

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02250 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: Drug Town

B) Other names: 2023 downtown survey # DT-017

• **Location**

A) Street address: 129 S. Jefferson 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 8 - also S 20' 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: 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

11D01: HEALTH CARE / pharmacy

B) Current functions

02G02: COMMERCE/TRADE / restaurant

• **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): 03: Brick

Roof: 15C: Rubber

Other: _____

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

Site Number: 44-02250 Address: 129 S. Jefferson 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 page 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

1999 *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 4, 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 brick commercial building was constructed in 1999 for the Drug Town division of Hy-Vee at the northwest corner of S. Jefferson St and W. Washington St on the west side of the square. The building has the scale and appearance of a two-story building on the exterior, though it is one large space on the interior. The building was designed to blend with the historic character of the commercial buildings around the square, reflecting the materials, scale, and rhythm of the historic buildings. The building is clad in brick veneer, and it sits on a concrete foundation. The front of the building faces S. Jefferson St and Central Park to the east. This east elevation is divided into three bays (sections) by brick pilasters, with a slightly taller section at the south corner. The entry is recessed and angled under the corner, with a brick column supporting the corner of the building. Large windows and double-door glass doors are found on this angled wall. This section has three windows on the second story, with large multi-light windows and metal fanlights on the brick wall. The other two bays on the east elevation each have two large multi-light windows on the first story and two sets of faux shutters over faux window openings on the second story. The cornice of the building is smooth stucco and has simple projected lines. The brick veneer continues around the first bay on the south elevation. This section has three large multi-light windows with metal fanlights on the brick wall. The cornice continues around this side on the first brick section, as well as for the remainder of this elevation. The first story cornice line also continues across the south side. The remainder of the south elevation is divided into three additional bays by pilasters, with this wall clad in rough stucco. The canopy for the former drive-thru pharmacy window remains on the west/rear bay on this elevation. It has large square columns with a metal railing around the roof. The first story cornice line and building cornice continue across the rear/west elevation, which is also clad in rough stucco. There is a rear entry and a double-door entry near the center of the first story and two windows on the second story level on the east half.

8. Narrative Statement of Significance

This commercial building falls within the boundary for the potential Mount Pleasant Downtown Historic District. However, due to its construction in 1999, it would be non-contributing building within the historic district, as it was constructed after the end of 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 at this time. It is an excellent example of a building from 1999 designed for the scale and rhythm of its historic downtown location, and its significance in this aspect may be considered in the future.

Developmental history of property

In the mid-1860s, this property was the location of five commercial buildings, as shown in historical photos. Beginning at the southern end of the 100 block of South Jefferson Street, the addresses from south to north were #1, #2, #3, #4 and #5 (Henry County Directory for 1859-1860), later becoming 129, 127, 125, 123, and 121 S. Jefferson by the late 20th century.

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In 1998, Hy-Vee / Drug Town worked with the City of Mt Pleasant to purchase and demolish these structures, design an appropriate new building for the site, and construct a new store building in 1999. Drug Town, a pharmacy, opened in this new building (*Mt. Pleasant News*, Thursday, July 29, 1999, page 9A). Drug Town had previously been located on the first story of the Brazelton Block on the northeast corner of the square since 1983.

In March 1998, an announcement was made by Mayor Stan Hill that the five dilapidated buildings at the south end of the west side of the square would soon become an expanded Drug Town Pharmacy. The project had the support of the City Council, Utilities Board of Trustees, Chamber of Commerce, and Area Development Commission. Demolition was anticipated to be in summer. The novel Drug Town store would offer 8,000 square feet of retail space on one floor, with an estimated cost of nearly \$700,000. The city was using TIF funds to subsidize the project, which it began looking into 10 months ago when the Downtown Task Force was established. Drug Town's commitment to remain downtown was hoped to spur additional investment in existing businesses ("Mt Pleasant downtown revitalization ready to begin," *Mt Pleasant News*, March 17, 1998; "Hopes boosted for downtown," *Mt Pleasant News*, March 18, 1998). Initial plans for the design of the building were proposed by Hy-Vee, Inc. in April, meeting lukewarm reviews. The plans were presented by Dave Bailie, assistant vice president of real estate for Hy-Vee. The Community Development Committee rejected the building design, which was a modern look with a red brick façade and large arches of a tan stucco material. Council member Joe Beames noted that he would rather see a turn-of-the-century 1900s building than the 2000 building. Dave Cordes of the Historic Preservation Commission expressed that the new building should be compatible with the history buildings to preserve the Jefferson St streetscape and overall character of the square. He did not feel that was achieved with the initial design ("Development Committee sends Hy-Vee back to the drawing board," *Mt Pleasant News*, April 17, 1998). Revised plans by the company architect were presented by Bailie in early May, which included a two-story building height and arch windows even with the second story of neighboring buildings. The interior would not actually include a second story, but rather a tall ceiling. The exterior appearance would better harmonize with the historic buildings on the block. The cost associated with the design change was estimated at an additional \$100,000 ("Drug Town's new design gets approval," *Mt Pleasant News*, May 5, 1998).

"Walls are falling for new Drug Town" – Demolition continues, though slower than expected...coming down hand-by-hand to make sure the walls are secure...Charlie Buck of Danville is demolishing the buildings...removing all the wood first...Dennis Duke, project manager for First Commercial Construction of Burlington told Steve Wheeler (Drug Town manager) that pouring footings the first part of January was possible...Drug Town will be in its new building by end of June or in July...Progress continues as crews (are) near the point of razing the building fronts (*Mt. Pleasant News*, December 11 & 16, 1998).

"Let the building begin" – Demolition crews pulled down the remaining buildings on the southwest corner of the square...Steve Wheeler (store manager) said everything is on schedule... he anticipated the lot would be cleared today...crews have until the end of December to clean the site... Wheeler is excited about what the new building can bring to the uptown area and invites other businesses to join in the "revitalization". (*Mt. Pleasant News*, December 18, 1998, page 1).

"Drug Town store taking shape one brick at a time" – First Commercial Construction of Burlington works on laying the exterior brick...crews are finishing the roof, putting up drywall inside and working on the floors...The new Drug Town building is still expected to be finished in June. The store will have a card

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department, vitamin and herbal tea area, gift section and home medical equipment. The store will have a post office. In an attempt to provide one-stop shopping, the store will sell milk, bread, coffee and other such items. The store concentrates on the health and well-being of community residents... "I call this a community project", said Wheeler. (*Mt. Pleasant News*, May 9, 1999).

"Drug Town Opens Friday" – Steve Wheeler (store manager) believes the store's move and expansion have been a community effort...the building uses a brick facing that blends in well with the square's historic structures.... city officials were helpful with the project by granting a tax-increment financing, along with urban renewal designation of the condemned buildings at the site...Wheeler is also thankful to Hy-Vee, which owns the Drug Town chain, for the faith to put the money into a new building. The decision to stay on the square goes against most of Hy-Vee/Drug Town stores located outside of downtown areas. "We've been successful downtown and we wanted to stay... Our little niche is being a neighborhood drugstore" ... the project cost about \$1.5 million...The previous store on the northeast side of the square was about 6,000 square feet... the new store has 2,000 more square feet...Grand opening planned for July 16 (*The Burlington Hawk Eye*, Sunday, July 11, 1999, page 4D).

The project on the square in downtown Mt Pleasant was nominated for an Iowa League of Cities All-Star Community Award in 2000. The application noted that Drug Town had been located downtown and sought space to expand. The City of Mt Pleasant worked with Drug Town / Hy-Vee to purchase the five buildings at the south end of the west side of the square (three noted as decayed beyond repair), demolish them, and construct "a new building that blended with the turn-of-the-century Town Square." The project removed blighted buildings, constructed a new cornerstone building for the downtown, and retained an existing retail business in the downtown.

On May 11, 2020, Hy-Vee sold the property to Eric & Susan Sorensen. The building was completely renovated into a brewery and restaurant. The building is currently occupied in 2023 and operates as The Grange Public House & Brewery.

Earlier history of site

Extensive research was not undertaken on the buildings that occupied the property prior to the construction of the building for HyVee Drugstore. Brief histories and photographs are provided below.

129 S. Jefferson Street – Iowa #44-00215

- 1886 Sanborn Map – #1 Jefferson; 2-story brick building, a millinery store.
- 1892 Sanborn Map - #1 – 151 South Jefferson; 2-story brick, a dry goods store.
- 1893 directory – 151 - Grant & Williams – dry goods, millinery
- 1899 Sanborn Map - 151 South Jefferson; 25' 2-story brick, a millinery store.
- 1909 Sanborn Map - 151-149 South Jefferson; 25' 2-story brick, a feed and produce store.
- 1920 Sanborn Map - 151-149 South Jefferson; 25' 2-story brick; Plumbing store is on 1st floor, "Stamping & Off", 2nd floor; 2 25' cement block additions at the rear, extending to the alleyway; first, small addition 2 205 West Washington – "Ware Rm"; larger addition at 207 West Washington – Second hand furniture, with cutting and sewing on the 2nd Floor. "PENNANT FACTORY – 2nd floor."

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1942 Sanborn Map - 151-149 South Jefferson; 25' 2-story brick; two 2-story cement block additions, extending to the alleyway; "vulcanizing" faces S Jefferson; "Repairing" is at 205 West Washington and "Battery" is shown at 207 West Washington.

127 S. Jefferson Street – Iowa #44-00214

1886 Sanborn Map - #2 South Jefferson; 2-story brick, with "dotted line" dividing front and back of building; It is vacant.

1892 Sanborn Map - #2 – 147-149 South Jefferson; 2-story brick, with "dotted line" dividing front of building from the back. It is a confectionary store. At alley is a 2 story, frame stable.

1893 directory – 1147 – Mrs. J.L. Hoaglin – millinery

1899 Sanborn Map - 147-145 South Jefferson; 25' 2-story brick, with small, 2-story brick addition at rear. It is a second-hand store.

1909 Sanborn Map - 147-145 South Jefferson; 25' 2-story brick; It is a grocery store. At alley is [old] 1 ½ story frame stable – 147 ½.

1920 Sanborn Map - 147-145 South Jefferson; 25' 2-story brick, with small, 20' addition to the rear, followed by a smaller, part brick/part frame, metal addition. It is a grocery store.

1942 Sanborn Map - 147-145 South Jefferson Street; 25' 2-story brick, with small, 20' 2-story addition at rear, followed by a smaller, 1 story, part brick/part frame addition. Noted as a store.

City and telephone directories list the grocery store of George Loper at 147 S. Jefferson from 1913 to 1948.

H. Eugene Smith Construction Company was located here in the 1960s, along with other businesses.

125 S. South Jefferson Street – Iowa #44-00213

1886 Sanborn Map - #3 South Jefferson; 3-story brick with 2-story brick addition at back, followed by a small, 1-story brick addition, then a much smaller 1-story frame addition. It is a grocery store.

1892 Sanborn Map - #3 – 143-145 South Jefferson; 3-story brick, with narrower, 2-story brick addition, a smaller, 1-story brick addition, then a much smaller 1-story frame. It is a grocery store.

1893 directory – 143 – P. Summers - grocery store

1899 Sanborn Map - 143 South Jefferson; 35' 3-story brick, with small 2-story addition, followed by a smaller 1-story brick addition and then a yet smaller 1-story frame. It is a grocery store.

1909 Sanborn Map - 143 South Jefferson; 34' 3-story brick, with 2-story brick addition at rear; a small, 1-story brick addition, followed by a 1-story frame addition. It is a candy store.

1920 Sanborn Map - 143 South Jefferson; 34' 3-story brick, with 2-story brick addition, a smaller, 1-story brick addition, followed by 1-story frame addition. The building is used for a variety store.

1942 Sanborn Map - 143 South Jefferson; 34' 3-story brick, with 2-story brick addition at rear, followed by a 1-story tile addition. The building is used for a variety store.

123 S. Jefferson Street – Iowa #44-00213

1886 Sanborn Map - #4 South Jefferson; 3-story brick, 1-story brick addition is at rear. At alleyway are two frame, 1-story structures. This is a sewing machine store and also a gunsmith store.

1892 Sanborn Map - #4 – 139-141 South Jefferson; 3-story brick with narrower, 1-story brick addition; two smaller 1-story frame additions; This is a sewing machine store and also a gunsmith store. At alley is a 2-story, brick veneered frame stable, with a 1-story frame addition on south - 139 ½.

1899 Sanborn Map - 141-139 South Jefferson; 35' 3-story brick, with 1-story brick addition, followed by an iron clad frame addition. This is a sewing machine store and also a gunsmith store. At the alley is a 2-story, brick veneered frame stable, with attached 1-story frame on south - 139 ½.

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1909 Sanborn Map - 141-139 South Jefferson; 34' 3-story brick, with 1-story brick addition, followed by a 1-story, metal clad frame addition; It is a millinery store. At alley is a 2-story frame stable, with a 1-story frame addition, attached to the south, labeled 139 ½.

1920 Sanborn Map - 141-139 South Jefferson; 34' 3-story brick, with a 1-story, small brick addition; followed by a metal clad, part brick/part frame addition. It is a millinery store.

1942 Sanborn Map - 141-139 South Jefferson; 34' 3-story brick, with 1 story, small brick addition at rear; windows on south wall of addition. Noted as a store.

121 S. Jefferson Street – Iowa #44-00212

1886 Sanborn Map - #5 South Jefferson; 3-story brick, used as a grocery store. Doorway opening connects the front to a 1-story brick warehouse, which extends to the alleyway.

1892 Sanborn Map - #5 – 137 South Jefferson; 3-story brick, with a 1-story brick addition to the rear. This building is vacant.

1899 Sanborn Map - 137 South Jefferson; 35' 3-story brick, with a 2-story addition at rear with a frame porch. It is a furniture store. At alley is a 2 story, frame, metal clad stable, 137 ½.

1909 Sanborn Map - 137 South Jefferson; 34' 3-story brick, with 1 ½ story brick addition, followed by a very small, one-story open porch? At alley is 2-story, frame, metal clad stable, labeled 137 ½. The store is vacant.

1920 Sanborn Map - 137 South Jefferson; 34' 3-story brick, with 2-story brick addition at rear; open elevator is shown on the north wall of the addition; The building is used for a farm machinery store.

1942 Sanborn Map - 137 South Jefferson; 34' 3-story brick, with a 2-story addition at rear; an open elevator is shown on the north wall of the addition. Noted as a store.

9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

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Annawalt & Lawrence's Bi-ennial Mt Pleasant Directory. Burlington, IA: Hawk-Eye Steam Printing House, 1867.

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Mount Pleasant Telephone Company. Telephone directories issued in 1913, 1915, 1918, 1921, 1925, 1927, 1937, 1939, 1944, 1948, 1950, 1952.

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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.

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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.

Koch, Augustus. *Birds-Eye View of the City of Mount Pleasant, Henry County, Iowa*. Chicago, IL: Merchants Lithographing Co, 1869. In collection of Henry County Heritage Trust and Mount Pleasant Public Library, Mount Pleasant, Iowa.

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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.

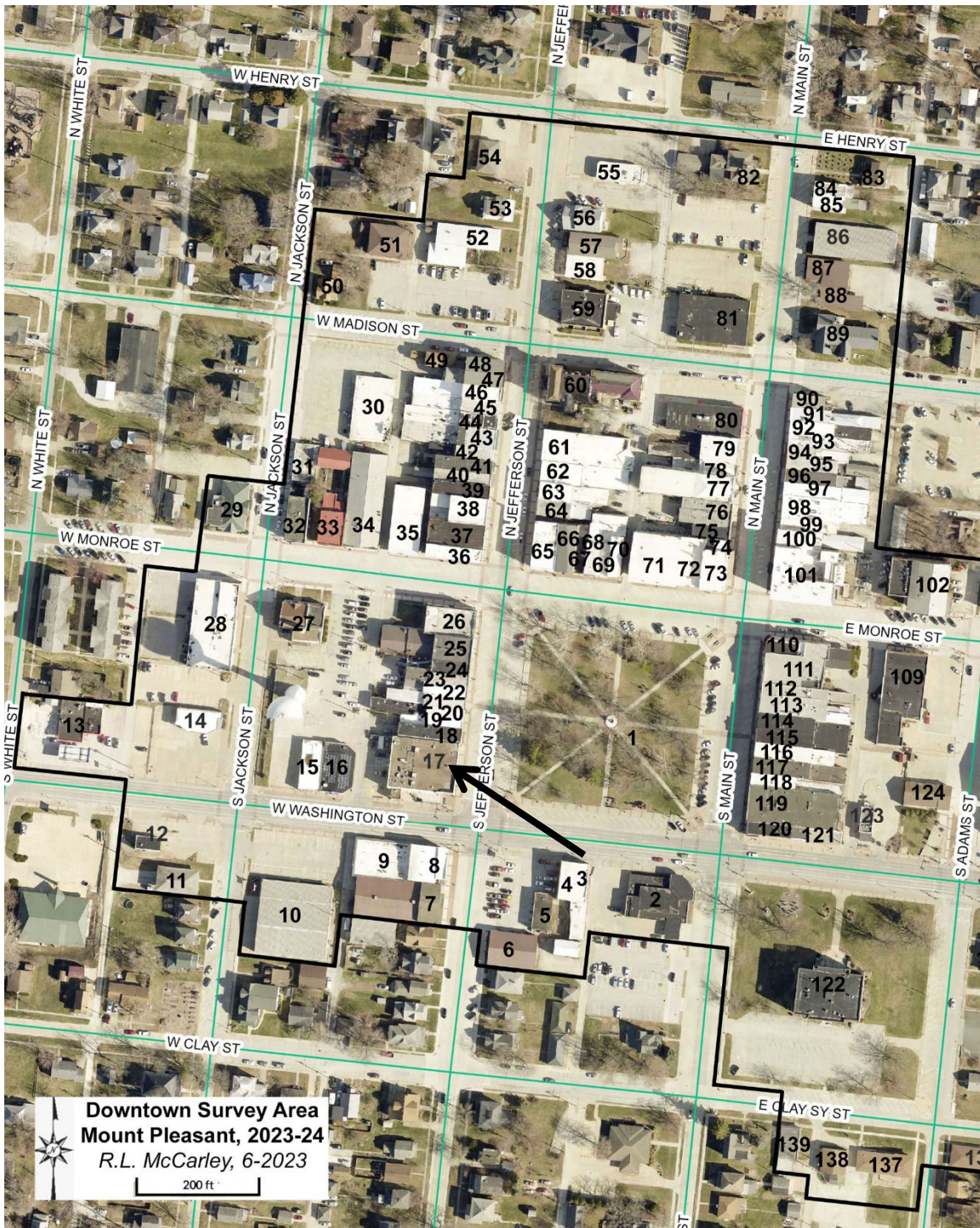
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Location map



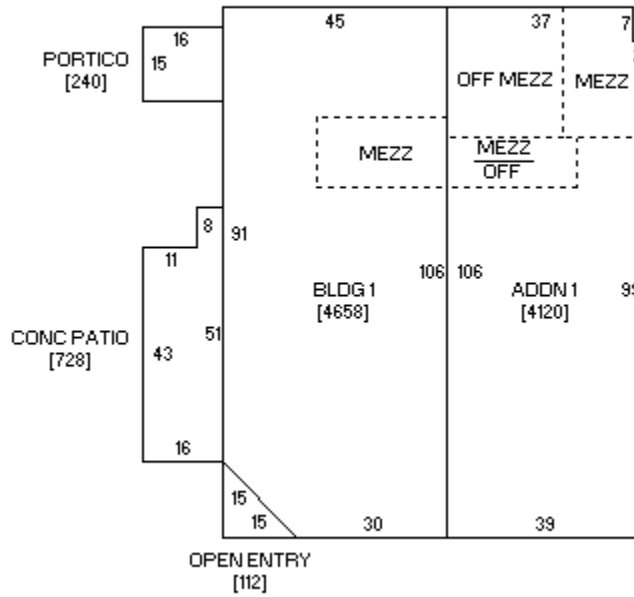
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Building footprint



Sketch by www.camavision.com

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

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Historic images



WEST SIDE OF THE SQUARE LOOKING NORTH
Five buildings at south end of west side of square in 1909 (*Mt Pleasant Beautiful*)



Five buildings at south end of west side of square in 1990s (HCHT Facebook album)

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129 S. Jefferson



127 S. Jefferson



125 S. Jefferson

123 S. Jefferson



121 S. Jefferson

1990 survey photographs (Naumann 1991)

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Buildings at south end of west side of square in December 1997 (City of Mt Pleasant application for Iowa League of Cities All-Star Community Award)

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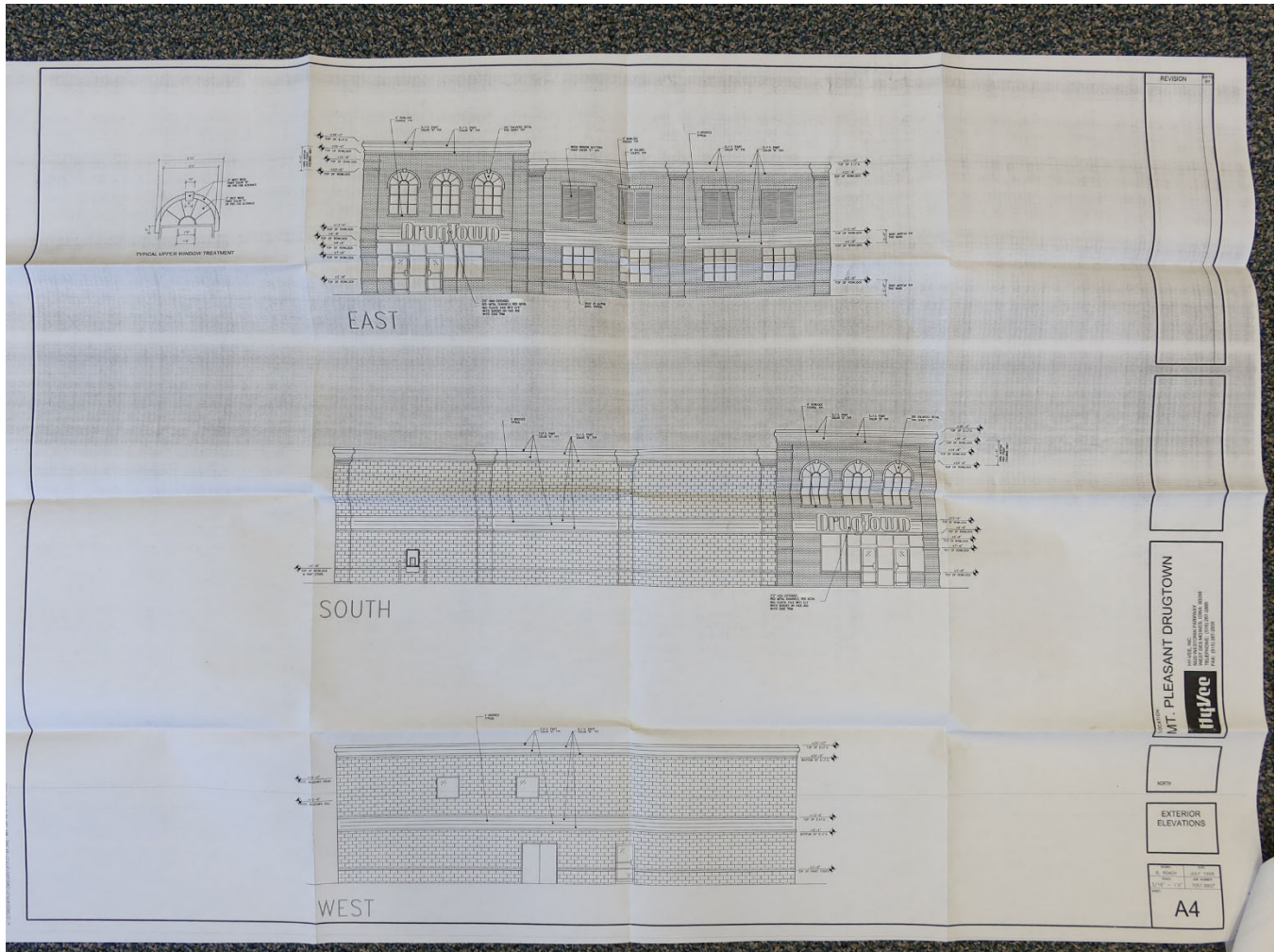
Buildings at south end of west side of square in December 1997 (City of Mt Pleasant application for Iowa League of Cities All-Star Community Award)

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**Elevations for Mt Pleasant Drug Town, drawn by Bob Roach, Hy-Vee, July 1998
(City of Mt Pleasant building permits)**

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Drug Town at south end of west side of square in 2000
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Hy-Vee Drug Town in 2006 (McCarley, August 8, 2006)

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Digital photographs



Photograph 44-02250-001. East elevation, looking west (October 2023)

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Photograph 44-02250-002. South elevation, looking northwest (October 2023)

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Photograph 44-02250-003. West elevation, looking east (October 2023)