

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00191 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: Mt Pleasant Implement Co

B) Other names: 2023 downtown survey # DT-061

• **Location**

A) Street address: 112 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): Lot 2 - N 50' of S 60'

• **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>	
Contributing	Noncontributing		
<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

02A07: COMMERCE/TRADE / implement dealer

02F: COMMERCE/TRADE / department store

B) Current functions

02E: COMMERCE/TRADE / specialty store

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

A) Architectural classification

09F05: Commercial / brick front

B) Materials

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 03: Brick

Roof: 15C: Rubber

Other: _____

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

Site Number: 44-00191 Address: 112 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

1922 *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 Pat White Date: April 23, 2024
Organization/firm: SPARK Consulting / Mt Pleasant HPC E-mail: sparkconsulting@octaspark.com
Street address: 1630 Park Ave SE Telephone: 319-200-9767
City or Town: Cedar Rapids State: IA Zip code: 52403

• **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:

- 1. Map** of property's location within the community.
- 2. Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.
- 3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.**
- 4. Site plan** of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- Yes No More research recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

SHPO authorized signature: _____ Date: _____

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 1

Mt Pleasant Implement Co	Henry
Name of Property	County
112 N. Jefferson St	Mount Pleasant
Address	City

7. Narrative Description

This is a two-story brick building constructed in 1922 for Mt Pleasant Implement Company. The façade was clad in 1961 with enamel panels for J.C. Penney Co, which were then removed in 2015. Thus, the building currently reflects its original appearance again. Multi-color red brick was utilized for the façade of this building. The façade of the building is divided by brick pilasters into three bays, with the center bay slightly wider than the side bays. The storefront windows and entry were replaced in 2015, retaining the configuration of a center entry bay with display windows in the side bays. The large display windows retain their brick bulkheads. The second story has two windows in the center bay and one window in each of the side bays. The windows were blocked in for the 1961 façade remodel, so they have shutters installed over the window openings rather than windows installed. The windows retain their original concrete sills. Wood trim has been added to the sides and top that detracts from the original simple brick opening from the 1922 construction. Each bay is inset with the brick pilasters and corbeling across the top, stepping back out to the main façade surface. A simple course of projected brick defines the cornice. The use of the multi-color red brick and the simple detailing of this façade is characteristic of buildings built in the 1920s. The north side elevation has a parapet that is stepped towards the rear/east of the building. Common red brick was utilized on this side, which has been painted. Several windows were bricked in on this side in the 1961 remodel, with the concrete sills remaining in place. Tile block was utilized for the rear portion of the building. The east/rear elevation has two large openings that have been filled in, with a smaller overhead door in one of them. A rear pedestrian entry is located on the south/left portion of the rear elevation.

8. Narrative Statement of Significance

The Mt Pleasant Implement Company 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 1920s. An implement company was located in this building from its construction in 1922 through the 1950s. 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

This 2-story brick commercial building was built after 1920 and before 1942. The 1886, 1892, 1899, 1909, and 1920 Sanborn maps show a vacant lot at this location. The 1942 Sanborn map is the first map to show a building at 126-130 N. Jefferson. The map labeled the building "Implement Sales & Repairing."

On October 3, 1916, Jennie B. Letts and husband sold the north 48' of the south 60' of Lot 3 to William Hoaglin. Charles B. Goe and wife sold the N 2' of the S 12' of lot 2 block 7 to William Hoaglin on October 15, 1916, retaining the S 10' (Transfer Book "1", page 9).

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 2

Mt Pleasant Implement Co	Henry
Name of Property	County
112 N. Jefferson St	Mount Pleasant
Address	City

On March 20, 1922, William Hoaglin sold the N 48' of the S 60' of Lot 3 and the N 2' of Lot 2 to A.A. Carpenter. A. A. Carpenter and his wife sold it to C. O. Carpenter on December 15, 1922. It remained in the Carpenter family until 1935.

In February 1922, a new implement company, known as the Mt Pleasant Implement Company, had purchased the implement business of Charles Nelson & Sons at the southwest corner of the square. They planned to continue business there until a new building was completed. The new corporation had \$25,000 capital at \$100 per share, with papers filed on February 27. The company was incorporated to handle a full line of farm machinery and tractors. The officers were J.R. Jeffrey of Davenport, president; R.I. Lingenfelter of Burlington, vice president; H.P. Thieman of Mt Pleasant, secretary; H.M. Rauscher of New London, treasurer and manager. The new firm had already received a car of machinery to sell ("A Big Business Change," *Mt Pleasant Daily News*, February 28, 1922, 4). They advertised International Harvester tractors and equipment for sale in March 1922 (*Mt Pleasant Daily News*, March 1, 1922, 6). In May 1922, they advertised their McCormick-Deering Line as well (*Mt Pleasant Daily News*, May 3, 1922, 6). By November 1922, this building was completed, as the annual Henry County Poultry Association shows was held in the building occupied by the Mt Pleasant Implement Company on N. Jefferson. The Commercial Club was funding premiums for the show. Henry County was noted as one of the foremost counties in the state in the purebred chicken field ("Poultry Show Next," *Mt Pleasant Daily News*, November 22, 1922, 3).

The Mt Pleasant Implement Co was listed on N. Jefferson St in the 1923, 1925, and 1927 telephone directories.

A. A. and Geneva Carpenter sold this building to C. A. Carpenter on March 17, 1927. C.E. Carpenter, et al sold it to J. L. Ernst on July 29, 1935.

In December 1933, announcement was made that a more direct connection to the International Harvester Company was being made by taking over the stock and store of the Mt Pleasant Implement Company, which had represented the company in the community for many years. The store would operated as the McCormick-Deering Store, offering a complete line of International Trucks, McCormick-Deering Tractors, McCormick-Deering Implements, and genuine IHC parts. They had a modern, fully equipped service department for the community. The company was headquartered in Davenport (*Mt Pleasant News*, December 1, 1933, 3).

Telephone directories in 1937 and 1939 list the McCormick-Deering Store selling hardware and implements, trucks, and farm equipment on N. Jefferson. The same store in the 1938 city directory was listed as selling farm implements and trucks. The McCormick - Deering Store continued to advertise through the early 1940s.

On July 1, 1944, Mrs. Lyle Estill, et al, sold the building to Iowa Wesleyan College.

Starting in the 1944 telephone directory, T.H. Harney Implements is listed in this building, which is listed as 124-128 N. Jefferson. They remain listed here in the 1950 and 1952 telephone directories. They sold McCormick-Deering Farm Equipment, International Trucks, and Implements. The 1955 city directory

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 3

Mt Pleasant Implement Co	Henry
Name of Property	County
112 N. Jefferson St	Mount Pleasant
Address	City

continues to list them at 124-128 N. Jefferson, with the address then shifting to current numbering of 114 N. Jefferson in the 1957 city directory.

In January 1961, J.C. Penney Co announce that they were moving their store from the east side of the square to the former Harney Implement location to the north of the square on Jefferson. The building would be remodeled by Iowa Wesleyan College prior to the move, including a complete new front, closing of the windows, new fixtures, new arrangement on interior, and redecorating. The move would double their present space per manager Herbert Keefe. Harrison Co would then move to the present Penney location ("Penney's and Harrison's Will Move and Expand," *Mt Pleasant News*, January 28, 1961, 1). In February, new steel beams were being installed in the building on N. Jefferson to be occupied by J.C. Penney store and owned by Iowa Wesleyan College ("Improvements Under Way in Business District," *Mt Pleasant News*, February 23, 1961, 1). In July 1961, the new J.C. Penney store opened in a new location on N. Jefferson St known for many years as the Harney building as the Harney Implement store was located there. It was remodeled by Iowa Wesleyan College for J.C. Penney. The store had a larger floor area, new counters and lighting, and a new front installed with a stainless steel glass door ("New Penney Store Opening Thursday," *Mt Pleasant News*, July 5, 1961, 1). Per manager Herbert Keefe, the new front for the Penney store was expected to be completed in the next week, with the workers started placing the light green enamel panel front on the store on Thursday prior to the official ribbon cutting on Friday for the opening ("Installing Front on New Store," *Mt Pleasant News*, July 7, 1961, 1). While this was a common modernization in other communities in this period, this is the only building identified in downtown Mt Pleasant with enamel panels installed. Modernization of facades in Mt Pleasant typically involved the full replacement of the façade brick with a new brick façade. The panels were removed in 2015, eliminating this unique piece of local history associated with this building.

J.C. Penney Co was then listed at 112-114 N. Jefferson St in the 1962 city directory. The department store was noted as selling millinery and ready to wear clothing. They remain listed here in the city directories through the 1960s and 1970s. The 1977, 1981, and 1986 city directories list J. C. Penney as a department store with the present street number, 112 N. Jefferson Street.

Iowa Wesleyan College sold the building to Rande A. McAllister on April 2, 1976. Rande A. and Dixie Lu McAllister sold the property on July 24, 1981, to Rolling Hills Land Co. On April 3, 1987, Rolling Hills sold it to Phillip Dean and Linda Mae Lyon.

Linda Mae Lyon sold it to Phillip Dean Lyon on March 12, 1993.

The 1993 city directory lists Ashley's and the Hansen Company at 112 N. Jefferson. Jeans & Gems Family Hair Care and Sportswear is listed at 114 N. Jefferson, along with Shelter Insurance.

The 2001 city directory list 112 as not available. Beauty-N-The Beach, Electric Beach Sportswear & Tanning, Lampline Lighting Inc, and Vickie D's Dance Academy are listed at 114 N. Jefferson. In 2003, Iron Side Fitness was listed at 112 N. Jefferson.

Both 112 and 114 are listed as "not available" in the 2011 city directory.

The Phillip D. Lyon Revocable Trust sold the building to the Fellowship Cup Corporation in December 2011 for \$105,000. Ken Brown, Executive Director of the Fellowship Cup said he believed that The

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 4

Mt Pleasant Implement Co	Henry
Name of Property	County
112 N. Jefferson St	Mount Pleasant
Address	City

Quarter Maybe More Store moved from its location on Main Street to 112 N. Jefferson St. in 2011 or 2012. It sells used clothing, furniture, and household items.

In June 2015, a building permit was issued to Fellowship Cup, Inc to remove the façade cladding, repair bricks, and replace windows. The building was occupied by the Quarter Maybe More Store. It appears that windows on the second story, which had been infilled, were clad with shutters rather than new windows installed.

The Quarter Maybe More Store continues to occupy this building at 112 N. Jefferson. The Fellowship Cup Corporation is the current owner.

9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

Mount Pleasant Telephone Company. Telephone directories issued in 1913, 1915, 1918, 1921, 1925, 1927, 1937, 1939, 1944, 1948, 1950, 1952.

Groce, W.H. *The City Directory of Mt. Pleasant, Iowa*. Mt Pleasant: Groce, 1938.

Johnson Publishing Co. *Mt Pleasant, Iowa*. City directories issued in 1955, 1957, 1960, 1964, 1966, 1968, 1970, 1873, 1976, 1981, 1986, 1993, 2001, 2011. Manitowoc, WI: Johnson Publishing Co.

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.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
 Related District Number: 44-02280

Page 5

Mt Pleasant Implement Co	Henry
Name of Property	County
112 N. Jefferson St	Mount Pleasant
Address	City

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.

Location map



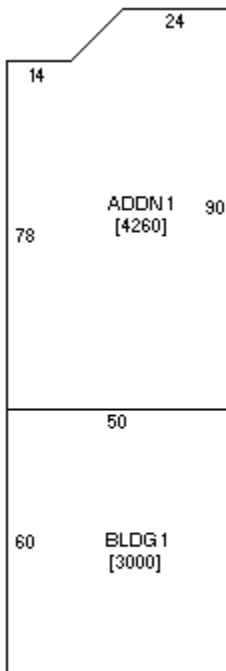
Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 6

Mt Pleasant Implement Co	Henry
Name of Property	County
112 N. Jefferson St	Mount Pleasant
Address	City

Building footprint



Sketch by www.camavision.com

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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 7

Mt Pleasant Implement Co

Name of Property

Henry

County

112 N. Jefferson St

Address

Mount Pleasant

City

Historic images



Building in July 1961 (HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 8

Mt Pleasant Implement Co
Name of Property

Henry
County

112 N. Jefferson St
Address

Mount Pleasant
City



JUL 61

Building in July 1961 (HCHT files)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 9

Mt Pleasant Implement Co
Name of Property

Henry
County

112 N. Jefferson St
Address

Mount Pleasant
City



East side of 100 block of N. Jefferson in July 1965 (HCHT files)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 10

Mt Pleasant Implement Co

Name of Property

Henry

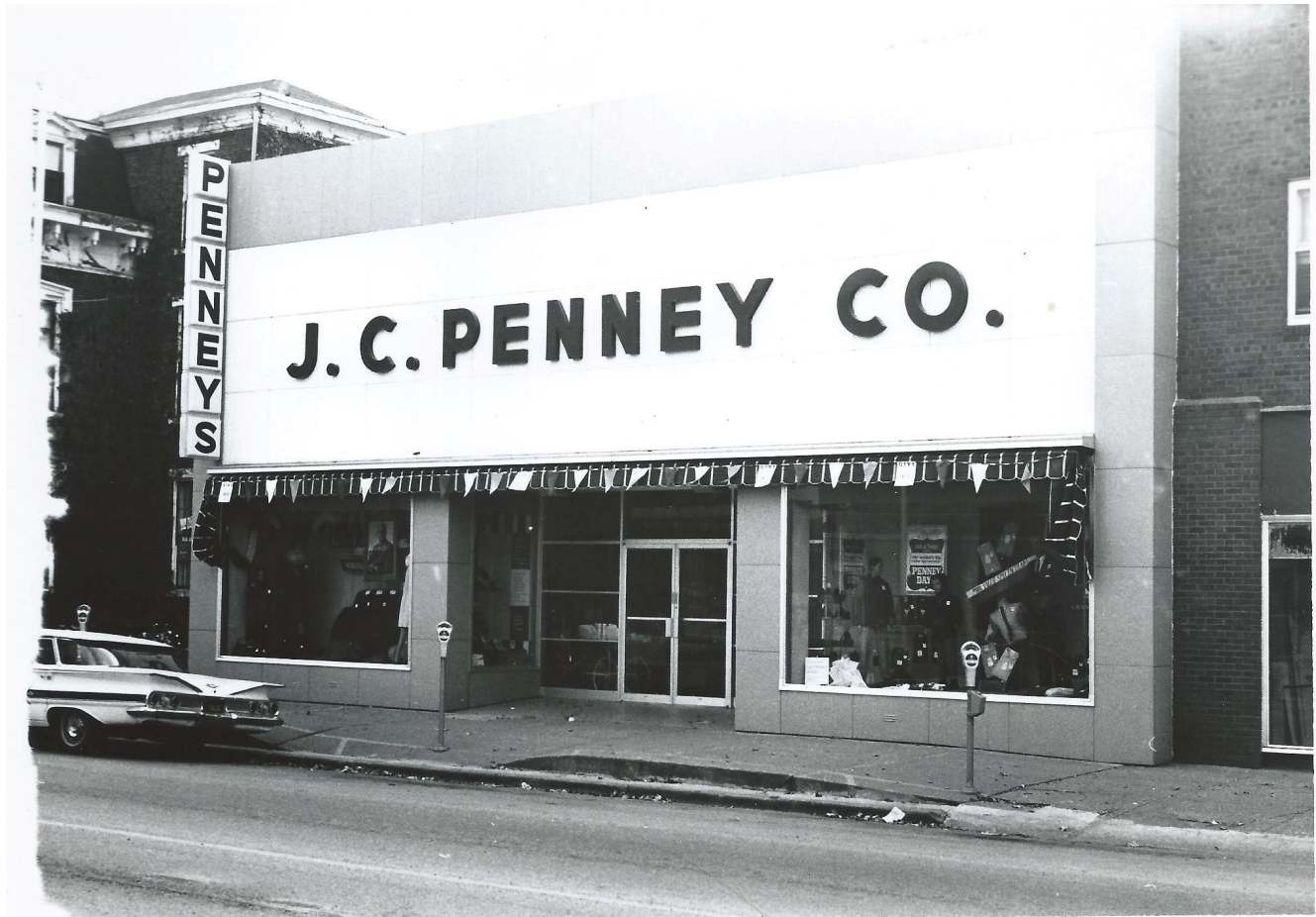
County

112 N. Jefferson St

Address

Mount Pleasant

City



Building in the 1960s (HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 11

Mt Pleasant Implement Co

Name of Property

Henry

County

112 N. Jefferson St

Address

Mount Pleasant

City



1990 survey photograph (Naumann 1991)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 12

Mt Pleasant Implement Co
Name of Property

Henry
County

112 N. Jefferson St
Address

Mount Pleasant
City



Building in 2000s with JC Penney façade (HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 13

Mt Pleasant Implement Co

Name of Property

Henry

County

112 N. Jefferson St

Address

Mount Pleasant

City



Building while façade was being removed in June 2015 (HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 14

Mt Pleasant Implement Co

Name of Property

Henry

County

112 N. Jefferson St

Address

Mount Pleasant

City

Digital photographs



Photograph 44-00191-001. West elevation, looking east (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 15

Mt Pleasant Implement Co
Name of Property

Henry
County

112 N. Jefferson St
Address

Mount Pleasant
City



Photograph 44-00191-002. North elevation, looking southeast (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 16

Mt Pleasant Implement Co
Name of Property

Henry
County

112 N. Jefferson St
Address

Mount Pleasant
City



Photograph 44-00191-003. North elevation, looking southwest (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00191
Related District Number: 44-02280

Page 17

Mt Pleasant Implement Co
Name of Property

Henry
County

112 N. Jefferson St
Address

Mount Pleasant
City



Photograph 44-00191-004. East elevation, looking southwest (October 2023)