

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02265  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: Complete Eye Care Center

B) Other names: 2023 downtown survey # DT-029

• **Location**

A) Street address: 301 W. Monroe

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): 1 Lot(s): Lot 8 - E 90'

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

**C) For properties listed in the National Register:**

National Register status:  Listed  De-listed  NHL  NPS DOE

**D) For properties within a historic district:**

- Property contributes to a National Register or local certified historic district.
- Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
- Property *does not* contribute to the historic district in which it is located.

Historic district name: \_\_\_\_\_ Historic district site inventory number: \_\_\_\_\_

**E) Name of related project report or multiple property study, if applicable:**

MPD title Intensive Level Historical and Architectural Survey of Downtown Mt Pleasant, Iowa Historical Architectural Data Base # HADB-02986

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

**A) Historic functions**

11D03: HEALTH CARE / medical office / doctor

**B) Current functions**

11D03: HEALTH CARE / medical office / doctor

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

**A) Architectural classification**

99: Other

**B) Materials**

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 15B: Vinyl

Roof: 05: Metal

Other: \_\_\_\_\_

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

Site Number: 44-02265 Address: 301 W. Monroe City: Mt Pleasant County: IA District Number: \_\_\_\_\_

• **Statement of Significance**

**A) Applicable National Register Criteria:** *Mark your opinion of eligibility after applying relevant National Register criteria*

- Criterion A: Property is associated with significant events.  Yes  No  More research recommended  
Criterion B: Property is associated with the lives of significant persons.  Yes  No  More research recommended  
Criterion C: Property has distinctive architectural characteristics.  Yes  No  More research recommended  
Criterion D: Property yields significant information in archaeology/history.  Yes  No  More research recommended

**B) Special criteria considerations:** *Mark any special considerations; leave blank if none*

- A: Owned by a religious institution or used for religious purposes.  E: A reconstructed building, object, or structure.  
 B: Removed from its original location.  F: A commemorative property.  
 C: A birthplace or grave.  G: Property less than 50 years of page or  
 D: A cemetery. achieved significance within the past 50 years.

**C) Areas of significance**

*Enter categories from instructions*

\_\_\_\_\_  
\_\_\_\_\_

**D) Period(s) of significance**

\_\_\_\_\_  
\_\_\_\_\_

**E) Significant dates**

*Construction date*

1993  *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 Jeff Fager & Pat White Date: March 7, 2024  
Organization/firm: SPARK Consulting / Mt Pleasant HPC E-mail: sparkconsulting@octaspark.com  
Street address: 1630 Park Ave SE Telephone: 319-200-9767  
City or Town: Cedar Rapids State: IA Zip code: 52403

• **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

**A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:**

- 1. Map** of property's location within the community.
- 2. Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.
- 3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.**
- 4. Site plan** of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

**B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:**

*See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.*

**State Historic Preservation Office (SHPO) Use Only Below This Line**

*The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:*

- Yes  No  More research recommended  
 *This is a locally designated property or part of a locally designated district.*

Comments: \_\_\_\_\_

SHPO authorized signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Complete Eye Care Center	Henry
Name of Property	County
301 W. Monroe	Mount Pleasant
Address	City

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**7. Narrative Description**

The core of this building was constructed in 1979, with a complete remodel and additions to the north and west in 1993. It was remodeled for the optometric office of Dr. Christopher Olson, known as the Complete Eye Care Center. This one-story building is clad in vinyl siding, sits on a concrete foundation, and has a standing seam green metal roof. The glass doors for the main entry face W. Monroe Street to the south. A triangular pediment with windows is located above the entry on the roof line. The east side faces Jackson St. It likewise has a triangular pediment with windows centered on this elevation, with nine tall rectangular windows under this area. Additional windows are located to the left/south. The roof appears to extend over the rear addition, with a rear entry on the north side. The addition on the west side is more visible, extending out from the side of the building. It has two sections, including a side entry vestibule. Overall, the integrity of the building dates to the work completed in 1993.

**8. Narrative Statement of Significance**

The construction of a medical office building on the edge of the downtown historic district is a trend that started in Mt Pleasant in the 1950s. However, the appearance of this building dates to the 1993 work, which falls outside the period of significance for the potential Mount Pleasant Downtown Historic District. Thus, the building would not be a contributing building in the potential historic district. Since it is located on the edge of the potential boundary for the historic district, it will be excluded from 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. This building may be re-assessed for eligibility after the 1993 remodel becomes at least 50 years old.

*Developmental history of property*

This one-story building located at 301 West Monroe Street was built in 1979. However, the current building was significantly remodeled in 1993 from the original construction.

The 1886, 1892 and 1899 Sanborn fire insurance maps show a 2-story, concrete building at the northwest corner of Monroe and Jackson. The building is used for a carpenter shop. The 1909 Sanborn fire insurance map shows a 2-story, frame building, with a 1-story frame addition, attached to the north. The building is used for a lumber warehouse.

A new building for the Christian Church was built on this site after fire destroyed their earlier church on the block to the east in 1914. The 1920 Sanborn fire insurance map shows the 1<sup>st</sup> Christian Church is located on this lot. It is a 1-story, brick building, 18' in width, with 12' ceilings and a basement. The church building has cement-covered (stucco) tile walls, a furnace for heat and electric lights. There is a 1-story, open frame porch on the south side of the building, facing W Monroe.

The 1942 Sanborn fire insurance map shows the same footprint for this building as the 1920 map. The building is used for the American Legion Hall and the address is 301 W Monroe.

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On 30 April 1977, Bob Tribby Post #58 American Legion sold the E 90' of lot 8 block 1 to Robert W. and Marjorie Hanna. On 24 January 1979, Robert W. and Marjorie Hanna sold the property to Kenneth and Helen Ensminger (Transfer Book "3", page 2).

A demolition permit was issued for the Legion building at 301 W. Monroe to Kenneth Ensminger. In April 1979, a permit to construct a building at 301 W Monroe is issued to Kenneth Ensminger. In August 1979, a grand opening is held at the new Maid-Rite building. Bob Ensminger was the general contractor (*Mt. Pleasant News*, April 16, 1979, page 4 & August 14, 1979, page 5). On November 24, 1986, the Kenneth H. Ensminger Estate changed the title to the property to Helen W. Ensminger. The 1993 Mount Pleasant City Directory shows Happy Joe's Pizza at 301 W Monroe.

On 17 May 1993, Helen W. Ensminger sells the E 90' of lot 8 to Christopher P. and Lisa J. Olson (Transfer Book "3", page 2; Deed Book 584/323). In June 1993, the city council approved plans for Dr. Christopher Olson to convert the former Happy Joe's building into a medical office facility. Improvements included major remodeling, building a 10-foot addition to the north, and building a 10-foot addition to the west. The final plans were the result of 1 ½ years of planning by Dr. Olson and his office manager / wife Lisa. An architect that specializes in optometric office design completed the design. Dr. Olson was originally from Swedesburg, honors graduate, of Iowa State, and named "Young O.D. of the Year" in 1992 ("City council approves permit to remodel former restaurant site," *Mt Pleasant News*, June 24, 1993, 2). In July 1993, a building permit for a \$240,000 project to demolish, remodel, and build an addition to the building at 301 W. Monroe was issued to Dr. Christopher Olson. Modern Builder, Inc. of Waverly was the contractor. The building was remodeled for an optometric office. A sign for Complete Eye Care Center was also approved as part of the building permit (City of Mt Pleasant building permits). A sign permit for a new sign for Complete Eye Care Center was approved in April 1997. In 1997 and 2011, Complete Eye Care Center (Dr. Christopher P. Olson) is shown at this address.

The building has been owned since December 2016, by EPS Properties, LLC, who purchased it from Christopher P. and Lisa J. Olson.

This commercial building is currently occupied in 2024 by Eye Physicians & Surgeons, a medical group practice that specializes in ophthalmology and optometry.

## 9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

Mason, George T. *Directory of Henry County, Iowa, 1911-12*. Mt. Pleasant, IA: The News, 1911.

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

Groce, W.H. *The City Directory of Mt. Pleasant, Iowa*. Mt Pleasant: Groce, 1938.

Johnson Publishing Co. *Mt Pleasant, Iowa*. City directories issued in 1955, 1957, 1960, 1964, 1966, 1968, 1970, 1873, 1976, 1981, 1986, 1993, 2001, 2011. Manitowoc, WI: Johnson Publishing Co.

*Cornerstones*. Mt Pleasant: Mt. Pleasant Beautiful Committee, 1991.

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Henry County Bicentennial Commission (HCBC). *The History of Henry County*. Dallas, TX: National ShareGraphics, Inc., 1982.

Henry County Historical Society. Vertical files and albums in files at Mt Pleasant Public Library.

Henry County Heritage Trust. Collection of historic images, in files and posted in Facebook albums. Collection in former Saunders School, Mount Pleasant, Iowa.

Henry County Recorder's Office / Henry County Auditor's Office. Property records, transfer books, and deed records. Henry County Courthouse, Mt Pleasant, Iowa

Jaynes, Peter H., ed. *Highlights of Henry County History 1833-1976*. Burlington, IA: Doran & Ward Lithographing Co., 1977.

*Mount Pleasant Beautiful*. Mt Pleasant: Mt Pleasant News Company, 1909. Reprint issued in 1988.

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

Naumann, Molly Myers. *Architectural and Historical Resources of Mount Pleasant, IA*. National Register of Historic Places Multiple Documentation Form, May 1991. On file with the State Historic Preservation Office, Des Moines, IA.

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

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## Location map



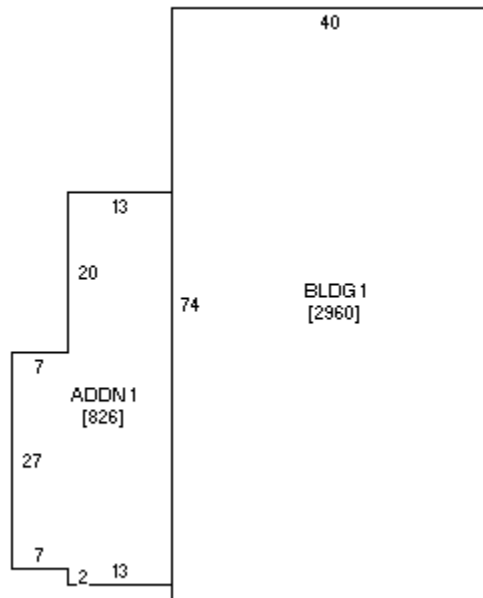
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**Building footprint**



Sketch by [www.camavision.com](http://www.camavision.com)

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

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**Historic images**



**American Legion building at northwest corner of Monroe and Jackson 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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**American Legion building at northwest corner of Monroe and Jackson around 1970  
(Magnuson, HCHT files)**

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**American Legion building in 1970s (HCHT Facebook album)**

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**Digital photographs**



**Photograph 44-02265-001. South elevation, looking north (October 2023)**

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**Photograph 44-02265-002. East elevation, looking west (October 2023)**

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**Photograph 44-02265-003. West elevation, looking east (October 2023)**

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**Photograph 44-02265-004. North elevation, looking south (October 2023)**