

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02243 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: McCoid Building

B) Other names: 2023 downtown survey # DT-058

• **Location**

A) Street address: 202 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 - S 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

02B03: COMMERCE/TRADE / law office

B) Current functions

02B03: COMMERCE/TRADE / law office

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

A) Architectural classification

08D: Modern / Wrightian

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*

• **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

1956 *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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McCoid Building	Henry
Name of Property	County
202 N. Jefferson St	Mount Pleasant
Address	City

7. Narrative Description

This is a one-story brick building constructed in 1955-56 as a law office. The building reflects the Wrightian style with several characteristic elements of small office buildings in this period. The brick is a multi-color tan brick, and it sits on a concrete foundation. The thickened roofline emphasizes the horizontal element at the top on the building, extending beyond the walls of the building as a wide eave. The north/left portion of the façade is recessed under the thickened roofline, with a vertical brick wall element at the north end. The entry is at the left/north in the recessed area, with a paneled wood door. The windows to the right have a planter built into the area in front of the windows, with the wall for the planter flush with the remainder of the façade. The south side has a series of windows placed high on the wall in various configurations. There is a set of three windows, a set of four windows, and then five individual windows. The windows have one-over-one-light double-hung sashes and concrete sills. The lintel at the top of the windows is behind the thickened roofline. The thickened roofline extends around the rear/southeast corner of the building for a short distance, above the rear entry with a transom window. The remainder of the rear/east elevation has five individual one-over-one-light double-hung windows with concrete sills and no lintel detail. This building retains a high level of historic integrity.

8. Narrative Statement of Significance

The McCoid 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 is one of several office buildings constructed around the edges of the downtown in the 1950s and 1960s, reflecting this trend in the development of the downtown. 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. The building is an excellent example of a small office building constructed in the 1950s reflecting the Wrightian style, and it retains a high level of integrity. It also operated as the law office of the McCoid family from 1956 to 2023, a prominent firm in Mt Pleasant. 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 brick office building at 202 N Jefferson was built in 1956-57 as the for Eugene McCoid for the law office of McCoid & McCoid.

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 of Block 19 to E.A. Hayes and FV Coles for \$1,500. On December 30, 1950, E.A. and Ruth S Hayes transferred their interested in the S½ N 75' of Lot 3 to FV Coles. On July 9, 1956, Frank V Coles sold the S½ N 75' of Lot 3 to Eugene C McCoid.

On October 4, 1956, the *Mt Pleasant News* reported that Attorney Eugene McCoid had plans to construct a new law office on the lot north of the post office. The new one-story building was to be about 34½ feet wide and 56 feet in depth and of brick construction (*Mt Pleasant News*, October 4, 1956, 1). On March 5, 1957, McCoid & McCoid, Attorneys at Law, announced that they were now located in their new office building at 202 N Jefferson Street (*Mt Pleasant News*, March 5, 1957, 8).

The office of McCoid & McCoid at this time was owned and operated by Eugene C. McCoid. John C. McCoid was the first attorney in the family to practice in Mt Pleasant starting in the 1890s, with his sons Paul H. McCoid and Eugene C. McCoid joining him to create McCoid, McCoid & McCoid by 1925. John was appointed as district judge and later died in 1950, and Paul then was appointed as district judge. Judge Paul McCoid died in January 1958.

The McCoid & McCoid law office is listed at 202 N Jefferson in the City Directories in 1957, 1960, 1962, and 1964. Eugene C. McCoid died on October 18, 1966, at age 66. He had resided in Mt Pleasant for his entire life, starting to practice law in 1925 with the firm of McCoid, McCoid & McCoid. He served as member of the Mt Pleasant school board for many years, and he served several years as Mt Pleasant city attorney. He was survived by his son David, at the University of Missouri Law School, and daughter Jean, at William Wood College ("E.C. McCoid, Well Known Attorney, Dies," *Mt Pleasant News*, October 18, 1966, 1).

In September 1968, David L. McCoid, son of the late Eugene C. McCoid, returned to Mt Pleasant upon graduation from law school, and he announced the re-opening of the law firm of McCoid & McCoid at 202 N. Jefferson St. He was noted as carrying on the tradition of a general law practice, which had been established by his grandfather John Calvin McCoid. He and his wife Marilyn had two young children, David II and Laura ("Reopens McCoid Law Offices," *Mt Pleasant News*, September 14, 1968, 1).

On January 14, 1970, the property was transferred from the estate of Eugene C.M. McCoid to David L McCoid (son), Jean B McCoid (daughter), and Roberta L McCoid (wife). On September 30, 1977, Jean B McCoid sold her interest in the S½ N 75' of Lot 3 to David L and Marilyn M McCoid.

The law firm was listed as McCoid & McCoid in the City Directories until 2001, when the name was changed to McCoid Law. McCoid Law is listed at 202 N Jefferson in the 2011 and 2023 City Directories. David L McCoid practiced law in that office until his death on December 28, 2022 (*Mt Pleasant News*, January 4, 2023, p. 6).

The property remains owned by David L. McCoid, in care of Two Rivers Bank.

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9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

Bowron, Watson. *Henry County Directory for 1859-60*. Burlington, IA: Watson Bowron, 1859.
Annawalt & Lawrence's Bi-ennial Mt Pleasant Directory. Burlington, IA: Hawk-Eye Steam Printing House, 1867.

Annewalt, E.H., compiler. *Mount Pleasant City Directory*. Burlington: Daily Gazette, 1870.
Mount Pleasant City Directory for 1893. Mt. Pleasant, IA: Francis D. Craig, 1893.

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.

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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

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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County

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Address

Mount Pleasant
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Location map



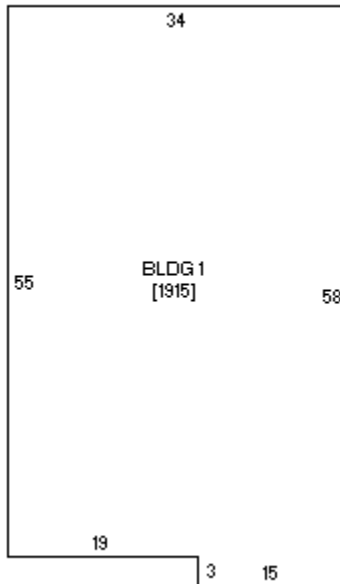
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Building footprint



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)

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Digital photographs



Photograph 44-02243-001. West elevation, looking east (October 2023)

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Photograph 44-02243-002. South elevation, looking northeast (October 2023)

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Photograph 44-02243-003. East elevation, looking west (October 2023)