

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02247 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: Fellowship Cup

B) Other names: 2023 downtown survey # DT-052

• **Location**

A) Street address: 203 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): 21 Lot(s): 7

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

02E: COMMERCE/TRADE / specialty store

B) Current functions

03C01: SOCIAL / non-profit service organization

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

A) Architectural classification

09: Other

B) Materials

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 03: Brick / 05: Metal

Roof: 05: Metal

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 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

1977 *check if circa or estimated date*
Other dates, including renovations
2007

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 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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7. Narrative Description

The current form of this large one-story building dates to 2007, with a smaller portion of the building dating to construction in 1977. The current appearance has an east section and a west section. The east section extends toward N. Jefferson St, with entry on the south side towards the city parking lot to the south. The building sits on a concrete foundation, and it has a low gable-roof on each section that has metal roofing. The lower portion of the walls of this section are clad in brown brick, with the upper portion clad in gold metal siding. The brick extends around the double-door entry on the south side, which is offset to the left/west. A pair of double-hung windows are found to either side of the entry on this elevation. The east elevation of this section has a center brick section that extends to the eave, with a pair of double-hung windows immediately to either side. The north elevation is only metal siding, with no brick sections. The north elevation of the east section continues to the west section. There are two sets of paired double-hung windows on the east portion, a single-door entry roughly centered, and two single double-hung windows on the west portion. The west side of this section has a garage door and a single-door rear entry. The visual west section of the building appears to actually be the original 1977 building on the south and the 2007 addition on the north, with a gable roof built up to extend over both sections. This section of the building is clad in pink metal siding, with brick veneer on the lower portion on the east side only. The east side has the main entry into this section, with two sets of paired double-hung windows to the north/right of the entry. The south side has no openings. The west side has a rear single-door entry at the north end. Two modern sheds sit to the west of the north part of the building.

8. Narrative Statement of Significance

This building for the Fellowship Cup was tripled in size with an addition in 2007. A portion of the building was constructed in 1977, but the addition significantly impacted the size of the older building. Thus, the building would be classified as a non-contributing building in the potential Mount Pleasant Downtown 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.

Developmental history of property

The west portion of the one-story building at 203 N Jefferson was constructed in 1977, with the large addition on the north side and extending to the east portion of the lot constructed in 2007.

The Sanborn maps in 1886, 1892, 1899, 1909, 1920, and 1942 all show the same two-story frame residence on the east portion of Lot 7. The house is indicated as located at 205 N Jefferson. On August 25, 1945, C.H. and Mary Jane Hamilton purchased Lot 7 in Block 21 from George and Mary Jane Driver. The City Directories in 1955, 1957, and 1960 list Cecil Hamilton and the Hamilton Antique Shop at 205 N Jefferson. On June 4, 1960, ownership of Lot 7 was transferred with a change of title from the estate of Mary Jane Hamilton to CH Hamilton. The City Directories in 1960 and 1962 list Cecil Hamilton at 205 N Jefferson. On Dec 5, 1966, ownership of Lot 7 transferred from the estate of C.H. Hamilton to William Hamilton et al. The 1966 City Directory lists Orpha Kiger [William Hamilton's mother-in-law] at 205 N

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Jefferson. The 1970 City Directory lists Carlene Metsker living at 205 N Jefferson. On Jun 18, 1971, ownership of Lot 7 was transferred from the estate of William Hamilton to Viginia Hamilton [his wife]. The 1973 City Directory lists Helena Austad and Carlene Metsker at 205 N Jefferson.

On July 9, 1974, Virginia Hamilton sold Lot 7 to Richard and Eileen McBeth. The 1976 City Directory lists Richard Baber living at 205 N Jefferson.

On January 6, 1977, the *Mt Pleasant News* reported, "The council received a request for a building permit from Richard McBeth for a warehouse and possibly an office building at 203 North Jefferson but decided that the request must first go to the City Plan Commission. McBeth withdrew the request" (p. 1). A clarification was printed the following day, stating, "The City Council at its meeting Wednesday night refused to grant a building permit to Richard McBeth for a warehouse and office building at 203 N Jefferson . . . The permit was denied because zoning regulations do not permit two principal buildings to be constructed on the same lot" (*Mt Pleasant News*, Jan 7, 1977, p. 6). On June 2, 1977, the *Mt Pleasant News* reported that the city council "granted Richard McBeth permission to construct a storage warehouse at 203 N Jefferson since he agreed to split the lot to meet zoning requirements" (p. 1). Thus, there appears to have been a distinction between the rear part of the lot as 203 N. Jefferson and the east part of the lot with the house as 205 N. Jackson. As a city parking lot had been built on Lot 8 to the south in 1961, the rear of the lot was easily accessible from this parking area. A site plan and building elevations were included in the permit application (City of Mt Pleasant building permits).

Construction of McBeth's new building was completed by April of 1978 when King Ding's Hear No Evil Records and Tapes ran an ad for their new business at 205 N Jefferson, located in the "Gold Building Across From Post Office" (*Mt Pleasant News*, April 14, 1978, p. 5). In February 1979, a listing of Public Auctions included the auction of the Huene estate by auctioneer Dick McBeth at 205 N Jefferson, located "Across from the Post Office in Gold Building" (*Mt Pleasant News*, Feb 26, 1979, p 8). On Jun 14, 1979, the *Mt Pleasant News* ran an ad for the Budget Shop in the "Gold Bldg. Across from Post Office," selling used furniture, antiques, etc. (p. 4). A year-end summary that the *Mt Pleasant News* published on Dec 29, 1979, included the information that "The Budget Shop opened in a building across from the post office" and "Glover Real Estate moved into the building" (p. 1). On Jan 28, 1980, Glover Real Estate and Auctioneering, located at 205 N Jefferson, ran an ad in the *Mt Pleasant News* (p. 10). The 1980 City Directory lists two businesses at 205 N Jefferson: The Budget Shop and Glover's Real Estate and Auctioneering. The *Mt Pleasant News* ran an ad for Kent and Fran's Davis Paint store in the "Gold Bldg Across from P.O." on Jan 2, 1981 (p. 4). The 1981 City Directory lists two businesses at 205 N Jefferson: Glover-Byrum Auction & Realty and Kent and Fran's Davis Paint Store. Two residents were also listed, Lillian O Endicott and Donna Wolf. Thus, the new "gold building" appears to have been the building constructed at the rear of the lot with the house retained on the front/east part of the lot, with both portions utilizing the address of 205 N. Jefferson.

On May 18, 1983, the MP News ran an announcement for an auction at 205 N Jefferson that was a fundraiser for the Fellowship Cup, "an inter-denominational Christian organization" that had just moved into the building. The 1989 City Directory lists the Fellowship Cup at 205 N Jefferson. The 2001 City Directory lists the Fellowship Cup at 203 N Jefferson (the west end of Lot 7) and the Friendship House at 205 N Jefferson (the east end of the lot). Thus, a distinction has been made in addresses for the building constructed in 1977 on the west portion of the lot and the earlier house on the east portion of the lot.

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A demolition permit was issued in May 2007 to The Friendship House at 205 N. Jefferson. A building permit for an addition was then issued to Fellowship Cup, Inc. at 203 N. Jefferson in July 2007. The addition by 32 by 100 feet with 8' walls. The building was to be clad in steel siding and have a steel roof. This addition dimensions appear to match the foundation spanning the north side of the 1977 building on the rear of the lot and extending to the east portion of the lot where the house had previously been located. The roofline was altered or the previous building was potentially moved to the east portion. In any case, the integrity of the current building, with this substantial construction, dates to this work completed in 2007.

The 2011 to 2023 City Directories list the Fellowship Cup at 203 N Jefferson. The Fellowship Cup is the current occupant. It has offices in the smaller section of the building on the east portion of the lot, while the larger section on the west portion of the lot houses a food pantry, kitchen, and community room.

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.

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

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

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



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

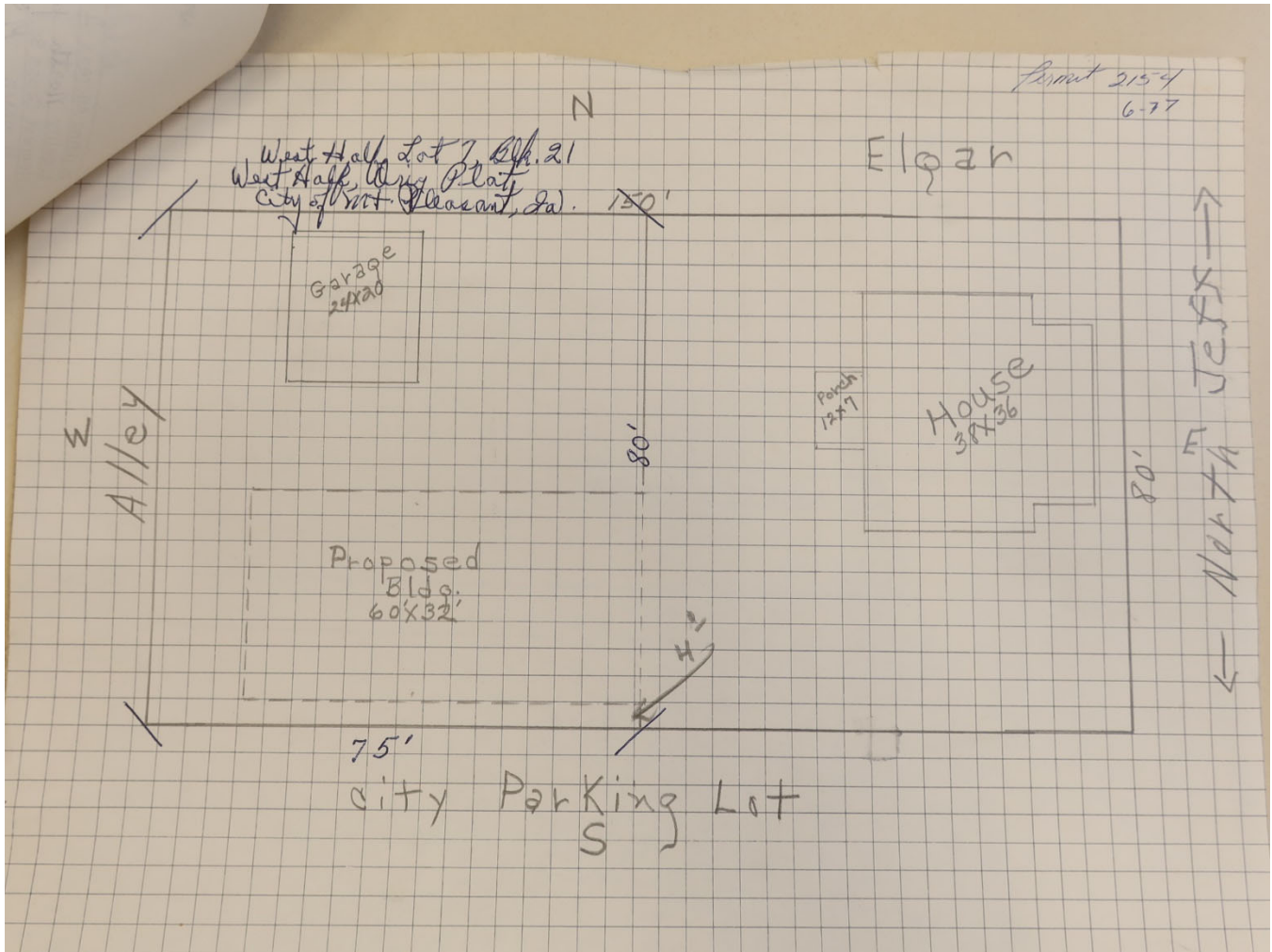
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Historic images



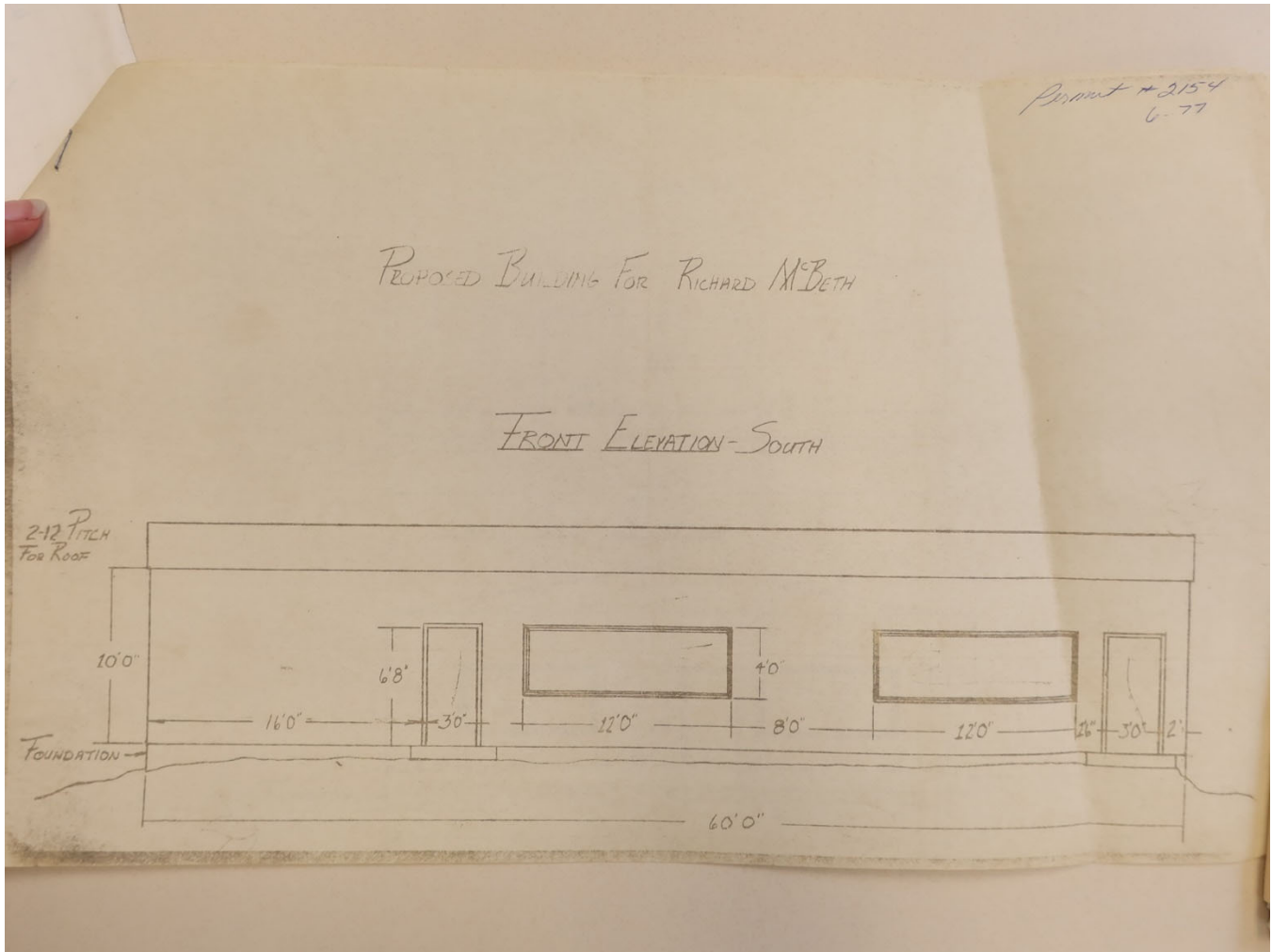
Site plan attached to June 1977 application (City of Mt Pleasant building permits).

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**South elevation attached to June 1977 application
(City of Mt Pleasant building permits).**

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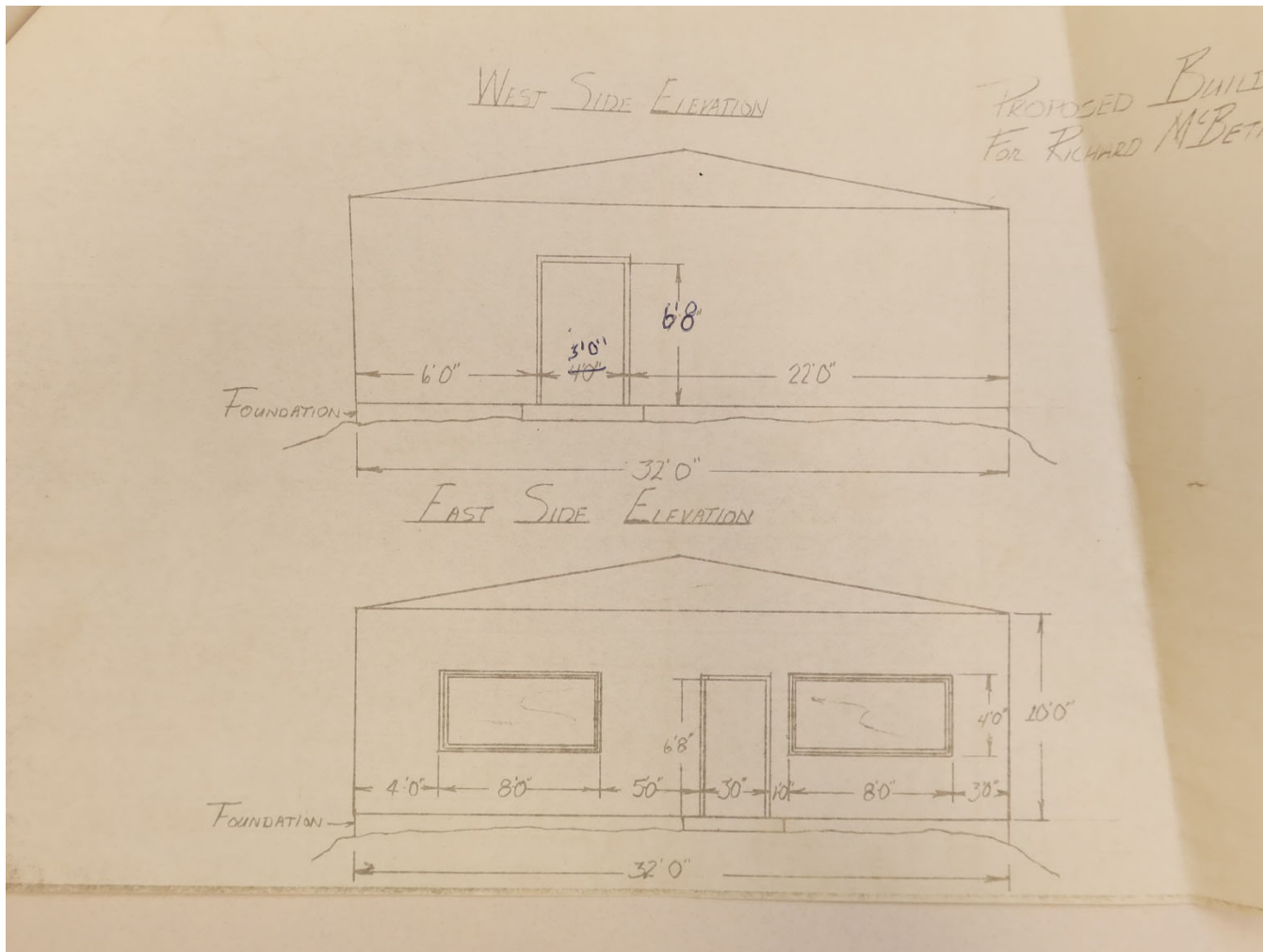
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**West and east elevations attached to June 1977 application
(City of Mt Pleasant building permits)**

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Digital photographs



Photograph 44-02247-001. East elevation, looking west (October 2023)

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Photograph 44-02247-002. North elevation, looking southwest (October 2023)

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Photograph 44-02247-003. South elevation, looking north (October 2023)

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Photograph 44-02247-004. West elevation, looking east (October 2023)

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Photograph 44-02247-005. Sheds along west elevation, looking northeast (October 2023)