

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00184  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: Insurance Plan Savings & Loan Association

B) Other names: 2023 downtown survey # DT-036

## • Location

A) Street address: 101 N. 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): 4 Lot(s): Lot 8 - S 20' of E 100'

## • 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 |   |              |
| <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**

02D01: COMMERCE/TRADE / savings & loan

02B03: COMMERCE/TRADE / law office

**B) Current functions**

02B03: COMMERCE/TRADE / law office

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

**A) Architectural classification**

08B: MODERN / International

**B) Materials**

Foundation (visible exterior): 04C: Limestone

Walls (visible exterior): 03: Brick / 04C: Limestone

Roof: 15C: Rubber

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

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

• **Statement of Significance**

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

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

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

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

**C) Areas of significance**

*Enter categories from instructions*

05: Commerce

02: Architecture

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

**E) Significant dates**

*Construction date*

1852  *check if circa or estimated date*

*Other dates, including renovations*

1952-53

**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*

Carl A. Nelson Co – Burlington

**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 Joy Lapp Date: April 24, 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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|---|----------------|
| Insurance Plan Savings & Loan Association | Henry          |
| Name of Property                          | County         |
| 101 N. Jefferson St                       | Mount Pleasant |
| Address                                   | City           |

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**7. Narrative Description**

The core of this three-story corner building is reportedly the first three-story brick building constructed in Mt Pleasant, likely built around 1852. The building was clad in a new brick and stone façade during an extensive remodel for Insurance Plan Savings & Loan Association in 1952-53. Thus, the building has historic integrity dating to this later period, and it retains a high level of integrity from this period. The overall style of the 1952 remodel reflects the International style, with the structure expressed in smooth stone, horizontal emphasis, brick window bands, and smooth surfaces without any decorative detail. The Shadow-Tex Roman brick is elongated with rough/projected center line, further emphasizing the horizontal lines of the building. The façade faces N. Jefferson St to the east. The storefront consists of a glass/aluminum door with narrow sidelights and transom windows on the left/south portion, with two large aluminum display windows with a permastone bulkhead under them on the remainder of the first story. The upper façade was rebuilt with limestone panels and Roman brick (elongated brick), with the windows set in brick bands and the remainder clad in limestone. The second story and third story each have two double hung windows, which have horizontal two-over-two-light double hung aluminum sashes. The frieze has a simple slightly inset limestone panel, with no detail on the cornice.

The south elevation is the side along W. Monroe St. The design of the limestone panels and brick bands carries over from the façade to this side, with the first story as brick. The corner storefront detail has a round metal column at the southeast corner, with a low permastone wall that reflects the bulkheads under the display windows on the east. A set of four double-hung windows is located roughly centered on the front/east half of the first story, with a shared rowlock sill. The rear/west half of the first story has a single-door side entry and a double-hung window on each quarter. One of the entries accesses the first story and the other provides access to the upper stories. The second story windows are set within a brick band, framed by the limestone panels/bands. The eight window openings associated with the interior offices on this level are filled with glass block with a single-light window in the lower portion. The third story windows are likewise set within a brick band, framed by limestone panels/bands. The seven window openings were associated with apartments on this level, and they retain horizontal two-over-two-light double hung aluminum windows. The window sills and lintels are part of the limestone bands on both levels.

The limestone panels and brick bands continue around the rear/west of the building. The first story is brick, with a window opening on the north portion. The second and third stories have brick bands with rear entries to the metal fire escape stairs on the north portion. No windows are found on these stories on the rear elevation.

**8. Narrative Statement of Significance**

The Insurance Plan Savings & Loan Association building 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, and it reflects the period of downtown development in the 1950s. This exterior remodeling project for Insurance Plan Savings & Loan Association in 1952-53 was one of the most extensive downtown projects, incorporating work on all sides of the building not just the façade. The modern appearance reflected the success of the Insurance Plan Savings & Loan Association, a local organization that would continue to

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| Address                                   | City           |

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grow. It remained in this building until the construction of a new building on the south side of the square in 1975. 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 appears to be potentially individually eligible for listing on the National Register of Historic Places under Criterion A and/or C. As noted, the building retains a high level of integrity from the 1952-53 remodel, which was a significant project reflecting the trend to modernize historic buildings in downtown Mt Pleasant. This is the only building identified downtown that reflects the International style. Additionally, Insurance Plan Savings & Loan Association was a prominent and significant local company. Further research and 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 three-story brick building was constructed around 1852. The exterior was remodeled in 1953 for Insurance Plan Savings & Loan.

At an unknown date, James B. Shaw purchased the S $\frac{1}{4}$  of the E 100' of Lot 8 in Block 4. A three-story brick building was constructed in approximately 1852. This date is based on an obituary for J. B. Shaw that states he was in the hardware business in Mount Pleasant for twenty-two years, "building the corner brick, the first three-story business house erected in Mt. Pleasant" (*Free Press*, March 12, 1874, p. 2). If he constructed the building twenty-two years before his death, that would place it about 1852. The earliest ad that was found connected to the building is from April 6, 1854, advertising Shaw & Craig's Stove Store at "the old stand of John Craig" (*Weekly Observer*, April 6, 1854, p. 4). The start date of "October 21, 1852" is printed on the bottom, left-hand corner of the ad. Another ad from 1854 for Shaw & Craig, "dealers in stoves, tinware, hardware, iron, nails, etc.," includes the location of the business at the "north west corner of the Public Square, opposite the Henry House" (*Weekly Observer*, December 28, 1854, p. 3). A history of the building printed in the *Free Press* in 1880 states, "For near a quarter of a century the corner hardware store has been one of the landmarks in this city. In the early days it was considered the finest business block in town, the lower story and cellar used for hardware, part of the second story for a bank, and the upper story for the Masonic hall. Here for many years James B. Shaw carried on the [hardware] business . . ." (April 22, 1880, p. 3). A quarter of a century prior to 1880 would date the building to approximately 1855.

The 1859-60 City Directory lists three businesses in the building: O. Miller and Co., Hardware at 17 N Jefferson; Marsh & Craig, Attorneys, at the NW cor of the square, 2nd floor; and Jefferson Freeze, Tailor, at the Cor of Monroe & Jefferson, 2nd floor. The name O. Miller seems a bit odd, as it is nowhere else associated with this building. An ad for J. Freeze, Tailor on March 17, 1859, states that he had "removed his shop to the northwest corner building of the Public Square, under the HOME JOURNAL OFFICE, second story" (*Home Journal*, p. 3), so apparently the *Home Journal* was located on the third floor of this building. Another ad for J. Freeze on May 12, 1859, states that he had "removed his shop to the northwest corner building of the Public Square, adjoining MARSH & CRAIG'S OFFICE, second story" (*Home Journal*, p. 4) which matches with the information in the 1859-60 City Directory. On April 12, 1866, the

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*Home Journal* reported that they had moved to a new office at 23-25 North Jefferson (further north on the block), again on the third floor, where “the old City Hall” had been located (*Home Journal*, p. 2).

The 1867 City Directory lists James B. Shaw & Co., 17 North Jefferson, nw cor Monroe, with the description “wholesale and retail dealers in Shelf and Heavy Hardware, Cutlery, Stoves, Tinner’s Stock, Iron, Nails, Agricultural Implements and Farm Machinery, and manufacturers of Tin and Sheet-Iron Ware.” Per the old numbering system, this building was No. 17 Jefferson, which continued the numbering from 1-16 on the block to the south. The 1870 City Directory lists Jas. B. Shaw at No. 17 N. Jefferson nw cor Public Square, “dealer in shelf and heavy hardware, cutlery, tinner’s stock, nails, farming implements, etc., etc.” An ad on Jan 18, 1874, shows the name of the business changed to Shaw & Rukgaber, “Dealers in Tinware, Stoves, Hardware and AGRICULTURAL IMPLEMENTS, Corner of Jefferson and Monroe streets” (*Free Press*, p. 1). James B. Shaw died on March 5, 1874. On Nov 29, 1876, the heirs of JB Shaw transferred the S 20’ E 100’ Lot 8 to Timothy Whiting.

An ad on May 28, 1874, has a new name for the corner hardware store, Rukgaber & Clarke, the “Successors to Shaw & Rukgaber” (*Free Press*, May 28, 1874, p. 1). Rukgaber & Clarke advertised their store selling shelf and heavy hardware, cook stoves, and tin shop at the northwest corner of the square in the *Free Press* in May 1875 and May 1877.

By November 1879, the hardware store has a new name: “Rukgaber, McGregor & Baines” at the “Northwest corner of the public square” (*Free Press*, November 27, 1879, p. 2). Rukgaber, McGregor & Baines advertise stoves, ranges, tin plate, wire, and sheet iron in the *Free Press* in May 1881. The 1886 Sanborn map shows a three-story brick building with the usage listed as “Hardware.” There is an exterior stair on the front/east of the south side of the building. On September 30, 1886, the *Free Press* reported, “New glass front going in for the Corner Hardware, Rukgaber, McGregor & Baines, Proprietors” (p. 3). In 1887, the *Free Press* reported the new hardware firm of McGregor & Risser, successors to McGregor & Baines, was opening with “a handsome glass front and inside improved and renovated” (April 7, 1887, p. 3). McGregor & Risser continued to operate in 1891, apparently then closing.

On June 4, 1887, T. Whiting, Pres. and wife transferred the S 20’ E100’ Lot 8 to R.S. Gillis, Trustee.

After decades as a hardware store, the building is listed on the 1892 Sanborn map as “Dry Goods.” The three-story brick building has the same footprint as the 1886 map, including the exterior stairs. The 1893 City Directory lists Hargrave & Son at 101 N Jefferson selling dry goods, carpet, and oilcloth. A story in the *Mt Pleasant Daily News* in 1895 states, “One of the big stores of the city, of which Mt. Pleasant people take a pardonable pride, is the dry goods house of T. E. Hargrave & Son, on the northwest corner of the square.” The article goes on to say that Hargrave & Son “are exclusively in the dry goods and ladies furnishing business, with a special line of carpets and curtains” (*Mt Pleasant Daily News*, July 26, 1895, p. 1). T. E. Hargrave died in 1897. The 1899 Sanborn map has the same footprint as the 1892 map, and it lists the usage as “Dry Goods.”

On May 17, 1899, Robert Gillis transferred the property (S 20’ E 100’ Lot 8) to John E. Holland. In 1900, the *Free Press* ran the headline “Time’s Changes” to an article that reported “the Hargrave store is no more for Mt. Pleasant” since Charles Hargrave, the son, was moving out-of-state (*Free Press*, July 19, 1900, p. 5). The new owner of the building, John Holland, leased the store to Garvin & Hughes, located

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on the north side of the square, as a branch store for their carpet and suit departments (*Mt Pleasant Daily News*, July 26, 1900, p. 1).

In 1902, the brick corner building became a drug store. Dr. John E. Holland, the owner, had run a drugstore at 105 N Jefferson for a number of years, and now moved to the corner location with his partner, A. H. Bosworth. The *Free Press* reported, "Messrs. Bosworth and Holland are having fitted up what will be a most elegant store . . . This location has always been considered the best in town. It was the first three story brick building in Mt. Pleasant. For a generation the corner hardware J. B. Shaw & Co., was a well known well advertised land mark in Henry County . . . Who does not remember the old veterans in the manufacture of tinware, H. H. Ballard and John Clauson who occupied the second story of this building. The third being rented to an organization of Good Templars" (December 4, 1902, p. 5). In 1904, A. H. Bosworth sold his interest in the store to J. E. Holland (*Mt Pleasant Journal*, Jan 1, 1904, p. 1). In March, Herbert Waugh, who had been running a drug store on North Main, closed that store and consolidated with J. E. Holland (*Free Press*, Mar 3, 1905, p. 5). Dr. W. S. Lessenger, who had his office on North Main, also moved to 101 N Jefferson, "over Holland and Waugh's Drug Store" (*Mt Pleasant Journal*, October 9, 1906, p. 2). The 1909 Sanborn Map (same footprint) lists the usage as "Drugs." There is an interior photo of the Holland and Waugh Drugstore in the 1909 *Mount Pleasant Beautiful* (p. 24).

In 1911, Beezley & Co. succeeded Holland & Waugh (*Mt Pleasant Journal*, Apr 28, 1911, p. 1), and the 1911-12 City Directory lists Beezley & Co, Druggists at the Northwest corner of the square. The 1911-12 directory also lists Dr. W.S. Lessenger on the northwest corner of the square. The 1913 and 1915 telephone directories list Dr. W.S. Lessenger on N. Jefferson St. In 1912, Beezley sold his interest in the drug store to Mr. Waugh (*Mt Pleasant Daily News*, Apr 11, 1912, p. 4).

The 1913 telephone directory lists the drug store of H.T. Waugh at 101 N Jefferson. In June 1914, a large fire ravaged the middle of the block behind the buildings on N. Jefferson. After the fire, the *Mt Pleasant Journal* reported on the damage and loss to affected buildings, including: "H.T. Waugh's drug store, building owned by J. E. Holland. A few hundred dollars will cover damage to buildings and stock" (June 18, 1914, p. 4). The 1915, 1917, and 1919 telephone directories list HT Waugh Drug Store at 101 N Jefferson. The 1920 Sanborn map lists the usage as "Drugs." The three-story brick building has the same footprint as the 1909 map, with the exterior stairs shown again. The address is 101 N. Jefferson. The 1921, 1923, 1925 and 1927 telephone directories continue to list the drug store of H.T. Waugh at 101 N Jefferson.

On April 16, 1927, John E. Holland sold the building (S 20' E 100' Lot 8) to H. T. Waugh. The drug store of H.T. Waugh remains listed at 101 N Jefferson in the 1933, 1935, and 1937 telephone directories. The 1938 City Directory lists H.T. Waugh Drug Store at 101 N Jefferson under the categories of Druggist, Glass, Paints, and Gift Shop. The 1942 Sanborn map (same footprint) lists the usage as "Drugs." H.T. Waugh remains listed here in the 1939 and 1944 telephone directories.

Several offices were located on the upper stories throughout this period. The 1923 telephone directory lists dentist Dr. J.P. Hunt over Waugh's Drug Store. The 1937 telephone directory lists Max Kinney, Attorney, at 101½ N Jefferson. The 1939 and 1944 telephone directories list the Henry County Agricultural Conservation Association over Waugh's Drug Store.

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In 1945, the *Mt Pleasant News* reported that the Waugh business building had been sold to the Insurance Plan Savings and Loan association (June 23, 1945, p. 1). In December, the *Mt Pleasant News* reported that the stock and fixtures from the Waugh Drug Store had been sold to the Rexall Panther Drug Store, thus bringing the Waugh Drug Store to an end, and that the Insurance Plan Savings & Loan would be moving from their North Main street location to their new building (*Mt Pleasant News*, Dec 18, 1945, p. 1). An ad for the Savings & Loan at its new location at the northwest corner of the square appeared in the *Mt Pleasant News* on Jan 2, 1946 (p. 2). The formal transfer of the building (S 20' E 100' Lot 8) from H.T. Waugh to the Insurance Plan Savings and Loan is dated Dec 4, 1946. Insurance Plan Savings and Loan Association of Mt Pleasant was organized in August 1937 with Dr. W.A. Sternberg, president; C.M. Vance, vice president; George Virden, secretary, and Walter Virden, assistant secretary. Insurance Plan Savings and Loan was located at 124 N. Main St (current address) until moving to this building. Its assets grew to \$1 million by 1945, and they would grow even more quickly over next 10 years (Business file, HCHS clippings, Mt Pleasant Public Library).

The 1950 telephone directory lists Insurance Plan Savings & Loan in this building at the northwest corner of the square. The Henry County Agricultural Conservation Association remains listed at the northwest corner of the square in the 1950 and 1952 telephone directories.

An announcement was made in June 1952 that a new front would be installed on the Insurance Plan Savings and Loan Association building at the northwest corner of square. The remainder of the exterior would be veneered with limestone and Roman brick to give the building an entirely new appearance. The building would get a new roof also. The window arrangement on third story was changed last year, and the outside enclosed stairway removed. Work on the interior included the building of four office suites, with the fifth suite to be completed soon. Carl A. Nelson Co of Burlington is contractor ("Start Work on Savings and Loan Building," *Mt Pleasant News*, June 24, 1952, 1). A building permit was then issued to the Insurance Plan Savings and Loan for improvements on their building at Jefferson and Monroe (*Mt Pleasant News*, Jul 17, 1952, p. 1). Major façade improvements were also underway for two buildings on the north side of the square in July. Work was started on the foundation of the new exterior for the Insurance Plan Savings and Loan building at the northwest corner of the square ("Third Major Improvement in Business Area," *Mt Pleasant News*, July 25, 1952, 1). A year-end summary in *the Mt Pleasant News* reported that the project at the Insurance Plan Savings and Loan was nearly finished and would be completed in 1953 (Dec 31, 1952, p. 1). The remodel was completed and celebrated with an open house on May 23-29, 1953. The *Mt Pleasant News* noted: "Insurance Plan Savings and Loan Association has been completely remodeled and rebuilt with limestone and Roman brick exterior, new front, and flooring and new decorations. New counters, desks, and chairs have been installed and ALL RECORDS ARE KEPT IN A NEW FIRE-PROOF VAULT. Office space has been provided on the first and second floors and apartments on the third floor." A photograph in the newspapers shows the remodeled, modern appearance of the building ("Insurance Plan Savings & Loan Association," *Mt Pleasant News*, May 20, 1953, 9).

The Insurance Plan Savings & Loan Association is listed at 101 N Jefferson in the city directories in 1955, 1957, 1960, 1962, 1964, 1968, 1970, 1972, and 1973. By March 1975, they had assets over \$52 million and savings over \$44 million, with over 1,365 borrowers and 11,000 savers. In addition to the home office in Mt Pleasant, they had branch offices in Washington, Anamosa, Maquoketa, and Dyersville. They were then approved to open a branch office in Muscatine as well ("Muscatine office for Insurance Plan," *Mt Pleasant News*, March 11, 1975, 1). Initial plans for a new building for Insurance Plan Savings and

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Loan were announced in April 1974. The new building would occupy the east half of the block on the south side of the square, occupied then by Home Furniture and the former Standard Oil Service station. Architect and contractor for the building was Kirk Gross Company of Waterloo ("New building for Insurance Plan," *Mt Pleasant News*, April 26, 1974, 1). On January 1, 1976, Insurance Plan Savings and Loan officially changes the name of its organization to Capitol Savings and Loan. A photo of Charles R. McCuen, president, is shown accepting the new state charter (*Mt. Pleasant News*, January 13, 1976, page 9). In March 1976, Capitol Savings & Loan Association invited the public to an open house and to inspect its new facility at No. 1 Washington Street. General contractor of the project was Kirk Gross Company of Waterloo (*Mt. Pleasant News*, March 18, 1976, page 11).

On June 27, 1974, the building (S0 20' E 100' of Lot 8) was transferred from Insurance Plan Savings and Loan to Clifford M. Vance. The 1977 City Directory lists 101 N Jefferson as Vacant. The Vance & Vance and then Vance Law Office is listed at 101 N Jefferson in the 1978, 1981, 1982, 1983, 1984, and 1985 City Directories. Clifford and Michael Vance are partners in the law office.

On June 3, 1985, the building (S 20' E 100' of Lot 8) was transferred from the Clifford Vance Estate to Michael and Brigid Vance. The Vance Law Office (Michael Vance) at 101 N Jefferson is listed in the city directories from 1986 through 2023. Michael Vance, the grandson of Clifford Vance, is still practicing law in the building. His office is on the first floor and the second and third floors are used only for storage. He intends to keep the firm open until 2026 when the Vance Law firm will reach 100 years of business.

**9. Major Bibliographical References**

*Biographical Review of Henry County, Iowa*. Chicago, IL: Hobart Publishing Company, 1906.

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

Bowron, Watson. *Henry County Directory for 1859-60*. Burlington, IA: Watson Bowron, 1859.

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

Annewalt, E.H., compiler. *Mount Pleasant City Directory*. Burlington: Daily Gazette, 1870.

*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.

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

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# Iowa Site Inventory Form

State Historic Preservation Office  
Continuation Sheet

Site Number: 44-00184  
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Insurance Plan Savings & Loan Association

Henry

Name of Property

County

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Mount Pleasant

Address

City

## Location map



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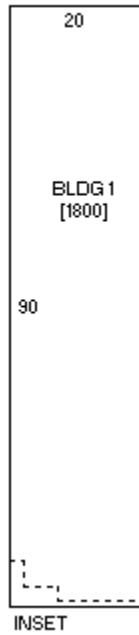
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|   |                |
|---|----------------|
| Insurance Plan Savings & Loan Association | Henry          |
| Name of Property                          | County         |
| 101 N. Jefferson St                       | Mount Pleasant |
| Address                                   | City           |

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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**



**Looking north on 100 block of N. Jefferson St in early 1900s (HCHT Facebook album)**

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West side of 100 block of N Jefferson St around 1908, looking southwest (HCHT Facebook album)

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Jefferson Street, Mt. Pleasant, Ia.

Building at right in 1910s (Hayes collection, HCHT files)



Parade along the 200 block of W. Monroe on May 30, 1937 (Jones, HCHT Facebook album)

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Looking north on 100 block of N. Jefferson St in 1940s (HCHT Facebook album)

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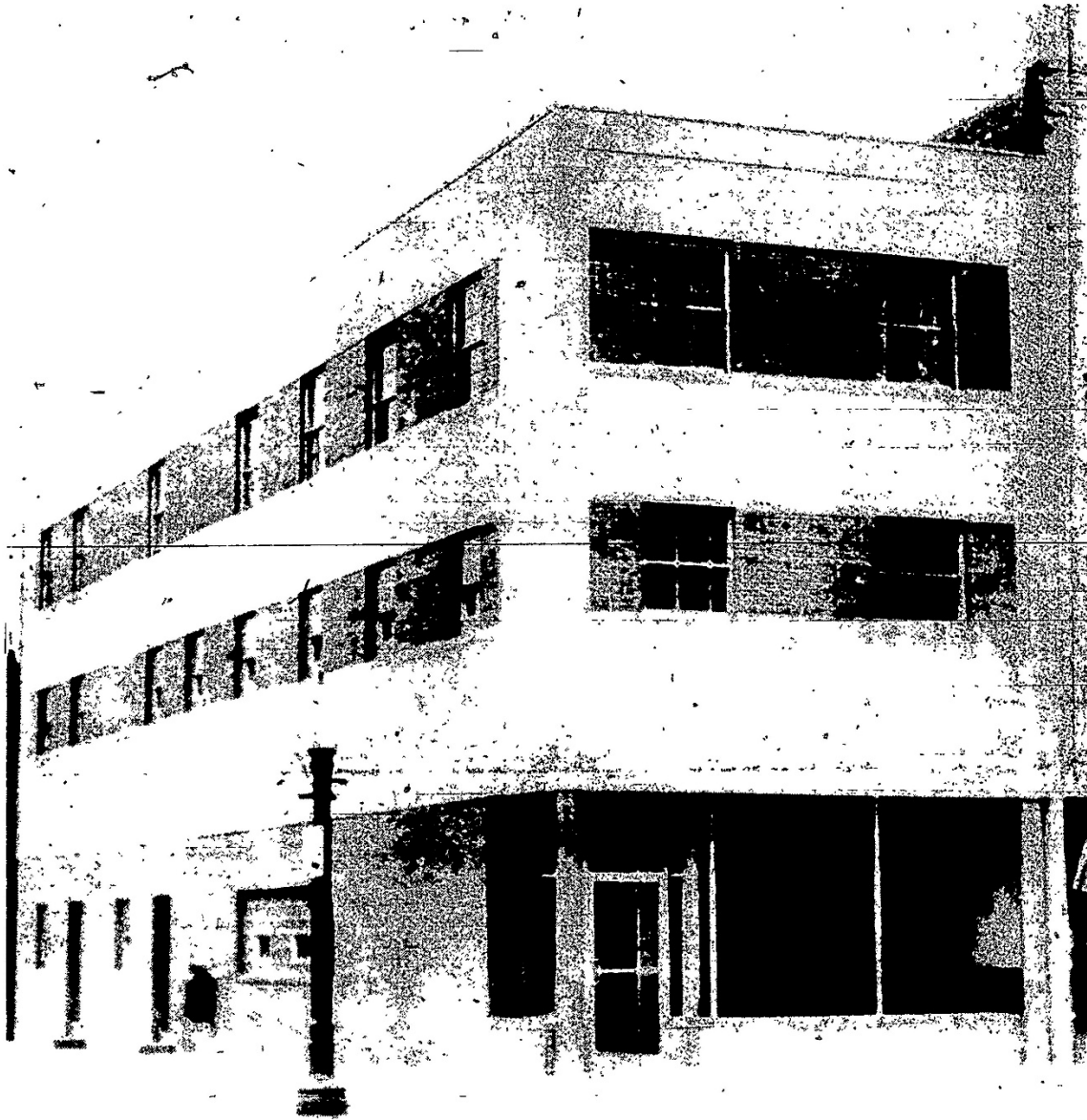
County

101 N. Jefferson St

Mount Pleasant

Address

City



The Insurance Plan Savings and Loan Association has been completely remodeled and rebuilt with limestone and Roman Brick exterior, new front and flooring and new decorations. New counters, desks and chairs have been installed and ALL RECORDS ARE KEPT IN A NEW FIRE-PROOF VAULT. Office space has been provided on the first and second floors and apartments on the third floor.

**Building after remodeling completed in 1953 (*Mt Pleasant News*, May 20, 1953, 9)**



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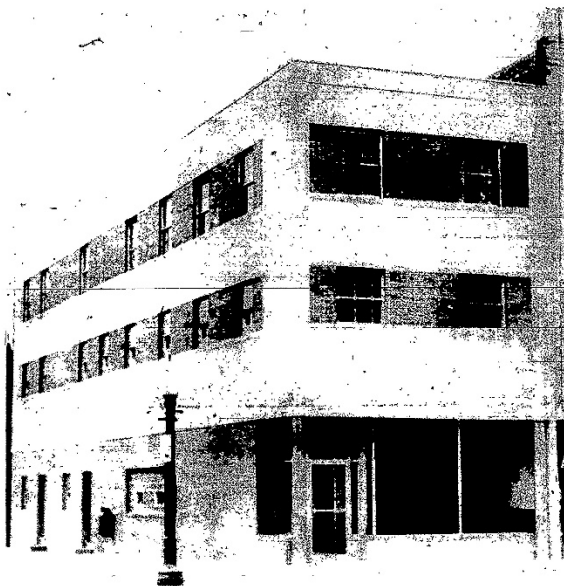
Insurance Plan Savings & Loan Association  
 Name of Property  
 101 N. Jefferson St  
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Henry  
 County  
 Mount Pleasant  
 City

Wednesday, May 20, 1953 The News, Mt. Pleasant, Ia. 1 SECOND SECTION

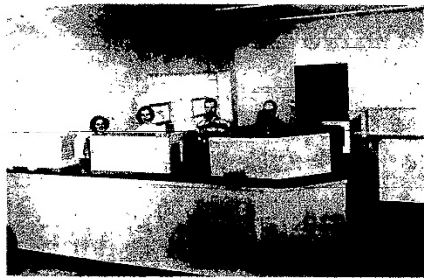
*You are invited to our-* **OPEN HOUSE**

**Saturday, May 23rd through May 29th**



The Insurance Plan Savings and Loan Association has been completely remodeled and rebuilt with limestone and Roman Brick exterior, new front and flooring and new decorations. New counters, desks and chairs have been installed and ALL RECORDS ARE KEPT IN A NEW FIRE-PROOF VAULT. Office space has been provided on the first and second floors and apartments on the third floor.

Insurance Plan is now equipped to serve you and new friends better, more quickly and conveniently. We feel that our remodelled home is a noteworthy improvement in the business district and is one phase of keeping pace with a growing Mt. Pleasant.



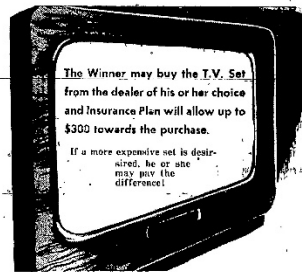
From left: Mrs. J.W. Virden, Mrs. Gerald Beavers, Charles McCuen, Walter Virden, Sec'y.



**TELEVISION SET**

To Be Given Away

**FREE!**



The Winner may buy the T.V. Set from the dealer of his or her choice and Insurance Plan will allow up to \$300 towards the purchase. If a more expensive set is desired, he or she may pay the difference.

**Just Register**  
 On Any of the Above Dates

**no obligation!**

You Need Not Be Drawn to Win Winner Will Be Selected

Everyone is eligible to register except officers and employees of the association and their immediate families.

**Gifts for Saving!**

**Radios will be given**

To persons opening a new account or adding to their present account in the amount of \$2,000 or more during our Open House, May 23-29. Many of these 5-tube table model Radios will be on display.

**Sheaffer Pen & Pencil Sets will be given**

Each person opening a new account of \$100 or more will be given his choice of a Sheaffer Fineline Pen or Pencil or a miniature home model savings bank.

Each person opening a new account of \$250 or more will be given a Sheaffer Fineline Pen and Pencil Set.

Persons adding to previous accounts in the same amounts stated above will receive the same gift.

**Free Souvenirs for Everyone**

Appropriate Billfolds will be presented, one especially for the ladies and another for the men. There will be balloons as long as they last for the boys and girls.

**Insurance Plan Savings & Loan Association**

Open house after remodeling complete (Mt Pleasant News, May 20, 1953, 9)

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**Building around 1955 (HCHT files)**

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West side of 100 block of N. Jefferson St in July 1965 (HCHT files)

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Side and rear of building in July 1965, looking northeast (HCHT collection)

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**West side of 100 block of N Jefferson St in 1980s, looking southwest (HCHT Facebook album)**

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Looking north on 100 block of N. Jefferson in 1978 (HCHT Facebook album)

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1990 survey photograph (Naumann 1991)

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1990 survey photograph (Naumann 1991)



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**Digital photographs**



Photograph 44-00184-001. East elevation, looking west (October 2023)

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**Photograph 44-00184-002. South and east elevations, looking northwest (October 2023)**

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Photograph 44-00184-003. West elevation, looking northeast (October 2023)