

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02277 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: Mustang Market

B) Other names: 2023 downtown survey # DT-014

• Location

A) Street address: 301 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): E 120' of Lot 8 - also E 120' of S 30' of Lot 7

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

14D07: TRANSPORTATION / gas station

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): 06: Stucco

Roof: 15C: Rubber

Other: _____

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

Site Number: 44-02277 Address: 301 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

1988 *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: 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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Continuation Sheet

Site Number: 44-02277
Related District Number: 44-02280

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Mustang Market	Henry
Name of Property	County
301 W. Washington St	Mount Pleasant
Address	City

7. Narrative Description

This one-story commercial building was constructed as a gas station in 1988, and it was remodeled in 2004. The building faces W. Washington St to the south. The front of the building angles out to the section with the two glass door entries and two large windows to either side of the entries. The angled walls each have two large windows as well. The building is clad in stucco, and it has a Faux Mansard roof line that projects parallel to the front of the building. The west elevation has a side entry. The rear elevation is clad in vertical metal siding.

8. Narrative Statement of Significance

This building does not appear to be eligible as a contributing building 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. It falls outside of the preliminary boundary for the potential Mount Pleasant Downtown Historic District, and it was constructed after the period of significance.

Developmental history of property

This one-story, commercial building, located at 301 West Washington Street, was built in 1988, in the northwest corner of the lot. It was built for Mustang Market, a convenience store. The building replaced the old Mustang Pop Shoppe (formerly the Shell service station building), which was located on the same property.

The 1920 Sanborn fire insurance map shows a large, 1-story, frame dwelling at 109 S Jackson. The 1942 Sanborn fire insurance map shows a 1-story, brick filling station (10' wide, with 8' ceilings) has been erected in the southeast portion/corner of the lot. An open-frame canopy extends from the south of the building. There are three gas tanks to the west of the building and a small, 1-story, frame garage for one auto is to the north. The address is 301 W Washington. This earlier gas station was then replaced by a new service station in the 1950s. Squire Bros Service Station is listed here in 1953, followed by Mooris 66 Service Station in 1955 and 1957. Barr's Friendly Phillips 66 Service is listed here in 1960, followed by Sell's 66 Service in 1962. Don Leyden's Shell Station is here in 1969. The 1979 Mount Pleasant City Directory shows Jennings Shell Service located at 301 W Washington; Jim Jennings is the owner.

The Mustang Pop Shoppe then opened here in 1982. "The city council held up granting a class B and Sunday sales beer permit requested by Richard Voss for the Mustang Pop Shoppe, which will be at the former Shell station building site..." (*Mount Pleasant News*, December 3, 1981, page 1). A grand opening for the Mustang Pop Shoppe was held on February 19, 20, and 21, 1982. The 1983 Mount Pleasant City Directory shows the Mustang Pop Shoppe located at 301 W Washington; Richard and Joyce Voss are the owners.

On October 1, 1987, Dorothy M. Norton (single, widow of Arthur L. Norton) sold the E 120' of lot 8 and the S 30' of the E 120' of lot 7 block 2 to Voss Petroleum, Incorporated, Transfer Book "3", page 3; Deed Book 470/23).

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Groundbreaking ceremonies were held for the new Mustang Market at the northwest corner of the current Mustang Pop Shoppe (lot) in September 1988. The new structure would be approximately 2,100 square feet and will include a state-of-the-art unit designed by ASAP, Inc. of Elmhurst, Illinois. Crews began demolishing the old building to install fuel pump islands and a canopy for the new building. Tentative completion date was set as October 24th (*Mount Pleasant News*, September 15, 1988, 4).

Mount Pleasant city directories from 1993 through 2000 show the Mustang Market operating at 301 W Washington.

A building permit was issued in 2004 to Kirk and Deb Miller to remodel the building, with work completed by Myers Construction. The 2011 city directory lists H&R Block at 301 W. Washington.

The building has been owned since September 2016, by R.P. Smith Properties, LLC (Rob Smith), who purchased it from Kirk W. and Deborah L. Miller.

This commercial building is currently occupied in 2023/2024 by H & R Block, offering tax preparation services.

9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

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

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

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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Mustang Market
 Name of Property

Henry
 County

301 W. Washington St
 Address

Mount Pleasant
 City

Location map



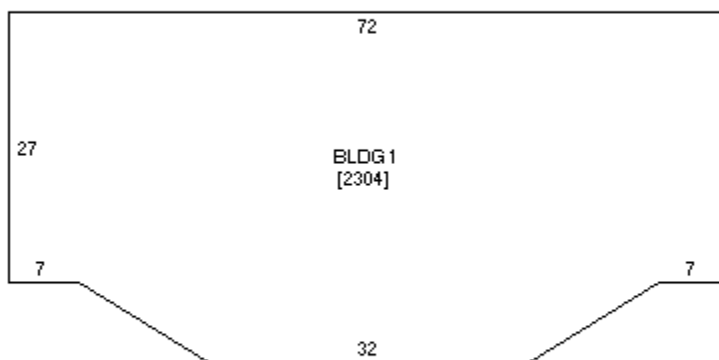
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Building footprint



Sketch by www.camavision.com

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

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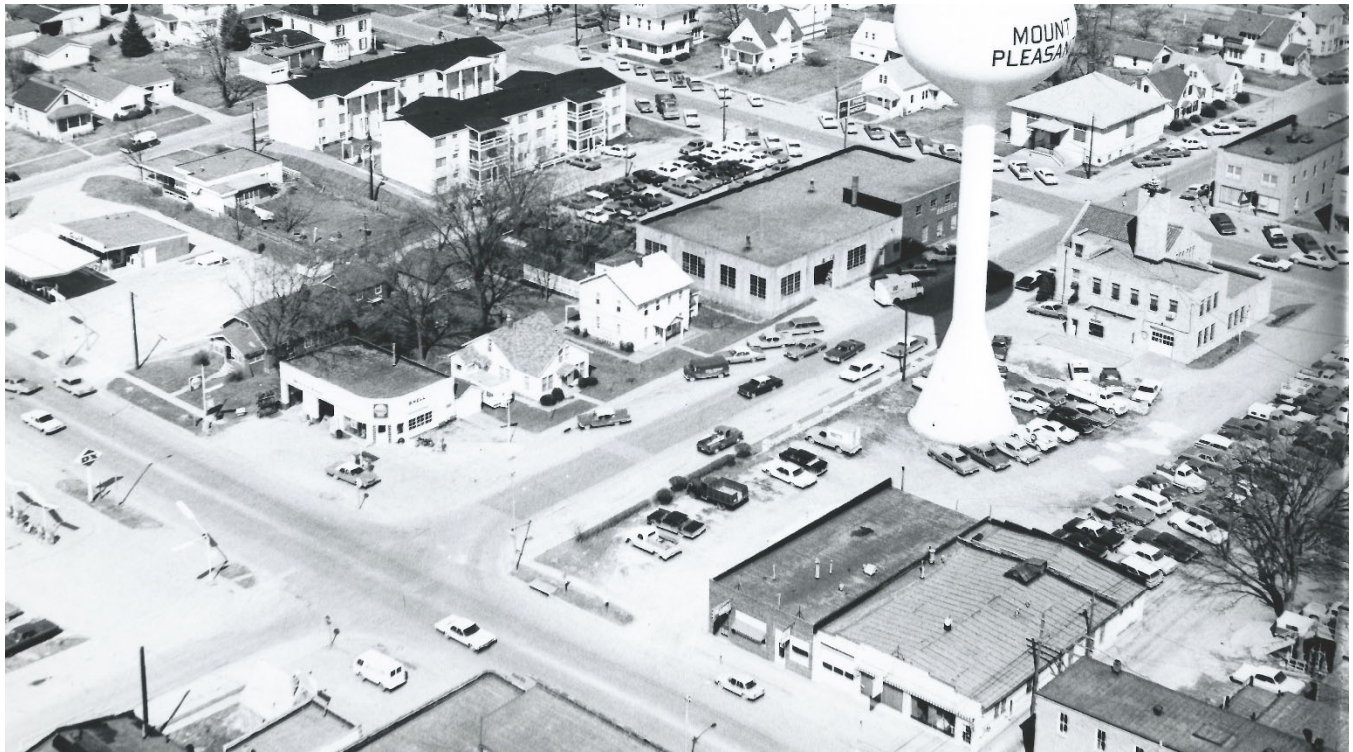
Mustang Market
Name of Property

Henry
County

301 W. Washington St
Address

Mount Pleasant
City

Historic images



Earlier gas station on site around 1970 (Magnuson, HCHT files)

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Digital photographs



Photograph 44-02277-001. South elevation, looking north (October 2023)

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Photograph 44-02277-002. West and south elevation, looking northeast (October 2023)

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Henry
County

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Address

Mount Pleasant
City



Photograph 44-02277-003. East and north elevations, looking southwest (October 2023)