

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00446 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: Smitty's Cleaners

B) Other names: 2023 downtown survey # DT-016

• **Location**

A) Street address: 211 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): 5 Lot(s): Lot 4 - E 50'

• **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>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: 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

02A08: COMMERCE/TRADE / business / laundry

02E01: COMMERCE/TRADE / auto showroom

B) Current functions

02A08: COMMERCE/TRADE / business / laundry

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

A) Architectural classification

09F05: Commercial / brick front

B) Materials

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 17: Other - EIFS

Roof: 15C: Rubber

Other: _____

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

• **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

D) Period(s) of significance

E) Significant dates

Construction date

1923 *check if circa or estimated date*

Other dates, including renovations

1950, 1970, 2005

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: _____

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7. Narrative Description

This one-story building was remodeled from a garage to a dry cleaners in 1950 and remodeled in 1970 for Smitty's Cleaners. Iris City Cleaners remodeled the building again in 2005 to the current appearance. The façade of the building was clad in EIFS in 2005, with lighter panels around the three small windows. The two right/east windows were remodeled to this size/configuration in 1970, with a large vehicular opening remaining at the left. This small window was added in the 2005 remodel. The current cornice and pediment also date from the 2005 remodel, along with the canopy/sign. The drive-thru on the east side was created in the 1970 remodel. The current EIFS cladding on the canopy and east wall (built here in 1970) dates to the 2005 remodel. The east side of the building has four small windows, a door, a small window, a larger drive-thru window, a small window, and a larger door opening. The rear (north) is likewise clad in EIFS from 2005, and it has a small window and a rear entry. This historic integrity of this building reflects the 2005 remodel, with some features dating to the 1970 remodel.

8. Narrative Statement of Significance

Smitty's Cleaners appears to fall within the boundary for the potential Mount Pleasant Downtown Historic District, but it would be counted as a non-contributing building in the historic district. As noted above, the appearance of the building reflects the 2005 remodel, with some features dating to the 1970 remodel (within the period of significance for the historic district).

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 1-story, brick commercial building located at 211 West Washington Street was built in the 1920s or 1930s, and it was remodeled in 1950, 1970, and 2005.

The 1886 Sanborn fire insurance map shows a small, 1-story, brick building, with a concrete floor. The address is 103 Washington and the building is used for a blacksmith shop. The 1892 Sanborn fire insurance map shows the same footprint for the building as the previous map. At the northeast corner of the lot, facing the alley, is large, 1-story frame buggy warehouse. The 1899 Sanborn fire insurance map shows the same footprint for the small, 1-story, brick blacksmith shop, with an address of 103 W Washington. To the east, at the southeast corner of the lot, is a 2-story, iron-clad building with a concrete floor. The building is a steam laundry. The large frame building at the northeast corner of the lot is used for furniture and a buggy warehouse.

The 1909 Sanborn fire insurance map shows the three structures from the previous maps are gone and have been replaced by one large, 2-story, frame building with iron-clad walls, 22' in height. The south wall faces the street; the east wall borders the alley. The address is 103 W Washington and the building is used for transfer and storage. Howe Bros transfer line is listed here in directories from 1911 to 1919, with an address of 205 W. Washington. The 1920 Sanborn fire insurance map shows the same footprint for this 2-story, frame building as the previous map. The address is 211-213 W Washington. The building

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is used for a garage, with capacity for 15 cars. A small harness shop is situated in the southeast corner of the building. Both F.S. Howe, machine shop and garage, and H.K. Smith & Sons are listed here in the 1923 directory, with an address of 205 W. Washington.

On 13 December 1923, Jacob Lubulcheck (AKA Lubelchek) acquired the E 50' of lot 4 from Farmers & Merchants Savings Bank of Mt. Pleasant, via James Shepherd, Sheriff and the families of the Howe Brothers (C.R. and F.S. Howe), who had purchased the lot on 8 August 1905 (Transfer Book "C", page 10 & Transfer Book "1", page 6).

A new building was likely built in 1924 for a modern garage after the purchase of the property by Jacob Lubelchek. The 1925 Mount Pleasant Telephone Directory shows Jacob Lubelchek owning an auto garage on W Washington, offering used cars, tires and lubes. The business continues to appear in city directories through 1941. By 1937, it was listed as a Buick dealer. The 1938 directory lists the business under automobile dealer, automobile parts & accessories, used cars, trucks, iron and metal, and junk dealer. It is possible that the new building was built later in the 1920s or in the 1930s. The 1942 Sanborn fire insurance map shows a large, one-story, tile block / brick building, 10' in height at the front, with 8' ceilings on the side walls. The building has stove heating and electric lights. There are brick pilasters, a concrete floor, and a wood truss roof. The building is used for a garage, with capacity for 22 cars. The address is 211-213 W Washington.

On 13 October 1942, Edith Gartenkraut transfers her interest in the property to Z. Gartenkraut (Transfer Book "1", page 7). Note: Edith is the daughter of Jacob Lubelchek (*Mount Pleasant News*, October 6, 1942, page 1). The 1944, 1948, and 1950 telephone directories then list Z. Gartehkraut Motor Co in this building.

"Gartenkraut Building Sold", reads the headline on May 25, 1950 (*Mount Pleasant News*, May 25, 1950, page 1). Harry Anderson of Mt. Pleasant Cleaners becomes the owner of the Gartenkraut garage building on West Washington. The interior of the building will be remodeled into a modern dry-cleaning establishment and he will move his North Main dry-cleaning business to the new location. Work is to get underway soon... the building has a large amount of space on the first floor and also a large basement area. On 7 June 1950, Z. and Edith Gartenkraut sell the lot to Harry J. and Rose E. Anderson & Cosimo Demma (known to be the father of Rose Anderson). The building was remodeled for Mt. Pleasant Cleaners, who moved to this building. However, then in October 1951, "Mr. Harry Anderson, former owner and operator of the Mt. Pleasant Cleaners has sold his business interests in Mt. Pleasant and purchased a business in Phoenix, Arizona" (*Mount Pleasant News*, October 31, 1951, page 3).

On 4 October 1951, via warranty deed, Cosimo Demma, et al, sell the property to Esther R. Martin (Transfer Book "2", page 6). In a feature article on Mt. Pleasant Cleaners in October 1952, Ralph Martin states "he purchased the local firm a year ago October 1st". (*Mount Pleasant News*, October 6, 1952, page 5).

By early 1954, Mt. Pleasant Cleaners is being advertised as Albert's Mt. Pleasant Cleaners, Richard M. Albert, owner. Albert's Mt Pleasant Cleaners is listed here in the 1955 and 1957 city directories

In April 1958, the "Local Cleaning Business" is sold again. Mr. and Mrs. Karl R. Smith purchased the Mt. Pleasant Cleaners business from Herbert Pape, who bought the business from Richard Albert. The new

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firm will be known as Smitty's Mt. Pleasant Cleaners, 211 W Washington, operated by "Smitty" and Pat Smith. They would continue to offer Sanitone Service (*Mount Pleasant News*, April 7, 1958, page 1 & April 10, 1958, page 4). Smitty's Cleaners, or Smitty's Sanitone Cleaners, is shown in Mount Pleasant city directories from 1960 through 1977. An aerial photograph from around 1970 shows the building in the same configuration as the earlier garage.

In June 1970, city council approved a building permit for Smitty's Cleaners at 211 W. Washington St ("Proceedings of Mt Pleasant City Council," *Mt Pleasant News*, July 2, 1970, 4). They advertise their "New Drive-In" in the *Mount Pleasant News* on April 5, 1971 (page 2), with no need to find a parking place to drop off or pick up your cleaning. A photograph of the building from the 1970s shows a canopy for a drive-thru on the east portion of the building, with the earlier wall along the alley removed.

The dry cleaning business was sold to Patrick and Barbara Fountain, effective November 1, 1977. The Fountains owned and operated Ruby Cleaners on South Jefferson, which would close. The new plant will be called Iris City Cleaners (*Mount Pleasant News*, October 29, 1977, page 6).

Iris City Cleaners appears in Mount Pleasant city directories from 1977 until the present (2023/2024).

On 17 January 1985, the Esther R. Martin Estate changes the title of the property to Ralph E. Martin, Mary L. Martin and Maranda Schoonover.

A building permit was issued on January 8, 1987, for remodeling, which included vertical vinyl siding on the exterior and new carpet on the interior, to contractor Henry Roland.

On 27 February 1991, the Martin heirs sell the E 50' of lot 4 block 5 to Edwin S. and Mary Longanecker. Edwin S. Longanecker remains as the current owner.

A building permit was issued on June 6, 2005, to Ed and Mary Longanecker, Iris City Cleaners, to cover the exterior walls in EIFS and remodel the façade and front/angled drive-thru on side.

This commercial building located at 211 West Washington Street is currently occupied in 2024 by Iris City Cleaners, a dry-cleaning establishment operated by Ed Longanecker.

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.
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- 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.

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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

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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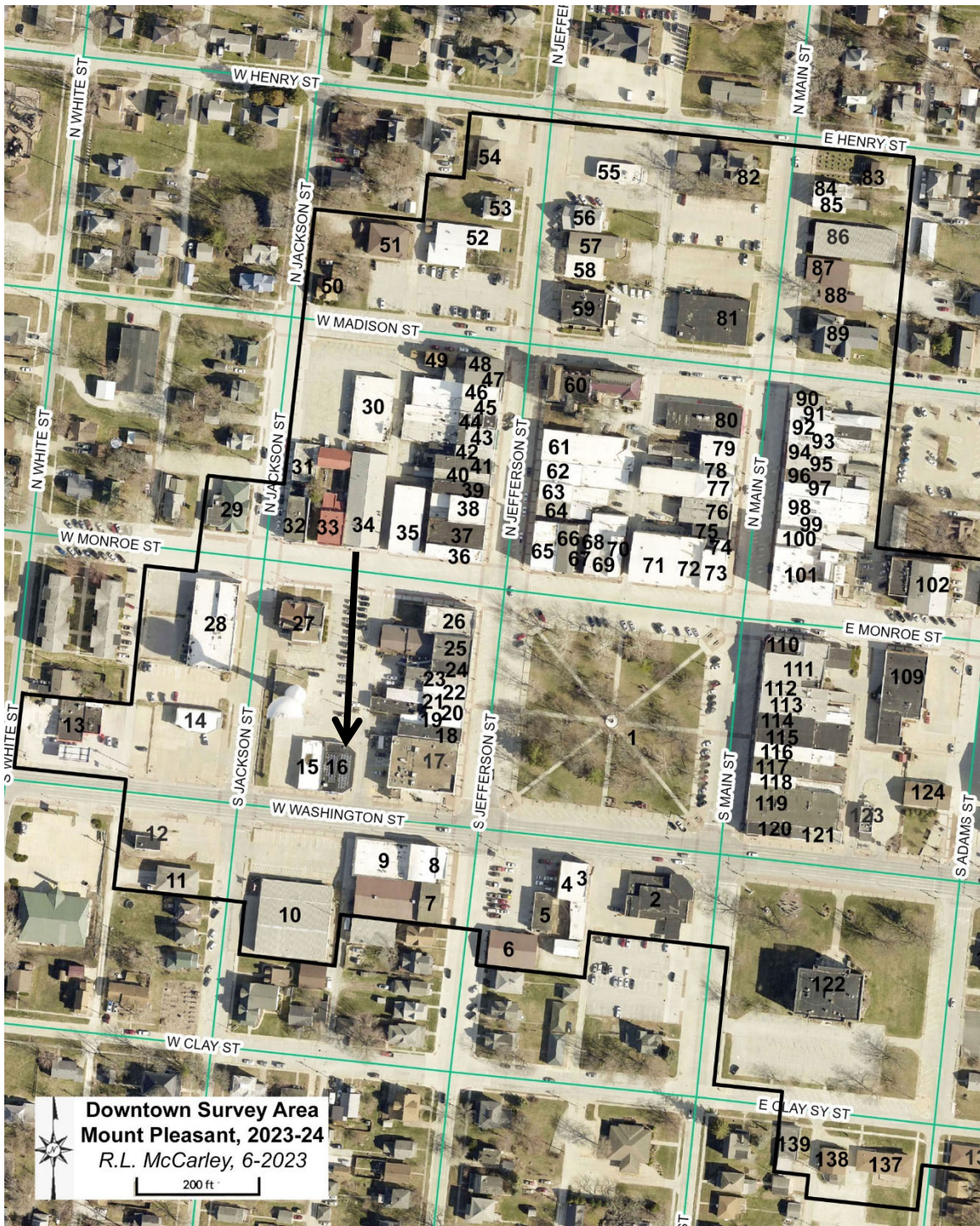
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County

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Mount Pleasant
City

Location map



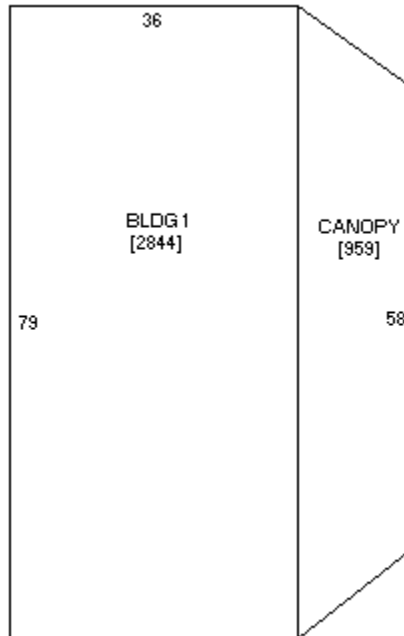
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Building footprint



Sketch by www.camavision.com

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

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Historic images



**Building on section of 1947 aerial photograph of Mt Pleasant, looking north
(HCHT files, printed in *Des Moines Register*, April 27, 1947, sec 9, p3, p83)**

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Building as Smitty's in 1960s (HCHT Facebook album)

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Building around 1970 (Magnuson, HCHT files)

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Henry

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211 W. Washington St

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lab ward-
Charles
J. Weitz.

Phone 385-2276



It's easy to leave your cleaning here ... Just drive up to our window at the east side of our building ... Also complete laundry service.

FREE CLOSET SPACE

Bring your winter clothes in now for cleaning ... we'll store them for you until you need them this fall ... no fuss, no bother.

Smitty's

Use Our Drive-In Window Or Phone 385-3411

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Building after remodel for Smitty's in 1970s (HCHS files, Mt Pleasant Library)

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1990 survey photograph (Naumann 1991)

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Digital photographs



Photograph 44-00446-001. South elevation, looking north (October 2023)

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Photograph 44-00446-002. East elevation, looking west (October 2023)

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Photograph 44-00446-003. North elevation, looking south (October 2023)