

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02278 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: Dickey's Prairie Home & Maid-Rite

B) Other names: 2023 downtown survey # DT-013

• **Location**

A) Street address: 309 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): 2 Lot(s): Lot 4 - also S 25' of Lot 3

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

02G02: COMMERCE/TRADE / restaurant

B) Current functions

14D07: TRANSPORTATION / gas station

• **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: Brick / 06: Stucco

Roof: 15C: Rubber

Other: _____

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

Site Number: 44-02278 Address: 309 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 age 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
1975, 1998, 2001

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 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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Dickey's Prairie Home & Maid-Rite	Henry
Name of Property	County
309 W. Washington St	Mount Pleasant
Address	City

7. Narrative Description

This one-story commercial building was constructed in 1959-60 as a gas station. The original building appears to have been brick, with brick visible on the one remaining exposed wall on the west side. An addition was built on the east side to add a restaurant space in 1975, which was clad in vertical wood siding. The front of the original building and the side addition were then clad in stucco for a unified, modern appearance in 2001. A new red canopy was also added at this time. Thus, the appearance of the building dates from this latter remodel, rather than an earlier period. The front/south of the original building has a glass door entry on the right/east half, with two sets of large windows on the west half. The stucco cladding wraps around the west corner, with brick remaining exposed on the remainder of the west wall. The side of the rear shed-roof addition extends beyond the original west wall. The east side of the original building is mostly obscured by the 1975 side addition. The exposed portion of the original building is also clad in stucco. The east addition was remodeled from a restaurant space into additional convenience store space in 2001, with the door and window on the east side eliminated. It retains four large windows on the south/front of this section of the building. The south/front and south portion of the east side are clad in stucco, with the remainder of the east wall in vertical wood siding. The side of the rear addition has an entry on this side. The current canopy over the two gas pump islands in front of the building was constructed in 1998.

8. Narrative Statement of Significance

This gas station does not appear to fall within a potential historic district or be individually eligible for listing on the National Register of Historic Places based on research and evaluation conducted to date. While the core of the building dates to 1959, it has been remodeled several times since its construction, with its integrity dating to the 2000s. It is located outside of the preliminary boundary for the potential Mount Pleasant Downtown Historic District.

Developmental history of property

This one-story, commercial building located at 309 West Washington Street was built in 1960. An addition to the original building was constructed at a later date (1980 per the Henry County Assessor).

The 1886 Sanborn fire insurance map does not show this lot. However, the Wiggins House (hotel) was located on this property in the 1870s, per the 1870 Mount Pleasant City Directory. The 1892, 1899 and 1909 Sanborn fire insurance maps each show a hotel on the site. *Mount Pleasant Beautiful* from 1909 has a photograph of the hotel, which was then the Grand Hotel. The Grand Hotel is listed here in city and telephone directories from 1911 to 1923. The 1920 Sanborn fire insurance map shows it as the Grand Hotel, located at the corner of W Washington and S White. The building is a 3-story, square, brick building, 32' in height, with 12' ceilings on each floor. There is an open porch on the 1st and 2nd floors of the west portion of the building on the south side, which is also seen in the 1909 photograph. Dick's Hotel is listed here in telephone directories from 1925 to 1939. The 1942 Sanborn fire insurance map shows the original, square, brick footprint of the building remains. There is now a large, 1-story, frame addition to the north. The building is the Homestead Hotel. The Homestead Hotel was listed here

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telephone directories from 1944 to 1955. An article in the *Mount Pleasant News* (October 29, 1957, page 3) announces "Wrecking Will Start November 1st" to demolish the Homestead Hotel."

On 9 October 1957, via warranty deed, Lillian H. and Ralph C. Price sell the S 25' of lot 3 and lot 4 to Tremarco Corporation Incorporated in Delaware (Transfer Book "2", page 3).

An article in the *Mount Pleasant News* on July 1, 1959 (page 6) announces Tremarco Corporation has acquired a supplemental loan "for use in construction and operation of the new local Gulf Oil Station on West Washington Street." "Healy Leases Gulf Station" is the headline in April 1960 (*Mount Pleasant News*, April 28, 1960, page 1). John Healy has leased the new Gulf Oil Station on West Washington... The station was built several months ago as part of an expansion program of the company along Highway 34 in Iowa. The Mount Pleasant city directories in 1960 and 1964 show John J. Healy operating Healy's Gulf Service at 309 W Washington.

On 1 December 1964, Tremarco Corporation, a Delaware Corporation, sells the property to Carpenter Oil Incorporated, Delaware Corporation (Transfer Book "2", page 3).

On May 26, 1965, Dick's Superior "400" thanks folks for attending his open house (*Mount Pleasant News*, page 4). Dick's Superior 400, with Richard Halverson, manager, operates a service station at 309 W Washington, per the 1966 Mount Pleasant City Directory. By 1967, the Hallowell Gulf Service is located at this address.

On 30 April 1968, Carpenter Oil Incorporated sells lots 3 and 4 (except the N 55' of lot 3) to Gulf Oil Incorporated (Transfer Book "2", page 3).

In the 1973 Mount Pleasant City Directory, Gulf '7 to 11' Quick Shop is located at 309 W Washington.

On 17 July 1974, Gulf Oil Corporation sells the same lots to Harold Earl Dickey (Transfer Book "2", page 3). A building permit was issued to Dickey Prairie Home in October 1975 to construct a one-story 27'x36' addition on the east side of the building. The contractor was H. Eugene Smith Construction Co. The exterior walls were clad in plywood. This addition created space for Dickey's Dairy Deli, which then became Maid-Rite.

Dickey's Prairie Home and Dickey's Prairie Home & Maid-Rite (Harold Dickey, owner) appear in city directories from the mid-1970s through 2000.

A building permit was issued in July 1998 to Sigourney Oil Company to construct a canopy over gasoline islands. Maid-Rite closed in 2001. A building permit was issued in June 2001 to Sigourney Oil Company (Dave Dickey, president) to remodel the building. Floor plans show the restaurant in the eastern portion. The 2011 city directory lists Dickey's Prairie Home Restaurant here.

In December 2016, Sigourney Oil, Inc sold the building to BDA, LLC. They then sold it in March 2023 to B & B Mt. Pleasant, LLC.

This commercial building is currently occupied by Gasland Express, a gas station and convenience store.

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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.

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.

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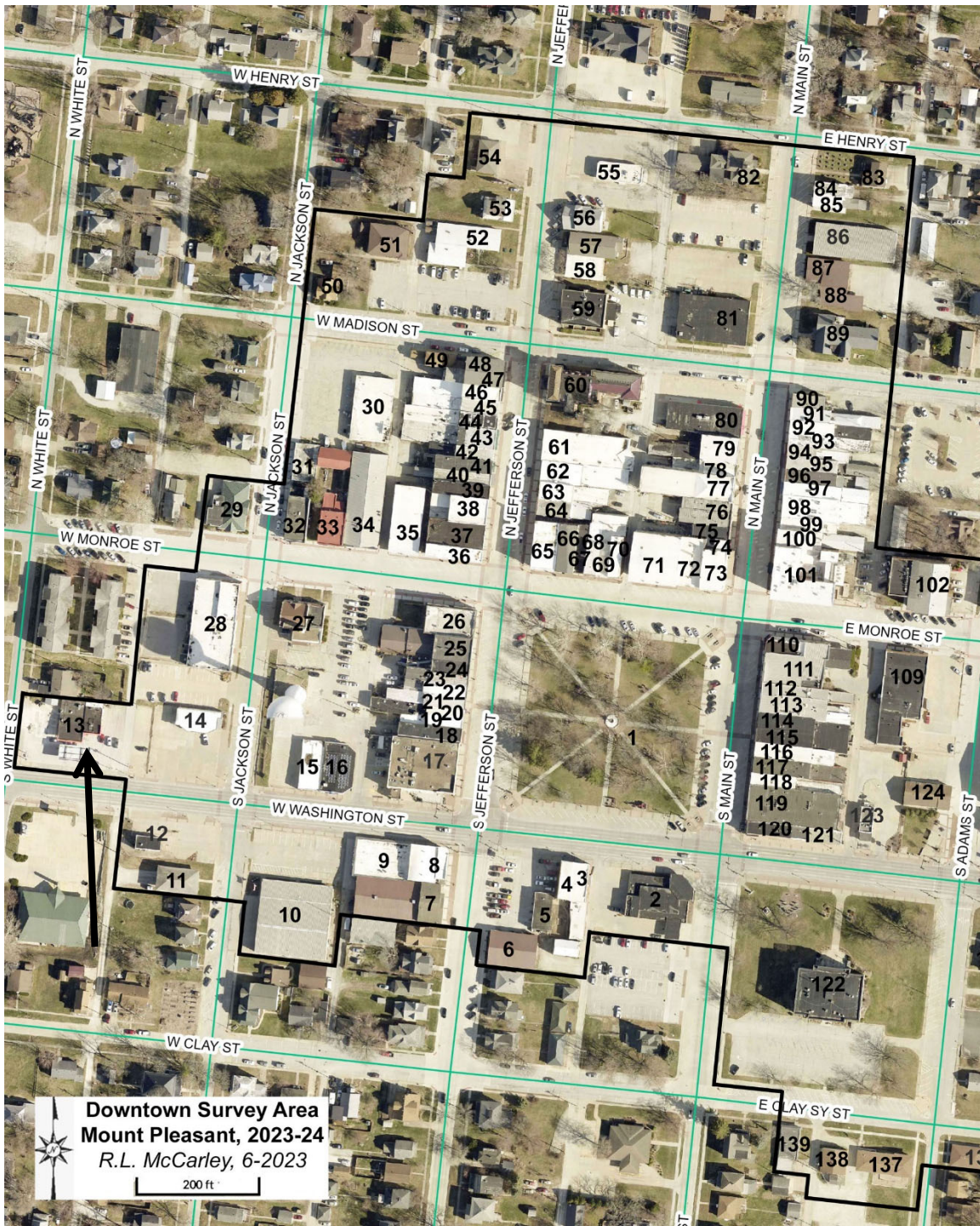
Dickey's Prairie Home & Maid-Rite
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Location map



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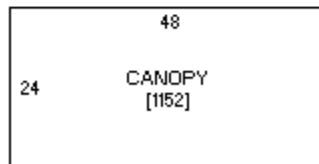
309 W. Washington St

Mount Pleasant

Address

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Building footprint



Sketch by www.camavision.com

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

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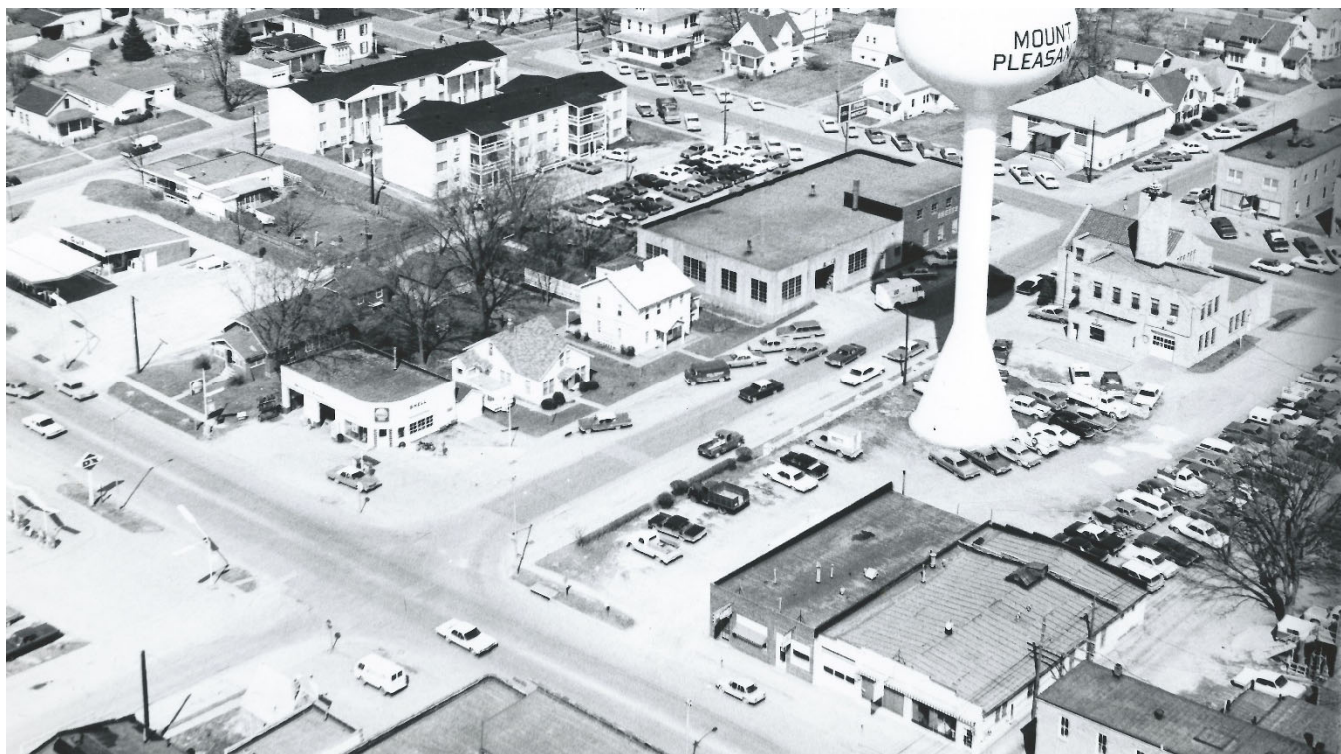
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Historic images



Gulf station on site around 1970 (Magnuson, HCHT files)

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**Photograph for completion of 1975 building permit for east side addition
(City of Mount Pleasant)**

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

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Digital photographs



Photograph 44-02278-001. South elevation, looking northeast (October 2023)

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Photograph 44-02278-002. East elevation, looking northwest (October 2023)

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Photograph 44-02278-003. West elevation, looking east (October 2023)