

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00196 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: Harlan House Hotel

B) Other names: 2023 downtown survey # DT-060

• Location

A) Street address: 122 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): 7 Lot(s): 1, also N 20' of Lot 2

• 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

01D: DOMESTIC / hotel

01B02: DOMESTIC / apartment building

B) Current functions

01B02: DOMESTIC / apartment building

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

A) Architectural classification

05B: LATE VICTORIAN / Italianate

B) Materials

Foundation (visible exterior): 04C: Limestone

Walls (visible exterior): 03: Brick

Roof: 15C: Rubber / 05: Metal

Other: _____

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

Site Number: 44-00196 Address: 122 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

1857 *check if circa or estimated date*

Other dates, including renovations

1873, 1875, 1892, 1925, 1992

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 Pat White Date: May 3, 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

The Harlan House Hotel was listed on the National Register of Historic Places in 1987, with the nomination prepared by local historian Dave Cordes. The narrative descriptive from the nomination states:

Since its final addition in 1892, the Harlan Hotel has been a visual landmark in the downtown commercial district. Because of its large size and unusual massing, the building is noticed by most who pass it. The building is entirely constructed of local rose brick which rests upon a limestone foundation. The unusual massing is a result of additions which were made to the front, rear, side, and roof of an 1857 residential structure.

The original 1857 section is located in the center of the structure and features a bracketed cornice, mansard roof (1892), corner and center pilasters. The windows are of the six-over-six variety. The two additions to the rear of the original structure are constructed as full three-story structures. These appear to have been built at the same time, that is, they appear as one. However, close examination proves that this was not the case. This section features asymmetrically placed pilasters, six-over-six windows with square stone lintels, and a hip roof with a bracketed cornice. This cornice does not match the one on the original section of the building. On the south side of the building there is a wing like structure, three stories tall, with an unusual concave cornice and a hip roof. The windows in this section are again the six-over-six variety and capped by square limestone lintels. On the front an 1892 addition was constructed. It is a full three stories high and features a hip roof with a bracketed cornice which matches the cornice of the original portion of the building. The windows in this section are also of the six-over-six variety, and are capped by triangular head mouldings which also match those on the original section of the building.

The main entrance on Jefferson Street is covered by a large portico, supported by paired fluted columns, which extends over the sidewalk to the street. A similar appearing porch has been placed over the door on the south wing, in the center area of the lawn.

The interior features nine foot wide corridors on the front portions of the building. The ceilings in these areas are all twelve feet high. The hotel rooms on the second floor are the bedrooms of the original house. The rooms on the floor above, even though added, are of this same spacious size. The rear additions provide space for a large public dining room and kitchen on the first floor, eleven rooms on the second floor, and ten rooms on the third floor.

The overall dimensions of the building are 175 feet from front to back, and two feet wide at the widest point. The total area under roof is in excess of 21,000 square feet. Because of its large overall size, its incongruous multiple additions, and irregular massing, the building is a rare nineteenth century structure which has been the most prominent building located in the off of the square commercial area in Mount Pleasant.

Since the nomination in 1987, the building was rehabilitated for senior apartments in 1992-1993. The building retains its key exterior architectural features described in the earlier nomination. The west/front elevation has the portico with fluted columns that rest on stone piers and small dentils under the wide eaves. The large, decorative arch entry with fanlight remains intact, as well as the six-over-six-light double-hung wood windows with stone hoods and sills on the three stories of the west elevation. A small black metal staircase provides egress from the middle third story window. The building retains wide eaves with a wide frieze with brackets that continues around the hip-roof of the 1892 west section as well as around the rear sections. The north elevation includes the side of the front section that was enlarged in 1892, original 1857 house with the 1892 mansard roof, and rear section that was constructed in 1873

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and 1875. The center/original house section has identical stone hoods as the front/west section on the original windows, with the modified windows having simple stone lintels. The mansard roof was added in 1892, with the wide eaves with brackets under this roof. Five gable-roof dormers remain on the north side of the mansard roof. The south side of this section has a brick addition on the center portion with the south portico, with one dormer to the west and two dormers to the east of this addition. The addition dates to the addition of the third story on this section in 1892, and it has six-over-six-light double-hung wood windows with simple stone lintels and sills. The six-over-six-light double-hung wood windows on the original 1857 construction on this south side also have simple stone lintels and sills, rather than the stone hoods found on the west section and north side of this middle section. The two rear sections differentiated on the south side, as the second rear (1875) addition is wider than the initial 1873 rear addition. The two rear sections are separated by a brick pilaster on the north side, with brick pilasters between each bay of the second (1875) rear addition. Overall, the north side of these rear additions have six six-over-six-light double-hung wood windows on each of the three stories, with simple stone lintels and sills. The bracketed cornice continues around these sections, with paired brackets at the pilasters and single brackets between them. The rear/east elevation is the east side of the second (1875) rear addition, with evidence of a large segmental arch lintel at the basement level on this side. The first story has a single six-over-six-light double-hung wood window, with three six-over-six-light double-hung wood windows on the second and third stories. No assessment of the interior was completed as part of this survey project.

8. Narrative Statement of Significance

The Harlan House Hotel 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 character of the downtown, standing as a landmark at the north end of the 100 block of N. Jefferson Street since the 19th century. The original house was expanded into a hotel, which then also served as the residence of Senator James Harlan. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

The Harlan House Hotel was listed on the National Register of Historic Places in 1987 under Criterion B for its association with James Harlan. Per the nomination: "Senator James Harlan (1820-1899) was the first Republican Senator for Iowa in 1855. Harlan served in the senate until 1865 when he was appointed Secretary of the Interior by President Lincoln. He again served in the senate from 1867 until 1872. The association of this building is primarily during his post senatorial years in which the hotel was his primary source of income, and secondarily, during his terms in the senate, when the original 1857 section of the hotel was constructed as Harlan's twelve room, two-story brick residence. Although the hotel building as it exists today is the result of a series of additions to the original section which more than tripled its size, these additions were made during the ownership, and under the direction of Harlan. This building retains a high degree of integrity with relatively few alterations since Harlan's death. Being a local landmark from the beginning, it is certainly the most visible, and probably the best representative structure of Harlan's post senatorial years. As a result of the hotel additions, many of the exterior walls of the original 1857 residence have been obscured. However, much of the interior spaces and features remain intact. This building is the only local representative structure of Harlan's senatorial years." (Cordes 1987: 8:1)

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Developmental history of property

The original portion of this large, 3-story, brick building located at 122 North Jefferson was built in 1857, as a residence for Senator James Harlan and his family. Additions were made to the building by Harlan for use as a hotel in 1873, 1875, and 1892.

“James Harlan was born in Clark County, Illinois on April 26, 1820. Harlan graduated from Indiana Asbury University (DePauw) on August 20, 1845. Harlan moved to Iowa to become president of the Iowa City Collage. In 1847 and 1848 he ran for the position of State Superintendent of Public Instruction. About this same time, he began studying the law and in 1850 was admitted to the bar. He opened his practice in Iowa City which he continued until 1853 when he moved to Mount Pleasant to become president to the Mount Pleasant Collegiate Institute, sponsored by the Iowa Conference of the Methodist Episcopal Church. Immediately he began a fund raising drive to expand the small school. A second and much larger building was built, and he obtained a new charter as Iowa Wesleyan University. In 1855 he resigned his presidency to become Iowa's first Republican United States Senator. Harlan apparently felt the need for a large new home, one which would be an appropriate residence for a person of his stature. This new home, a two-story brick structure consisting of twelve rooms and 6,400 square feet was constructed during the spring and summer of 1857” (Cordes 1987: 8:1). As shown in Transfer Book “A”, page 8, James Harlan owns lot 1 and lot 2 of block in the 1860s.

“Sometime during the Lincoln administration, Robert Todd Lincoln and Senator Harlan's daughter Mary were introduced. They began courting, and ‘the senator found himself elevated into the Lincoln family circle, the constant companion of the family, the habitue of all White House gatherings, the companion on trips to the battlefields, Mrs. Lincoln's escort to the Second Inaugural, and, finally, a cabinet appointee.’ Harlan was appointed Secretary of the Interior on March 9, 1865 by President Lincoln. He did not assume this office until shortly after Lincoln's assassination. Close ties were more firmly established between the Lincoln and Harlan families through the marriage of Harlan's daughter Mary to Robert Todd Lincoln on September 24, 1868. Harlan came into disagreement with President Johnson's reconstruction policies and in 1866 was elected to the Senate for a third term. Resigning from the Interior Department, he took his seat in the senate on March 4, 1867. Legislation which Harlan was instrumental in include The Kansas-Nebraska Act, The Pacific Railroad Bill, The Homestead Bill, a bill granting land for Agricultural Colleges; and, of course, he is known for his strong abolitionist views and opposition to disunion of the States” (Cordes 1987: 8:2).

“On January 17, 1872, Harlan was defeated for the Republican nomination by William B. Allison who was elected in the General Assembly one week later. Charges of dishonesty had surfaced against Harlan stating that he had grossly profited from his position in public office. His complete disclosure proved these charges to be false, but this effort was in vain. At this time Harlan returned to Mount Pleasant and entered into retirement from public office. He purchased a home at the corner of Broad and Main Streets (The Harlan-Lincoln Home, also listed on NRHP), and made immediate plans to convert the downtown house into a hotel because it was much too large to support without his senatorial salary. As a hotel it would also provide him with a needed source of income. The first advertisement for the Harlan House was run in the *Mount Pleasant Journal*, February 9, 1872. The ad stated that “this house is now fitted up and furnished as a First-Class Hotel, and is now ready for the reception of guests.... Private entrance - Madison Street.” Harlan's holdings at this time were his home in Washington, acquired when he was appointed Secretary of the Interior, and was put up for sale upon his defeat in 1872; \$1,500 of stock in

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the First National Bank of Mount Pleasant; an undetermined amount of stock in the Iowa National Bank in Ottumwa; \$2,500 worth of bonds on the State of Nebraska; and a total of about 200 acres of farm and unimproved land. It is obvious that he was using the hotel as a primary source of income. In the spring of 1873, an addition was made to the Harlan House. This three-story addition provided a large dining room on the first floor, and thirteen additional hotel rooms” (Cordes 1987: 8:2).

“Apparently his financial situation was somewhat poor, as two mechanics liens were filed against the hotel property. The first one was filed by the Mount Pleasant Gas Light Company in the amount of \$386.55, for lighting the Harlan House with gas. The installation date is not stated, but gas first became available in January of 1872. The second lien was in favor of George L. White "who contracted with James Harlan to erect a certain brick building as an addition to the building already on the said premises known as the Harlan House, for which the defendant was to pay the plaintiff the sum of \$2,500. Balance on the account is \$1,683.61, filed 17 February 1874. The debts were satisfied within the following year (information from abstract per Cordes 1987: 8:2). Gas lights were installed in the building in October 1873 (MPS 1985: 10).

Improvements and an addition were made by James Harlan to the Harlan House in 1875, extending the building back to the alley to increase accommodations (*The Free Press*, January 6, 1876, 3). The addition added “a new large kitchen on the first floor and eight additional hotel rooms. The editor of the Mount Pleasant Journal commented that Mount Pleasant had two of the finest hotels in the state, the Brazelton House and the Harlan House” (Cordes 1987: 8:3). On October 19, 1875, James Harlan transferred the property (lot 1 and lot 2 of block 7) to his wife Ann E. Harlan (Transfer Book “A”, page 49). In January 1876, there were five hotels in Mt Pleasant: Commercial House (Brazelton), Harlan House, Wiggins House, Grant House, and Brooks House (*The Free Press*, January 6, 1876, 3).

The 1884-1885 Gazetteer advertises the Harlan House, Edward Stahl, proprietor.

The 1886 Sanborn fire insurance map shows a very large brick building labeled Harlan House. The building is divided into four sections, extending from Jefferson Street on the west to the alleyway on the east. The four sections of the building face Madison Street on the north. At the west end is a small, 1-story, open frame porch, leading into a 2-story, portion of the building, which houses an office, a parlor and a stairway. The next section is 2-story, with an opening into the large, 3-story dining room. A small washroom is located at the south of the building. The fourth/east section of the building, at the corner of Madison and the alley, is 3-story and it is labeled kitchen. The address of the building is 511 Jefferson.

The 1892 Sanborn fire insurance map shows the same footprint for the Harlan House as the previous map. A small, frame extension (bay windows?) is shown on the north of the front/west portion of the building. An covered walkway to the south of the dining room leads to a small, two-story brick structure to the south of the building. The address is 511 N Jefferson.

“In 1892, extensive additions were again made to the hotel. An imposing three-story addition was made to the front facade of the building. Much effort was made to make this section blend with the original house portion. The cornice and brackets were duplicated. Stone window headings were re-used and additional ones which were needed were duplicated with cast concrete. Window units and mouldings were relocated to the front facade and there is strong evidence that suggests that the present portico was originally over the front facade. The original entry door with side lights and transom window were left

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intact in their original position to serve as a division between the new outer vestibule and the lobby. This facade addition added two sample rooms on the first floor, and two rooms each on the second and third floors. Also, at this time, a south wing was added that enlarged the room labeled as the lounge on the first floor plan, enlarged room 206, and created room 306. The roof structure of the original house was also reconstructed as a mansard roof with dormers aligning with the windows below. This added a third complete floor to the 1857 portion of the building. The Harlan House Hotel in this final state measures 175 feet from front to back and 50 feet wide at the widest point. Space under the roof is in excess of 21,000 square feet” (Cordes 1987: 8:3).

The *Mt Pleasant Weekly News* notes in November 1892 that Ed Stahl would leave as manager of the Harlan House on November 15. A brick addition on the south side was currently under construction, with the hotel planned to be completed renovated in spring (*Mt Pleasant Weekly News*, November 3, 1892, 8). In April 1893, the *Mt Pleasant Weekly News* reprinted an article from *National Traveler* that the Harlan House, known for many years as one of the pleasant homes for traveling men, was now being conducted by I.N. Elloitt. The building had undergone some changes, including the addition of elegant new rooms and furnishing of a parlor. The bedrooms are airy and comfortable, with the building lighted by gas and electricity. It was planned to equip it with steam heat. The building was furnished with three good stairways and fire escapes would be added in summer (“A Credit to Mt Pleasant,” *Mt Pleasant Weekly News*, April 26, 1893, 1). Additional improvements in spring 1893 included the removal of the old porch on the north side and installation of large windows to light up the fine basement sample rooms (*Mt Pleasant Weekly News*, April 5, 1893, 5). The 1893 Mount Pleasant City Directory lists the Harlan House Hotel at N Jefferson & W Madison. I.N. Elliott is the proprietor and resides in the hotel. In November 1894, H.E. Snider was the plumber to install the steam boiler from the American Boiler Company for the heating system for the Harlan House (*Mt Pleasant Daily News*, November 21, 1894, 4).

“An advertisement in the 1897-98 Iowa State Gazetteer boasted "HARLAN HOUSE: The only First-Class House in the town exclusively devoted to Hotel purposes. Heated with Steam. Located in the heart of the business district. Surrounded by lawn and shade trees. Almost absolutely free from danger by fire. Office, Parlor, Dining and Sample Room on First Floor. Reliable "Bus Line to and from all trains.' H. B. Crawford, Proprietor. Rates, \$2.00 per Day." It should be noted that the Brazelton House, the only comparable hotel in town devoted all of its floor area to retail space. Even though it was ahead of its time at its 1857 construction, the quality and scale of the interior spaces fell short of the interior quality of the Harlan House. The rear wing of the Harlan could be found comparable to the Brazelton's small rooms and three foot wide corridors, but the character and feeling of the 1857 Harlan senatorial mansion with its nine foot wide central corridor, large spacious rooms, and twelve foot ceilings, carries forth to all corners of the building” (Cordes 1987: 8:3).

“In spite of his advancing age, Harlan remained active in the Iowa Republican Party and was in great demand as a speaker. In 1893 he was chosen to preside over the state convention of the Republican Party as its temporary chairman, who always made the keynote speech. The central issue at this time was the state prohibition laws, and whether the Republican Party should continue to support them. Harlan had always been noted for his skill at debate and his captivating oratory, and this speech seemed to his great audience to surpass in effective forcefulness and logical beauty every prior effort in his whole life” (Cordes 1987: 8:3).

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“In 1894, Harlan was the orator of the day at the laying of the corner stone of the Soldiers' and Sailors' Monument on the capitol grounds in Des Moines. In 1895 Harlan was considered from many quarters for the candidacy for governor, but his age probably was against him. The last public event in which Harlan took a prominent part was the laying of the corner stone of the Historical Building at Des Moines on May 17, 1899, on which occasion he was President of the Day. In the late 1890's Harlan moved from his residence to a room at the Harlan House. It was here that he died, with Mary Lincoln at his side, October 5, 1899. On the day of the funeral, all businesses in the town were suspended, flags were flown at half mast, and the main streets of the town were draped in mourning. James Harlan left an estate valued at \$28,697.10, the hotel accounting for more than one-third of his total net worth... Harlan owned the furniture in the hotel, and thus was actively involved in the business of the hotel, even though he never acted as manager, nor tended to the day to day operations” (Cordes 1987: 8:4). “In 1907, the Thirty-Second General Assembly of Iowa passed an act declaring that James Harlan was worthy of being selected as one of the citizens of Iowa whose statue shall be placed in the said National Statuary Hall, empowering the Executive Council to provide a suitable statue. That statue was placed in the hall, now more commonly known as The National Statuary Hall of Fame (Cordes 1987: 8:5).

The 1899 Sanborn fire insurance map shows the entire Harlan House building is now 3-stories, except for the washroom, which remains 2-story. The footprint of the two east sections of the building remains the same. At the west, the building extends to the property line, with a 1-story, open frame porch. The stairway is now in the center of the room. At the south, a three-story, brick addition has been added, accessed from the parlor. The address is 511 N Jefferson.

On June 28, 1900, Mary Lincoln (Daughter of James Harlan) & husband, sold the property (lots 1 and 2, except the S 12' of lot 2) to George E. Smith (Transfer Book “B”, page 17). On April 8, 1901, Mary Lincoln and Robert T. Lincoln, her husband, sold the hotel business and its furnishings to George E. Smith for \$10,000 (Cordes 1987: 8:4).

On September 26, 1906, George E. Smith & wife sold lots 1 and 2 (except the S 12' of lot 2) to Dennis Morony. On October 9, 1906, Dennis Morony & wife sell lots 1 and 2 (except the S 12' of lot 2) to James W. & John Arthur Wallbank. On October 10, 1906, James W. & J.A. Wallbank sell lots 1 and 2 (except the S 12' of lot 2) back to Dennis Morony (Transfer Book “C”, page 12).

By October 1907, the Harlan House Barber Shop was operated by African American barbers Joe E. Fidler and Robert H. Hackley. They advertised the “best for your money” and “everything clean and neat,” as well as promoting themselves as “Masters of the Tonsorial Business” (*Mount Pleasant Journal*, October 10, 1907, 6; *Mt Pleasant Journal*, November 15, 1907, 4; *Mt. Pleasant Journal*, November 26, 1907, 3). Edward and Melvina Mason Fidler were early African American residents of Mt Pleasant, with Edward working as a barber for many years. Joe Fidler was his son, and Robert Hackley (1869-1938) was married to Ida Marie Fidler (Joe's sister).

The Lincoln Theater operated in the Harlan House periodically from January 1908 to May 1909, with the former dining room noted as a theater on the 1909 Sanborn map. While it was noted as better than no theater or moving picture house, the space was not ideally suited for this use. Carl Stith, the last operator of the Lincoln Theater, moved the scenery and equipment to the south storefront in the Schliep building on the east side of the square, opening The Pastime Theatre in this space around May 15, 1909 (114 S.

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Main St, new façade (*Mt Pleasant Daily News*, January 24, 1908, 6; *Mt Pleasant Daily News*, January 24, 1908, 6; "Will Be Pastime Theater," *Mt. Pleasant Daily News*, May 5, 1909, 3).

The 1909 Sanborn fire insurance map labels the building as the Harlan House (Flats). The three-story west portion of the building has a barber shop noted in the north room, with the two-and-one-half-story section with the mansard roof to the east with the three-story south addition. The former dining room of the hotel is now shown as a theatre on the 1st floor, with electric foot lights. The previous kitchen at the rear of the former hotel is now used for a stage and scenery. The building uses stoves for heat and the lights are gas & electric. The address is 511 N Jefferson.

Ownership of the property changed hands several times through these years. On March 3, 1908, Dennis Morony & wife sold the property to Thomas Shepherd for \$18,000. On August 24, 1908, Thomas Shepherd sold the property to Frank W. Darner for \$18,600. On January 22, 1909, F.W. Darner & wife, sell the property back to Dennis Morony. The newspaper noted that "Mr. Dennis Morony is for the second time owner of the Harlan House. The deal was made day before yesterday. Mr. Morony purchased it from F.W. Darner. Consideration \$18,000 ("Harlan House Again Sold," *Mt. Pleasant Daily News*, January 23, 1909, 4). On February 26, 1909, Dennis Morony & wife, sell lots 1 and 2 (except the S 12' of lot 2) to A.B. Gillaspey (Transfer Book "C", page 12). On March 9, 1910, A.B. Gillaspey & wife, sell the property (lot 1 and the N 68' of lot 2) back to Dennis Morony. Per research conducted in 1987 by David Cordes and Dr. Louis Haselmayer, the abstract noted that Dennis Morony stipulated in the 1906 sale that "no part of said premises shall ever be used by the grantee, his heirs or assignees, for boarding house, hotel, tavern, inn, or lodging house." Any owner who used the hotel as such had to forfeit the property, and it reverted to Morony ("Diligent historical research pays off," *Mt Pleasant News*, January 22, 1988, 1).

In January 1910, fire struck the Hackley & Fidler barber shop at the Harlan House, caused by a curtain catching on fire and dropping on a gasoline can. The barber shop fixtures and furnishings were nearly a total loss, as well as personal property of Robert Hackley ("Dangerous Gasoline," *Mt Pleasant Journal*, January 4, 1910, 3). In February 1910, Fidler & Hackley dissolved their partnership in the barber business, which would be continued by J.W. Fidler in the barber shop in the corner of the old Harlan House ("Notice," *Mt Pleasant Daily News*, February 12, 1910, 2). The newspaper noted a week later that Joe Fidler had opened up the shop in the Harlan House again. He was the only representative of the Davis-Fidler-Mason families with a barber shop left in town, the extended family known for giving their best talents to the barber profession so that the people of Mt Pleasant and Henry County may have the best service. He thanked his many friends for the favor shown in the recent fire, and he would be the sole proprietor of the barber shop. Fidler noted that current barber schools were not taking care to teach good and sanitary methods of profession, with the need for a barber to educate himself to advance the profession ("Opens Up New Shop," *Mt Pleasant Daily News*, February 16, 1910, 4). The 1911-12 county directory lists Wyatt Joseph Fidler as a barber at 105 N. Main St on the block to the east. In March 1911, H.C. Larson moved into the Harlan House barber shop, formerly occupied by Fidler & Thompson (*Mount Pleasant Journal*, March 28, 1911, 4).

On February 16, 1911, Dennis Morony & wife sold the property (lots 1 and 2 (except the S 12' of lot 2)) to David Blankenhorn. On June 8, 1911, David Blankenhorn & wife, sold the property to Jennie B. Letts (Transfer Book "C", page 12). The newspaper noted in May 1912 that Mr. Letts, proprietor of the Harlan Apartments, has gotten that handsome structure into fine shape and is now ready to fill it up with tenants (*Mt. Pleasant Daily News*, May 9, 1912, page 4).

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On November 23, 1914, Jennie B. Letts & husband, sold lot 1 and the N 20' of lot 2 to William C. McNeill. On April 10, 1915, W.C. McNeill & wife, sold lot 1 and the N 20' of lot 2 to Henry Strickler (Transfer Book "C", page 12). On November 18, 1915 (recorded 3 July 1917), Henry Strickler & wife, sold the property (lot 1 and the N 20' of lot 2) to Arthur R. Letts (Transfer Book "1", page 9). Arthur and Alice Letts then lived in the building for eight years ("Diligent historical research pays off," *Mt Pleasant News*, January 22, 1988,1).

The 1920 Sanborn fire insurance maps show the same footprint for the building as the previous map. The building is used for "Flats" and the address is 511 N Jefferson. The front/west section continues to house a barber shop in the north room. No other uses are note for the property other than flats.

A quit claim deed in 1923 reportedly solved the problem of operating the building as a hotel ("Diligent historical research pays off," *Mt Pleasant News*, January 22, 1988,1). On February 19, 1923, Arthur R. Letts & wife, sold the property (lot 1 and the N 20' of lot 2) to Don Lieberknect, who then sold it to C.L. Powell on August 28, 1923. On November 5, 1923, C.L. Powell sells lot 1 and the N 20' of lot 2 to G.H. Jackson, who sells it to W.M. Mason on November 20, 1923 (Transfer Book "1", page 9).

In January 1924, the *Mt Pleasant Daily News* reported on the sale of the Harlan House by C.L. Powell of Kansas City to William Mason, proprietor of the Brazelton Hotel. Mason planned to make 15 apartments of two and three rooms each, as well as remodel about 35 rooms for use as a hotel annex to the Brazelton. A new roof would be installed, as heating plant remodeled. The rooms would be redecorated with baths installed. The building was noted as being rather misused over the past few years, with property owners on Jefferson St glad to see the sale to Mason ("Buys Harlan House," *Mt Pleasant Daily News*, January 31, 1924, 1). In April 1925, the newspaper reported that work had been completed on the Harlan apartment house by William Mason over the last few months on the three stories on the front part of the building. Work was proceeding on the rear of the building. The lower floor was being converted into a spacious dining room and banquet hall, with the upper floors made into sleeping rooms. Mason was not planning to convert any more rooms into apartments, which were in high demand ("Improvements on Harlan Apartment House," *Mt Pleasant Daily News*, April 8, 1925, 1). Remodeling of the entire building was anticipated to be completed by August 1 ("The Bystanders Notes," *Mt Pleasant Daily News*, May 6, 1925, 3). In July 1925, the Masons announced that they would surrender the New Brazelton on September 16, formally opening up the New Harlan as a regular commercial hotel (*Mt. Pleasant Daily News*, July 10, 1925, page 4). William M. and Fannie Mason operated the hotel until 1941. Their daughter, Marie Wilson, noted that renovated the hotel from ground up ("Diligent historical research pays off," *Mt Pleasant News*, January 22, 1988,1).

On February 11, 1937, William M. & Fannie Mason sold the property (lot 1 and the N 20' of lot 2 to J. Max Shaum (Transfer Book "1", page 9). However, they remained as proprietors of the Harlan House. In July 1938, J. Max Shaum of Louisa County, sold the property to Mrs. Sophia P. Hoaglin and Joseph McMillan for \$11,000. The building was noted as occupied by the Harlan Hotel, operated by William Mason, who held a lease for another three years (*Mt Pleasant News*, July 18, 1938, 1; Transfer Book "1", page 9). Joe McMillian was manager of the Brazelton House at the time ("Diligent historical research pays off," *Mt Pleasant News*, January 22, 1988,1). On October 25, 1939, Sophia & Karl W. Hoaglin sold the property (lot 1 and the N 20' of lot 2) to J.W. McMillan (Transfer Book "1", page 9). The 1941 Mt. Pleasant City

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Directory shows the Harlan Hotel at 142 N Jefferson, with W. M. Mason as manager. The dining room manager is Mrs. Marie Wilson.

In June 1941, R.L. Oliver and other officials of the new Iowa Ordnance Plant to the west of Burlington on Highway 34 in Middletown visited towns with a radius of 25 miles of the plant to locate housing for workers connected with the construction and initial operation of the plant. Mt Pleasant was selected as an excellent town for housing, and they met with Ernie Hayes and members of the Chamber of Commerce. Joe McMillan officed the Harlan Hotel for housing, and a contract was negotiated. Temporary quarters were secured for some initial workers at the site of the plant, with the hotel remodeled ("Around Town and Countryside," *Mt Pleasant News*, November 29, 1941, 4). The Harlan Hotel was noted as closed in August 1941. The Harlan Hotel has been closed for alterations and is now in process of being redecorated and rearranged. Employees of the Day and Zimmerman munitions production at Middletown will probably take over the entire building. Meals will be served under an organization to be known as the Harlan Club ("Harlan House Closed at Present," *Mt. Pleasant News*, August 4, 1941, 1). The Harlan Club ran the restaurant and hosted events over the next year in the building. In November 1941, the newspaper noted that the exterior had not been changed, nor significantly changed on the interior. The building was made fireproof, rewired, and 14 bathrooms were installed, in addition to the shower rooms for the ladies' and men's dormitories. A private apartment was added for the cook, and dressing rooms for the waitresses. The name Harlan was preserved for patriotic and historical interest. The recreational game room on the south was named the "Lincoln" room, including a bust of Lincoln. The north room was named the "Harlan" room for Senator Harlan, which was used for informal dances, afternoon teas, and luncheons. The basement was named "The Igi-boo," a combination of igloo and booster. The old stone and brick walls provided the setting for the refreshment room, which had checkers, pool, and darts. Local people were employed to operate Harlan Club ("Around Town and Countryside," *Mt Pleasant News*, November 29, 1941, 4).

The 1942 Sanborn fire insurance map shows the same footprint for the building as the previous maps. A small, 1-story, open frame porch has been added to the south side of the brick addition. The building is labeled the Harlan Club. The address is 511 N Jefferson.

In July 1944, the Harlan Hotel was again open for business after being closed for a few weeks for redecorating. The hotel was owned by J.W. McMillan. The hotel had been closed for public use in February 1943 when Iowa Wesleyan leased the property for a women's dormitory while the army air detachment was housed in Hershey Hall. The dormitory was reopened to students on June 1 ("Harlan Hotel Again Open to Public," *Mt Pleasant News*, July 26, 1944, 1). Joseph W. McMillan continued to own and operate the Harlan Hotel into the early 1980s.

Mount Pleasant city directories from 1948 into the 1970s, show the Harlan Hotel at this location. In 1955, the address was 140 N Jefferson. By 1957, the address has changed to 122 N Jefferson. Marge Huston lived at the hotel and managed the restaurant for many years, keeping a special guest register from October 1948 through the 1960s with some latter entries. The register was placed in the 1980s in the archives at Iowa Wesleyan College ("Diligent historical research pays off," *Mt Pleasant News*, January 22, 1988, 5). In November 1961, the *Pleasant News* reported that the dining room at the Harlan Hotel had been remodeled and redecorated ("Mt Pleasant Makes Many Gains and Changes in Year of Great Progress," *Mt Pleasant News*, November 13, 1961, 1).

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The work on the Harlan House was noted in March 1977 was one of the important improvements in downtown Mt Pleasant for the year. The large building had been sandblasted and vine removed from the exterior, exposing the original look of the building. The arch over a basement opening on the east side was visible, with no one recalling why it was there. The dining room was once used for a theater, with a taller ceiling elevation in the space at the time. The Lincoln Room was used for small dinner parties, and it had a collection of pictures, maps, and artifacts ("Under Helen's Hat," *Mt Pleasant News*, March 12, 1977, 2).

A severe storm damaged several properties on N. Jefferson St and N. Main St on July 20, 1980. Sections of the roof across the street from the DeJaynes and Walker's building blew off of the building and bricks from the chimney went through Walker's roof. The portico over entry to Harlan House was destroyed by section of roof from DeJaynes building ("Massive city cleanup starts in wake of \$1 million storm," *Mt Pleasant News*, July 21, 1980, 1). In August, the *Mt Pleasant News* noted that "The portico of one of Mt. Pleasant's landmarks, the Harlan House hotel, is being restored. The portico collapsed during the July 20, 1980, wind and rain storm. The original pillars were salvaged, but the remainder of the restored portico had to be constructed (*Mt. Pleasant News*, August 26, 1980).

In May 1982, a plaque was presented by Mrs. Clifford Cantwell to Harlan Hotel owner Joe McMillan in a dedication ceremony commemorating the hotel as an historic site. The ceremony was conducted and sponsored by the James Harlan Chapter of the Daughters of the American Revolution ("Plaque Dedication," *Mt Pleasant News*, May 17, 1982).

On March 5, 1985, Joseph Warren McMillan died unexpectedly at age 84, noted as a long-time prominent business man in Mt Pleasant. He was born in town in April 1900, graduated from Iowa Wesleyan College, worked as a projectionist at Temple Theater from 1922 to 1935, and then purchased the Brazelton Hotel. He lived here until selling the Brazelton Hotel in 1950, moving to the Harlan Hotel. He had owned the Harlan Hotel since 1937, and he operated it until his death in 1985. He served as member of the board of the Mt Pleasant Utilities from 1959 to 1981 ("Services set for McMillan," *Mt Pleasant News*, March 7, 1985, 8).

On April 15, 1985, the estate of Joseph W. McMillan transferred the property (lot 1 and the N 20' of lot 2) to Marjorie Huston. On October 31, 1985, Marjorie Huston (single) sold the property (lot 1 and the N 20' of lot 2) to Michael L. & Lynette L. Richards (Transfer Book "3", page 8).

The Richards started on a plan to renovate the hotel, planning to give each room a special name from a list of famous Iowans. However, they incurred debt over \$200,000, and foreclosure procedures were initiated. The hotel was placed in receivership in August 1986, and the hotel and restaurant operated until November 20, 1986. Tenants in the apartments also had to move by the end of the month. Henry County Saving Bank was the largest creditor, and they purchased the property at sheriff sale in January 1987 for \$100,000. The property went into a six month redemption period prior to transfer of the property, with the hotel then likely to be placed for sale in fall 1987 ("Harlan Hotel sold to local bank," *Mt Pleasant News*, January 8, 1987, 1).

The significant history of the Harlan House Hotel was recognized during this period by the research and nomination of the property to the National Register of Historic Places. The State Nomination Review Committee approved the nomination in August 1987, and it was officially listed on the National Register

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of Historic Places on November 16, 1987. The nomination was written by local historian Dave Cordes, with research assistance by Iowa Wesleyan professor Dr. Louis Haselmayer and Mayor Tom Vilsack. Plans were announced in summer 1987 for condominiums for retired persons in the property, with funds needing to be raised for that project. Listing the building on the National Register of Historic Places qualified the owners for two major tax credits, which Vilsack hoped would persuade new owners to use it for something to benefit the community ("Harlan Hotel placed on historic register," *Mt Pleasant News*, December 16, 1987, 1).

Henry County Savings Bank continued to own the property in March 1990 when Des Moines based Voorhees Development Group received a \$60,000 grant from the Historic Resource Development Program (HRDP) of the State Historical Society of Iowa for rehabilitation work on the property. Jim Granzow with Voorhees was working on plans to convert the property into low-income housing for the elderly. They were waiting to hear on funds from the Iowa Housing Finance Authority ("Grant OK'd for Harlan Hotel project," *Mt Pleasant News*, March 28, 1990, 1). Plans to proceed with construction of 24 senior citizen housing units in the building were announced in November 1991, with a financing package of \$1.3 million put together from federal, state, and local government funds, as well as private funds. Firststar-Mt Pleasant (formerly Henry Count Savings Bank) continued to own the building, with Voorhees (Vorhies) Development Group planning to purchase the building from the bank and develop the property ("Harlan Hotel to become senior housing," *Mt Pleasant News*, November 14, 1991, 1).

Title was officially transferred to Vorhies (Voorhees) Development Group in December 1991. Jeff Vorhies (Voorhees) noted that work would start with the roof and asbestos abatement, with extensive demolition and reconstruction planned for the interior of the building. The hallways would end up with the same general character at the end of the project even with the altering of the floor plan. The historical aspect of the lobby would also be retained ("Vorhies group takes title to Harlan Hotel site," *Mt Pleasant News*, December 24, 1991, 1). A final development agreement was signed with the city in June 1992, with Voorhees Development Group planning to retain as much of the historical character of the hotel as possible ("Plans for Harlan Hotel finalized," *Mt Pleasant News*, June 10, 1992, 1). The largest building permit issued in June was the permit for the \$735,000 project to The Hansen Company for the commercial remodeling of the Harlan House Hotel into senior apartments ("Building built," *Mt Pleasant News*, August 12, 1992, 1). Applications for the Harlan House Apartments were taken in spring 1993 (*Mt Pleasant News*, March 29, 1993, 8).

Dedicated parking for the senior housing was a requirement of the Farmers' Home Administration and Iowa Finance Authority funds, with use of a city lot worked out as part of the development agreement. An initial plan to use the GTE parking lot at the northwest corner of N. Main St and W. Madison fell through, and a survey was conducted of the city parking lots for usage. One space per unit was required, so 24 parking spaces. The city parking lot in the 200 block of N. Main St was found to have the lowest usage, as well as to be in better condition than the city parking lot at the northwest corner of N. Jefferson St and W. Madison St (diagonal from the property). Thus, 22 of the 28 spaces in the parking lot on N. Main St was dedicated to the Harlan House Apartments. The dedication of parking to the project was viewed as in the public interest of redevelopment of the property ("Put Scott on the spot," *Mt Pleasant News*, June 11, 1993, 4).

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The building is owned by H. Dean King, who purchased it in May 2003, from Harlan House, Limited Partnership. This large, 3-story brick building located at 122 N Jefferson Street remain utilized as affordable apartments in Mt Pleasant. It retains the name of Harlan House.

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Location map



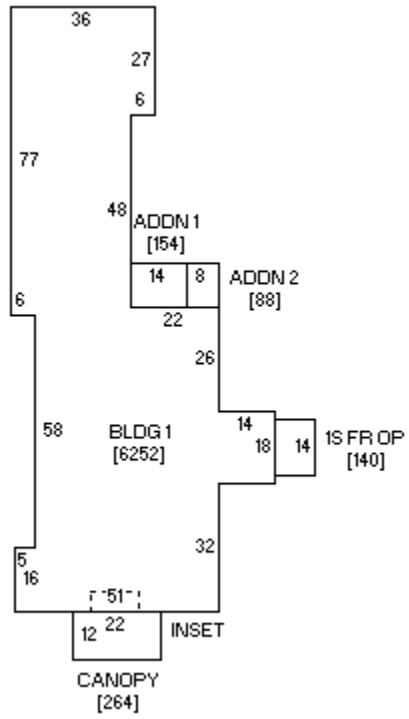
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Building footprint



Sketch by www.camavision.com

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

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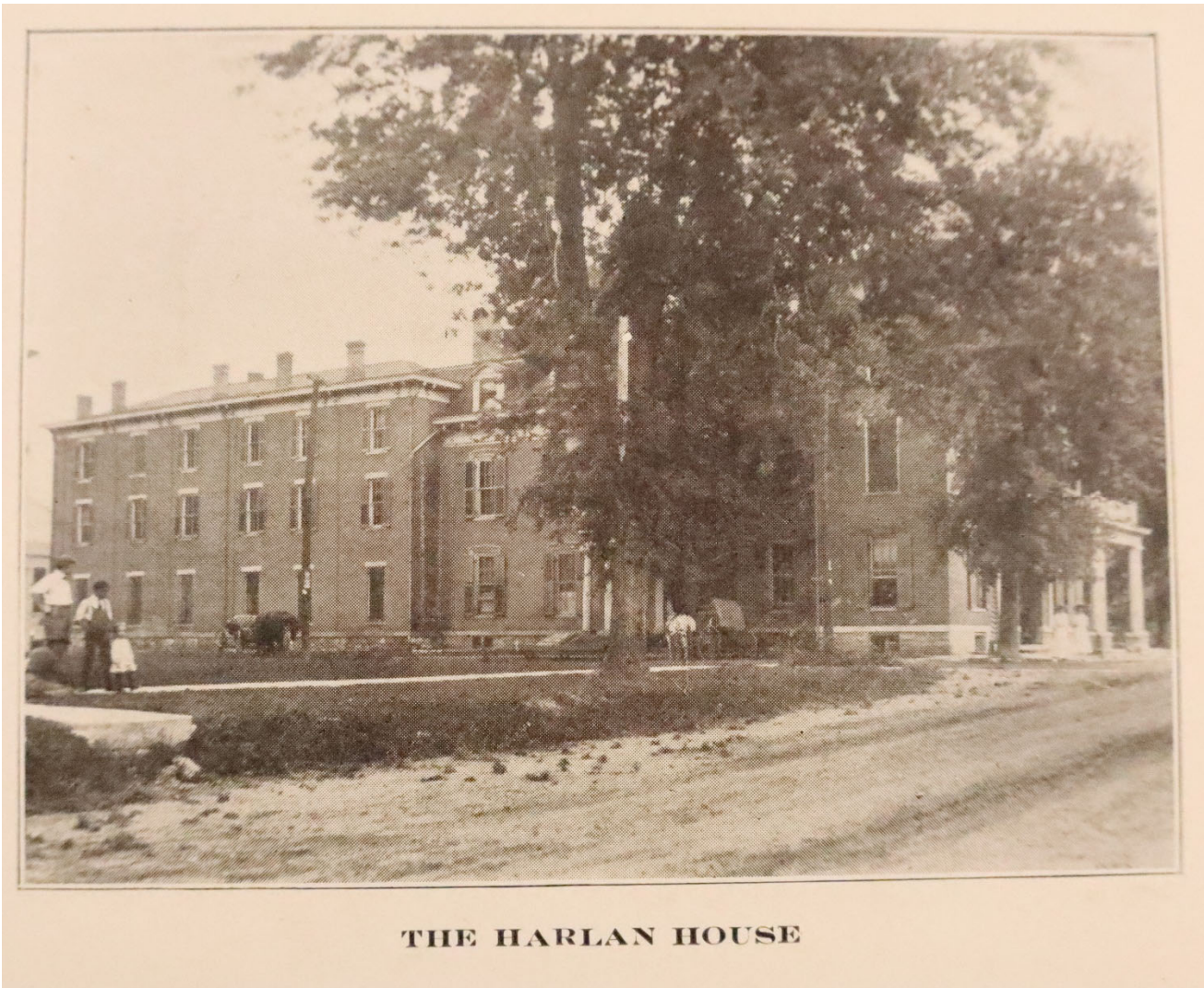
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Historic images



The Harlan House in 1909 (*Mt Pleasant Beautiful 1909*)

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Harlan House at right in 1940s (HCHT Facebook album)

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PLATE 151 This view of the Harlan Hotel was taken in the 1940s. The central part of the building, with the dormer windows on the roof, is the part that James Harlan constructed in 1857, shortly after his election to the U.S. Senate. After he was defeated for re-election to the Senate in 1872, he immediately converted the home to a hotel. The following year he made a large addition to the rear of it.

This addition was further extended to the alley prior to 1886 and, in 1891, Harlan added a third floor to the original portion of the building, an imposing three-story section on the front, and a small wing to the south. The hotel remains relatively unchanged since that time. Courtesy Archives, Iowa Wesleyan College Library.

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Dining room in Harlan House in 1956 (HCHT Facebook album)

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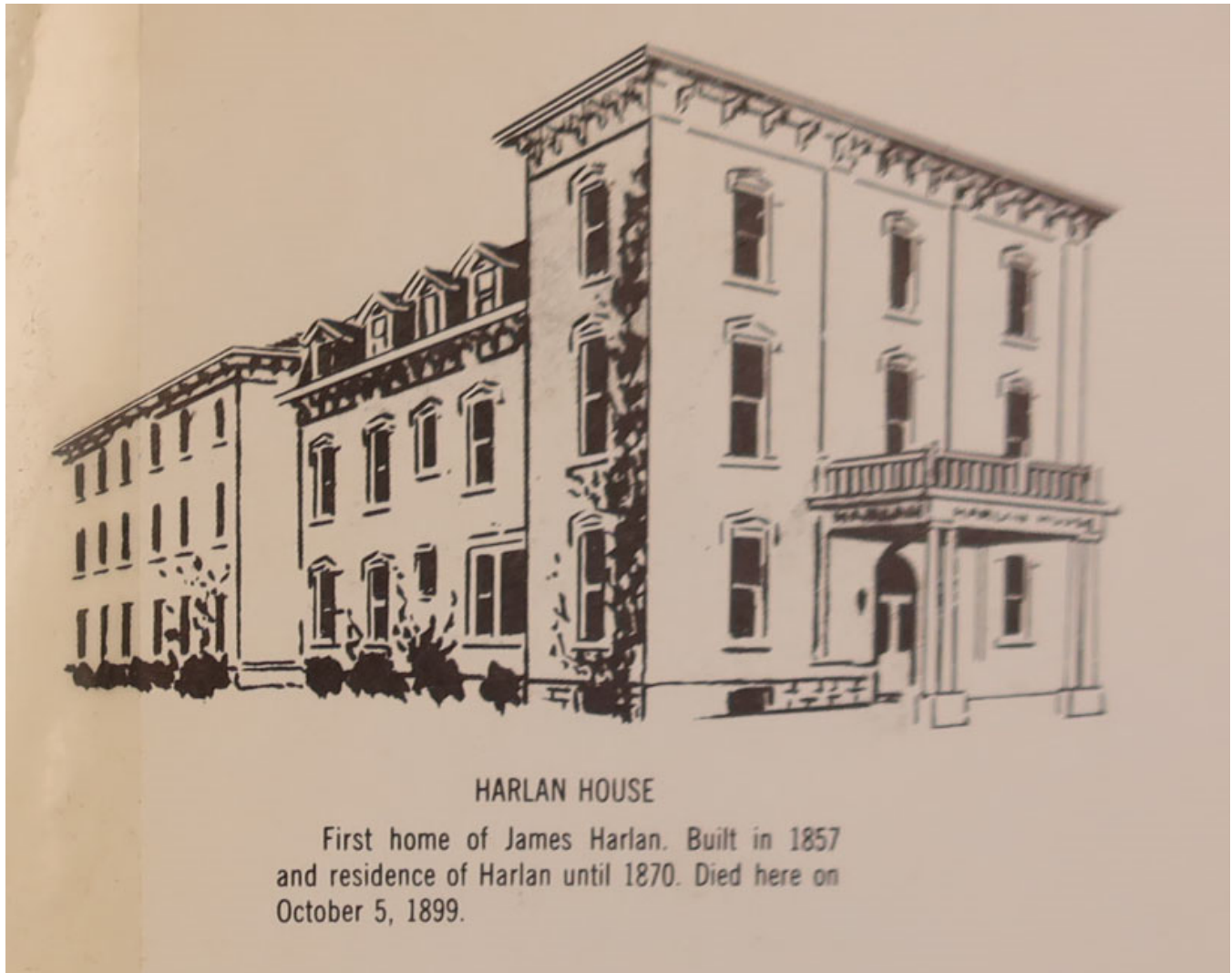
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Sketch of Harlan House in 1962 city directory

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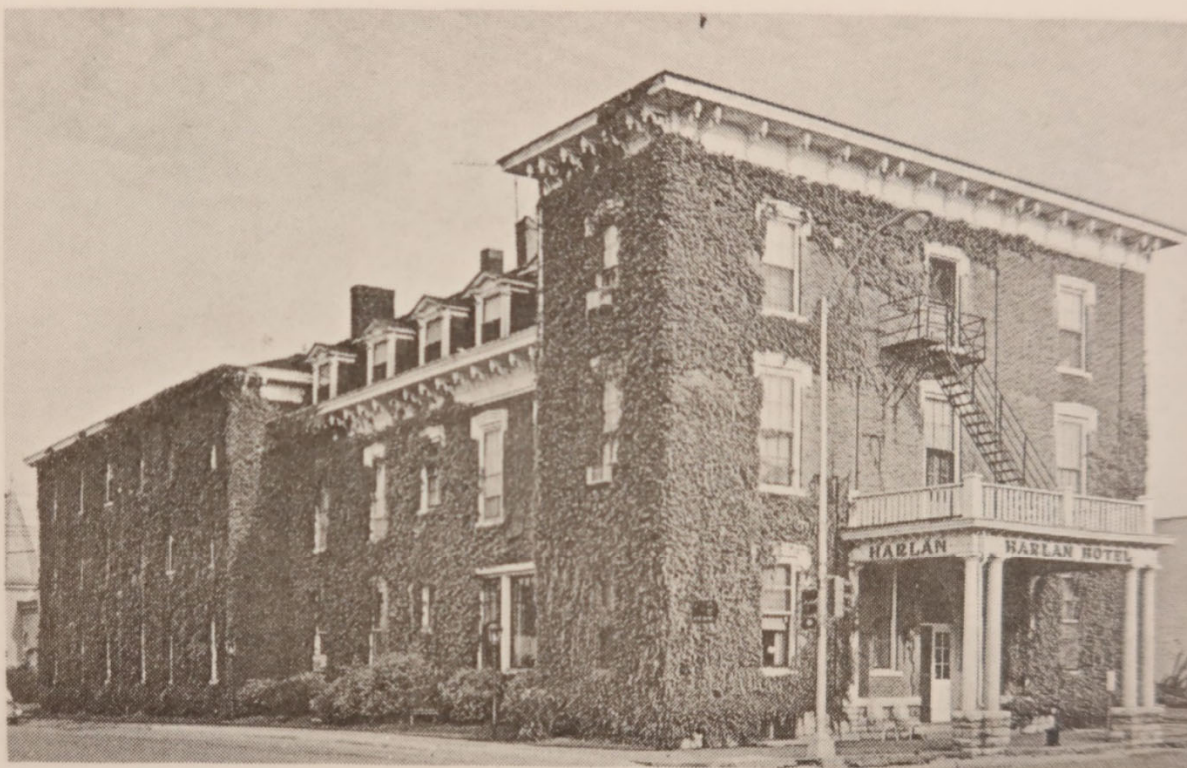
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HARLAN HOUSE

First Home of James Harlan. Built in 1857
and residence of Harlan until 1870.
Died here on October 5, 1899

Harlan House in 1970 city directory

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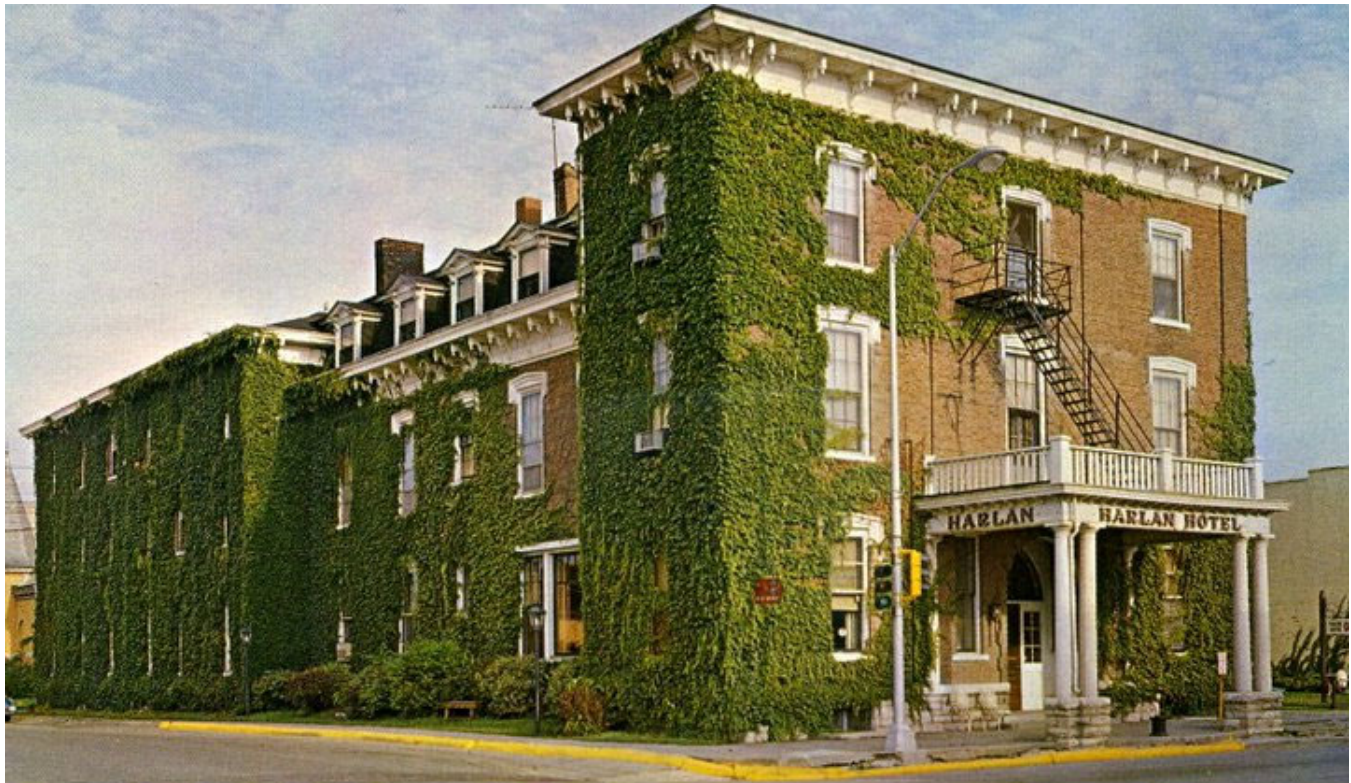
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Harlan House in 1970s (HCHT Facebook album)

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Damage to Harlan Hotel portico in July 1980 (HCHT files)

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1990 survey photograph (Naumann 1991)

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1990 survey photograph (Naumann 1991)

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Digital photographs



Photograph 44-00196-001. West elevation, looking east (October 2023)

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Photograph 44-00196-002. Detail of entry on west elevation, looking east (October 2023)

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Photograph 44-00196-003. Detail of entry on west elevation, looking east (October 2023)

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Photograph 44-00196-004. Detail of portico on west elevation, looking north (October 2023)

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Photograph 44-00196-005. North and west elevations, looking southeast (October 2023)

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Harlan House Hotel
Name of Property

Henry
County

122 N. Jefferson St
Address

Mount Pleasant
City



Photograph 44-00196-006. Detail of roof and dormers on north elevation, looking south (October 2023)

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Harlan House Hotel
Name of Property

Henry
County

122 N. Jefferson St
Address

Mount Pleasant
City



Photograph 44-00196-007. South elevation, looking northeast (October 2023)

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Harlan House Hotel
Name of Property

Henry
County

122 N. Jefferson St
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Mount Pleasant
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Photograph 44-00196-008. South elevation, looking northwest (October 2023)

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Harlan House Hotel
Name of Property

Henry
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Mount Pleasant
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Photograph 44-00196-009. Rear/east portion of south elevation, looking northeast (October 2023)

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Harlan House Hotel
Name of Property

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Photograph 44-00196-010. Rear/east portion of south elevation, looking northwest (October 2023)

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Harlan House Hotel
Name of Property

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City



Photograph 44-00196-011. East elevation, looking west (October 2023)