

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00413 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: Sinclair Station

B) Other names: 2023 downtown survey # DT-005

• Location

A) Street address: 200 S. Jefferson

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): 8 Lot(s): Lot 1 - W 100' (2/3) - also W 100' N 1/2 of Lot 2

• Classification

A) Property category: *Check only one*

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

B) Number of resources (within property):

<i>If eligible property, enter number of:</i>		<i>If non-eligible property, enter number of:</i>	
<u>Contributing</u>	<u>Noncontributing</u>		
—	Buildings <u>1</u>	—	Buildings
—	Sites —	—	Sites
—	Structures —	—	Structures
—	Objects —	—	Objects
—	Total <u>1</u>	—	Total

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: Mt Pleasant Downtown Historic District Historic district site inventory number: 44-02280

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

14D07: TRANSPORTATION / gas station

14D09: TRANSPORTATION / auto service/repair

B) Current functions

14D09: TRANSPORTATION / auto service/repair

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

A) Architectural classification

09: Other

B) Materials

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 06: Stucco

Roof: 15C: Rubber

Other: _____

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

• **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

D) Period(s) of significance

E) Significant dates

Construction date

1959 *check if circa or estimated date*
Other dates, including renovations
1998

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
H. Eugene Smith

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 / research by Pat White Date: February 27, 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 top 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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Name of Property	County
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Address	City

7. Narrative Description

This is a one-story service station constructed in 1959. A historic photograph from the early 1960s shows the appearance soon after construction, including the porcelain enamel walls and flat roof design with streamlined eaves. The roof was modified in the 1970s (per the 1990 photograph) and then modified again with remodeling of the exterior in 1998. The walls were clad in stucco, and the roof modified to simple parapet walls. The overall configuration of the west/front of the station remains the same, with three large bays to the south on the west elevation and a sales / waiting room area at the north end. The sales / waiting room area retains large windows at the corner on both the west and north elevations, though not the full height windows of the original design. The customer door remains to the south of the windows on the west side. The north side only has windows at the west corner, with two other large window openings filled in. Overall, the building does not retain integrity from its 1959 design.

8. Narrative Statement of Significance

Sinclair Station is located within the boundary for the potential Mount Pleasant Downtown Historic District, though it appears that it would be a non-contributing building in the historic district. With the modifications to the roof, wall cladding, and windows, it does not retain historic integrity to convey its 1959 design, with the loss of the streamlined eaves, loss of the large windows, and cladding in stucco. Likewise, the building does not appear to be individually eligible for listing on the National Register of Historic Places.

Developmental history of property

This one-story service station located at 200 S Jefferson Street was built in 1959. It replaced two service stations that were previously located on this property, as shown on the 1920 and 1942 Sanborn fire insurance maps.

The 1886 Sanborn fire insurance map shows a large, 2-story frame livery stable and sales barn at the southeast corner of Washington and Jefferson, with two two-story brick buildings to the east on this property. The buildings are still here on the 1892 map. The 1899 Sanborn fire insurance map shows the large livery stable/barn is gone and replaced with a small, 1-story, frame shed.

On 7 September 1906, Henry Melcher and wife, sell the brick buildings on the east portion of this property (E 40' of the W 100' of lot 1 and the E 40' of the W 100' of lot 2 (N ½)) to Katherine Krieg and Augusta M. Krieg for \$7,000 (Transfer Book "C", page 13). Henry Melcher, Katherine Krieg and Augusta Krieg are siblings, children of Peter Melcher (1829-1895), prominent marble/stone cutter and monument manufacturer and dealer. For many years the Melcher Marble Works was located on the south side of the square. Katherin Melcher and Augusta Melcher married brothers, Charles T. Krieg and Leopold Krieg. The 1909 Sanborn fire insurance map shows there are no buildings on the southeast corner of W Washington and S Jefferson, where the livery stable was located. However, the map shows the same footprint for two story brick buildings to the east facing W Washington: #122-vacant, #120-marble shop (with 1-story, frame monument store room at the back). On 20 February 1914, Augusta Krieg, and wife??, sell the portion of the property with the brick buildings (E 40' of the W 100' of lot 1 and the E 40' of the W 100' of lot 2 (N ½)) to Charles T. Krieg (Transfer Book "C", page 13).

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The 1920 Sanborn fire insurance map shows the same footprint for the 2-story, brick buildings on W Washington: #122-tailor shop, #120-flour and feed store. At the southeast corner of W Washington and S Jefferson, an oil service station is shown. It is a small, 1-story, brick/tile building, with cement covered walls 8' in height. Attached to the west wall is a 1-story, open frame canopy.

On 16 March 1929, S. L. Collins Oil Company sells the west portion of this property at the corner (W 60' of lot 1 and the N 31' of the W 60' of lot 2) to Sinclair Refining Company (Transfer Book "1", page 10). The 1938 city directory and directories in the 1940s and 1950s list Sinclair Refining Company Station at the corner of Jefferson and Washington.

The 1942 Sanborn fire insurance map shows the same footprint for the two-story, brick buildings facing W Washington. The small oil service station is gone from the southeast corner of W Washington and S Jefferson. Facing S Jefferson to the west, there is now a filling station, with three gas tanks and an address of 202 S Jefferson. The 1-story, brick building has a concrete floor, 8' ceilings and is divided into two sections, 11' and 13' in width.

On 27 December 1956, Marie Krieg Lange, et al, via warranty deed, sell the brick buildings on the east portion of this property (E 40' of the W 100' of lot 1 and the E 40' of the W 100' of the N ½ of lot 2) to Sinclair Refining Company (Transfer Book "2", page 9). After this transaction, Sinclair Refining Company owns this full property - all of the W 100' of lot 1 and all of the W 100' of lot 2 (N ½) block 8.

Will Build New Service Station – To Raze Buildings - H. Eugene Smith has been awarded the contract for razing the Sinclair station at the south side and the construction of a new three stall, porcelain finished service station. The station is leased by Virgil Hileman. The two buildings east of the station were last leased by the Hamburger Inn and S & S Café. (*Mount Pleasant News*, June 9, 1959, page 1).

New Station Nearly Finished & Grand Opening – The construction of a new Sinclair station at the southwest corner of the square is nearing completion. The building of the new station, installation of the platform and the razing of the old has been accomplished without discontinuing service. The two business buildings adjacent to the former station were acquired and razed, to give additional platform space. A new station for servicing cars and for office facilities was erected. The grand opening is being made by Virgil Hileman, operator of the station. Twenty years ago this week, the Hileman station was holding its first opening (*Mount Pleasant News*, December 1 & December 9, 1959, page 1).

The 1960 Mount Pleasant City Directory shows Hileman's Service Station at 118 W Washington. In 1962, Mel Ebel announces that he is operating the Sinclair Service Station on the Southwest corner of the square (*Mount Pleasant News*, October 1, 1962, page 6). In the late 1960s, Charlie's Sinclair Service is located at 118 W Washington (Charles O. Watson, operator). By 1969-1970, Ike's Sinclair is shown. In 1973, Don's Sinclair is located at the corner of Washington and Jefferson; Randy Barber is the manager.

On 20 December 1972, Atlantic Richfield Company sold the W 100' of lot 1 and the W 100' of lot 2 (N 40') to Pasco Marketing, Inc. (Sinclair Oil and Atlantic Richfield merged) (Transfer Book "2", page 9). On 19 July 1973, Pasco Marketing, Inc., sold the W part of lot 1 and the W part of lot 2 (N part) to The Amoco Oil Company (Transfer Book "2", page 9).

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The Standard Service Station had operated in a building at the east end of the block since the 1930s. The station then moved to this building at the west end of the block in 1974, with the former station at the east end of the block demolished in 1975 for the new building for Insurance Plan Savings and Loan (Capital Savings and Loan). The station was remodeled with a shingle Neo-mansard roof and a faux gable line on the west side. The configuration of the west side remained the same, and the north side had three large windows and a door. The Neo-Mansard roof is found on other buildings constructed around 1974, with the gable line similar to projects completed as part of Operation Pride from 1979-81.

Jim's Standard Service is located at 118 W Washington, Southwest Corner of the Square, through the late 1980s. James E. Humphrey is the owner. An ad for Jim's Standard Service in April 1987 advertises Amoco leadfree gasoline at both the full service and self-service islands (*Mt Pleasant News*, April 6, 1987, 9).

There is no listing for this address in the 1993 city directory.

In 1998, the Community Development Committee approved plans for Master Muffler and Brake of Muscatine to renovate the former Amoco service station at 200 S. Jefferson St into a muffler and brake shop. Plans included removal of the false exterior on the building and restoration to its original painted concrete block walls ("Drug Town's new design gets approval," *Mt Pleasant News*, May 5, 1998). A building permit was issued in May 1998 for the remodeling, with Bankhead Architecture of Muscatine listed as the architect and SG Construction Co of Burlington as the contractor.

In 2000, Doug Jones operates Master Muffler and Brake in this location. The address is 200 S Jefferson.

The building has been owned since August 2006, by Timothy D. and Susan K. Phillips, who purchased it from Housley-Swofford Properties (David Housley). This 1-story, commercial building located at 200 S Jefferson is currently occupied in 2023/2024 by Phillips Auto Clinic, an auto repair shop.

9. Major Bibliographical References

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Henry County Bicentennial Commission (HCBC). *The History of Henry County.* Dallas, TX: National ShareGraphics, Inc., 1982.

Henry County Heritage Trust. Collection of historic images, in files and posted in Facebook albums. Collection in former Saunders School, Mount Pleasant, Iowa.

Henry County Recorder's Office / Henry County Auditor's Office. Property records, transfer books, and deed records. Henry County Courthouse, Mt Pleasant, Iowa

Jaynes, Peter H., ed. *Highlights of Henry County History 1833-1976.* Burlington, IA: Doran & Ward Lithographing Co., 1977.

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Location map



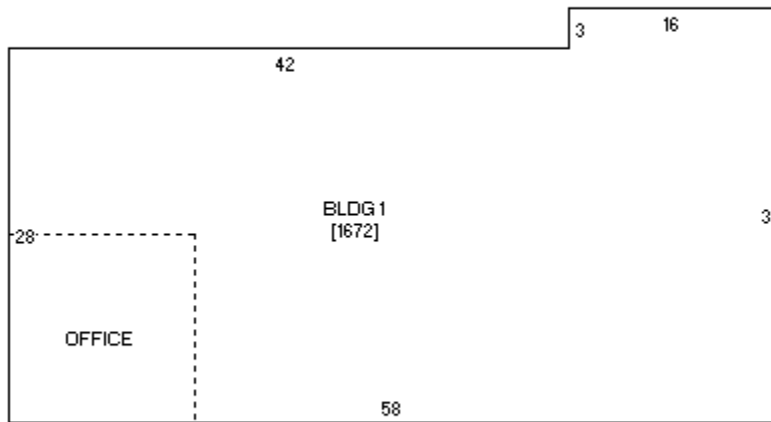
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Building footprint



Sketch by www.camavision.com

Henry County Assessor (<https://beacon.schneidercorp.com>)

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Historic images



Earlier station in 1940s (HCHT Facebook album)

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1959 Sinclair Station in early 1960s (HCHT Facebook album)



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Building at right on October 11, 1989 (HCHT files)

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1990 survey photograph (Naumann 1991)

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Building in May 1998 (City of Mt Pleasant building permits)

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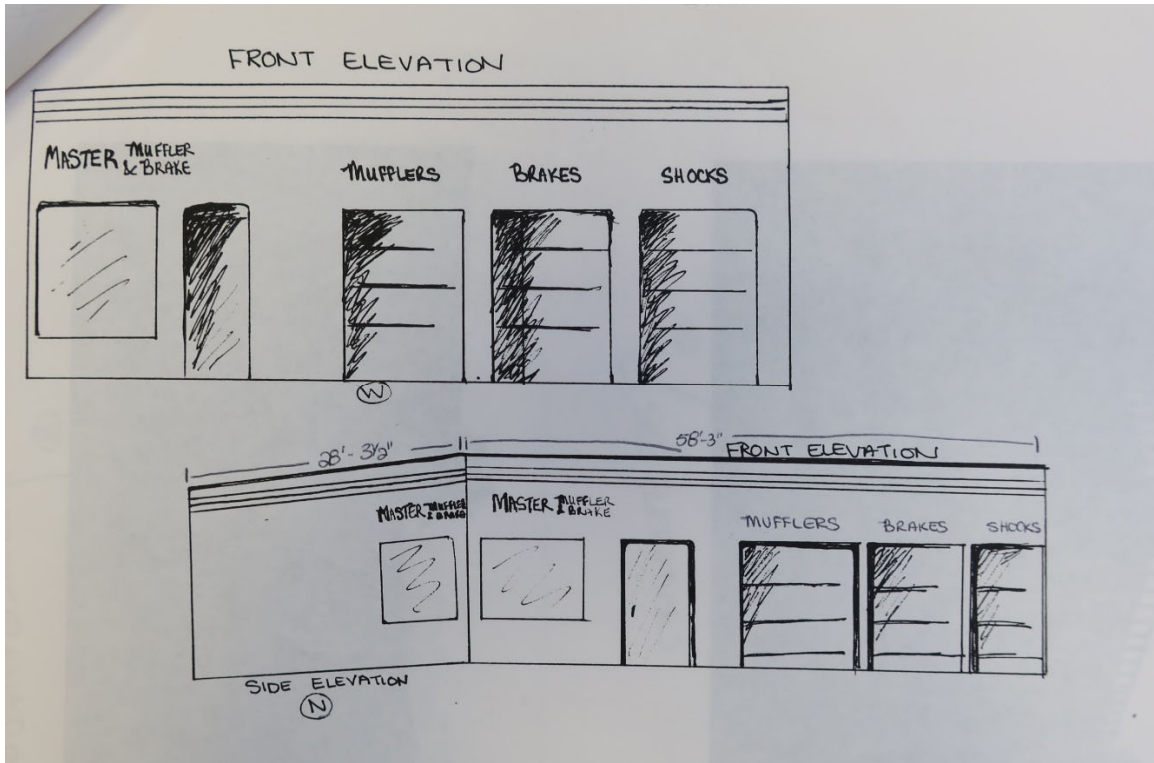
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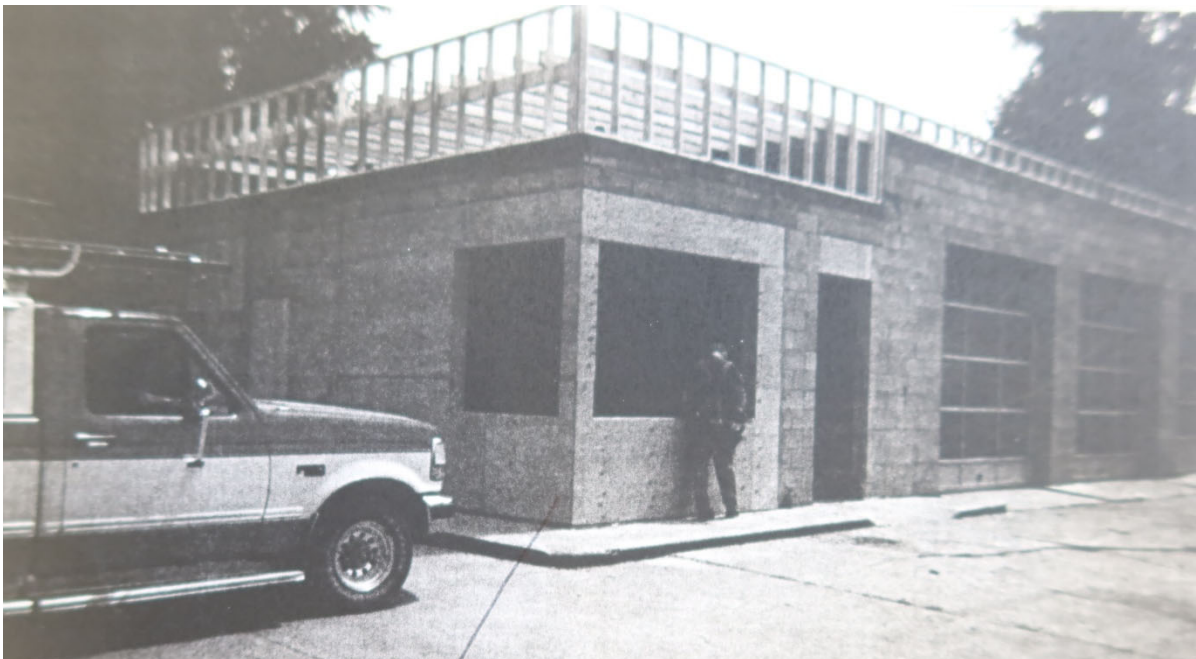
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Sketch for sign application in August 1998 (City of Mt Pleasant building permits)



Modifications in process in August 1998 (City of Mt Pleasant building permits)

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Digital photographs



Photograph 44-00413-001. West elevation, looking northeast (October 2023)

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Photograph 44-00413-002. North elevation, looking south (October 2023)