

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00445  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: Home Furniture

B) Other names: 2023 downtown survey # DT-009

• **Location**

A) Street address: 204 W. Washington St

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): 6 Lot(s): Lot 5 - W 93' (4/7) of N 50'

• **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>		
<u>1</u>	Buildings	<u>—</u>	Buildings
<u>—</u>	Sites	<u>—</u>	Sites
<u>—</u>	Structures	<u>—</u>	Structures
<u>—</u>	Objects	<u>—</u>	Objects
<u>1</u>	<b>Total</b>	<u>—</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: 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**

02E09: COMMERCE/TRADE / specialty store / furniture

**B) Current functions**

02E09: COMMERCE/TRADE / specialty store / furniture

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

**A) Architectural classification**

09F05: Commercial / brick front

**B) Materials**

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 03: Brick

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 age or  
 D: A cemetery. achieved significance within the past 50 years.

**C) Areas of significance**

*Enter categories from instructions*

05: Commerce

02: Architecture

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

**E) Significant dates**

*Construction date*

1974  *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 / 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 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: \_\_\_\_\_

**Iowa Site Inventory Form**  
**State Historic Preservation Office**  
**Continuation Sheet**

Site Number: 44-00445  
Related District Number: 44-02280

Page 1

---

Home Furniture	Henry
Name of Property	County
204 W. Washington St	Mount Pleasant
Address	City

---

**7. Narrative Description**

This is a one-story commercial building constructed in 1974. The walls are concrete block, which is clad in brick veneer. A single-pitch Neo-Mansard roof with shingles wrapped around the north and west sides of the building. This roof type for commercial buildings is characteristic of the 1970s. A series of large windows extends along the north elevation facing W. Washington St, with a brick bulkhead under the windows. The large windows continue around the corner to the west elevation, which has a deeply recessed entry with a concrete ramp. This feature is original to the building. The remainder of a west elevation is a brick wall, with signage on the roof and wall on this side. This side faces a large parking lot for customers, with the building designed for entry from the parking lot. The south elevation that is visible is likewise brick, with the majority of the elevation covered by the rear of the building at 203 S. Jefferson St. This building retains excellent historic integrity.

**8. Narrative Statement of Significance**

Home Furniture appears to be eligible for listing on the National Register of Historic Places as a contributing building within the potential Mount Pleasant Downtown Historic District. The building contributes to the historic commercial character of the downtown, and it reflects the period of downtown development in the 1970s. The building retains several features characteristic of this period, and it has excellent historic integrity.

Based on research and evaluation conducted to date, this building appears to be potentially individually eligible for listing on the National Register of Historic Places. Further research and assessment of the interior features, modifications, and connection with the building at 203 S. Jefferson St would be required for a full evaluation of the individual eligibility of the building.

*Developmental history of property*

This one-story building located at 204 West Washington Street, was completed in 1975 for additional space for a furniture store at 203 S. Jefferson Street.

The 1886 Sanborn fire insurance map shows two, 2-story, brick buildings on the west 93' of lot 5. The buildings are used for flour and feed stores. The 2<sup>nd</sup> floor of the buildings are halls. To the west, by the alley, are two frame stables. The addresses: 115, 116 and 117 Washington. The 1892 Sanborn fire insurance map shows the same footprint for the two brick buildings as the previous map; the stables are gone. The buildings are used for flour and feed stores. The address of the west building is 116/208 W Washington. The address of the east building is 117/206 W Washington. The 1899 Sanborn fire insurance map shows the same footprint for the buildings as the previous maps. #208 (west building) is used for vehicles on the 1<sup>st</sup> floor and painting on the 2<sup>nd</sup> floor. #206 (east building) is used for a flour store. The 1909 Sanborn fire insurance map shows the same footprint for the two brick buildings as the previous maps. #208 (west building) is used for a buggy repository. #206 (east building) is an implement store. To the west, extending to the alley, there is now a large, 1-story, frame implement shed, with iron-clad walls. A fire in 1917 destroyed the buildings on this site.

**Iowa Site Inventory Form**  
**State Historic Preservation Office**  
**Continuation Sheet**

Site Number: 44-00445  
Related District Number: 44-02280

Page 2

---

Home Furniture	Henry
Name of Property	County
204 W. Washington St	Mount Pleasant
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---

The 1920 Sanborn fire insurance map shows one, large, 25', 2-story brick building has replaced the two brick buildings from previous maps and this building shares a wall with the 2-story brick building to the east. The address is 206-208 W Washington and the two buildings are used for a garage, with capacity for 20 cars. To the west, a 1-story, brick building, 14' in height, extends to the alley. The address is 210 W Washington and this building is also used for a garage, with capacity for 10 cars. The 1942 Sanborn fire insurance map shows the same footprint for these two, large brick buildings. The address of the 25', 2-story building in the center of the lot is 206-208 W Washington and it is used for auto sales. The address of the 14', 1-story building by the alley is 210 W Washington and it is an auto repair shop.

On 29 September 1948, Ramona L. and Wilson Ervin, Jr. sold the W 93'4" of the N 50' of lot 5 block 6 to Ervin Motors, Corporation (Transfer Book "2", page 7). Ervin Motors is listed here in city directories from 1944 to 1957. They are a Chevrolet-Buick-Olds-Pontiac dealership. Shaffer Motors is then listed at 204 to 212 W. Washington St from 1958 to 1966, when they built a new building west on Highway 34.

On 28 August 1974, Ervin Motors, Corporation sold the W 93'4" of the N 50' of lot 5 block 6 to Builders, Incorporated (Transfer Book "2", page 7).

**Home Furniture Announces Move** – Mr. and Mrs. Don Kiesey, owners of Home Furniture, announce their firm will be moving to the present Gibson building (on S Jefferson). Demolition will start in the near future of the area now occupied by Watson Body Shop. A new addition will be built adjoining the Gibson building. With this addition, Home Furniture will be twice the size of their present building. (*Mount Pleasant News*, August 16, 1974, page 1).

**By November:** "Demolition work is well underway in the area which was occupied by Watson Body Shop on West Washington. The building is being razed to make room for an addition to Home Furniture, which will be moving to the present Gibson building. The move and addition will give Home Furniture approximately 14,000 square feet." (*Mount Pleasant News*, November 2, 1974).

**Open House** – Home Furniture, formerly located on the south side of the square, will hold an open house at its new location. The new building features two entrances, at 203 S Jefferson and 204-208 West Washington. Don, Mary, Ed Kiesey and Jerry Houlton are stockholders of the corporation which owns the firm. (*Mount Pleasant News*, April 3, 1975, page 1).

This large, commercial building, along with the building at 203 S. Jefferson St, is currently occupied in 2024, by Your Dream Home Furniture & Floors, owned and managed by Heather and Dwayne Leichty. The building has been owned since January 2016, by Sheila Madison Kiesey, who acquired it from Builders, Incorporated.

**9. Major Bibliographical References**

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

Bowron, Watson. *Henry County Directory for 1859-60*. Burlington, IA: Watson Bowron, 1859.

**Iowa Site Inventory Form**  
**State Historic Preservation Office**  
**Continuation Sheet**

Site Number: 44-00445  
Related District Number: 44-02280

Page 3

---

Home Furniture	Henry
Name of Property	County
204 W. Washington St	Mount Pleasant
Address	City

---

*Annawalt & Lawrence's Bi-ennial Mt Pleasant Directory.* Burlington, IA: Hawk-Eye Steam Printing House, 1867.

Annewalt, E.H., compiler. *Mount Pleasant City Directory.* Burlington: Daily Gazette, 1870.

*Mount Pleasant City Directory for 1893.* Mt. Pleasant, IA: Francis D. Craig, 1893.

Mason, George T. *Directory of Henry County, Iowa, 1911-12.* Mt. Pleasant, IA: The News, 1911.

Mount Pleasant Telephone Company. Telephone directories issued in 1913, 1915, 1918, 1921, 1925, 1927, 1937, 1939, 1944, 1948, 1950, 1952.

Groce, W.H. *The City Directory of Mt. Pleasant, Iowa.* Mt Pleasant: Groce, 1938.

Johnson Publishing Co. *Mt Pleasant, Iowa.* City directories issued in 1955, 1957, 1960, 1964, 1966, 1968, 1970, 1873, 1976, 1981, 1986, 1993, 2001, 2011. Manitowoc, WI: Johnson Publishing Co.

*Cornerstones.* Mt Pleasant: Mt. Pleasant Beautiful Committee, 1991.

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

Henry County Historical Society. Vertical files and albums in files at Mt Pleasant Public Library.

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.

*Mount Pleasant Beautiful.* Mt Pleasant: Mt Pleasant News Company, 1909. Reprint issued in 1988.

*Mount Pleasant, Iowa, Sesquicentennial, 1835-1985 (MPS).* Mt Pleasant, IA: The Committee, 1985

Naumann, Molly Myers. *Architectural and Historical Resources of Mount Pleasant, IA.* National Register of Historic Places Multiple Documentation Form, May 1991. On file with the State Historic Preservation Office, Des Moines, IA.

Sanborn Map Company. *Mount Pleasant, Iowa.* Fire insurance maps for 1886, 1892, 1899, 1909, 1920, 1942. Library of Congress, Geography and Map Division, Sanborn Maps Collection.



**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-00445  
Related District Number: 44-02280

Page 4

Home Furniture  
Name of Property

Henry  
County

204 W. Washington St  
Address

Mount Pleasant  
City

**Location map**



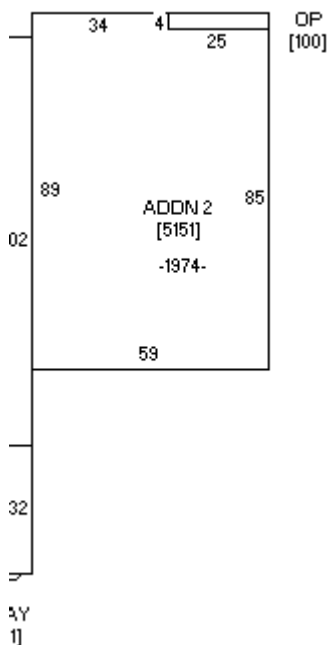
**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-00445  
Related District Number: 44-02280

Page 5

Home Furniture	Henry
Name of Property	County
204 W. Washington St	Mount Pleasant
Address	City

**Building footprint**



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

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-00445  
Related District Number: 44-02280

Page 6

Home Furniture	Henry
Name of Property	County
204 W. Washington St	Mount Pleasant
Address	City

**Historic images**



200 block of W. Washington St at left, 1917 fire (HCHT Facebook album)



**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-00445  
Related District Number: 44-02280

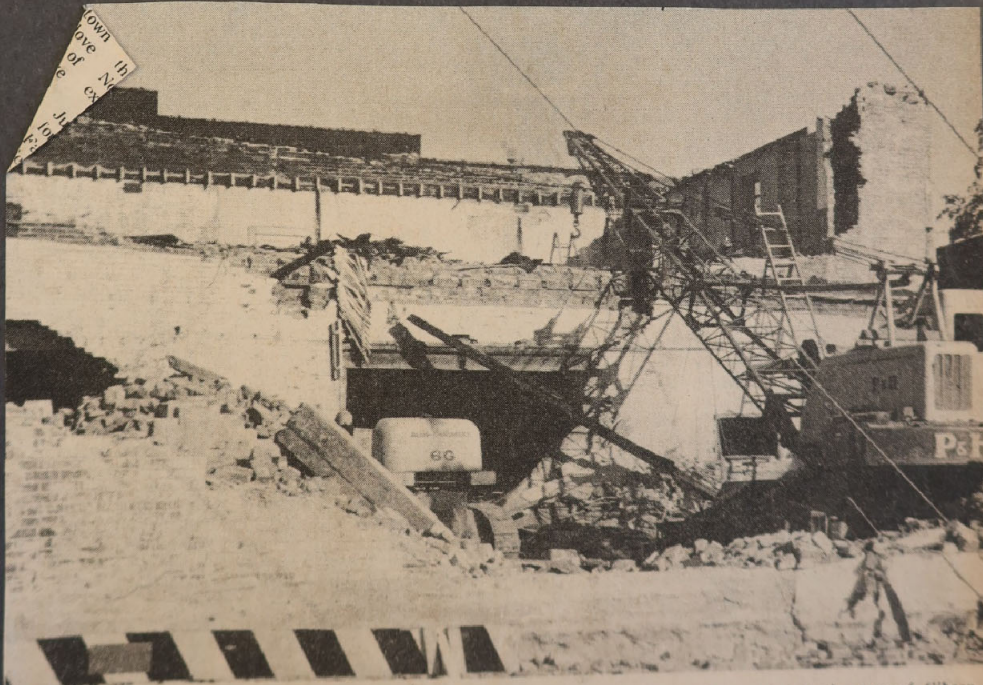
Page 7

Home Furniture  
Name of Property

Henry  
County

204 W. Washington St  
Address

Mount Pleasant  
City



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Construction of Home Furniture in 1974 (HCHS binder, Mt Pleasant Public Library)

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-00445  
Related District Number: 44-02280

Page 8

Home Furniture  
Name of Property

Henry  
County

204 W. Washington St  
Address

Mount Pleasant  
City



West elevation of building in 1975 (HCHS binder, Mt Pleasant Public Library)



**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-00445  
Related District Number: 44-02280

Page 9

Home Furniture	Henry
Name of Property	County
204 W. Washington St	Mount Pleasant
Address	City



1990 survey photograph (Naumann 1991)

**Iowa Site Inventory Form**  
**State Historic Preservation Office**  
**Continuation Sheet**

Site Number: 44-00445  
Related District Number: 44-02280

Page 10

Home Furniture  
Name of Property

Henry  
County

204 W. Washington St  
Address

Mount Pleasant  
City

**Digital photographs**



**Photograph 44-00445-001. North elevation, looking south (October 2023)**

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-00445  
Related District Number: 44-02280

Page 11

Home Furniture  
Name of Property

Henry  
County

204 W. Washington St  
Address

Mount Pleasant  
City



Photograph 44-00445-002. West elevation, looking east (October 2023)