

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02275 ☒ 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: Mt Pleasant Fire Station

B) Other names: 2023 downtown survey # DT-010

• Location

A) Street address: 204 S. Jackson 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 1 and 2, also N 1/2 Lot 3

• 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:

Contributing Noncontributing

— Buildings 1

— Sites —

— Structures —

— Objects —

— **Total** 1

If non-eligible property,

enter number of:

— Buildings

— Sites

— Structures

— Objects

— **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

Historical Architectural Data Base #

Intensive Level Historical and Architectural Survey of Downtown Mt Pleasant, Iowa

HADB-02986

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

A) Historic functions

04D: GOVERNMENT / fire station

13A: LANDSCAPE / parking lot

09: Other

B) Current functions

04D: GOVERNMENT / fire station

13A: LANDSCAPE / parking lot

• 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): 03: Brick / 05: Metal

Roof: 05: Metal

Other: _____

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

Site Number: 44-02275 Address: 204 S. Jackson City: Mt Pleasant County: IA District Number: 44-02280

• **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

D) Period(s) of significance

E) Significant dates

Construction date

1990 ☒ *check if circa or estimated date*

Other dates, including renovations

1975

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 Construction Co

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: May 3, 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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Mt Pleasant Fire Station	Henry
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7. Narrative Description

This is a large gable-roof building constructed for the fire department for Mt Pleasant in 1990. This was the first building specifically designed for a fire station in town, and it was built by H. Eugene Smith Construction Company. The low gable-roof building sits on a concrete foundation. The north elevation is clad in multi-color brick veneer, with a central entrance. Three sets of paired single-light windows are found to either side across this elevation. The brick veneer wraps around the northwest corner to the west elevation. This north portion of the west elevation has a single-door entry next to the fire truck bays and a painted single-light window. The remainder of the elevation has five large fire truck bays. The brick veneer is only found on the lower portion of the columns separating the bays, with metal on the upper portion and within the gable. Brick veneer clads the south column at the corner. The south and east elevations of the building are simply clad in vertical metal siding. The east elevation has two rear entries and two windows.

The concrete parking lot to the north of the building is a portion of the city parking lot constructed on this site in 1975. This parking lot extended further south on the site, including the location of the fire station. The parking lot was partially reconfigured in 1990 after completion of the fire station. The low concrete retaining wall along W. Washington St appears to date to the earlier 1975 construction.

8. Narrative Statement of Significance

The Mt Pleasant Fire Station was constructed in 1990, after the proposed period of significance for the potential Mount Pleasant Downtown Historic District. It falls within the preliminary boundary for the potential historic district, and it would be classified as a non-contributing building within the boundary due to its later construction. This building is not individually eligible for listing on the National Register of Historic Places.

The parking lot has not been tabulated or evaluated separately at this time. A city parking lot was constructed on this site in 1975, which falls within the period of significance for the potential historic district. Parking lots were not included within the scope of the survey project. Other discreet city parking lots dating to the 1960s will likely be tabulated as contributing sites in the potential historic district during the nomination process, retaining their full size and general configuration. The northern portion of the earlier parking lot remains, somewhat reconstructed after the construction of the fire station in 1990. As noted, the low concrete wall along W. Washington St appears to remain intact. For the nomination, this parking lot will likely be tabulated as a separate site on the property.

Developmental history of property

The fire department operated from three other locations in downtown Mt Pleasant before moving to this new building in 1990. The original fire department was housed in the city building at 106 N. Jefferson St, occupying the first story with city hall operating on the second story. When the new city hall was built at 220 W. Monroe in 1936, it included space for the fire department, as well as the police department. As the city outgrew this space, the former Sheets Motors building across the street to the west at 300 W. Washington St was remodeled in 1979 for the fire department, a senior center, and a community center

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("Voters' wish for community facilities about to come true," *Mt Pleasant News*, April 13, 1979, 1). The police department then also moved into this building in 1987.

Sanborn maps show earlier buildings on this site along W. Washington St. In 1886, a two-story brick house was located at the corner, with all of Lots 1 and 2 associated with the house. The 1885 Iowa census lists town founder Presley Saunders (age 76, president of First National Bank) and his wife Hulda (age 66) living in this house at the corner of Washington and Jackson. The 1900 census lists Hulda (age 81) living at 224 W. Washington St with her son Alvin Saunders (age 54) and his family. The 1909 map shows a carpenter's shop on the east half of Lots 1-2 and the brick house on the west half of Lots 1-2. A separate brick house exists to the south on Lot 3. The 1920 Sanborn map continues to show both brick houses, though the corner house (address of 224 W. Washington) was converted to commercial use, with a barber and milk depot located here. In 1920, veteran African American barber Samuel H. McCracken continued his barber shop with his son Sam McCracken, moving from his location on W. Monroe in the rear room of the First National Bank (who required the space) to the west portion of the old house of Presley Saunders on W. Washington across from the standpipe in March 1920 ("Dean of Local Barbers," *Mt Pleasant Daily News*, March 2, 1920, 3). He continued to operate his shop until suffering from a stroke in 1923. His barber shop was continued by his son Sam McCracken, who operated it around the corner at 207 S. Jackson for several years ("Sam McCracken Taken By Death," *Mt Pleasant News*, August 20, 1966, 1). The full remainder of Lots 1-2 were occupied by a large one-story garage and hitching shed, which was built around the two-story building. Howe Bros operated their transfer business from this site, expanding from their building across the street. They offered transfer, storage, and feed yard in the 1910s, adding a Studebaker Agency and garage by 1921. The 1942 Sanborn map shows that the corner house has been demolished, with a filling station located at the corner with a small buildings labeled "grease" to its east. The large shed on the lot has been replaced by a new one-story concrete block building for auto sales and service. It has an address of 214-220 W. Washington St. The brick house remained on Lot 3 to the south on the 1942 map. The Jensen Oil Co is listed at 224 W. Washington St in the 1950 city directory, and Jensen Oil Co Shell Service is listed here in the 1957 city directory. Modern Laundry operated at 220 W. Washington in the 1950s.

Additional city parking lots were recommended in the 1967 comprehensive plan for Mt Pleasant, as well as in the 1973 plan for the central business district. The parking committee outlined potential locations for additional parking lots in March 1974, including a parking lot on W. Washington at Jackson St and expanding the N. Jefferson St parking lot to the north. While a site on the east side of the downtown was needed, no specific property was recommended at that time ("Parking facility recommendations given to council," *Mt Pleasant News*, March 7, 1974, 1). In June 1974, the city council exercised option on two properties near the business district – the Wilson Ervin property in 200 block of W. Washington and the Wilda Rukgaber property at the west end of the south side of that block. The Ervin property, where a garage stood for many years, was bought for \$37,500, and \$30,000 was paid for the Rukgaber property, which had several small buildings. The properties were to be developed for off street parking ("Council to exercise option on properties," *Mt Pleasant News*, June 6, 1974, 1). A legal notice on the purchase specified that the Wilda Rukgaber property generally included the west 56.2' of Lots 1 and 2 in Block 7 and that the Wilson Ervin, Jr property included the north half of Lot 3 in Block 6, east 93.8' and 8' strip in Lot 1, and east 93.8' of Lot 2 ("Resolution," *Mt Pleasant News*, July 17, 1974, 6). The year-end review in December 1974 notes that property was purchased in the 200 block of W. Washington St for a city parking lot ("Commercial building, crop losses top year," *Mt Pleasant News*, December 27, 1974, 2).

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The city advertised for bids for construction of a parking lot on Lot 1, Lot 2, and the north half of Lot 3 in Block 6 in February 1975, with demolition included. The new parking lot would be Portland cement sawed in 20-foot squares and included the installation of sidewalks, lights, wiring, etc. (*Mt Pleasant News*, February 17, 1975, 2). In March 1975, a contract was awarded to P.M. Cornell Construction of Mt Pleasant for \$42,394 for the construction of a parking lot at the corner of Washington and Jackson streets (*Mt Pleasant News*, March 17, 1975, 4). In July 1975, a new city parking lot was noted as just completed at a cost around \$46,000 ("Mt Pleasant enjoys \$4.7 million building boom," *Mt Pleasant News*, July 18, 1975, 10). City council requested that motorists use the new parking lot at Washington and Jackson for storage parking, rather than the city parking lot on S. Main St behind the buildings on the south side of the square. The S. Main St lot was being used for storage parking while owners rode out of town in car pools, keeping it full most of the day. The shift to the new parking lot would then open up spaces in the S. Main St lot for downtown shoppers ("Request," *Mt Pleasant News*, July 17, 1975, 1). The year-end review in December 1975 notes that a new city parking was opened at Jackson and Washington streets ("Local construction book in '75," *Mt Pleasant News*, December 27, 1975, 1). A clipping from the *Mt Pleasant News* shows the parking lot completed.

The west half of the block to the north of this corner was occupied by a city parking lot to the south and east of city hall, the water tower, and city hall, with the combination city building to the west at 300 W. Monroe St. With the police department moving into this building in 1987, and the fire department requiring more space, plans were made for an addition to the building. With costs estimated for the remodeling project roughly double the cost of building a new fire station, the city decided to construct a new building. A number of locations were considered, with the parking lot at Washington and Jackson selected for better utilization of the site. The south half would be occupied by the fire station, with the north half remaining as a city parking lot. The police station would then be able to expand in their existing building ("Exciting times in MP," *Mt Pleasant News*, April 25, 1990, 4). In May 1990, the H. Eugene Smith Construction Company was awarded the contract for the new fire station building with a bid of \$277,205 for second. The cost was reduced slightly due to a change to the roof as specified ("Smith gets building bids," *Mt Pleasant News*, May 8, 1990, 5). An open house at the new fire station was held on October 10, 1990, including a ribbon cutting (*Mt Pleasant News*, October 10, 1990, 1).

The Mt Pleasant Fire Department continues to utilize this building, with the northern portion of the site remaining as a city parking lot.

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9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

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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, 1973, 1976, 1981, 1986, 1993, 2001, 2011. Manitowoc, WI: Johnson Publishing Co.

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

History of Henry County, Iowa. Chicago: Western Historical Company, 1879.

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.

Portrait and Biographical Album of Henry County, Iowa. Chicago: Acme Publishing Co., 1888.

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.

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Location map



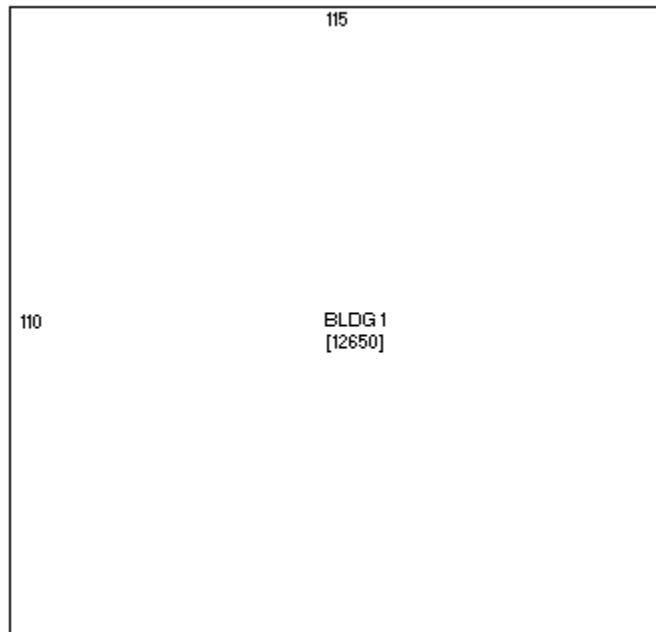
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Building footprint



Sketch by www.camavision.com

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

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Historic images



The newly-constructed municipal parking lot at the corner of Washington and Jackson was opened to the public this week. This picture—looking across Washington to the south—shows

only five cars using the lot by 9 a.m. Wednesday. Motorists are urged to use the lot—located a half block from the southwest corner of the square—for long-term parking.

City parking lot, likely in July 1975 (looking to southwest at top, to southeast at bottom)
(HCHS binder, Mt Pleasant Public Library)

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City parking lot on 1984 aerial of Mt Pleasant (Iowa Geographic Map Server)

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Digital photographs



Photograph 44-02275-001. North and west elevations, looking southeast (June 2024)

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Photograph 44-02275-002. West elevation, looking east (June 2024)

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Photograph 44-02275-003. East elevation, looking northwest (June 2024)

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Photograph 44-02275-004. South elevation, looking west (June 2024)

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Photograph 44-02275-005. City parking lot, looking east (June 2024)