

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02253 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: Couchman Clinic

B) Other names: 2023 downtown survey # DT-051

• **Location**

A) Street address: 205 W. Madison 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): 21 Lot(s): 3

• **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>	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

11D: HEALTH CARE / medical office

B) Current functions

04E: GOVERNMENT / government office

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

A) Architectural classification

09F05: Commercial / brick front

08: Modern Movement

B) Materials

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 03: Brick

Roof: 15C: Rubber

Other: _____

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

Site Number: 44-02253 Address: 205 W. Madison St City: Mt Pleasant County: IA District Number: 44-02280

• **Statement of Significance**

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

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

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

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

C) Areas of significance

Enter categories from instructions

05: Commerce

02: Architecture

D) Period(s) of significance

E) Significant dates

Construction date

1964 *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 Lottie Schnicker & Joy Lapp Date: May 1, 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 is a one-story brick and concrete block office building that was constructed in 1964. A historic photograph appears to show that the building originally had a flat roof, which has been slightly built up for the current low-pitch gable roof clad in asphalt shingles. The building was designed to face the new city parking lot to the south, connecting it to the downtown along W. Madison St. The brick utilized for the building is a multi-color buff/tan brick. The design reflects elements of the Contemporary style. The recessed entry area is accented by two vertical brick walls, with a separate roof section over the entry. The second bay to the west is also defined by vertical brick walls, with a brick planter extending between the walls under the recessed wall with two sets of large, paired single-light windows. This feature is characteristic of many buildings in this period. The remainder of the south elevation is defined by the vertical brick walls at either end, with a recessed wall divided into four sections by brick pilasters. Each section is concrete block with a band of three high single-light windows. The east elevation, facing the alley, has a section of brick wall at either end with four sections in the middle separated by brick pilasters. Each section is a concrete block panel with a band of three high single-light windows. The north elevation is divided into seven sections by brick pilasters on the first story. Similar to the other sides, each section is a concrete block panel with a band of three high single-light windows, other than the east section that has a single-door rear entry with a flat canopy. The basement level is simply concrete block with two single-light rectangular windows in each section. The west elevation has a section of brick wall at either end and five sections divided by brick pilasters. Each section is a concrete block panel, with a band of three high single-light windows in the center section and a single-door side entry in the fourth section to the south. This entry has a small shed-roof porch. A front gable-roof addition extends from the north section of the west side. It has a door and single-light window on the west side, and a single-light window on the north and south sides.

8. Narrative Statement of Significance

The Couchman Clinic 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 1960s. During this period, several medical or office buildings were constructed on the edges of the core of the downtown, including this building. 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 as an example of a medical clinic built on the edge of downtown in the 1960s. 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

The one-story modern office building at 205 W Madison was built as a medical clinic in 1964 on the east portion of Lot 3 in Block 21.

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An earlier frame house was located on the west portion of Lot 3. According to the transfer books, E Howlett owned Lot 3, Block 21, in the 1860s. The 1867 City Directory lists Elijah Howlett at "Jackson es 2n Madison." The 1886 Sanborn map shows a one-story frame residence located on the west portion of Lot 3. The remainder of the Sanborn maps (1892, 1899, 1909, 1920, 1942) show the same one-story frame residence at 204 N Jackson. The 1942 map shows a small frame garage on the east portion of Lot 3 along the alley. Miles Marrow, who acquired Lot 3 from the Emma Logsdon Estate on February 28, 1957, is listed in the 1955 city directory at 204 N Jackson. The number was then shifted to current numbering of 202 N Jackson, and Miles Marrow is listed at 202 N Jackson in the 1957 and 1960 City Directories. The Morrow estate then sold the property to William Sempf on June 12, 1958. Mr. Sempf and wife owned the property for the next 5 years, then sold it to Russell L. Sanders for \$6.60 on May 28, 1963. The 1962 City Directory lists 202 N Jackson as "Vacant."

The east part of Lot 4 to the south of Lot 3 was sold by Evelyn & L.J. Roche to the City of Mt Pleasant on May 23, 1961. The City of Mt Pleasant had just acquired Lot 8 to the east on April 20, 1961, from the estate of George S. Drewer. Both parcels were developed as city parking lots by November as part of the plan to expand parking for downtown businesses and remain owned by the city as parking lots ("New Off-Street Parking Lot Put Into Use," *Mt Pleasant News*, November 13, 1961, 20). Thus, the rear/east portion of Lot 3 was adjacent to the new parking and visible from W. Madison St to the south.

On May 28, 1963, Phillip and Mary Couchman purchased Lot 3 from Russel and Margaret Sanders. The 1964 Directory lists V.D. Tharp at 204 N Jackson, which is the last time that this address is listed in city directories. It is unclear if the house, situated on the west end of the lot, was demolished in 1964 or retained for a period of time and then demolished. By the 1955 city directory, Dr. Phillip G. Couchman and Dr. Mary P. Couchman are listed at 210 N. Main St. This husband-and-wife medical team opened their practice in town in the Conover building at 210 N. Main St in the 1950s (Jaynes 1976: 151).

In 1964, the *Mt Pleasant News* reported, "A new medical clinic building will be built at 202 North Jackson street in the near future by Dr. Phillip Couchman and Dr. Mary Couchman. The one story 44' by 58' cement block building will be faced with brick. The front of the building will face south. It will have eight examining rooms." The building permit had been granted by city council with approval from the City Plan Commission ("Will Build Medical Clinic," *Mt Pleasant News*, February 26, 1964, p. 1). In March, the *Mt Pleasant News* reported that preliminary work had been started for the new medical clinic building of Drs. Phillip and Mary Couchman on N Jackson (*Mt Pleasant News*, March 13, 1964, 1). A year-end report on industrial and business expansion in Mount Pleasant included the information that the Couchman medical clinic had been built ("Preliminary Work Started for Clinic," *Mt Pleasant News*, December 31, 1964, p. 1). The building entry faced the city parking lot to the south, though it retained the 202 N. Jackson St address associated with the lot for several decades.

Drs. Phillip and Mary Couchman are listed at 202 N Jackson in the City Directories in 1966, 1968, and 1970. The 1968, 1970, and 1976 city directories list Milo Couchman at 202 ½ N. Jackson. This address may refer to the house on the west portion of the lot. In the 1973 City Directory, 202 N Jackson is listed as "Vacant." The review of the year in December 1975 included a note that Drs. Phillip and Mary Couchman resumed their medical practice here ("Local construction book in '75," *Mt Pleasant News*, December 27, 1975, 1). In 1976, 1977, and 1981, Drs. Phillip and Mary Couchman are again listed at 202 N Jackson in the City Directories. The 1976 city directory also lists Couchman's Pediatrics and General Practice at this address. The 1981 directory no longer lists 202 ½ N. Jackson.

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On April 30, 1982, Phillip and Mary Couchman sold Lot 3 to James Widmer and Linwood Miller who were both doctors. The City Directories in 1986 and 1989 list Linwood Miller, DO, and James Widmer, MD, at 202 N Jackson.

On June 29, 1992, James & Alice Widmer and Linwood & Judith Miller sold Lot 3 to Henry County, Iowa. The 1993 city directory listed Henry County Human Services at 202 N. Jackson. The building on the corner to the south of Madison St at 106 N. Jackson was bought by Henry County in 1990, with a building permit was issued in June 1993 for alterations to the building. The Mental Health Center of Henry, Louisa, & Jefferson Counties was noted as the owner/occupant at the time. Thus, this building provided additional services nearby for related offices for Henry County. In the 2001 City Directory, Henry County Human Services is listed at 202 N Jackson. By the 2011 City Directory, the address for Henry County Human Services is changed to 205 W Madison, perhaps clarifying where the front of the building was located. The 2023 City Directory lists the Henry County Department of Human Services at 205 W Madison. They remain the current occupant.

9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

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.

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

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

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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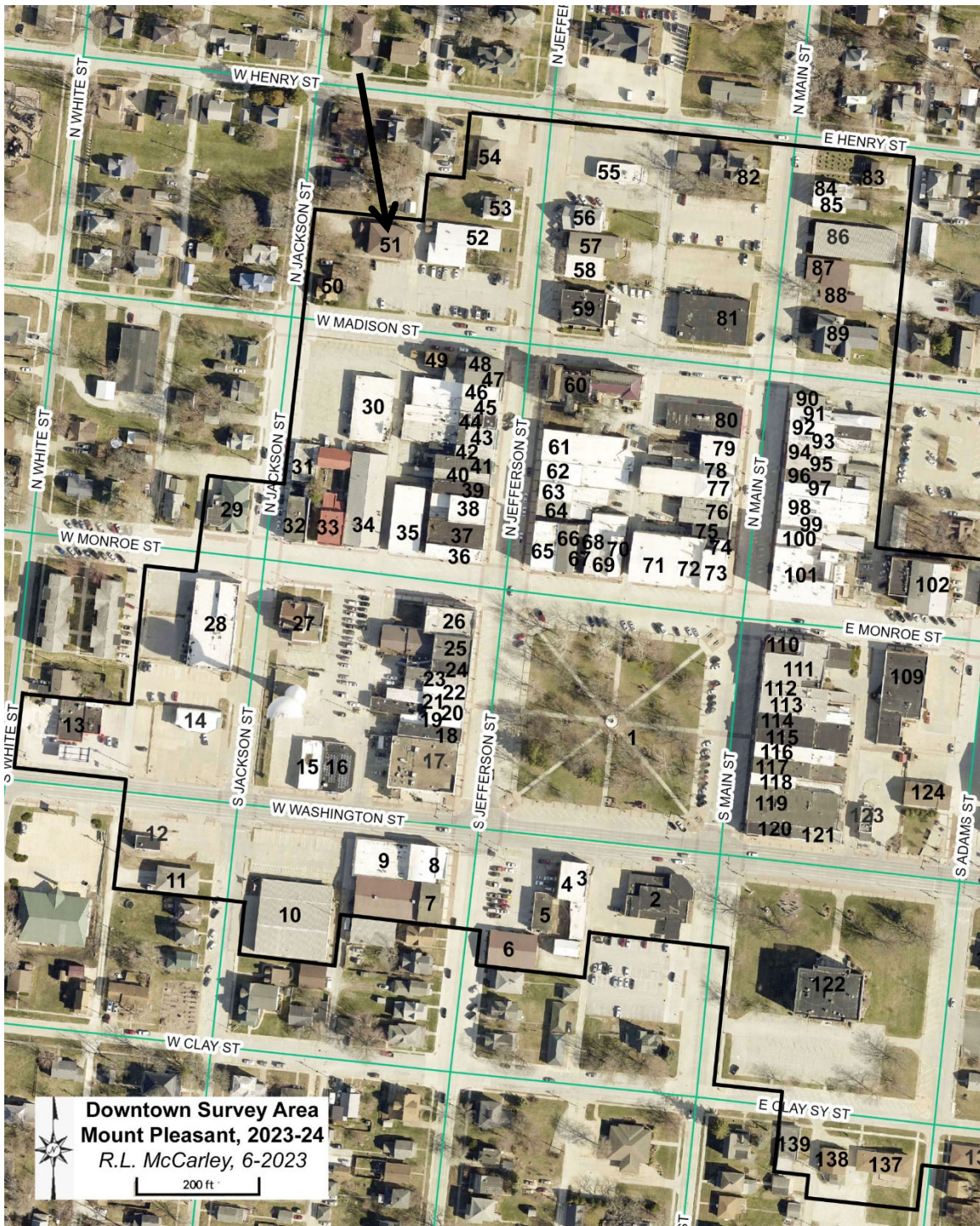
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Location map



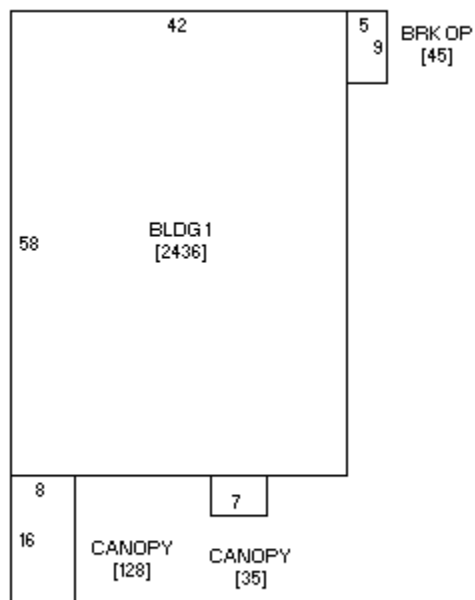
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Building footprint



Sketch by www.camavision.com

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

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Historic images



North side of 200 block of W. Madison in July 1965, with side of house visible, Couchman clinic to right, and parking lot east to N. Jefferson (HCHT files)



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Digital photographs



Photograph 44-02253-001. South elevation, looking north (October 2023)

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Photograph 44-02253-002. East elevation, looking west (October 2023)

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Photograph 44-02253-003. North elevation, looking southeast (October 2023)

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Photograph 44-02253-004. West elevation, looking east (October 2023)