

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02244 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: Megorden Building

B) Other names: 2023 downtown survey # DT-057

• Location

A) Street address: 204 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): 19 Lot(s): Lot 3 - N 1/2 of N 75'

• 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

11D03: HEALTH CARE / doctor office

B) Current functions

11D03: HEALTH CARE / doctor office

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

A) Architectural classification

09F: Commercial

08: Modern Movement

B) Materials

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 03: Brick

Roof: 08A: Asphalt shingles

Other: _____

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

Site Number: 44-02244 Address: 204 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 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

1951-52 *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: _____

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7. Narrative Description

This one-story medical office building was built in 1951-52. The brick building sits on a concrete foundation, and a gable roof was added on the original flat roof in 1978. The building reflects elements of Modern architecture of this period, as well as the Early American style. The entry is located in a vertical brick section at the south end of the front/west elevation. This section has a single-door entry with a broken pediment and pilasters, and it has a wide frieze and cornice with dentils. These elements reflect the Early American style. The original flat roof line, front window wall composed of 21 rectangular windows, and brick planter that spans the width of the building in front of the windows reflects elements of Modern architecture of the 1950s. The building retains a metal canopy over the planter. The front of the building has been recently painted blue. The north wall remains exposed red brick, and it has no openings. The south wall likewise has no openings, with the rear portion painted blue as well. The rear/east elevation of the building has a rear entrance and adjacent tall window, both of which are divided into four rectangular glass panes and both have a transom window. This rectangular detail reflects the front windows. A brick section extends out from the north/right portion of the rear elevation, which also has an added gable roof. The gable roof extends further to the south, creating a covered sidewalk to the rear entry.

8. Narrative Statement of Significance

The Megorden 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. It was the first of the medical office buildings to be constructed as separate structures in the middle of the 20th century, a trend that moved medical offices from upper stories of downtown buildings. 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 brick office building at 204 N Jefferson was built in 1951-52 by Dr. William H. Megorden as a medical office.

The 1886 Sanborn map shows a two-story frame residence on Lot 3. The 1892 and 1899 Sanborn maps show the same two-story frame residence at this location, with the address noted as 204 N Jefferson. On the 1909, 1920, and 1942 Sanborn maps, the residence is gone. During this period, Lot 3 was part of the property to the south (Lot 4), where Seeley Memorial Y.M.C.A. was built in 1905, which then was sold to the school district in 1917 and remodeled for the high school. In February 1932, the building was destroyed by fire. On June 5, 1935, the Independent School District of Mt. Pleasant sold lot 4 and the S

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5' of lot 3 to the United States of America (Transfer Book "1", page 22). The new federal post office was then built on this corner site to the south.

On October 28, 1943, the Independent School District of Mount Pleasant sold the N 75' of Lot 3 in Block 19 to E.A. Hayes and F.V. Coles. On December 30, 1950, E.A. Hayes et al sold the N½ N 75' of Lot 3 to W.H. & Jean Megorden.

The *Mt Pleasant News* noted that the medical and dental load in Henry County had been carried on by a very limited number of physicians and dentists during World War II. A number were returning in fall 1945 to open offices in their old or new locations, including Captain B.D. Hartley, Captain Bernhard Gloeckler, Captain William Megorden, and Captain Henry Traut ("Physicians and Dentists Returning," *Mt Pleasant News*, October 29, 1945, 1). Dr. Megorden is listed on the second story of the Crane Building on the north side of the square at 105 W. Monroe St in 1948 and 1950.

In April 1951, the *Mt Pleasant News* reported that a building permit had been granted to Dr. William Megorden to construct a new office building on the lot he had purchased recently, located just north of the Post Office (*Mt Pleasant News*, April 19, 1951, 1). On March 24, 1952, the *Mt Pleasant News* reported, "Dr. William H. Megorden and office staff will move Thursday to their new building north of the post office. They will be in the new office on Friday morning. The new brick office building has been under construction the last several months and is one of the nicest of this type in the area" (*Mt Pleasant News*, March 24, 1952, 1). The phone books in 1952, 1953 and 1954 list Dr. W. Megorden on N Jefferson. The 1955 City Directory lists Dr. Wm Megorden, Physician, at 206 N Jefferson. The address then shifts to the current numbering by the 1957 city directory, listing Dr. Wm Megorden, Physician, at 204 N Jefferson. The same listing is given in the city directories in 1960, 1962, 1964, 1966, 1968, and 1970.

Dr. William H. Megorden died on September 19, 1970, unexpectedly at age 56. He had practiced medicine in Mt Pleasant since 1941, after graduating from the University of Iowa School of Medicine in 1938 and interning at hospitals in St. Louis. He moved to Mt Pleasant in 1941 and became associated with the practice of Dr. J. Stewart Jackson. He served in World War II from 1942 to 1946, returning to open his office in Mt Pleasant. He had been on the Board of Trustees of Iowa Wesleyan College since 1962, as well as serving on the board of the Southeastern Iowa Area Community College ("Dr. Wm. H. Megorden dies suddenly at his home here," *Mt Pleasant News*, September 21, 1970, 1). On November 29, 1972, the William H Megorden estate transferred the N½ N 75' of Lot 3 to Jean S Megorden with a change of title.

The City Directories in 1973 and 1976 list Dr. Ernest Lerner, Physician and Surgeon, at 204 N Jefferson. On January 10, 1977, Jean S Carlson, formerly Jean S Megorden, et al sold the N½ N 75' of Lot 3 to Ernest N and Gloria R Lerner. The 1977 City Directory lists Dr. Ernest Lerner at 204 N Jefferson. The *Mt Pleasant News* reported on June 22, 1978, that the city council approved a permit for a new gabled roof on Dr. Ernest Lerner's office building at 204 N Jefferson (*Mt Pleasant News*, June 22, 1978, 1). The 1980, 1981, 1986, 1989, and 1993 city directories list Dr. Ernest Lerner at 204 N Jefferson.

On July 1, 1996, Ernest N and Gloria R Lerner sold the N½ N 75' of Lot 3 to Annette Y. Hill. An announcement in the *Mt Pleasant News* on July 3, 1996, said that Dr. Annette Yvonne Hill, a family practice physician, was now taking patients at the Hometown Medical Center at 204 N Jefferson (*Mt*

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Pleasant News, July 3, 1996, 3). A story about Dr. Hill said that she was born and raised in Mount Pleasant and that she was opening “in the very office where the physician who delivered her practiced” (*Mt Pleasant News*, Aug 2, 1996, p. 1). Dr. Annette Hill, DO, Hometown Medical Center, was listed at 204 N Jefferson in the 2001 City Directory.

On July 13, 2011, Annette Hill and Bruce Noble foreclosed on the property and Pilot Grove Savings Bank took possession. On Dec 21, 2011, Pilot Grove Savings Bank sold the N½ N 75’ of Lot 3 to S & M Realty, LLC, which is the current owner. Mt. Pleasant Chiropractic (Matt Donnolly, DC) opened in March 2012, and they are the current occupant in the building.

9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

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.

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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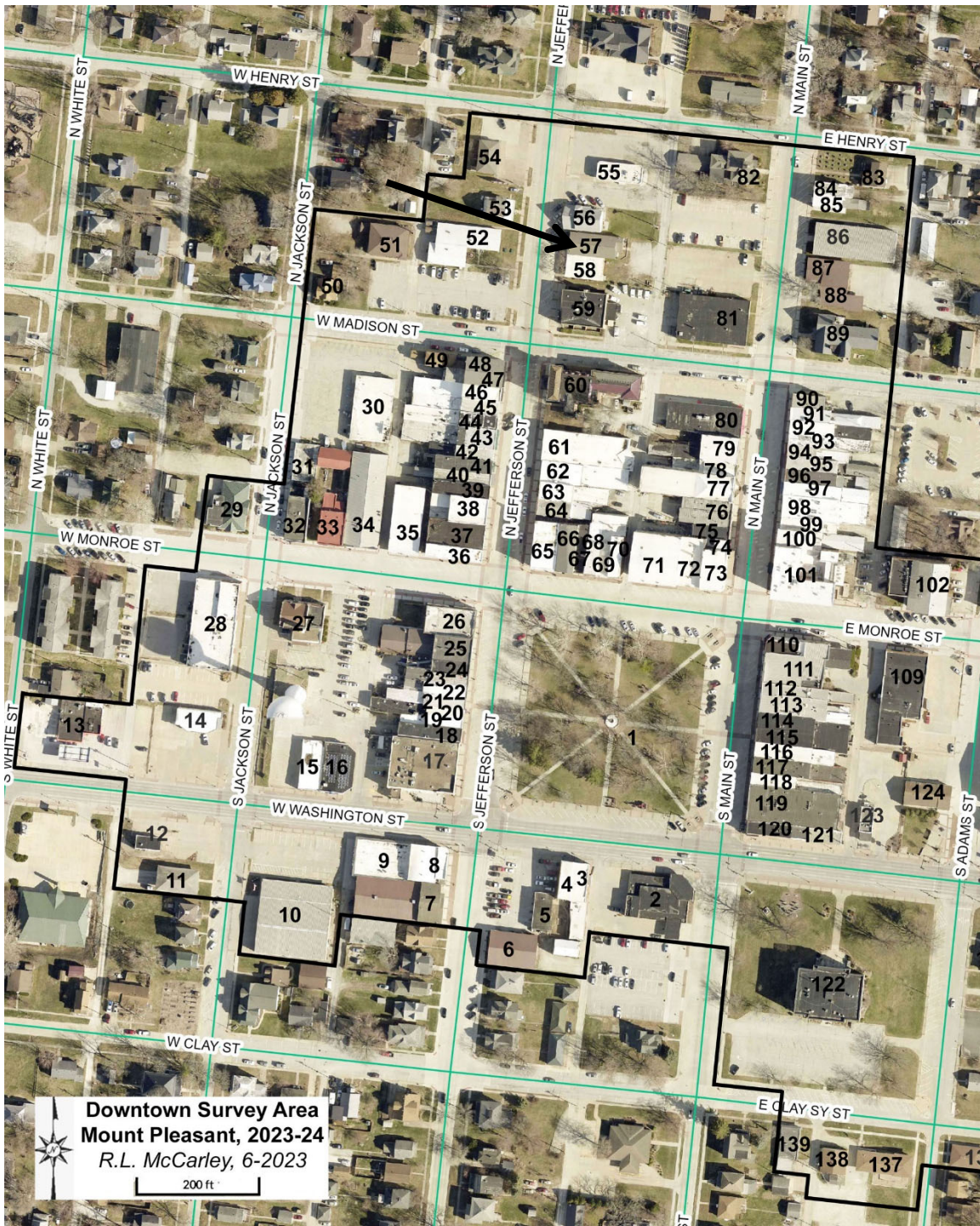
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Location map



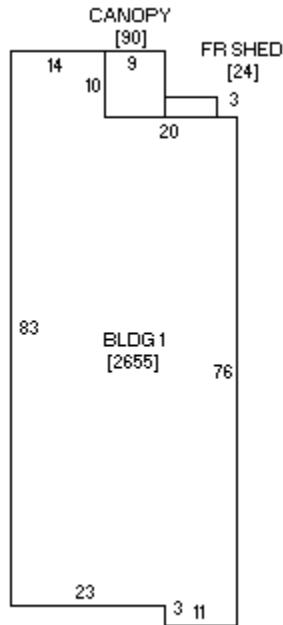
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Building footprint



Sketch by www.camavision.com

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

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Historic images



**East side of 200 block in 1974, looking southeast (Dyall set, HCHS binder, Mt Pleasant library)
*prior to addition of gable roof in 1978***

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Digital photographs



Photograph 44-02244-001. West elevation, looking east (October 2023)

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Photograph 44-02244-002. North elevation, looking southeast (October 2023)

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Photograph 44-02244-003. South and east elevations, looking northwest (October 2023)

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Photograph 44-02244-004. East elevation, looking west (October 2023)