

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00377 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: City Hall

B) Other names: 2023 downtown survey # DT-027

• **Location**

A) Street address: 222 W. Monroe 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): 1-2-3, W 65' of Lot 4

• **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>1</u>	Buildings	<u>—</u>	Buildings
<u>—</u>	Sites	<u>—</u>	Sites
<u>3</u>	Structures	<u>—</u>	Structures
<u>—</u>	Objects	<u>—</u>	Objects
<u>4</u>	Total	<u>—</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

04B: GOVERNMENT / city hall

04D: GOVERNMENT / fire station

10C02: INDUSTRY / water tower

B) Current functions

02B: COMMERCE/TRADE / financial office

10C02: INDUSTRY / water tower

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

A) Architectural classification

06: EARLY 20th CENTURY REVIVAL

B) Materials

Foundation (visible exterior): 04C: Limestone

Walls (visible exterior): 04C: Limestone

Roof: 15C: Rubber

Other: _____

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

Site Number: 44-00377 Address: 220 W. Monroe 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 age or
 D: A cemetery. achieved significance within the past 50 years.

C) Areas of significance

Enter categories from instructions

26: Politics/Government

02: Architecture

D) Period(s) of significance

E) Significant dates

Construction date

1936 *check if circa or estimated date*

Other dates, including renovations

1939, 1952, 1964

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 6, 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 property consists of City Hall built in 1936, a stone wall to the south of city hall likely built for the earlier parking lot in 1939, a parking lot to the east of City Hall built in 1952, and a water tower built in 1964 to the south of City Hall with reconfigured parking in this area. City Hall was previously listed individually under Criterion C for architecture on the National Register of Historic Places in 1991, with only the building included in the nomination. The boundary simply stated Lots 1 and 2 in Block 5, which includes City Hall as well as the parking lot to the east and a portion of the stone wall to the south. Neither of these resources were mentioned in the nomination. It is likely that the boundary in 1991 intended to only include the parts of Lots 1 and 2 associated with the building, which have since been separated as a discrete parcel and sold privately in 2017. The property historically has also included Lot 3 and the west 65' of Lot 4, which is the portion of the property associated with the earlier water tower and remainder of the parking to the south of City Hall and then the 1964 water tower and the reconfigured parking in this area south of City Hall. Thus, this site inventory form includes all of these resources on the property historically owned by the City of Mount Pleasant and associated with City Hall.

The narrative description for City Hall from the National Register of Historic Places nomination form prepared by Molly Myers Naumann in 1991 states:

This one and one-half story stone building was constructed in 1936 one block west of the northwest corner of the Square (220 W. Monroe). It was built as a combination city hall, police station, and fire station. Consequently, we find a building with a symmetrical main block, with an L-shaped fire department/police wing on the east and south sides. The main block of the building measures 31'x40', the east side of the "L" is 24', and the south side is 20' wide.

Rectangular in shape with a gable roof, the main block presents a very formal appearance, with a symmetrical facade on the eave side. The projecting entrance is flanked by pilasters, and capped by an entablature with round arch and rosette windows above. Modillions are found just below the roof along the cornice, and the major windows and doors are jack arched. These classical elements are counterbalanced by a gable roof with stepped ends, and a projecting gable above the front door which create a strong Dutch Colonial feeling. The building is constructed of random ashlar stone that was salvaged from the Seeley Memorial Y.M.C.A./High School after it burned in 1932. Rusticated stone is used for the high foundation, and the arches above windows. The L-shaped wing is built at ground level, and is a single story in front, but two stories, plus a tall fire hose drying tower, across the back.

The wing to the east (fire department) has undergone the most changes. Originally the fire door was set back approximately 8' from the front plane of the building. This was extended forward to provide additional space, but the jack arched opening was also moved forward, then later blocked-in. Windows along the east wall were also blocked-in with stone. The opposite end of the "L" was also closed in at that time. The other major exterior alteration is the replacement of the tile roof with asphalt shingles, sometime after 1952. In spite of these alterations, the basic design of the building remains.

On the interior, the main block is one-half story above street level. All floors are terrazzo and woodwork is oak. A central hall on the main floor has offices opening off to each side. The basement level continues this plan. Stairs at the south end of the hall lead both to the basement, and to the upper level. The top floor is only a half story and contains two rooms. The L-shaped wing is accessible from the main block through a doorway at the south end by the stairs. Overall, few changes have been made on the interior.

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The exterior appearance of City Hall per the 1991 description appears to the same as the current exterior appearance of the building. The smaller replacement windows on the building were installed prior to the listing in 1991, per the photographs. The interior was not assessed as part of the survey project.

Immediately behind/south of the west portion of the building, there appears to be remnants of the city scales within the pavement.

A stone wall exists further to the south of the building, composed of a north section to the south of city hall and a west section along S. Jackson St. The stone wall is composed of rough cut stones laid in irregular courses with upright thin coping stones. There are taller piers spaced evenly within the wall construction that are composed of larger stones. The piers also have upright thin coping stones. The stone wall has an entry with two stone steps into the enclosed space at the north end of the west section between two piers. A date stone reading "1939" is included near the top of the right/south pier by the entry opening. The north section has a semi-circular stone wall section that extends to the south. It has more regular courses and upright think coping stones. The reason for this section has not been identified. Historic photographs show some trees in this parking area, so it may be related to an earlier landscape feature. The purpose of this stone wall appears to have been to enclose and control access to a parking lot developed in this area to the south of city hall in 1939. It is possible that there was a third section of stone wall at one point, though there is no obvious evidence of the removal of any additional section.

At the time of the construction of the parking lot and stone wall, the water tower stood further to the south of this area, at the corner of the property with W. Washington and S. Jackson St. This water tower was replaced with a new water tower in the middle of the property between W. Monroe and W. Washington streets in 1964. Thus, the stone wall currently partially encloses the area around the base of the water tower. The water tower is a 500,000-gallon spheroid type water tower, which has a straight pedestal base that angles out at the bottom that supports a large circular tank. The water tower was painted white, with "Mount Pleasant" in black letters on the east and west sides of the top. It has continued to be maintained by being painted with the town name on these two sides.

The city parking lot to the east of city hall and the current water tower was developed in 1952 when the property to the east of city hall was acquired and demolished. The property in the middle of the block was previously owned by the city, part of the parking lot that extended from the alley on the east to the area with the stone wall on the west of this half block. The east parking lot was reconfigured and paved with the acquisition of the additional land to the north, with two rows of parking spaces extending from W. Monroe St south to behind/north of the buildings facing W. Washington St. With the construction of the new water tower in 1964, additional parking was developed at the southwest corner of the property where the earlier water tower stood. A circa 1970 photograph shows some parking remaining at the base of the new water tower as well. Parking currently remains along the east side of the base of the water tower, south of the east portion of the north section of the stone wall.

8. Narrative Statement of Significance

City Hall appears to be eligible for listing on the National Register of Historic Places as a contributing building within the potential Mount Pleasant Downtown Historic District. Additionally, the stone wall, city parking lot, and water tower appear to be contributing structures within the potential historic district. City

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Hall was built in 1936, providing space for the city government, police department, and fire station. An earlier water tower was also built in this period on the south portion of this property. Parking was provided on the property between city hall and the water tower for downtown shoppers, with a more developed parking lot built in this location in 1939. The stone wall appears to have been associated with this earlier parking lot. With a need for additional downtown parking, the property to the east was acquired by the city in 1952, with a city parking lot developed on this site adjacent to city hall. Community development required a larger water tower by the early 1960s, with a new water tower built on the site of the earlier parking lot in the middle of the block in 1964. With the demolition of the old water tower, additional parking was then developed to the south of the new water tower. Each of these resources contributes to the significant history of downtown Mt Pleasant, linked to the city government and services provided to the community. City Hall, the stone wall, the water tower, and the city parking lot retain sufficient integrity to convey their significance as contributing resources in a historic district.

City Hall was previously listed individually on the National Register of Historic Places on September 6, 1991. The nomination states:

This building is significant under Criterion C as an example of revival style public architecture (city hall) designed and executed during the 1930s. This relatively small stone city hall was constructed in 1936 as a W.P.A. project. It is an eclectic blending of colonial revival styles (Dutch, Georgian, a touch of Mission). This is somewhat unusual, as classical revival was most often used for public buildings. There is not a monumental quality to this building. It appears almost cottage-like when compared to the Henry County Courthouse (1913) or U.S. Post Office (1936). The fire department/police wing does nothing to dispel this feeling. Despite the lack of monumentality, this is a nicely executed design for a municipal building in a county seat town.

The architect of the building was Wm. Weibley of Burlington. He had been involved with a remodeling of the Brazelton House Hotel coffee shop in the 1920s. It has not been determined if public architecture was a specialty of his. K.A. Bergdahl was a well-known local builder who was responsible for many of the early 20th century buildings in Mount Pleasant. During the Depression, Bergdahl worked on several of the W.P.A. projects in the community. The largest of these was the construction of the new city hall in 1936. Even with the stone being salvaged from the burned Seeley Memorial Y.M.C.A./High School, the building was still said to cost \$50,000.

Based on research and evaluation conducted to date, the other resources on the property - the stone wall, water tower, or city parking lot - do not appear to likely be individually eligible for listing on the National Register of Historic Places.

Developmental history of property

The property associated with City Hall and owned by the middle of the 20th century by the City of Mt Pleasant included Lot 1, Lot 2, Lot 3, and the west 65' of Lot 4 in Block 5. These lots spanned the east side of the 100 block of S. Jackson St, with Lot 1 along the west half of the 200 block of W. Monroe St and Lot 4 along the west half of the 200 block of W. Washington. Thus, the city had frontage along both W. Monroe St and W. Washington, owning nearly the full half block to the west of the buildings along S. Jefferson St and facing the public square.

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The 1886, 1892, 1899 and 1909 Sanborn fire insurance maps show the site of City Hall at the north corner of the property as vacant. An earlier house of Dr. Pearson on this lot had been demolished prior to 1886 (*Mt Pleasant News*, August 27, 1937, 2). Brick houses were located on Lots 2 and 3 facing S. Jackson St, and a brick duplex was located on the east portion of Lot 1. During this period, the city owned the west 65 feet of Lot 4 along W. Washington St, which is where the stand pipe for the water system was located. In June 1910, the City of Mt Pleasant acquired Lot 3 from Joseph S. Miller, and then the City acquired Lot 1 (except for the northeast part) and Lot 2 from C.E. Hampton in September 1910. The brick houses facing Jackson St were then demolished.

This property at the southeast corner of W. Monroe St and S. Jackson St was used for various purposes. The Hippodrome, an outdoor theater with a high fence around the lot, was operated by Fred Cooper here around 1909 to 1912 (Ruth Mallams, "Mt Pleasant Opera Houses and Theaters," HCHS clippings, Mt Pleasant Public Library; Donald Young, "Mt. Pleasant opera houses, theatres, and meeting halls," *Mt Pleasant News*, April 28, 2000, 5). The property was then developed as a city tie yard or tie lot. The 1920 Sanborn fire insurance map shows a small, 1-story frame structure used as an office near the center of Lot 1 with an address of 218 W Monroe. This building was likely associated with city scales, which are noted in later articles on the northwest portion of the lot. Metal clad frame horse sheds are located along the east edge of Lots 2 and 3, with a taller two-story stable in the center. A one-story blacksmith building is located at the north end. The map shows the stand pipe (water tank), a cylinder structure that sat on the ground, on the south end of the west part of Lot 4, at the northeast corner of the intersection of Jackson St and W. Washington St. It is noted with a capacity of 47,000 gallons. The houses on Lots 2 and 3 were demolished prior to 1920.

During this period, the city council meeting room, fire station, and police department were located in a two-story brick building constructed in 1871-72 at 106 N. Jefferson (extant). City council met in January 1929 to discuss plans for a new city hall, meeting with architect William Weibley of Burlington and architect Henry Eckland of Moline. Weibley submitted proposed plans for the new structure, with discussion on if it should be one or two story structure. Eckland also presented plans of a building that Washington, IA, had considered. As there were no funds to proceed with construction, it was merely a discussion. Dr. J.W. Laird advocated for a building large enough for city offices and fire station on first story, and a banquet and lecture room on second story ("Present Plans for Building New City Hall," *Mt Pleasant News*, January 25, 1929, 1). Henry Eckland was noted as the architect for Saunders School, college gymnasium, and annex to Hershey Hal (*Mt Pleasant News*, January 25, 1929, 4). With the subsequent stock market crash and worsening farm crisis leading into the Depression, plans for a new city hall moved forward slowing. In January 1930, W.F. Weibley was retained to provide preliminary plans for a building costing approximately \$25,000 ("Will Draw Plans for City Hall," *Mt Pleasant News*, January 30, 1930, 1).

With an increasing number of automobiles and trucks in Henry County, parking was becoming a concern in downtown Mt Pleasant by the early 1930s. Several parking ordinances were passed in this period, aiming to make parking more readily accessible to visitors to the downtown that included both local residents and farmers from the surrounding area. A note in January 1934 stated that the town was filling up with the usual weekend crew on Saturday night. In looking down into the city tie yard from the top of a business house, lots of wagons and horses were visible, with people drawn to town for dollar day ("The Bystander's Notes," *Mt Pleasant News*, January 16, 1934, 1). The parking area to the rear/south of the

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courthouse was improved in April 1934 ("Completing Work on Enlarging of Parking Area," *Mt Pleasant News*, April 30, 1934, 4; "Local Happenings," *Mt Pleasant News*, April 26, 1934, 5).

In 1933, several "New Deal" programs were initiated nationally after President Franklin D. Roosevelt took office. New federal programs were started to provide employment across the country, including the Civilian Works Administration, Civilian Conservation Corps, and Public Works Administration. The Public Works Administration provide funds for public projects across the country. These resources was then tapped by the City of Mt Pleasant for their city hall project. The final design and location of the building were still being discussed in September 1934. The stone from the old high school / Seeley Y.M.C.A. was earmarked for the project, which was still being debated as a one story or two story building. The new post office was planned for the site of the old Seeley Y.M.C.A., with a site to its east or a site at the north end of the city tie yard at the corner of Monroe and Jackson under consideration ("The Bystander's Notes," *Mt Pleasant News*, September 12, 1934, 1). In addition to plans for a new city hall and fire station on the property, the city also worked on plans to upgrade the water supply for the town. In December 1934, the planned new city well was described as being 1800 feet deep, and the water tower would stand 90 feet above the ground ("The Bystander's Notes," *Mount Pleasant News*, December 20, 1934, 2).

Funds received by the Public Works Administration in August 1935 permitted construction to move forward on city hall. Final plans were worked out with architect Weibley in fall. The building was designed to be sufficient in size for the city council room, mayor's office, fire department, and police station. This local project was designed by architect William Weibley of Burlington and constructed by local contractor K.A. Bergdahl. Bedford stone was salvaged from the lower walls of the Seeley Memorial Y.M.C.A. that was demolished for the post office and sent back to Indiana to be re-cut for the city hall project. The main section of the building was symmetrical in design, with the fire station section extending on the east side. Construction started on the building in November 1935, with the scale house remaining on the site at the corner to the west. Dirt from the excavation for the foundation was hauled to fill in some of the excess basement area of the demolished Y.M.C.A. building on the post office site. Construction spanned the next year, with the building completed in 1936 ("Local City Hall Project Approved by WPA," *Mt Pleasant News*, August 27, 1935, 1; "Mayor Drives First Stake for City Hall," *Mt Pleasant News*, November 18, 1935, 1; "Larger Crew Now Working on Hall," *Mt Pleasant News*, November 21, 1935, 1; Jaynes 1977: 130; HCBC 1982: 20; Naumann 1991: E24). City Hall was formally dedicated with a ceremony on December 10, 1936, with a program held in the fire truck room of the building. Each visitor on the day of the dedication was given a picture of the building ("New City Hall Dedicated at Ceremonies," *Mt Pleasant News*, December 10, 1936, 1).

As work progressed on city hall, the city council purchased a new set of scales for \$2,200 from Manly Frazer in January 1936 for installation at the city tie yard. The scales were self-computing, the latest type ("Lawson Gets Heating Work," *Mt Pleasant News*, January 17, 1936, 1). These scales appear to have been installed immediately to the south of the new city hall in 1936, with the city weigh office noted in a small section on the south side of city hall on the 1942 Sanborn map.

Efforts to improve parking in downtown Mt Pleasant in early 1937 included several measures. A free parking lot was developed to the south of the new city hall in spring 1937, located on the west side of the tie lot. The parking lot was graveled by the city and ready for use on Saturday nights by June. It was policed on Saturday evenings, with a flood light to illuminate the area. The lot would accommodate around 50 cars in the rear of the building and would aid materially in solving the Saturday evening parking

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problem ("Free Parking Lot Open Saturday," *Mt Pleasant News*, June 4, 1937, 1). A program was also launched by June 1937 by the Junior Chamber of Commerce to work with business and professional men to leave their cars outside the business district on Saturday evenings. The farmers who come to Mt Pleasant on Saturday evenings were pleased to have increased access to parking spaces near the square. It was noted that if all would cooperate, there would be space for at least 50 more cars within a block of the square. The new parking area to the south of city hall provided space for 50 cars as well, with the area policed on Saturday nights to provide protection to car owners who use the parking lot ("Merchants Asked to Park Cars Out of Business Sections," *Mt Pleasant News*, June 5, 1937, 1). New orange-yellow parking lines were painted on the streets in the business district in June 1937, rather than the earlier white lines. It was hoped that the lines would be more visible, with the parking ordinance requiring parking between the lines. Fines might be imposed for violators of the ordinance, though it was noted in July 1937 that only warnings had been issued thus far. The efforts to assist farmers and others from out of town in getting parking places in or near the business district on Saturday nights were being appreciated, with the lighted and policed parking area south of city hall being used by many people ("New Paint for Auto Parking Lines," *Mt Pleasant News*, June 17, 1937, 1; "Cooperation Aids in Parking Problem," *Mt Pleasant News*, July 9, 1937, 1).

The 1938 city directory for Mt Pleasant lists the new city hall on W. Monroe St and includes a photograph of the new building. It noted this \$50,000 municipal building included city hall, the police department, and the "efficient" fire department. The city had municipal ownership of public services. It owned and operated its electric light division to furnish light, power, and heat, water division to provide water for all purposes, and ice division that offered the purest ice sold far and wide. It also offered municipal quarries and crushers for street improvements (Groce 1938: 5). The recently built water tower is visible to the south of city hall in photographs from this period.

Efforts to improve parking in downtown Mt Pleasant continued in 1939. The parking area with crushed stone to the south of the courthouse was planned to be paved in spring 1939 ("May Pave Parking Area South of Court House," *Mt Pleasant News*, January 28, 1939, 1). In June 1939, W. Monroe St on the block west of the square was widened for additional parking spaces, with the unpaved area between the sidewalk and the surfaced street then paved to the 300 block ("Widening Street West of Square," *Mt Pleasant News*, June 13, 1939, 1). The parking area and tie yard to the south of city hall was then redesigned and improved in summer 1939. The old horse sheds at the east edge of the city tie yard to the rear of city hall were demolished in July 1939 for work on the parking lot in the area ("Old Sheds Torn Down," *Mt Pleasant News*, July 24, 1939, 1). By August, the newspaper noted that a complete transformation had taken place on the property around city hall. The whole area has been made into a modern parking space for the accommodation of people who come to town to trade. Hitching racks across the south side of the area were provided for days when the few horses are used, with the remainder of the area planned for auto parking. Approximately 100 cars could be parked conveniently, doubling the earlier space. The area was lighted and policed, and there were comfort stations in city hall. Thus, it was an ideal place for parking, with the additional spaces needed particularly on Saturday evenings ("The Bystander's Notes," *Mt Pleasant News*, August 9, 1939, 2). The existing stone wall with the "1939" date appears to have been constructed as part of these improvements of this earlier parking lot to the south of city hall, at least partially enclosing and controlling access to the area.

The 1942 Sanborn fire insurance map shows City Hall on the west portion of Lot 1 along W. Monroe St. It is shown as a 1 ½ story, brick building with stone-facing. This main block of the building is labeled "City

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Hall". The one-story fire truck bay section is located on the east side of the main block. The south section is two stories, with the fire department using the east portion and the police headquarters in the west portion. Further south is a small, one-story, brick section, labeled "City Weigh Office." The metal-clad frame blacksmith building remains to the east, with the brick duplex along W. Monroe St at the east end of Lot 1 to its north. Lots 2 and 3 are depicted as vacant on the map, associated with the city parking lot to the south of City Hall. The parking lot appears to be accessible from W. Monroe St between the buildings, an area that continues to provide access to the parking. The new water tower – noted as a gravity tank – sits to the south on the northwest corner of Lot 4, with a connection to small brick building labeled as a valve house along W. Washington St.

Parking was becoming an increasing concern and consideration for the downtown after World War II, with efforts to restrict long-term parking by implementing a two-hour limit. The Whitaker building to the east of City Hall and west of the old Saunders Hall was purchased by the city and demolished in April 1952. The building was noted as built about 85 years prior. The smaller structures to the rear were also demolished, south to the property already owned by the city in the middle of the block along the alley. A city parking lot was then constructed on this property to the east of city hall along the alley. The entire lot was surfaced with asphalt in August 1952 ("Start Razing City Landmark," *Mount Pleasant News*, April 7, 1952, 1; "Start Surfacing City Parking Lot," *Mt Pleasant News*, August 22, 1952, 1). The Chamber of Commerce published notice of completion of the project, noting that the city parking lot would accommodate 90 cars and was less than one block from the square ("Notice!" *Mt Pleasant News*, August 28, 1952, 7).

As part of the efforts to improve and extend the water system in Mt Pleasant, the city contracted in July 1963 with the Chicago Bridge & Iron Works of Prairie Village, Kansas, to construct a new 500,000-gallon "Waterphoid" type water tower, which had a straight pedestal base with a large circular tank. The water tower would be built by March 15, 1964, and be in use by summer 1964. The old water tower to the south would then be taken down after the new one was completed ("Let Contract for New City Water Tower," *Mt Pleasant News*, July 18, 1963, 1). The new steel water tower was constructed in the area along S. Jackson St to the south of city hall that had been utilized for parking, with the earlier water tower to the south on the property along E. Washington St. At the time of its construction in May 1964, the spheroid water tower was noted as the first of its type in southeast Iowa. The tank and supporting stem stood at a height of 152 feet tall, and the 500,000 gallon tank held five times the amount of water as the other water tower. The tower was welded together with welding rods, with no rivets used in the construction ("New Water Tower Here First of Its Type in Southeast Iowa," *Mt Pleasant News*, May 14, 1964, 1). The water tower was painted white with "Mount Pleasant" in black letters on two sides to proclaim the name of the city to motorists arriving from two directions in June 1964 by Chicago Bridge and Iron, with the parking closed in the city parking lot near city hall, 200 block of E. Washington and W. Monroe, and 100 block of S. Jackson St ("Water Tank Painters Arrive," *Mt Pleasant News*, June 24, 1964, 1; "Notice," *Mt Pleasant News*, June 26, 1964, 5). The old water tower to the south was demolished in 1964, with parking reworked on the site to include this area to the south of the new water tower ("Industrial and Business Expansion Top Local News Stories in Year," *Mt Pleasant News*, December 31, 1964, 1).

City Hall, the police department, and the fire station continued to be located in City Hall through the 1960s and into the middle of the 1970s. In 1975, the Henry County Jail and Sheriff's Residence at 106 E. Clay St to the south of the courthouse was remodeled to also accommodate the city police department, which moved here from city hall on W. Monroe St. The city police and sheriff's department were combined as

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Henry County Law Enforcement Center (“Local construction book in ’75,” *Mt Pleasant News*, December 27, 1975, 1). An open house was held in March 1976, and the Henry County Public Safety Center was dedicated to Elmer Keuhnle, Mt. Pleasant city councilman, chairman of the county Public Safety Commission. Mayor Edd King said that for less the \$15,000, the city and county had a fine facility (“Public Safety Center Dedicated,” *Mt Pleasant News*, March 27, 1976, 1). The police department space was then remodeled into a meeting room for the fire department.

Additional plans were made for an expanded fire station and provide for a community center. In March 1978, a bond issue passed to purchase the Sheets Motor company building across Jackson St to the west at 300 W. Monroe St and remodel it as a fire station and community center. The remodeled building would be able to house all of the fire trucks, which did not fit in the current building. The cost of the acquisition and remodel was similar to the costs of constructing a new fire station, but the remodeled building would also provide space for the community center and a senior center (“Mt Pleasant voters OK bond issues,” *Mt Pleasant News*, March 8, 1978, 1). Work was completed in spring 1979 on the remodeling, with the fire station moving into the building to the west. The north portion of the old fire station space in city hall was remodeled into public restrooms, providing a desired amenity for downtown customers. The new city council chambers were then located behind the restrooms. The southwest corner of city hall had been the police department before it moved to the Henry County Public Safety Center, and it had been remodeled into a meeting room for the fire department. This space was then remodeled for the mayor’s office (“Voters’ wish for community facilities about to come true,” *Mt Pleasant News*, April 13, 1979, 1).

The mayor’s office, city council chambers, and other city offices remained in City Hall from 1979 to 2016.

On December 10, 1986, tragedy struck in City Hall when Mayor Edd King was shot and killed during a city council meeting. The gunman, Ralph Davis, who was disgruntled over sewer problems he had been having, also injured council members Ron Dupree and Joann Sankey. Edd King was a 1951 graduate of Mt Pleasant High School, working for Iowa Southern Utilities until 1969 when he was named as a corporate officer for Metromail Corporation. He served on the Henry County Industrial Development Commission and Regional State Planning Commission to help bring more business and industry to Mt Pleasant. He received the Outstanding Young Man award in 1957 from the U.S. Jaycees, and he was named Citizen of the Year in 1973. He served on city council from 1969 to 1975, when he became mayor of Mt Pleasant (“Citizens respond to death with shock,” *Mt Pleasant News*, December 11, 1986, 1; “Services for Mayor King set for Sunday, 1:30 p.m.” *Mt Pleasant News*, December 12, 1986, 14). Plans were immediately made to name the fountain planned to be installed in Central Park for King (“2,000 mourn King at funeral,” *Mt Pleasant News*, December 15, 1986, 1). The Mayor Edd King Memorial Fountain was dedicated on July 2, 1988 as part of the Fourth of July celebration (“MP holds first July 4 festival in decade,” *Mt Pleasant News*, December 30, 1988, 17).

Mount Pleasant city directories list City Hall at this location until 2016, when the Mount Pleasant City Hall and administrative offices moved to former high school at 307 E. Monroe Street. The public library had previously moved into the building.

City Hall has been owned since January 2017, by Alfred D. and Debra J. Savage, who purchased it from the City of Mount Pleasant. This building is currently occupied in 2023/2024 by Crossroads Financial

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Group, an insurance agency managed by Cynthia L. McAllister Archer. The City of Mount Pleasant continues to own the remainder of the property, including the water tower, stone wall, and parking lot.

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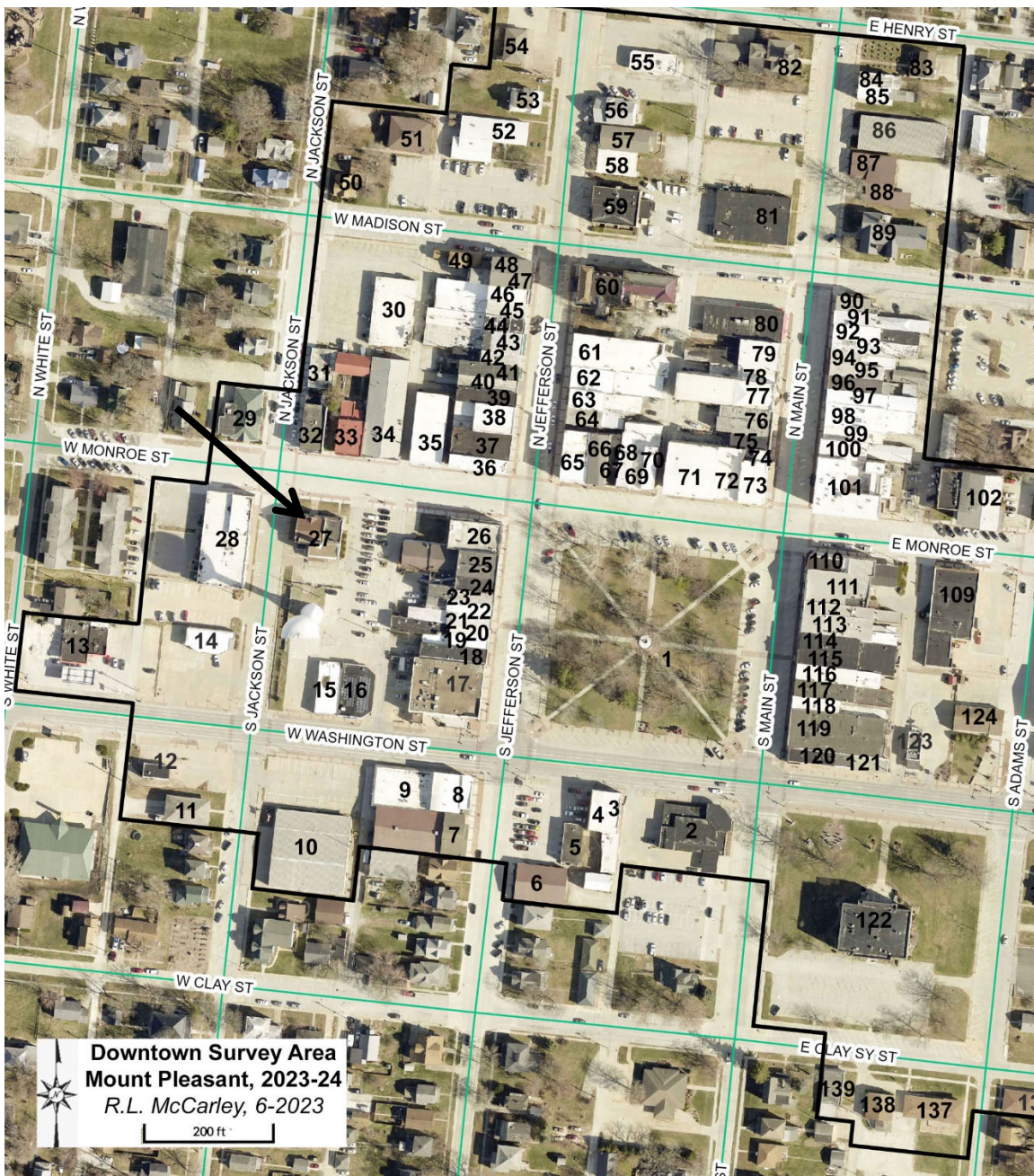
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Sanborn Map Company. *Mount Pleasant, Iowa*. Fire insurance maps for 1886, 1892, 1899, 1909, 1920, 1942. Library of Congress, Geography and Map Division, Sanborn Maps Collection.

Location map



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Site plan



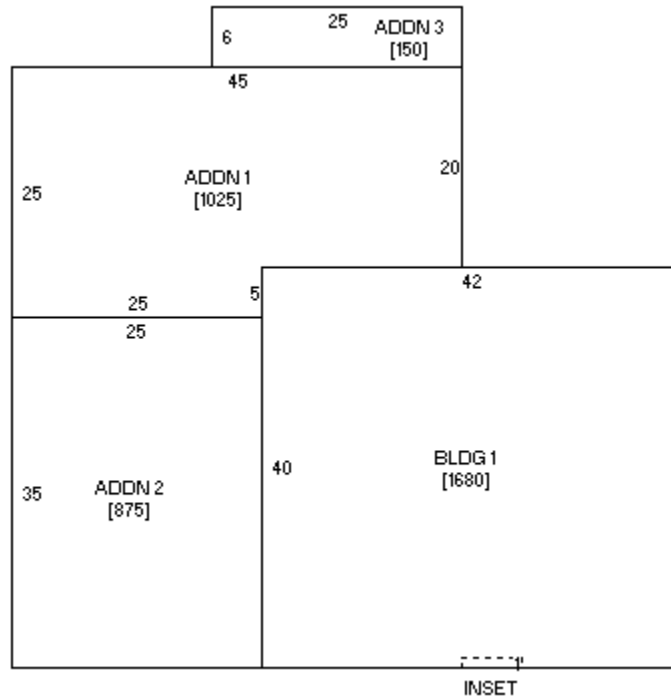
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Building footprint



Sketch by www.camavision.com

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

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Historic images



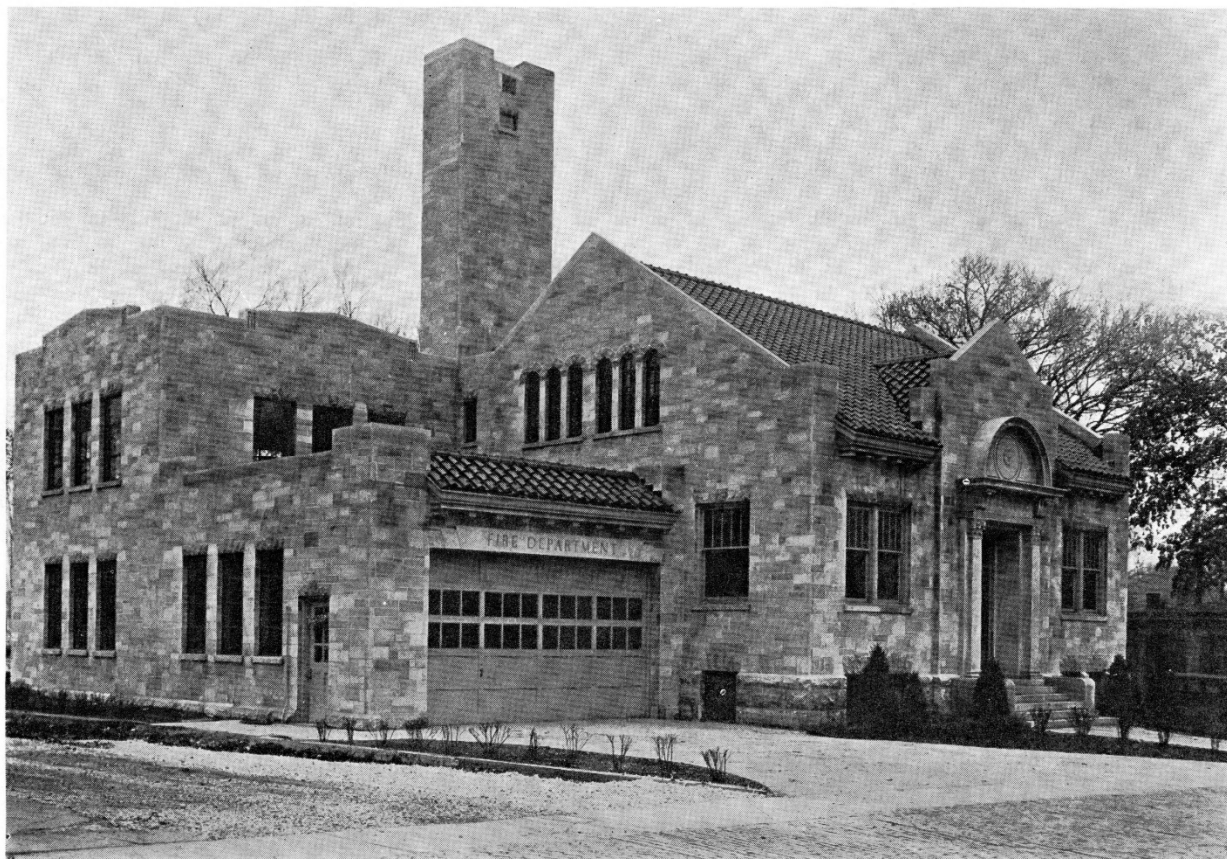
City Hall on N. Jefferson St and city property between W. Monroe and W. Washington along S. Jackson St on 1920 Sanborn fire insurance map

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CITY HALL, MOUNT PLEASANT IOWA
DEDICATED DECEMBER 10, 1936

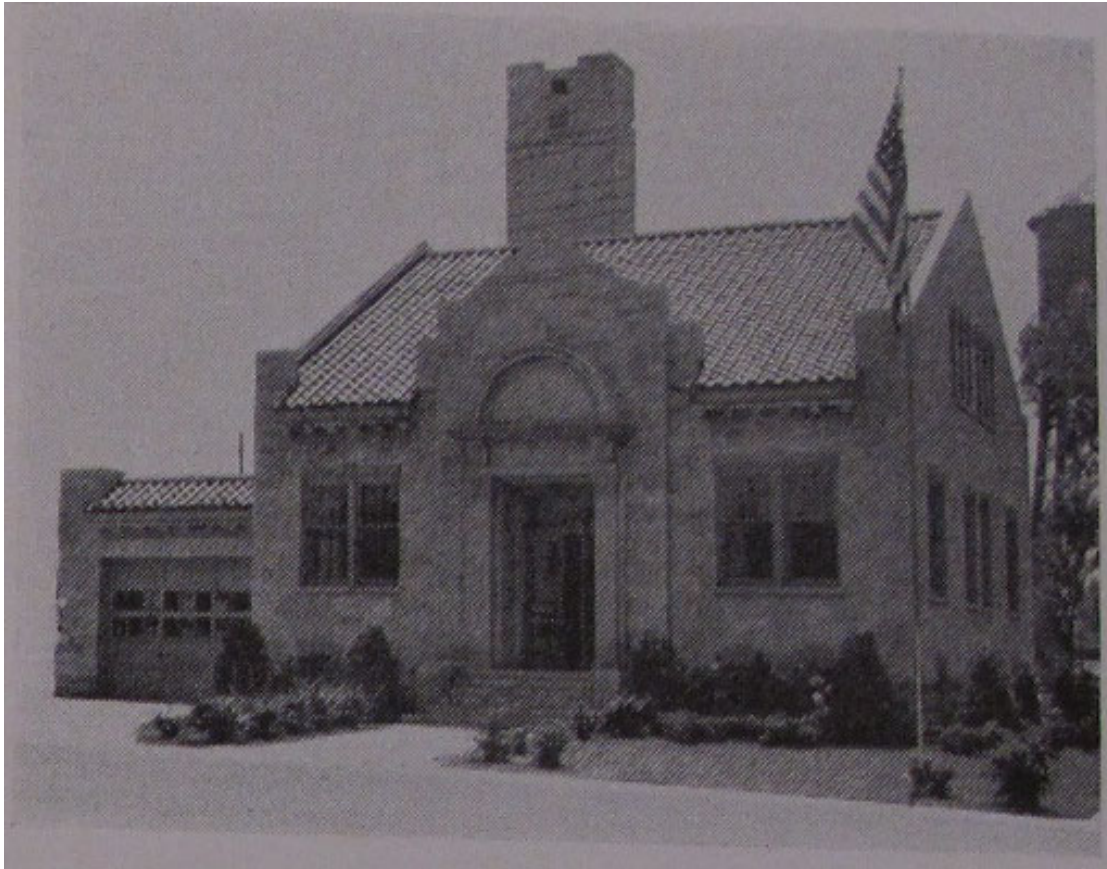
City Hall (HCHT files)

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City Hall in 1938 city directory, with water tower visible at right

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City Hall (HCHS files, Mt Pleasant Library)



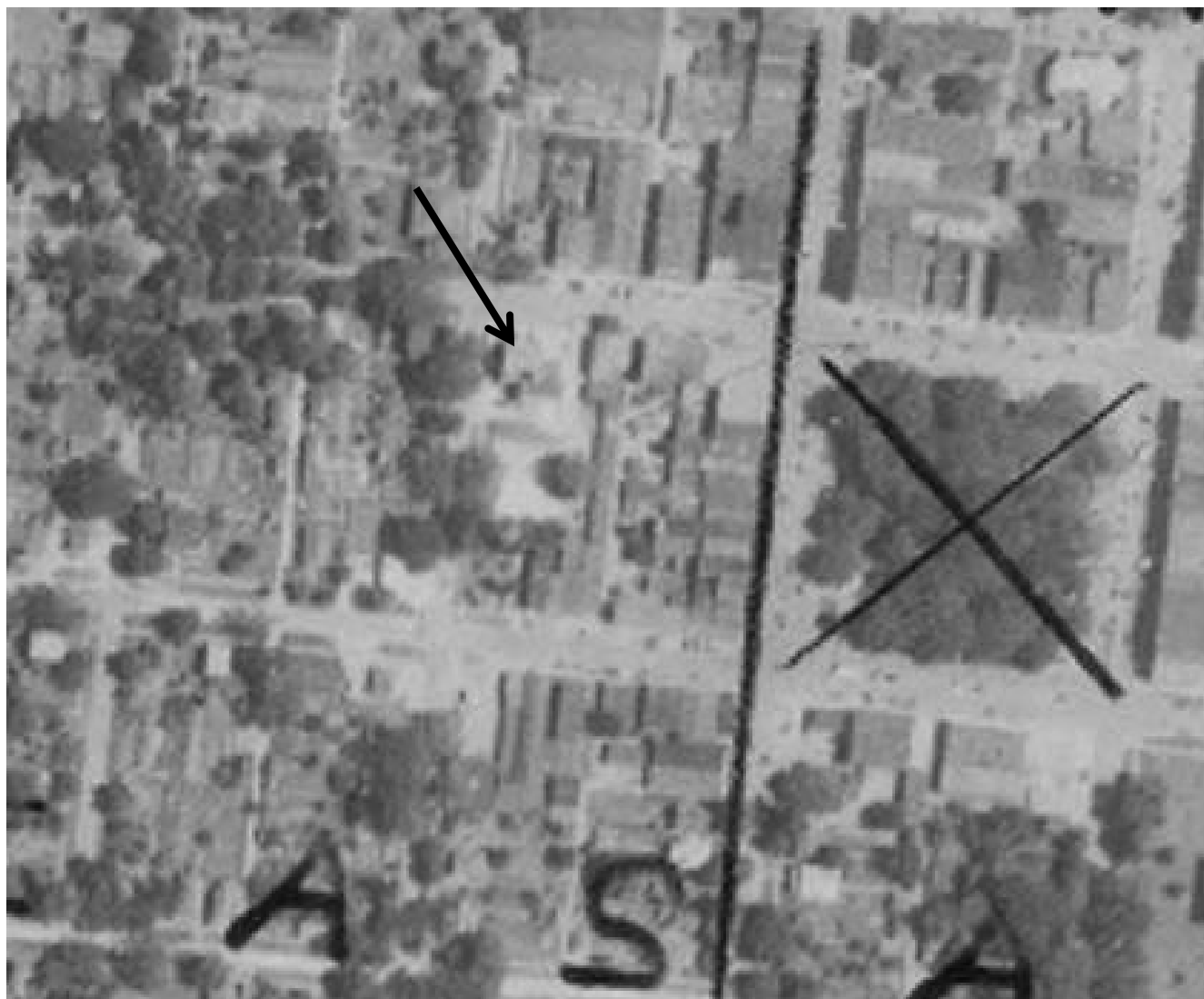
City Hall (HCHT Facebook album)

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City Hall on July 1937 aerial photograph of Mt Pleasant, with parking to south and stables along east edge of property (Iowa Geographic Map Server)

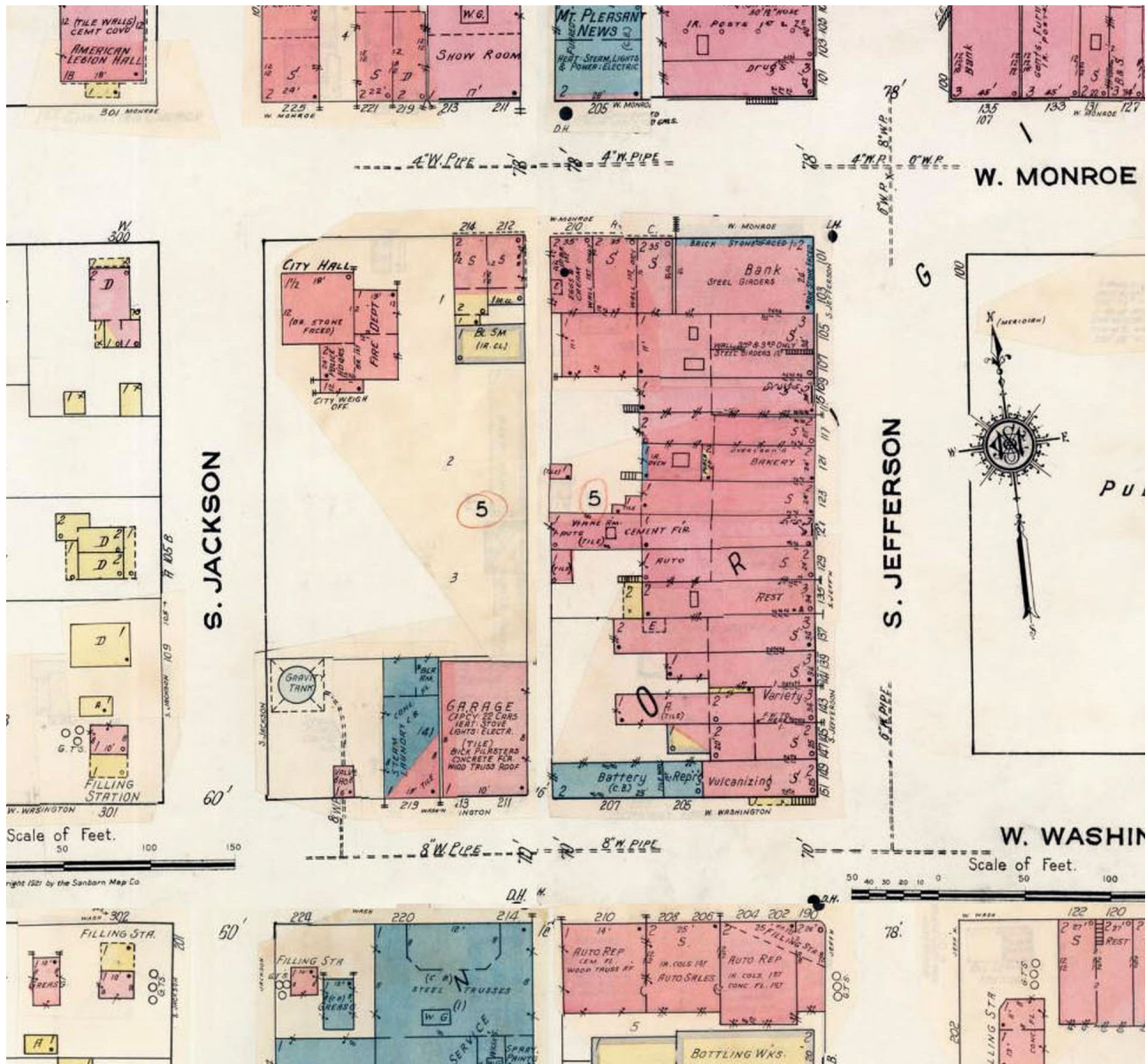
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City Hall property on 1942 Sanborn fire insurance map

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City Hall with parking in middle of block and water tower to south in 1947

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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New and old water towers in August 1964 (HCHS binder, Mt Pleasant Library)

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New and old water towers in May 1964 (HCHT Facebook album)
prior to painting of new water tower

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New water tower after completion (HCHS binder, Mt Pleasant Library)

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City hall with water tower to south and parking to east and south around 1970 (Magnuson, HCHT files)

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City Hall, 1990 survey photograph (Naumann 1991)

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West side of City Hall, 1990 survey photograph (Naumann 1991)



Parking lot to east of City Hall, 1990 survey photograph (Naumann 1991)

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Digital photographs



Photograph 44-00377-001. City hall, water tower, stone fence, and parking, looking southeast (June 2024)

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Photograph 44-00377-002. City hall, water tower, and parking lot, looking southwest (June 2024)

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Photograph 44-00377-003. North elevation of City Hall, looking south (October 2023)

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Photograph 44-00377-004. Detail above entry on north elevation of City Hall, looking south (October 2023)



Photograph 44-00377-005. Detail on east section of north elevation of City Hall, looking south (October 2023)

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Photograph 44-00377-006. North and west elevations of City Hall, looking southeast (October 2023)

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Photograph 44-00377-007. West and south elevations of City Hall, looking northeast (June 2024)



Photograph 44-00377-008. Detail on rear section of west elevation of City Hall, looking east (October 2023)

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Photograph 44-00377-009. East elevation of City Hall, looking southwest (October 2023)

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Photograph 44-00377-010. South and east elevations of City Hall, looking northwest (October 2023)



Photograph 44-00377-011. Remnants of scale south of City Hall, looking northwest (June 2024)

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Photograph 44-00377-012. City hall, water tower, and stone wall, looking northeast (June 2024)

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Photograph 44-00377-013. Stone wall, looking southeast (June 2024)



Photograph 44-00377-014. Stone wall, looking southeast (June 2024)

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Photograph 44-00377-015. Entry in stone wall with 1939 date stone, looking east (June 2024)

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Photograph 44-00377-016. Stone wall, looking northeast (June 2024)

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Photograph 44-00377-017. Stone wall, looking southwest (June 2024)



Photograph 44-00377-018. Stone wall, looking southwest (June 2024)

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Photograph 44-00377-019. Stone wall, looking northwest (June 2024)



Photograph 44-00377-020. Stone wall to west and north of base of water tower, looking northwest (June 2024)

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Photograph 44-00377-021. Parking to east and south of water tower, looking southwest (June 2024)



Photograph 44-00377-022. Parking to south of water tower, looking southwest (June 2024)

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Photograph 44-00377-023. Parking lot to east of city hall, looking south (June 2024)

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Photograph 44-00377-024. Parking lot to east of city hall, looking southeast (June 2024)

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Photograph 44-00377-025. Parking lot to east of city hall, looking northeast (June 2024)

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Photograph 44-00377-026. Parking lot to east of city hall, looking northwest (June 2024)