

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02246 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: Sandy's

B) Other names: 2023 downtown survey # DT-055

• Location

A) Street address: 210 N. Jefferson

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): 19 Lot(s): 1

• 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

02G02: COMMERCE/TRADE / restaurant

B) Current functions

11D01: HEALTH CARE / pharmacy

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

A) Architectural classification

09F: Commercial

B) Materials

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 02F: Vertical wood

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 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

1971 *check if circa or estimated date*
Other dates, including renovations
2015

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 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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Sandy's	Henry
Name of Property	County
210 N. Jefferson St	Mount Pleasant
Address	City

7. Narrative Description

This building was constructed as a Sandy's restaurant in 1971, with the building later remodeled in the 2014-15. Earlier photographs show the characteristic vertical lines on the Faux Mansard roof, which then continued on the lower section of the building. The overall form of the original building remains intact, but metal siding has obscured these features on the projected side of the roof. The main entry has been reconfigured to double glass doors with transom centered on the west/front of the building, with large windows to either side. The north and south elevations retain three large windows on the west/front portion of the building. The original entries on the sides have been removed / clad in vertical wood siding. A drive-up window has been added for the pharmacy on the south side near the center. The remainder of the walls to the rear have been clad in vertical wood siding, along with the roof section. The vertical wood siding continues around the east/rear of the building, with metal siding on the Faux Mansard roof.

8. Narrative Statement of Significance

This commercial building was built for Sandy's in 1971, and it operated as a Hardee's from 1973 to 1990. Older photographs show a distinctive look to this earlier building reflective of its 1970s construction, with vertical elements on the lower and upper sections of the building. The building has been clad in metal siding, obscuring these features. Thus, this building would be counted as a non-contributing building in a potential Mount Pleasant Downtown Historic District. If the siding was removed and these features identified as intact, this building could be re-classified as a contributing building.

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 one-story commercial building at 210 N Jefferson was constructed in 1971 as a Sandy's Restaurant.

The *Mt Pleasant Weekly News-Journal* reported in 1915 that, "Mr. George Luberger has begun the erection of a fine home on North Jefferson on the site of the Art Higgins place. The old residence will be moved away, and in its place will be built one of the finest homes of the city" (*Mt Pleasant Weekly News-Journal*, July 7, 1915, 7). The 1920 and 1942 Sanborn maps show the two-story frame residence that was built by George Luberger, noted as 208 N. Jefferson.

On May 11, 1957, the estate of George Luberger sold Lot 1 in Block 19 to Jesse and Elizabeth Miller. The *Mt Pleasant News* reported on April 22, 1971, that a building permit had been approved for a Sandy's Restaurant to be built "on the property owned by Jesse Miller known formerly as the George Luberger home. The house will be moved" (*Mt Pleasant News*, April 22, 1971, 1). On June 2, 1971, Jesse and Elizabeth Miller sold Lot 1 to Donald Ashley, who sold it to the Batchelder Co on June 30, 1971. On July 26, 1971, the *Mt Pleasant News* reported that the big house at 210 N Jefferson had been purchased from Jesse Miller by Clarence Graber and would be moved to Greenhurst Acres, two miles south and a little west of Mount Pleasant (p. 1).

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The *Mt Pleasant News* reported on September 23, 1971, that a new Sandy's Restaurant would be opening in October as part of a chain of family drive-in restaurants. Sandy's Restaurant is listed at 210 N Jefferson in the 1973 City Directory.

Hardee's bought out a number of Sandy's restaurants in the early 1970s. An ad appeared in the *Mt Pleasant News* on April 20, 1973, that Sandy's is changing to Hardee's, with the same friendly faces at the restaurant. Hardee's was noted as one of the biggest hamburger chains in the country, famous for their 100% inspected beefsteak hamburgers charco-broiled on an open grill (*Mt Pleasant News*, April 20, 1973, 4). Hardees is listed at 210 N Jefferson in the City Directories in 1976, 1980, 1981, 1986, and 1989. In 1990, a new Hardees opened on E. Washington St.

A headline in the *Mt Pleasant News* on December 17, 1992, read, "Donutland opens doors in Mt. Pleasant." The donut shop was opening on the "former site of the original Mt. Pleasant Hardee's restaurant at 210 N Jefferson" (p. 4). Donutland is listed in the 2001 City Directory.

A building permit was issued to Shan Xian Lin in December 2003 for remodeling of an existing restaurant. In June 2010, Carol and Robert Batchelder sold Lot 1 to Steve Gray and Patrick Callaway. The 2011 City Directory lists China Grill Buffet at 210 N Jefferson.

In January 2014, Steve & Susan Gray and Patrick & Cheri Callaway sold Lot 1 to Tan Ho for \$125,000. Ho opened Capstone Pharmacy. On August 22, 2014, Tan Ho transferred the property to Steel Blue LLC as a "corporate merger or reorganization." Tan Ho currently runs Capstone Pharmacy at this location.

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9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

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.

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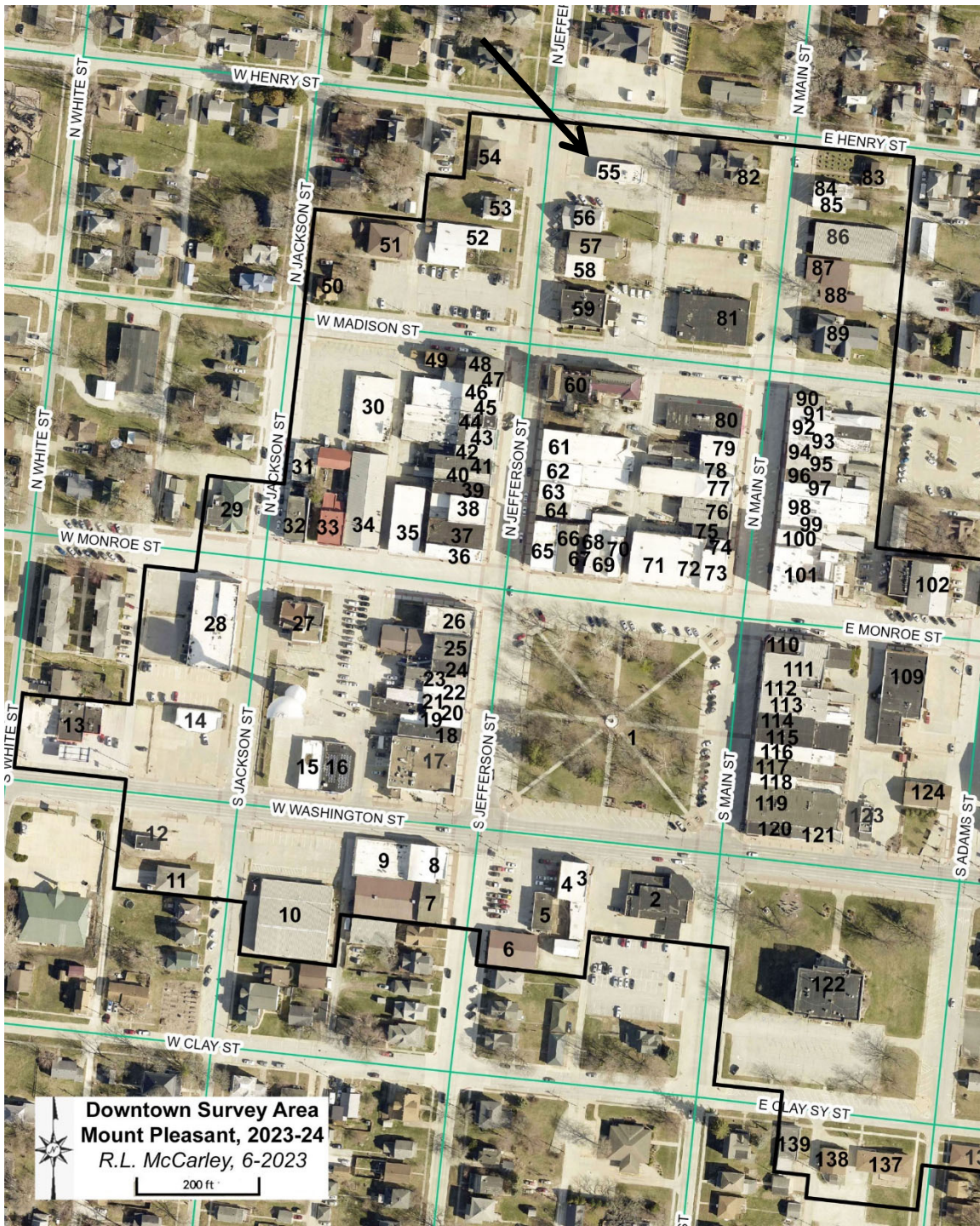
Sandy's
Name of Property

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City

Location map



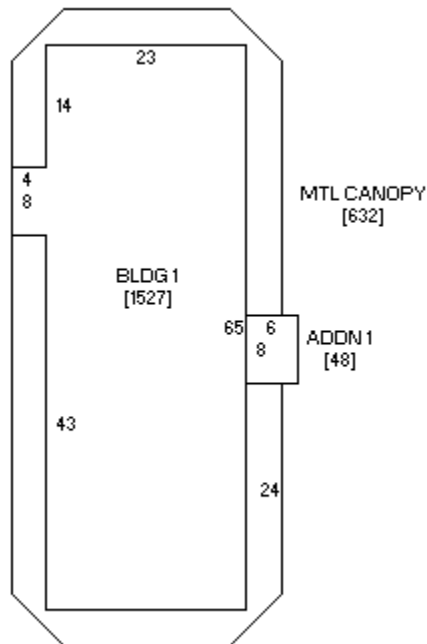
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Building footprint



Sketch by www.camavision.com

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

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Historic images



East side of 200 block of N. Jefferson in 1971 prior to move of house at corner to south of town for construction of this building, looking southeast (HCHT Facebook album)

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Building in 1990s

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Building in 2010s

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Digital photographs



Photograph 44-02246-001. West elevation, looking east (October 2023)

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Photograph 44-02246-002. South elevation, looking north (October 2023)

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Photograph 44-02246-003. North elevation, looking south (October 2023)

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Photograph 44-02246-004. East elevation, looking west (October 2023)