

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02240  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: Kauffman Chiropractic

B) Other names: 2023 downtown survey # DT-011

## • Location

A) Street address: 203 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): 3 Lot(s): Lot 6 - N 1/2 - also S 20' of Lot 5

## • 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**

02D02: COMMERCE/TRADE / bank

11D03: HEALTH CARE / doctor office

**B) Current functions**

11D03: HEALTH CARE / doctor office

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

**A) Architectural classification**

10: MID AND LATE 20<sup>th</sup> CENTURY BUILDING

TYPES

**B) Materials**

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 02: Wood

Roof: 08A: Asphalt shingles

Other: \_\_\_\_\_

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

Site Number: 44-02240 Address: 203 S. Jackson St 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 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*

1966  *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*

**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: March 1, 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: 44-02240  
Related District Number: 44-02280

Page 1

---

|                                     |                       |
|-------------------------------------|-----------------------|
| <u>Kauffman Chiropractic Center</u> | <u>Henry</u>          |
| Name of Property                    | County                |
| <u>203 S. Jackson St</u>            | <u>Mount Pleasant</u> |
| Address                             | City                  |

---

**7. Narrative Description**

This is a one-story frame commercial building that was constructed in 1966 as a drive-in bank and moved to this site in 1975 for Kauffman Chiropractic Center, which continues to operate in the building. Historic photographs show limited exterior changes on the building from its earlier period as a drive-thru bank. The building has extra wide eaves and a low-pitch hip roof, characteristic of the Contemporary style in the 1960s. The roof is clad in asphalt shingles, and the building sits on a poured concrete foundation. The walls are clad in vertical wood boards, noted as redwood at the time of the original construction in 1966. Several vertical window sections are noted around the building, consisting of a tall window with a wood panel below the window. The building faces S. Jackson St to the east on this current site. The entry with a wood door and narrow window set between large, tall windows appears to be original. A vertical window section is found on the south portion of the front/east side, with a single-light tall window and wood panel. The north elevation has a pair of large windows on the front/east portion of the building, with three vertical window sections to the west/rear. Each section has a tall window with a wood panel below it. The south elevation originally had a drive-up window at the front and rear of this side, which was removed and replaced with a set of three tall single-light windows when the building was moved and converted to a clinic. Four vertical window sections are spaced between these windows. The current site slopes to the rear, with a basement level accessible from the rear/west side of the building. Two overhead garage doors are located to either side of a pedestrian rear entry at the basement level. A vertical window section is found at the south edge of the first story, with a second vertical area covered with wood near the center (likely the original rear entry).

**8. Narrative Statement of Significance**

Kauffman Chiropractic Center 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, both with its original construction and its move to this site. The building was originally constructed as a drive-in bank for Henry County Savings Bank in 1966, reflecting the need for this automobile-oriented service for banks in this period. The bank was located on the east edge of the downtown, a site that was then developed in 1974-75 with a new building for Henry County Savings Bank. With drive-in windows incorporated into the design of the new building, this building was then moved to a site at the southwest edge of the downtown and converted for a chiropractic clinic. This move occurred within the period of significance for the potential historic district, with its history in both locations connected to the history and significance of the downtown. The preliminary boundary for the historic district includes this building on the west edge, located immediately to the west of the city parking lot developed in 1975. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

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. The building retains good integrity of its original Contemporary design. Additionally, it served as the practice of Dr Ledru Kauffman and Dr. Scott Kauffman at the time of the move, with the latter continuing the Kauffman Chiropractic Clinic at this location. Further research and assessment of the interior features and modifications would be required for a full evaluation of the individual eligibility of the building.

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

Site Number: 44-02240  
Related District Number: 44-02280

Page 2

---

|                              |                |
|------------------------------|----------------|
| Kauffman Chiropractic Center | Henry          |
| Name of Property             | County         |
| 203 S. Jackson St            | Mount Pleasant |
| Address                      | City           |

---

*Developmental history of property*

This one-story, commercial building located at 203 South Jackson Street was built in 1966 at 301 E Washington. The building was moved to 203 S Jackson in 1975.

This property previously had a two-story frame dwelling, depicted on the Sanborn maps in 1920 and 1942. The address is 205 S Jackson. This property on Jackson (N ½ of lot 6 and the S ½ of lot 5 (ex N 20')) was sold by the Myrtle M. Hinchman Estate sold to J.D. Schimmelpfennig on May 1, 1974 (Transfer Book "2", page 4).

Henry County Savings Bank was the oldest operating bank in Mt Pleasant in the 1960s, historically located on the square. With the need for a drive-in facility and looking forward to construction of a new building, they purchased property two blocks to the east of the square. The initial construction on the site was a drive-in bank. The bank was celebrating its 75<sup>th</sup> anniversary when the drive-in facility was opened. On October 13, 1966, Henry County Savings Bank hosted an open house for their new drive-in facility. The new 54 by 26-foot building was located on Harrison Street, two blocks east of the square. The redwood-sided structure was completed a few weeks ago. The bank purchased the area several months ago, had the homes razed and the ground cleared for the facility (*Mt. Pleasant News*, October 11, 1966, 1).

In August 1975, "the former Henry County Saving Bank drive-in facility, purchased recently by Dr. Ledru Kauffman, was moved to a location west of Mt. Pleasant. It will be remodeled and used as a chiropractic clinic" (*Mt. Pleasant News*, August 12, 1975, 1). In August 1967, the Henry County Chiropractic Society was organized, with Dr. Charles Burton named as president. Dr. L.D. Gilley was vice president, and Dr. Ledru Kauffman was secretary-treasurer ("Chiropractors Names to Offices in Organization," *MP News*, August 10, 1967, 2). Dr. Ledru Kauffman sold his office building at 106 N. Jefferson to Norman Snyder in 1975. The bank building was moved and remodeled as a chiropractic clinic by Dr. Ledru Kauffman and his son Dr. Scott Kauffman. The downtown office was maintained until the new clinic was remodeled and opened ("Drive-in bank will be moved," *Mt Pleasant News*, August 8, 1975, 1). On February 8, 1976, Doctors Ledru and Scott Kauffman hosted an open house at their new chiropractic office (*Mt. Pleasant News*, February 4, 1976, 6).

On May 31, 1978, J.D. and Kathleen Schimmelpfennig sold the property (N ½ of lot 6 and the S ½ of lot 5 (except the N 20')) to Ledru and Lola Von Kauffman, who on April 5, 1979, transfer the property to Scott D. and Rebecca A. Kauffman (Transfer Book "3", page 4).

Mount Pleasant city directories from 1976 through the present show Kauffman Chiropractic located at 203 S Jackson. A newspaper ad in March 1982 lists Dr. Scott D. Kauffman, D.C., as the owner of the office. His brother Dr. Mark H. Kauffman, D.C., later joined the practice. In January 2018, Kauffman Chiropractic Center celebrated 50 years of service to Henry County, located at 203 S. Jackson St since 1975. Dr. Scott D. Kauffman and Dr. Mark H. Kauffman were associated with the practice (*Mt Pleasant News*, January 4, 2018, 16).

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

Site Number: 44-02240  
Related District Number: 44-02280

Page 3

---

|                                     |                       |
|-------------------------------------|-----------------------|
| <u>Kauffman Chiropractic Center</u> | <u>Henry</u>          |
| Name of Property                    | County                |
| <u>203 S. Jackson St</u>            | <u>Mount Pleasant</u> |
| Address                             | City                  |

---

The building has been owned since December 2019, by Mark H. and Karen R. Kauffman, who purchased it from Scott D. and Rebecca A. Kauffman. This commercial building is currently occupied by Kauffman Chiropractic Center.

**9. Major Bibliographical References**

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

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.

*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, 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: 44-02240  
Related District Number: 44-02280

Page 4

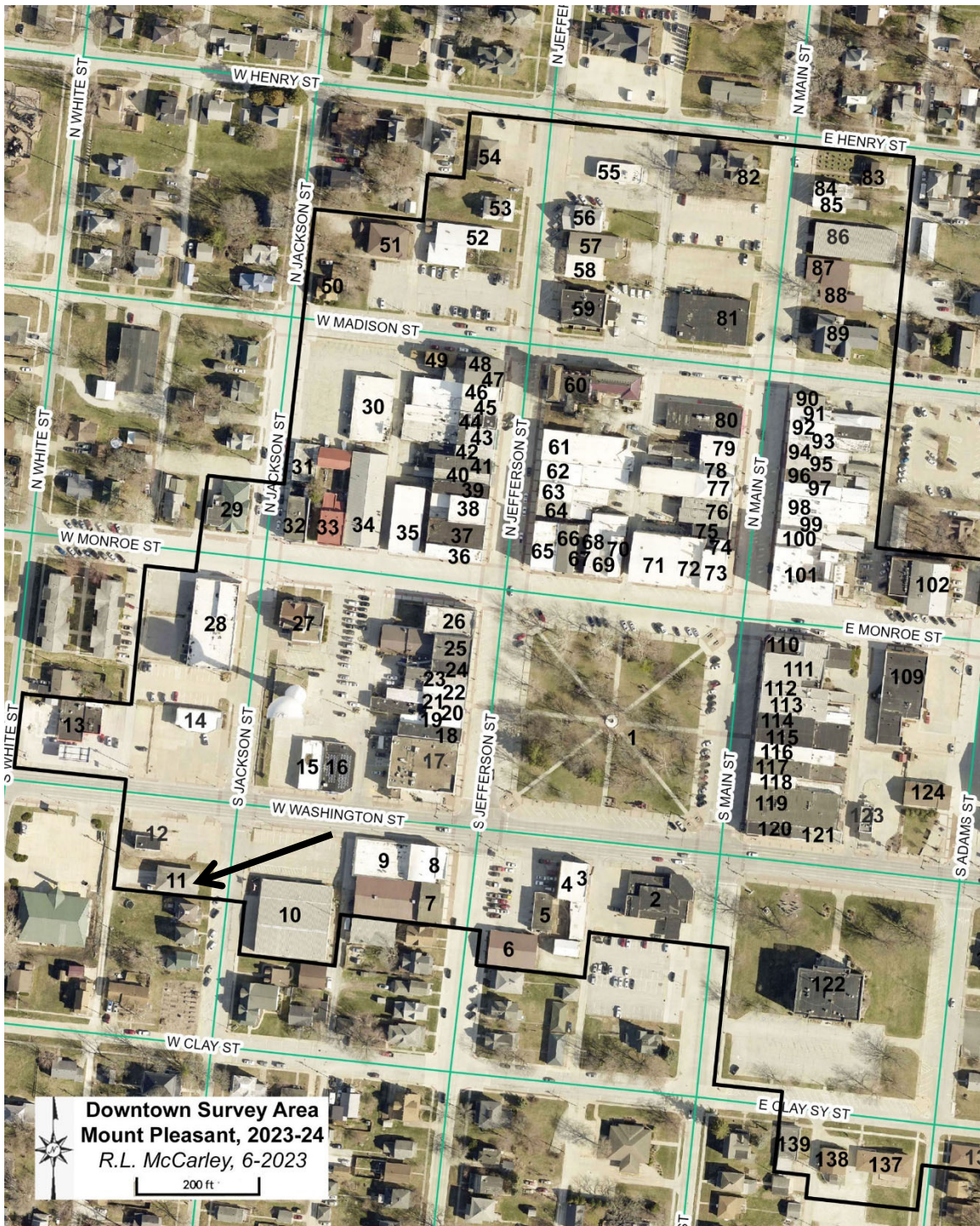
Kauffman Chiropractic Center  
Name of Property

Henry  
County

203 S. Jackson St  
Address

Mount Pleasant  
City

**Location map**



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

Site Number: 44-02240  
Related District Number: 44-02280

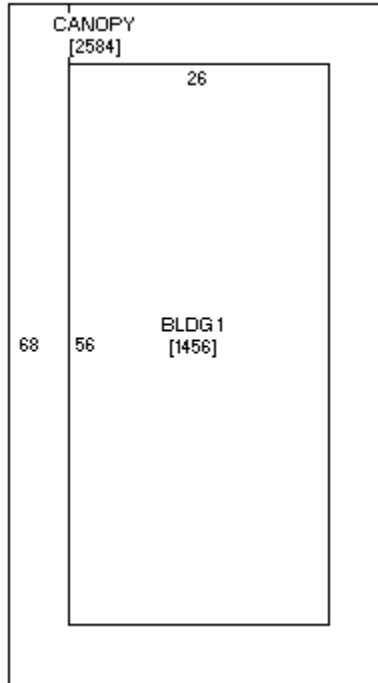
Page 5

---

|                              |                |
|------------------------------|----------------|
| Kauffman Chiropractic Center | Henry          |
| Name of Property             | County         |
| 203 S. Jackson St            | Mount Pleasant |
| Address                      | City           |

---

**Building footprint**



Sketch by [www.camavision.com](http://www.camavision.com)

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

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

Site Number: 44-02240  
Related District Number: 44-02280

Page 6

Kauffman Chiropractic Center  
Name of Property

Henry  
County

203 S. Jackson St  
Address

Mount Pleasant  
City

**Historic images**



Henry Co Savings Bank drive thru at 301 E. Washington prior to move, January 4, 1974 (HCHT files)



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

Site Number: 44-02240  
Related District Number: 44-02280

Page 7

Kauffman Chiropractic Center

Name of Property

Henry

County

203 S. Jackson St

Address

Mount Pleasant

City

**Digital photographs**



**Photograph 44-02240-001. East elevation, looking west (October 2023)**

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

Site Number: 44-02240  
Related District Number: 44-02280

Page 8

Kauffman Chiropractic Center

Name of Property

Henry

County

203 S. Jackson St

Address

Mount Pleasant

City



**Photograph 44-02240-002. North elevation, looking south (October 2023)**

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

Site Number: 44-02240  
Related District Number: 44-02280

Page 9

Kauffman Chiropractic Center  
Name of Property

Henry  
County

203 S. Jackson St  
Address

Mount Pleasant  
City



**Photograph 44-02240-003. South elevation, looking northeast (October 2023)**

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

Site Number: 44-02240  
Related District Number: 44-02280

Page 10

Kauffman Chiropractic Center

Name of Property

Henry

County

203 S. Jackson St

Address

Mount Pleasant

City



**Photograph 44-02240-004. West elevation, looking east (October 2023)**