous additional historic photographs are included in the survey report and Iowa Site Inventory forms for the individual properties in the historic district*



**Downtown on the 1869 *Birds-Eye View*, looking southwest (Koch 1869).**

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West side of 100 block of N. Jefferson in early 1900s with 1850s buildings on south half of block and 1866-69 buildings on north (right) half of block, looking southwest (HCHT collection).



East side of the square in the 1910s, with Louisa Building at right/south end (HCHT collection).



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East side of the square around 1912, with Wallbank store next to bank at corner (HCHT collection).



West side of 100 block of N. Main St, looking northwest from Monroe St (HCHT collection).



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North side of square (Monroe St), looking east from near Jefferson St (HCHT collection).



West side of square (Jefferson St), looking northwest from near Washington St (HCHT collection).



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North side of square (100 block W. Monroe St) in early 1940s (HCHT collection).



100 block of S. Main St (east side of square) in 1946 during façade remodel on building occupied by Mt Pleasant Fruit Supply (HCHT collection).



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**Aerial photograph of Mt Pleasant in spring 1947, looking north (HCHT collection, printed in *Des Moines Register*, April 27, 1947, sec 9, p 3 (83)).**



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West side of square (100 block S. Jefferson) with new façades by July 1965 (HCHT collection).



100 block of N. Jefferson St in July 1965, looking northwest (HCHT collection).

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Middle of 100 block of N. Jefferson St in July 1965, looking northwest (HCHT collection).



Middle of 100 block of N. Jefferson St in July 1965, looking northwest (HCHT collection).

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North end of 100 block of N. Jefferson St in July 1965, looking northwest (HCHT collection).



South side of 200 block of W. Monroe St in July 1965, looking southwest (HCHT collection).

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South side of 300 block of W. Monroe St in July 1965, looking southwest (HCHT collection).



East side of 100 block of N. Jackson St in July 1965, looking northeast (HCHT collection).



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North side of 200 block of W. Monroe St in July 1965, looking northeast (HCHT collection).



City parking lot at the northwest corner of N. Jefferson and W. Madison St in July 1965, looking northwest with Couchman Clinic in background (HCHT collection).

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East side of 100 block of N. Jefferson St in July 1965, looking southeast (HCHT collection).



East side of 100 block of N. Jefferson St in July 1965, looking northeast with Hayes building at 125 W. Monroe St at the corner (HCHT collection).

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West half of north side of square (100 block of W. Monroe St) in July 1965, looking northwest (HCHT collection).



West half of north side of square (100 block of W. Monroe St) in July 1965, looking northeast (HCHT collection).



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West side of 100 block of N. Main St in July 1965, looking northwest (HCHT collection).



East side of 100 block of N. Main St in July 1965, looking northeast (HCHT collection).



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**Brazelton Hotel at northeast corner of N. Main St and E. Monroe St in July 1965, looking northeast (HCHT collection).**



**North side of 100 block of E. Monroe St in July 1965, looking northwest (HCHT collection).**

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North side of 200 block of E. Monroe St in July 1965, looking northeast (HCHT collection).



North side of 200 block of E. Monroe St in July 1965, looking northwest (HCHT collection).

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South side of 100 block of E. Monroe St in July 1965, looking southwest (HCHT collection).



East side of the square (100 block of S. Main St) around 1965 (Shafer 1967: 41).



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South side of 100 block of W. Washington St in July 1965, looking southeast (HCHT collection).



South side of 100 block of W. Washington St in July 1965, looking west (HCHT collection).

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City parking lot on west side of 200 block of S. Main St in July 1965, looking southwest (HCHT collection).



South side of 100 block of E. Clay St in July 1965, looking southwest at Sheriff's residence and county jail (HCHT collection).

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North side of 100 block of E. Washington St in July 1965, looking northwest (HCHT collection).



West side of 100 block of S. Adams St in July 1965, looking northwest (HCHT collection).



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**Digital photographs**



**Photograph 44-02280-001. Central Park (DT-001), looking northwest (June 2024).**



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**Photograph 44-02280-002. South side of 100 block of W. Washington St (DT-2-3-4), looking southwest**



**Photograph 44-02280-003. W. Washington St and S. Jefferson St (DT-7-11), looking southwest**



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Photograph 44-02280-004. North side of 200 block of W. Washington St (DT-27-15-16), looking northeast

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**Photograph 44-02280-005. West side of 100 block of S. Jefferson St (DT-17-26), looking southwest**



**Photograph 44-02280-006. S. Jefferson St and W. Monroe St (DT-18-28), looking southwest**

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Photograph 44-02280-007. South side of 200-300 block of W. Monroe St (DT-27-28), looking southwest



Photograph 44-02280-008. North side of 200 block of W. Monroe St (DT-32-36), looking northeast



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**Photograph 44-02280-009. West side of 100 block of N. Jefferson St (DT-36-48), looking northwest**



**Photograph 44-02280-010. East side of 100 block N. Jackson St (DT-30-32), looking southeast**

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**Photograph 44-02280-011. North side of 100 block of W. Madison St (DT-51-52-142-59), looking northeast**



**Photograph 44-02280-012. East side of 200 block of N. Jefferson St (DT-56-60), looking southeast**



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**Photograph 44-02280-013. East side of 100 block of N. Jefferson St (DT-60-65), looking southeast**



**Photograph 44-02280-014. East side of 100 block of N. Jefferson St (DT-60-65), looking northeast**



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**Photograph 44-02280-015. North side of 100 block of W. Monroe St (DT-65-73), looking northeast**



**Photograph 44-02280-016. North side of 100 block of W. Monroe St (DT-65-73), looking northwest**

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**Photograph 44-02280-017. West side of 100 block of N. Jefferson St (DT-74-80), looking northwest**



**Photograph 44-02280-018. West side of 100 block of N. Jefferson St (DT-74-80), looking southwest**



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**Photograph 44-02280-019. West side of 200 block of N. Jefferson St (DT-81-143-144-82), looking northwest**



**Photograph 44-02280-020. East side of 200 block of N. Jefferson St (DT-84-89), looking northeast**

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**Photograph 44-02280-021. 100 block of N. Main St, looking south from Madison St**



**Photograph 44-02280-022. East side of 100 block of N. Main St (DT-91-101), looking northeast**



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Photograph 44-02280-023. North side of 100-200 block of E. Monroe St (DT-102-106), looking northeast



Photograph 44-02280-024. North side of 100-200 block of E. Monroe St (DT-102-106), looking northwest



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**Photograph 44-02280-025. South side of 200-300 block of E. Monroe St (DT-129-108-128), looking southeast**



**Photograph 44-02280-026. South side of 100 block of E. Monroe St (DT-109-111), looking southwest**

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Photograph 44-02280-027. South side of 100 block of E. Monroe St (DT-109-111), looking southeast



Photograph 44-02280-028. East side of 100 block of S. Main St (DT-110-120), looking southeast



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**Photograph 44-02280-029. East side of 100 block of S. Main St (DT-110-120), looking northeast**



**Photograph 44-02280-030. North side of 200-300 block of E. Washington St (DT-126-129), looking northeast**



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**Photograph 44-02280-031. South side of 100 block of E. Washington St (DT-122), looking south**



**Photograph 44-02280-032. South side of 100 block of E. Clay St (DT-137-139), looking southwest**



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Photograph 44-02280-033. South side of 200-300 block of E. Washington St (DT-133-130), looking southeast



Photograph 44-02280-034. Southwest corner of S. Harrison and E. Clay St (DT-134), looking northeast