

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00180  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: Bud's Super Valu

B) Other names: 2023 downtown survey # DT-030

• **Location**

A) Street address: 106 N. Jackson 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): 4 Lot(s): Lot 1 and N 73' of Lot 2 (most)

• **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>—</u>	Structures	<u>—</u>	Structures
<u>—</u>	Objects	<u>—</u>	Objects
<u>1</u>	<b>Total</b>	<u>—</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: 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**

02E11: COMMERCE/TRADE / grocery store

02E: COMMERCE/TRADE / specialty store

**B) Current functions**

11: HEALTH CARE

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

**A) Architectural classification**

09F: Other – Commercial

**B) Materials**

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 10A: Concrete block

Roof: 15C: Rubber

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

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

Site Number: 44-00180 Address: 106 N. Jackson 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*

05: Commerce

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

**E) Significant dates**

*Construction date*

1966  *check if circa or estimated date*

*Other dates, including renovations*

c.1993

**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 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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106 N. Jackson	Mount Pleasant
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**7. Narrative Description**

This is a large one-story concrete block building that was constructed as Super Valu in 1965-66 at the corner of W. Madison and N. Jackson streets. The one-story building is setback on the site, permitting parking for the grocery store to the north and west of the building. The concrete block construction has a simple decorative detail of vertical blocks that project in an alternating pattern between two courses across the upper portion of the north and west elevations of the building. This detail has typically been painted an accent color, providing a modern interpretation of a historic frieze/cornice detail. The main entry was historically inset at the north end of the west elevation, with large windows on the west end of the north elevation at this northwest corner. An entry remains inset at this area, though the large windows on the north side have been partially filled with concrete block and smaller windows installed. This work was completed around 1993 when the building was converted into office space for Henry County. Another entry was added on the east half of the north elevation, with a window added to its left/east. Additional windows were added on the west and east elevations for the conversion to offices. Each window has a set of vertical single-light windows. On the west side, a window and then a pair of windows were added to the south/right of the original entrance, with another pair of windows and a single window further to the right/south. A large overhead loading door and a pedestrian door remain at the south end of the west elevation. On the east side along , a window was added on the north/right half, with a window and a pair of windows added on the south/left half. The south elevation remains a solid concrete block wall. Overall, the building retains the sense of a large supermarket building constructed in a setback location on the site on the edge of the core of downtown.

**8. Narrative Statement of Significance**

Bud's Super Valu 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. The building contributes to the historic commercial character of the downtown. With the move to larger grocery stores in the 1960s, sites were identified for the construction of larger, modern buildings with room for parking for this purpose. These sites were typically located on the edges of a historic downtown area or along a main road in town. The selection of this former lumber company site on the edge of the downtown reflects this trend, and the building was constructed set back on the site to permit parking. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

Based on research and evaluation conducted to date, this building does not appear to likely be individually eligible for listing on the National Register of Historic Places. Assessment of the interior features and modifications would be required for a full evaluation of the individual eligibility of the building.

*Developmental history of property*

This 1-story commercial building, located at 106 North Jackson Street, was built as a grocery store in 1966, on property that was a lumber yard for many years.

The 1886 Sanborn fire insurance map shows a 1-story carpenter shop on the north property line of lot 1 (facing Madison) and a frame dwelling on the west property line of lot 2 (facing Jackson). The east 1/2 of

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the lots is labeled Lumber Yard. The 1892 Sanborn fire insurance map shows two dwelling units on the lots, both facing N Jackson to the west. The east ½ of the lots is labeled Lumber Yard. The 1899 Sanborn fire insurance map shows the same footprint for the two dwelling units as the previous map. The east ½ of the lots is labeled Lumber Yard. The 1909 Sanborn fire insurance map shows the same footprint for the two dwelling units as the previous maps. The east ¼ of lots 1 and 2 has a large, 1 1/2 -story, frame lumber shed.

On June 17, 1914, a fire started along the alley on this block, spreading along the east side of the alley (rear of buildings along S. Jefferson) and west to the barn of M.C. Hall and Hall's lumber yard. The fire spread south to the Christian Church along W. Monroe, which was destroyed, and the two-story commercial building of C.E. McLeran, which was saved with damage. The fire extended north to Madison St on the block, destroying the lumber yard, houses of Clyde Taylor and L.D. Taylor, and a number of smaller buildings. The rear frame additions clad in metal behind the buildings along Jefferson St were cited as fire traps as the fire was difficult to fight, with any remaining after the fire demolished and rebuilt to make the area fireproof ("Many Business Houses Are Destroyed by Fire," *Mt Pleasant Daily News*, June 29, 1914, 3).

The 1920 Sanborn fire insurance map shows that the M.C. Hall Lumber Company built a very large, 1-story, brick lumber shed with earthen floor at N Jackson and W Madison that takes up all of lot 1 and approximately the N ¼ of lot 2. The firm became Hall & Weir in the early 1920s, and then Weir & Russell Lumber Company in the 1930s. The 1942 Sanborn fire insurance map shows the same footprint for this large, lumber shed. The property is labeled Weir & Russell Lumber Company. The name reverted to Hall & Weir Lumber Company in the later 1940s and remained as such into the middle of the 1950s. It was then became Spahn & Rose Lumber Company by 1957, remaining as such through 1965.

On 25 June 1965, Hall & Weir Lumber Company sold, via warranty deed, lot 1 and the N 73' of lot 2 to Super Valu Stores, Incorporated (Transfer Book "2", page 5). On 15 April 1966, the property was transferred to Maryland Investment Securities Company, a Minnesota corporation (Transfer Book "2", page 5).

An option for purchase of the lumber yard building owned by J. Russel Weir and members of the Weir family was exercised by Eric "Bud" Waugh of Tipton in summer 1965. He planned to tear down the building and erect a modern style structure. This will be a Super Valu store. More recently the Spahn and Rose Company operated in this location ("Tipton Man Buys Weir Building for New Market," *Mount Pleasant News*, July 6, 1965, page 1).

Excavation for foundations and grading work for the new Super Valu Market started in November 1965. The single-story structure would be approximately 55 by 115 feet with paved parking for 33 cars. The \$70,000 general construction contract was awarded to Francis L. and Robert Smith, General Contractors. A grand opening was held in March 1966. (*Mount Pleasant News*, November 12, 1965, page 1 & March 15, 1966). The Super Valu was noted as a new business for the town in December 1966, completed just northwest of the square ("Many New Commercial Buildings and Changes in Year," *Mt Pleasant News*, December 31, 1966, 1). Mount Pleasant city directories from 1966 through 1974, show Bud's Super Valu (Bud Waugh, owner) operating a grocery and meat market at 106 N Jackson.

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The Super Valu was sold to Dick Field in 1975. Dick's Super Valu then operated here for about a year. He then purchased the Giant Store on E. Washington that had been built in 1971 and moved Dick's Super Valu to that building in 1976 ("Henry County in '76 – celebrations, prison, trial," *Mt Pleasant News*, December 31, 1976, 1-2).

On 1 July 1974 (recorded 24 January 1977) the Maryland Investment Securities Co. (Arthur Melamed, trustee) sell the property to J. William & Dennis E. White (Transfer Book "3", page 5). After transactions on 31 March 1981 and 14 April 1981, William and Gladys White own lot 1 and the N 73' of lot 2 block 4.

White's Floor Covering (owned by Dennis and Bill White, formerly located at 124 N Main) celebrate the firm's move to the corner of Jackson and Madison in the former Super Valu with a grand opening in September 1977 ("Grand Opening," *Mount Pleasant News*, September 20, 1977, page 1; *Mount Pleasant News*, December 31, 1977, 1). Mount Pleasant city directories from 1978 through the mid-1980s show White's Floor Covering (Dennis E. and J.W. White, partners) operating a carpet, vinyl and tile store at 106 N Jackson.

On 24 April 1986, Gladys and William White sell the property to the Small Business Administration on July 17, 1989 (Transfer Book "3", page 5). The building has been owned since April 1990, by Henry County, Iowa, who acquired it from the Small Business Administration.

A building permit was issued in June 1993 for alterations to the building, with the Mental Health Center of Henry, Louisa, & Jefferson Counties noted as the owner/occupant.

In the 1990s and 2000s, this building housed several government agencies: Henry County Community Services, CPC Administration, Step Employment, Henry County Community Mental Health, Life Solutions, Rescare, and the offices of Henry County Veterans Affairs.

This commercial building located at 106 North Jackson Street is currently occupied in 2024 by Henry County Public Health.

**9. Major Bibliographical References**

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

*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.

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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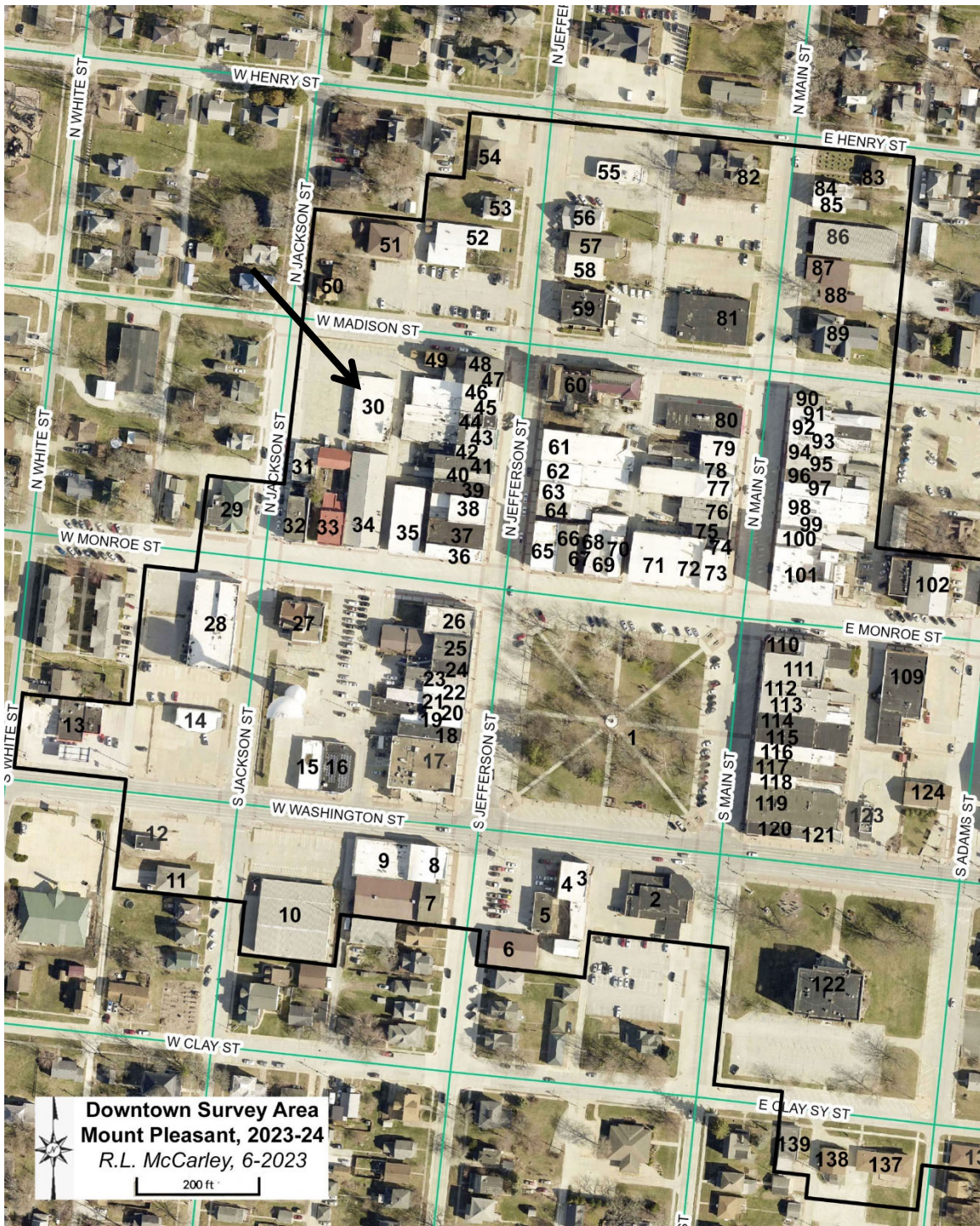
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**Location map**



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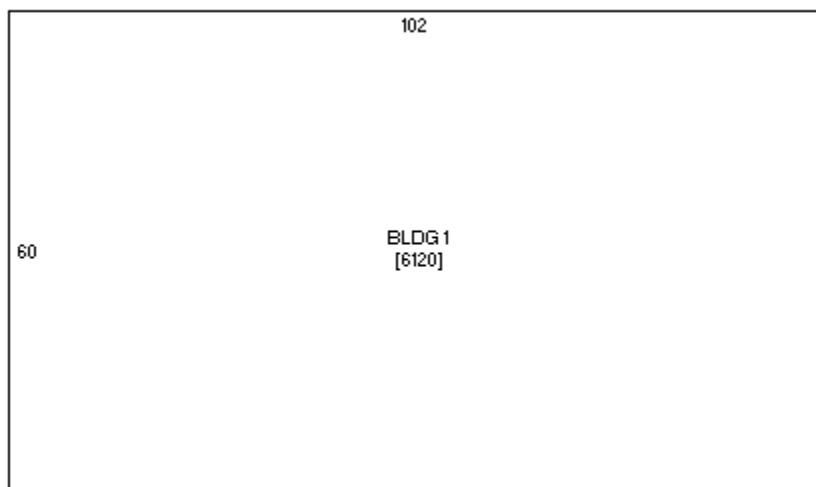
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**Building footprint**



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

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



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**Historic images**



**Earlier lumber company buildings on site**

**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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Earlier lumber company building at north end of 100 block of N. Jackson St in July 1965 (HCHT collection)

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Dick's Super Valu in 1976, Donald Young collection (HCHT Facebook album)

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1990 survey photograph (Naumann 1991)

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**Digital photographs**



**Photograph 44-00180-001. West elevation, looking east (October 2023)**

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Photograph 44-00180-002. North elevation, looking south (October 2023)

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Photograph 44-00180-003. East elevation, looking southwest (October 2023)

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**Photograph 44-00180-004. South elevation, looking northeast (October 2023)**