

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02249 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: State Farm Insurance

B) Other names: 2023 downtown survey # DT-054

• Location

A) Street address: 209 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): Lot 5 - also N 20' of Lot 6

• 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>	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

02B04: COMMERCE/TRADE / insurance office

B) Current functions

02B04: COMMERCE/TRADE / insurance office

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

A) Architectural classification

09F05: Commercial / brick front

B) Materials

Foundation (visible exterior): 04C: Limestone

Walls (visible exterior): 03: Brick

Roof: 15C: Rubber

Other: _____

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

Site Number: 44-02249 Address: 209 N. Jefferson 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

D) Period(s) of significance

E) Significant dates

Construction date

1973 *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 2, 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: _____

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02249
Related District Number: 44-02280

Page 1

State Farm Insurance	Henry
Name of Property	County
209 N. Jefferson St	Mount Pleasant
Address	City

7. Narrative Description

This is a one-story office building that was constructed in 1973 in the current form with the Neo-Mansard roof, though some of the concrete block walls may date to the earlier filling station built on the site in 1955. The Neo-Mansard roof has a double pitch, with a lower higher pitch on front and upper lower pitch associated with a hip roof on the building. The Neo-Mansard form was built in the early 1970s in Mt Pleasant, found on two other buildings in the downtown. The current façade brick dates to the later period, with the openings slightly reconfigured per a 1986 permit. The façade/east is roughly divided into three sections, with a single-light rectangular window on the south/left, the glass-door entry and single-light rectangular window in the center, and a slightly projected section with angled walls on the right/north. This section has a single-light rectangular window on the right/north portion, with a small window in the south angled wall. The north elevation has been clad in vinyl siding, with a single-light rectangular window on the east/left portion. The south wall has exposed concrete block, which has been painted. There are no openings on this side. The west elevation is exposed concrete block, which has been painted. There is a single-door rear entry roughly centered on this side.

8. Narrative Statement of Significance

The State Farm Insurance office 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 1970s. 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

The one-story commercial building at 209 N Jefferson was constructed in 1954-55 as a service station.

The 1886 and 1892 Sanborn maps show a two-story frame residence on Lot 5 at the southwest corner of N. Jefferson and Henry streets. The 1899, 1909, 1920, and 1942 Sanborn maps show the same residence, with an address of 209 N Jefferson. The house was owned and occupied by Dr. D.W. Robertson from the 1870s to 1893, and then occupied and occupied by Dr. George E. Smith from 1893 to 1901. Henry Melcher owned and occupied the house from 1901 to 1919, and Eli Klopfenstein then owned and occupied the house from 1919 to 1935. The property associated with the house was Lot 5 and the north 20' of Lot 6 in Block 21.

On May 20, 1935, Glen and Maude Nihart purchased property (Lot 5 & N 20' Lot 6 in Block 21) from Eli Klopfenstein and wife. Glen Nihart is listed in the City Directory at 209 N Jefferson in 1937, 1938, 1941, and 1944. Glen Nihart operated a filling station, Mt Pleasant Oil Co, at the southwest corner of S. Jefferson and W. Washington during this period from 1932 to 1944. It was then operated by Roy Nichols

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02249
Related District Number: 44-02280

Page 2

State Farm Insurance	Henry
Name of Property	County
209 N. Jefferson St	Mount Pleasant
Address	City

through 1952. On May 17, 1951, the *Mt Pleasant News* reported, "One request for a business establishment in a nearby residential area was made Wednesday night by Roy Nichols who wants to build a garage at 209 N Jefferson. The application was tabled until a study has been made on the expanding of the business area" (p. 1).

On September 2, 1954, the *Mt Pleasant News* reported that Virgil Hileman was granted a permit to move the house on the southwest corner of Henry and Jefferson to the rear/west part of the lot, by the alley (*Mt Pleasant News*, September 2, 1954, 1). The house was moved and is still standing at the west end of Lot 5. It has been turned so that the front of the house now faces Henry Street, and the address is 202 W Henry Street. It is used as a rental property.

A new zoning ordinance went into effect on September 10, 1954. On September 15, 1954, Marvin Deede, city councilman, was temporarily appointed by the mayor for sixty days as zoning administrator to review all building applications in connection with the new zoning ordinance. The same article reported that Virgil Hileman submitted a building permit for a service station on the southwest corner of Jefferson and Henry Streets ("Administrator, Appeal Board on Building Permits," *Mt Pleasant News*, September 16, 1954, 1). On October 30, the *Mt Pleasant News* reported that an appeal had been filed with the city clerk by persons living in the vicinity of the proposed new service station, requesting that the permit for the service station be revoked (*Mt Pleasant News*, October 30, 1954, 1). The board of adjustment heard both sides of the case at a meeting on November 12. The objectors to the permit were represented by attorney Alanson Elgar, and the appellants included his father H.E. Elgar who lived next door at 207 N Jefferson. Hileman was represented by George O. Van Allen, who argued that the building permit was legally issued under the new zoning ordinance that permitted commercial use on the block. ("Objections to Station Permit Heard," *Mt Pleasant News*, November 13, 1954, 1). On November 17, 1954, the *Mt Pleasant News* reported, "The board of adjustment met at the city hall Tuesday night and voted unanimously to affirm the issuance of the building permit issued by the zoning administrator, Marvin Deede, to Virgil Hileman for a filling station at the corner of North Jefferson and East [sic] Henry streets" ("Board Affirms Issuance of Station Permit," *Mt Pleasant News*, November 17, 1954, 1).

Virgil and Thelma Hileman's purchase of Lot 5 & N 20' Lot 6 from Glen and Maude Nihart was recorded on January 3, 1955. In February, the *Mt Pleasant News* reported, "Construction is advancing on the new service station which is being built by Virgil Hileman at North Jefferson and West Henry streets (Feb 23, 1955, p. 1). There was no listing for 209 N Jefferson in the 1955 City Directory. In May, the *Mt Pleasant News* reported, "Buddy Walters has leased the new service station at North Jefferson and Henry streets built by Virgil Hileman. Mr. Walters took possession Monday morning and hopes to be able to have the station opening the first of the month. He will sell Sinclair products" (May 16, 1955, p. 1). An ad placed by Walters on July 21, 1955, reads, "Welcome to Our New Location. Walter's Service. 2 Blks. North of Sq. Phone 318." (p. 6). An ad for Walters Service Station on January 14, 1956, said, "We Need 100 Used Tires to Meet Our Used Tire Demands." The location for Walters was given as "Corner Jefferson & Henry" (*Mt Pleasant News*, p. 2). The 1957 City Directory lists Payne's Sinclair at 209 N Jefferson. The City Directories in 1960, 1962, 1964, and 1966 list Eland's Sinclair at 209 N Jefferson.

The 1968 and 1973 City Directories list 209 N Jefferson as "Vacant."

In September 1973, a building permit was granted to Virgil Hileman for 209 N. Jefferson St (*Mt Pleasant News*, September 28, 1973, 6). The year end review noted that "an office building was constructed for

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02249
Related District Number: 44-02280

Page 3

State Farm Insurance	Henry
Name of Property	County
209 N. Jefferson St	Mount Pleasant
Address	City

Virgil Hileman on N. Jefferson” (“Fires, flood mark year in Henry County,” *Mt Pleasant News*, December 28, 1973, 12). It is unclear if the service station was completely demolished and a new building constructed, or if some walls of the older building were retained. The current appearance dates to this work in 1973. The building appears to originally have had space for three separate offices.

Ron Wyse advertised his State Farm Insurance office at 209 N. Jefferson by December 1973 (*Mt Pleasant News*, December 10, 1973, 11; *Mt Pleasant News*, February 7, 1976, 5). A photograph of the building appears with the ad for their new location at 209 N. Jefferson in February 1974, which shows the current building and roof (*Mt Pleasant News*, February 1, 1974, 4). A State Farm office remains in the building.

In January 1975, Eugene Beard advertises experienced income tax preparation and bookkeeping at 209 N. Jefferson (*Mt Pleasant News*, January 3, 1975, 4). The 1976 City Directory lists Eugene Beard Bookkeeping at 209 N Jefferson. He then moved out of town in early 1976.

In September 6, 1977, Woline Realtors began advertising their location as 209 B N. Jefferson, consisting of Dorothy Woline and Sandy Albert (*Mt Pleasant News*, September 6, 1977, 5).

In August 1978, Cindy Danielson moved her law office from 208 S. Jackson to 209 N. Jefferson, the former Kirby dealership office. She moved to town from Mt Pleasant, establishing her firm here in January 1977 (“Danielson Law Office Relocates,” *Mt Pleasant News*, August 24, 1978, 4).

The 1980 City Directory lists Cynthia Danielson, Danielson Law Office, and Ron Wyse, State Farm Insurance, as well at Woline Realtors in #B, at 209 N Jefferson.

A building permit was issued to Ronald J. Wyse in April 1986 for an interior remodeling of this concrete block building used for offices. Two doors facing Jefferson were closed, with one retained as the main entry. A large and small window on the north side and west side were closed (City of Mt Pleasant building permits). This work appears to have remodeled it into an office building for a single tenant. The 1986 and 1989 city directories list Ron Wyse, State Farm Insurance at 209 N Jefferson.

On March 7, 1988, property (Lot 5 & N 20’ Lot 6) were transferred from the Virgil Hileman estate to Thelma Hileman. A note in the transfer books reads, “Subject to Real Estate Contract with Wyse.” The Hilemans’ daughter, Delma M. Hileman, purchased the property on contract from Thelma Hileman in 1992 in two separately assessed parcels (parcel A with the house to the west, parcel B with this building). On May 30, 1992, Ronald J. and Barbara J. Wyse purchased the property. On May 30, 1992, Barb and Ron Wyse transferred property (Lot 5 & N 20’ Lot 6) to the Ronald and Barb Wyse Trust.

The 1993 city directory lists the State Farm Insurance Agency at 209 N. Jefferson. The 2001 City Directory lists State Farm Insurance at 209 N Jefferson. John and Kim Korschegan ran the State Farm Insurance office, leasing this location from Wyse. On August 14, 2002, John and Kim Korschegan purchased the property for \$100,000, with a note that it was a sale of leased property to the tenant.

John and Kim Korschegan sold the property and insurance office to James M. and Anne L. Davidson on January 2, 2009. The 2011 and 2023 City Directories list Anne Davidson, State Farm Insurance, at 209 N Jefferson. Davidson’s State Farm office is the current occupant of the building.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02249
Related District Number: 44-02280

Page 4

State Farm Insurance	Henry
Name of Property	County
209 N. Jefferson St	Mount Pleasant
Address	City

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 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

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.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02249
Related District Number: 44-02280

Page 5

State Farm Insurance

Name of Property

209 N. Jefferson St

Address

Henry

County

Mount Pleasant

City

Location map



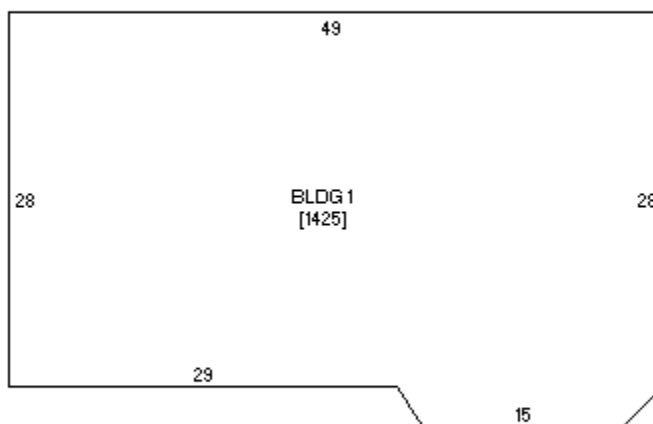
Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02249
Related District Number: 44-02280

Page 6

State Farm Insurance	Henry
Name of Property	County
209 N. Jefferson St	Mount Pleasant
Address	City

Building footprint



Sketch by www.camavision.com

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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

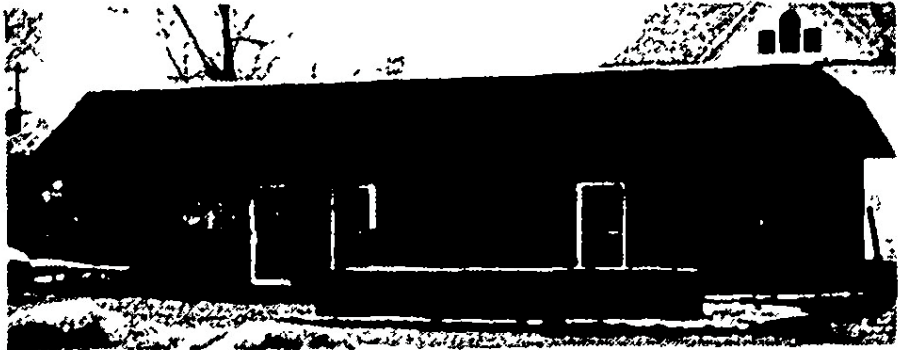
Site Number: 44-02249
Related District Number: 44-02280

Page 7

State Farm Insurance	Henry
Name of Property	County
209 N. Jefferson St	Mount Pleasant
Address	City

Historic images

and family



NEW OFFICE...


same good neighbor.

Here's my new State Farm office, where I can serve you with the best in car, home, life and health insurance. I invite you to call or drop in anytime.

RON WYSE

209 N. Jefferson (Across From Hardees)—385-4617

Like a good neighbor, State Farm is there.



STATE FARM
Insurance Companies
Home Office:
Bloomington, Illinois

Building in February 1974 (*Mt Pleasant News*, February 1, 1974, 4)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02249
Related District Number: 44-02280

Page 8

State Farm Insurance	Henry
Name of Property	County
209 N. Jefferson St	Mount Pleasant
Address	City



Building prior to work in 1986

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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02249
Related District Number: 44-02280

Page 9

State Farm Insurance

Henry

Name of Property

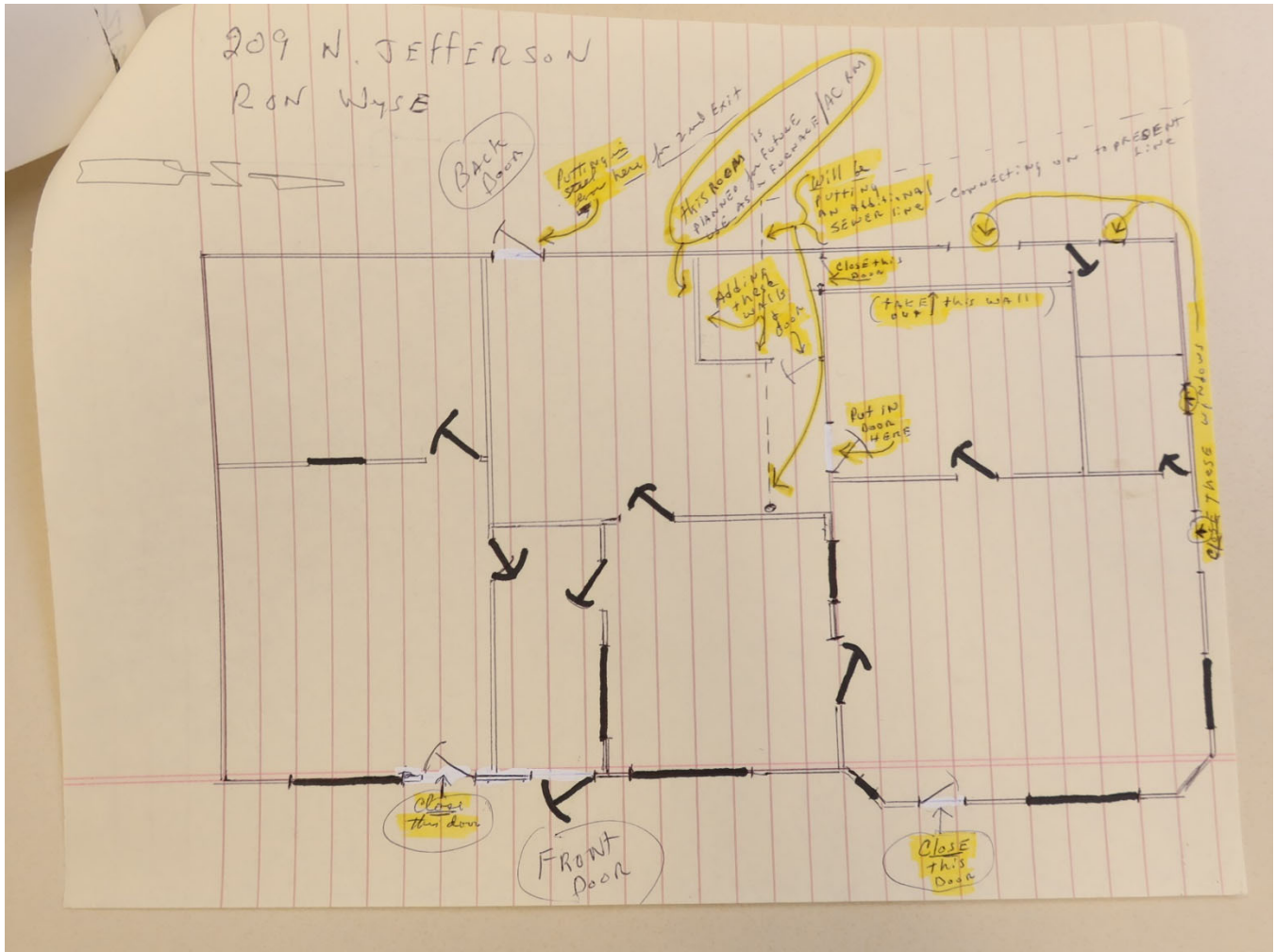
County

209 N. Jefferson St

Mount Pleasant

Address

City



Floor plan for building permit in April 1986 (City of Mt Pleasant building permits)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02249
Related District Number: 44-02280

Page 10

State Farm Insurance
Name of Property

Henry
County

209 N. Jefferson St
Address

Mount Pleasant
City

Digital photographs



Photograph 44-02249-001. East elevation, looking west (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02249
Related District Number: 44-02280

Page 11

State Farm Insurance
Name of Property

Henry
County

209 N. Jefferson St
Address

Mount Pleasant
City



Photograph 44-02249-002. North elevation, looking south (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02249
Related District Number: 44-02280

Page 12

State Farm Insurance
Name of Property

Henry
County

209 N. Jefferson St
Address

Mount Pleasant
City



Photograph 44-02249-003. South elevation, looking north (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02249
Related District Number: 44-02280

Page 13

State Farm Insurance
Name of Property

Henry
County

209 N. Jefferson St
Address

Mount Pleasant
City



Photograph 44-02249-004. West elevation, looking southeast (October 2023)