

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02276 ☒ 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: Medicap Pharmacy

B) Other names: 2023 downtown survey # DT-012

• Location

A) Street address: 300 W. Washington

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 5 - N 60'

• 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	—
—	Sites	—
—	Structures	—
—	Objects	—
—	Total	—

If non-eligible property, enter number of:

<u>1</u>	Buildings
—	Sites
—	Structures
—	Objects
<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: _____ Historic district site inventory number: _____

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

11D01: HEALTH CARE / pharmacy

B) Current functions

11D01: HEALTH CARE / pharmacy

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

A) Architectural classification

09F: Commercial

B) Materials

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 03: Wood

Roof: 15C: Rubber

Other: _____

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

Site Number: 44-02276 Address: 300 W. Washington St 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

D) Period(s) of significance

E) Significant dates

Construction date

1992 ☒ *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

Everett Smith Construction

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: _____

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Medicap Pharmacy	Henry
Name of Property	County
300 W. Washington St	Mount Pleasant
Address	City

7. Narrative Description

This is a one-story commercial building that was constructed for a pharmacy in 1992 and converted to an office building in 2019. The walls were clad in wide wood siding at the time of the conversion, and the building sits on a concrete foundation. The building has a flat/sloped roof with a parapet. The main entry is located on the north side, with an adjacent large window. No other openings are found on the north side. The east elevation has a large window on the north half. The south elevation has the former drive-thru window converted to a pair of single-light windows. A small shed roof remains above the windows. The west elevation has a rear entrance, with the sloped roof draining to gutters at a break in the parapet on either side of the door.

8. Narrative Statement of Significance

This commercial building was constructed in 1992 for Medicap Pharmacy. It does not appear to be a contributing building within the potential Mount Pleasant Downtown Historic District. The building falls outside of the preliminary boundary for the potential historic district, and it was constructed after the period of significance. Based on research and evaluation conducted to date, this building is not individually eligible for listing on the National Register of Historic Places.

Developmental history of property

This one-story, commercial building located at 300 W Washington Street was built in 1992.

The 1920 Sanborn fire insurance map shows a very large frame building at the corner of W Washington and S Jackson, taking up the east ½ of the lot. The east section of the building is 2-story and the west section is 1-story. The building is used for feed. There are no structures on the west ½ of the lot.

An article in the *Mt. Pleasant Daily News* (May 13, 1927, page 1) announces the “Last Livery Stable Gives Way To Auto”. The Hinchman Barn is being torn down for the erection of a Midwest Service building. The livery barn has been used for generations. “This will give the Midwest a very desirable location in Automobile Row, into which West Washington Street is rapidly developing”.

The 1942 Sanborn fire insurance map shows a filling station at the corner of W Washington and S Jackson. The address is 302 W Washington. The building is a small, 1-story, brick structure, 10' wide, with 8' ceilings. A 1-story, brick building for “greasing” sits to the west, with a 1-story, frame garage for one auto at the south of the lot. There are three gas tanks close to S Jackson. There are no structures on the west ½ of the lot. Pete’s DX Service Station operated here in the 1960s.

In September 1976, a building permit approved for Kentucky Fried Chicken at 300 W. Washington (“Legal Notice,” *Mt Pleasant News*, September 28, 1976, 11). Kentucky Fried Chicken operated here for several years.

On May 22, 1993, Russell E. and Lucille A. Johnson sell the N ½ of lot 5 block 3 to Pharm Pro Corporation (Transfer Book “3”, page 4; Deed Book 584/90).

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Address	City

An article in the *Mount Pleasant News* in March 1992 announced "Medicap Plans New Building." Gary Brammer, owner-operator of Medicap Pharmacy, hoped a new building and new location would help expand services. Medicap purchased the lot at 300 W Washington. Kinney & Sons Construction completed demolition of the old Kentucky Fried Chicken restaurant as subcontractor for project coordinator Everett Smith Construction of Mt. Pleasant. The new, free-standing pharmacy building would be 20 by 40 foot (*Mt Pleasant News*, March 12, 1992, 4). The new building had a drive-thru window for ease of picking up prescriptions, as well as more parking. Medicap opened in its new building in June 1992. A grand opening was held June 18, 19 and 20, 1992 (*Mount Pleasant News*, June 15, 1992, page 12). Medicap Pharmacy was listed here in the 2001 and 2011 directories.

On April 1, 2013, Gary and Vicki Brammer sold the building to Troy and Christine Spence for \$120,000. They then sold it to Jeremy Clark and Jennfer Miller on May 21, 2015, for \$148,500.

The Millers sold it to Alex Morley and Patricia Martin on March 27, 2019, for \$147,500. The building has been owned since February 2021, by Dinosaur Head, LLC (Alex Morley and Patricia Martin Morley). The interior and exterior of the building was remodeled by Morleys for an office for Edward Jones.

This commercial building, located at 300 W Washington, is currently occupied in 2023/2024 by Edward Jones, Financial Services, operated by Patricia L. Morley.

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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.

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.

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Henry
County

300 W. Washington St
Address

Mount Pleasant
City

Location map



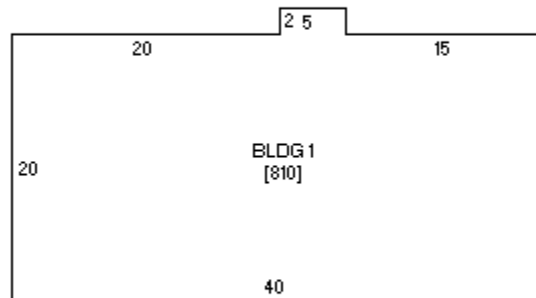
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Building footprint



Sketch by www.camavision.com

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

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Historic images



Building in June 1992 (*Mt Pleasant News*, June 11, 1992, 4)

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Henry

County

300 W. Washington St

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Mount Pleasant

City



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



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

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Digital photographs



Photograph 44-02276-001. North elevation, looking south (October 2023)

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Photograph 44-02276-002. East elevation, looking west (October 2023)

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Photograph 44-02276-003. South elevation, looking north (October 2023)

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Photograph 44-02276-004. West elevation, looking east (October 2023)