

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00186 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: City Hall and Fire Station

B) Other names: 2023 downtown survey # DT-064

• Location

A) Street address: 106 N. Jefferson

B) City or town: Mount Pleasant (Vicinity) County: Henry

C) Legal description:

Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____

Urban: Subdivision: Original Block(s): 7 Lot(s): Lot 3 - N 25' of S 30'

• 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

04B: GOVERNMENT / city hall

04D: GOVERNMENT / fire station

02B04: COMMERCE/TRADE / insurance office

B) Current functions

70: Vacant

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

A) Architectural classification

09F05: Commercial / brick front

05G: LATE VICTORIAN / Romanesque

B) Materials

Foundation (visible exterior): 04C: Limestone

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

1871-72 *check if circa or estimated date*

Other dates, including renovations

1956

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 Joanne McCabe 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: _____

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7. Narrative Description

This is a two-story brick building that was constructed as a governmental building in 1871-72 and remodeled initially in the late 1930s to convert it to commercial purposes. The overall design of the building includes bricks arches and pilasters, reflecting the Romanesque Revival style. The current storefront dates to a 1956 remodel. The storefront has a recessed single-door entry with large aluminum display windows to either side and a brick bulkhead under the windows. The storefront spans the middle and south/right bay of the façade, interrupting the pilaster between these bays. The single-door entry to the second story is located in the north/left bay. Historic photographs show arch openings on the first story, which were remodeled to the current configuration in 1956. The original arch details on the second story remain in place. The middle section is wider than the other bays, with a large arch over the two double-hung windows on the second story that each also have an individual brick arch detail. The double-hung windows to either side also have brick arches that define the bays, with an inset brick rectangular detail above the arch. The arches rest on brick corbeling on brick pilasters. Historic photographs show that the north/left window was added after the 1910s, and that the second story windows had six-over-one-light double-hung wood sashes in the middle to late 20th century. The frieze/cornice of the building has a series of pointed brick brackets, providing simple decorative detail for the building. The rear elevation has a one-story brick addition with a rear entry. Wood stairs lead to the roof of the rear addition to access the secondary entry for the upper story apartment. The second story of the main section of the building includes a double-hung window and a rear entry.

8. Narrative Statement of Significance

The City Hall and Fire Station 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 was the first building constructed for municipal purposes in 1871-72, and it was used as city hall, fire station, and city jail until 1936. The building retains its distinctive brick arch features from its original construction. The building was then converted to commercial purposes, with a bowling alley located here for many years and then the Henry County Farm Bureau. The building contributes to the historic character 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. Henry County Farm Bureau was located here from 1961 to 1995, with the integrity of the building likely intact from this period. 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 brick commercial building at 106 N. Jefferson Street was built in 1871-72.

On December 20, 1865, E. D. Tiffany and his wife sold the land to P. C. Tiffany. On September 23, 1870, P. C. Tiffany and his wife sold the land to the City of Mt. Pleasant.

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A *Mount Pleasant Journal* article on September 13, 1871 (page 3, column 5) reported that construction would begin on a 2-story brick building for an engine room and the mayor's office. The building was occupied by July 1872, with the council was meeting on the second story of the "city building" on N. Jefferson (*Henry County Press*, July 12, 1872, 1). This building was the first building constructed specifically for a city hall or fire station (Naumann 1991: E11). The building included space for the fire engine on the first story, as well as a small city jail (calaboose). The second story had the council chambers and a large meeting room. Horses were kept in an adjoining stable (MPS 1985: 9). The city had bought a hand pumped fire engine in 1869 that was capable of throwing a stream of water over the four story Brazelton House, utilizing water from cisterns around the square. The equipment proved hard to haul through the streets, and the bucket brigade continued to be used more frequently until the mid-1880s when a central water pumping station was built (MPS 1985: 9; Jaynes 1976: 44). The *History of Henry County* in 1879 notes that Mt Pleasant only had a hook and ladder company. Without an extensive fire to date, there had not been a need to purchase a fire engine. City Hall was noted as a comparatively new building finished about six years ago, with the upper portion for a council room and lower portion finished for an engine room and a calaboose (jail) with two cells for city prisoners (*History of Henry County* 1879: 516).

The 1886 Sanborn Fire Insurance Map shows a brick 2-story building with stairs to the upper level along the north wall. The use was noted as an Engine House on the first story and an office and hall on the second story. The building to the north has a large frame livery at the rear of the property, which was likely the stable used for the city horses. The 1892 Sanborn map shows the same footprint and uses for this building. The livery attached to the building to the north has been extended to the west along the north side of the building.

The 1893 city directory notes that city hall was located in a commodious brick structure on the east side of Jefferson just north of the square. The council rooms and mayor's office were on the second story, as well as a large room used as voting place for second ward. The ground floor had the fire department and city jail, which was seldom used. City council met on the first Monday of each month. W.S. Burton was mayor (*Mt Pleasant City Directory* 1893: 134).

The 1899 Sanborn map continues to show the same footprint for this building, noted with an engine house on the first story and an office and hall on the second story. The 1909 Sanborn map shows the same footprint, with the building then noted at 24' in height. The building is labeled City Hall and Fire Station. A note behind the building says one hose wagon, with 1800 feet of hose. *Mt Pleasant Beautiful* includes a photograph of the building, showing the large central arch entry on the first story and second story entry at the left/north.

A one-story addition was built on the rear of the building in the 1910s. It is shown on the 1920 Sanborn map. The original building has the same footprint, with the addition extending the depth of the building about half the depth of the original building. The addition appears to have been associated with the acquisition of additional equipment for the fire department that required more space, with the rear addition then becoming the new city jail. The address is noted as 515 N. Jefferson, related to the old numbering system for the block.

The telephone directories between 1917 through 1927 list City Hall with an address of N. Jefferson or

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100 block of N. Jefferson (1927).

An article in September 1935 includes a photograph of the building showing few changes in the last 20 years and noting that it was expected to be replaced by a new structure within the year. The building had been built in the early 1870s for a city hall, and it had been used for that purpose since then. The first story was crowded almost to the danger point with the modern fire equipment of the city. The city jail with steel cages was at the rear of the first story. The front of the second story was a room used jointly by the council, Mayor, city clerk, city attorney, and police department. The rear room was used for storage purposes. A vault for valuable city records was located on the second story, but it was neither fire nor burglar proof. The building was heated by stoves ("Mount Pleasant's Municipal Building," *Mt Pleasant News*, September 4, 1935). The new City Hall at 220 W. Monroe Street was built in 1935-36, dedicated in December 1936. The municipal offices, fire department, and police station moved to this new building.

The City of Mt. Pleasant sold the building to J. T. Scarff on March 4, 1937. The newspaper noted that J.T. Scarff was the highest bidder at \$2,500. The building would be leased by the cooperative poultry marketing association of Henry County ("J.T. Scarff Buys Old City Hall," *Mt Pleasant News*, February 18, 1937, 1). The 1938 city directory lists the Iowa Poultry Producers Marketing Association on N. Jefferson under the categories of poultry dealer, produce, and cream station. In August 1938, they moved from their location on N. Jefferson to a location near Scarff's Produce on N. Main St on the north side of the tracks ("Poultry Producers Ass'n Moves from Scarff Building," *Mt Pleasant News*, August 1, 1938, 4).

In November 1938, the J.T. Scarff building on N. Jefferson, the former fire station location, was leased to Mr. Packard of Red Oak for the new duck pin alley. The apartment on the second story had been leased to James Gass ("Building Leased for Duck Pin Alleys," *Mt Pleasant News*, November 10, 1938, 1). Mt. Pleasant Recreation then advertises their duck pin parlors to open soon in the Scarff Building on Jefferson St (*Mt Pleasant News*, December 3, 1938, 4). Frank Scarff moved to the apartment on the second story in October 1941 ("Personals," *Mt Pleasant News*, October 7, 1941, 4). Tenants continued to shift in the apartment over the next decades.

Mt Pleasant Bowling Alley advertised the start of the 1938-39 season on September 5, with the alleys entirely refinished and many improvements made. Wilbur Benham was manager (*Mt Pleasant News*, September 4, 1939, 4). In October 1940, Mt. Pleasant Bowling Alley advertises in this building at 15 N. Jefferson (*Mt Pleasant News*, October 10, 1940, 4). The 1942 Sanborn map shows this building with an address related to the old numbering of 515 N. Jefferson, with the same footprint as the 1920 map. The 1944, 1948, 1950, and 1952 telephone directories list the Mt Pleasant Bowling Alley on N. Jefferson. In August 1953, the Mt Pleasant Bowling Alley was sold by Pierre Rothe and Kenneth Metzger back to Dick Hummell, who had owned the bowling alley prior to entering the service three years ago. Work would be completed to paint and recondition the alleys before the bowling season began ("Local Bowling Alley Sold," *Mt Pleasant News*, August 12, 1953, 1).

In February 1954, announcement was made that Ivan Riley and Dale White would open a children's wear store in the J.T. Scarff building on N. Jefferson, which was occupied by the bowling alleys operated by Dick Hummell. The interior would be redecorated and new equipment for the store installed ("Will Open New Local Store," *Mt Pleasant News*, February 26, 1954, 1). The 1955 City Directory lists Riley's Clothing on the first floor, and John Scarff in the second floor apartment at 108 N. Jefferson Street.

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J.T. Scarff died, and his executor, Everett Scarff, advertised the J.T. Scarff Building, location of Riley's Clothing Store, for sale in April 1956 (*Mt Pleasant News*, April 13, 1956, 6). Everett Scarff et al sold the building to Henry County Farm Bureau on September 10, 1956. In December 1956, the Farm Bureau advertised a store or office location for lease in a desirable location with a new storefront, recently decorated interior, and gas heat ("For Lease," *Mt Pleasant News*, December 18, 1956, 6). The 1957 and 1960 city directories show that Sunderlin Printing occupied this building at 106 N. Jefferson.

An article in the *Mt. Pleasant News* on February 24, 1961, reported that Henry County Farm Bureau would move to the building occupied by Sunderlin Printing Company. Farm Bureau was located in their remodeled building on N. Jefferson by April 1961, with county chairman Norman Moehle, inviting township groups to visit the location ("Joint Meeting of Two Townships," *Mt Pleasant News*, April 29, 1961, 2). Henry County Farm Bureau and Farm Bureau Insurance are listed in city directories at 106 N. Jefferson through the 1960s, 1970s, and 1980. The 1993 city directory continues to list Farm Bureau and Farm Bureau Insurance at 106 N. Jefferson.

Farm Bureau Insurance was located in this building until 1995 when the *Mt. Pleasant News* on January 13, 1995 (page 1) reported that the business was moving to Cherry Street. Farm Bureau sold the building in November 1994 to Sherilyn Alden.

The 2001 city directory lists Sherilyn's Dance Studio at 106 N. Jefferson. The 2011 city directory lists Soul Expressions Center at 106 N. Jefferson.

The building was sold by Sherilyn G. Alden to Donita K. Hall in 2013. She then sold it to Tommy Tu Ton in May 2014. In September 2019, Tommy Tu Ton sold the building to Le Duc Nguyen, the current owner.

A series of businesses has been located in this building over the last 20 years. Holistic Gypsiez was located in the building in 2022 and then moved across the street in June 2023.

9. Major Bibliographical References

Biographical Review of Henry County, Iowa. Chicago, IL: Hobart Publishing Company, 1906.

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

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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

History of Henry County, Iowa. Chicago: Western Historical Company, 1879.

Jaynes, Peter H., ed. *Highlights of Henry County History 1833-1976*. Burlington, IA: Doran & Ward Lithographing Co., 1977.

Mount Pleasant Beautiful. Mt Pleasant: Mt Pleasant News Company, 1909. Reprint issued in 1988.

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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.

Portrait and Biographical Album of Henry County, Iowa. Chicago: Acme Publishing Co., 1888.

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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Location map



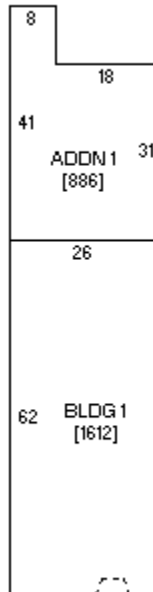
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Building footprint



Sketch by www.camavision.com

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

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Historic images



Looking north on 100 block of Jefferson St in early 1900s (HCHT Facebook album)

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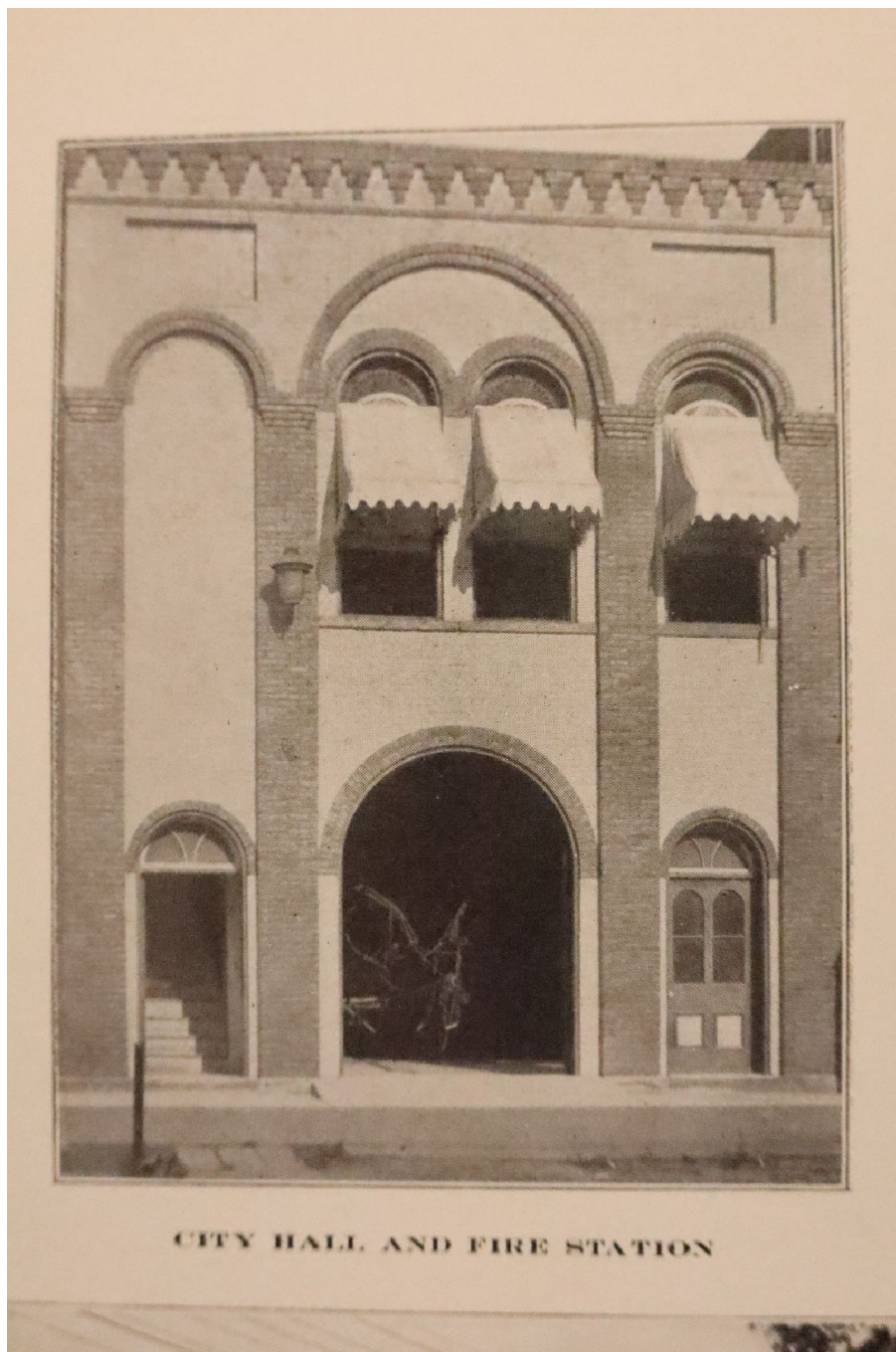
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City Hall and Fire Station in 1909 (*Mt Pleasant Beautiful* 1909: 16)

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East side of 100 block of Jefferson St in 1910s (HCHT Facebook album)

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

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Building in May 1988 (City of Mt Pleasant building permits)

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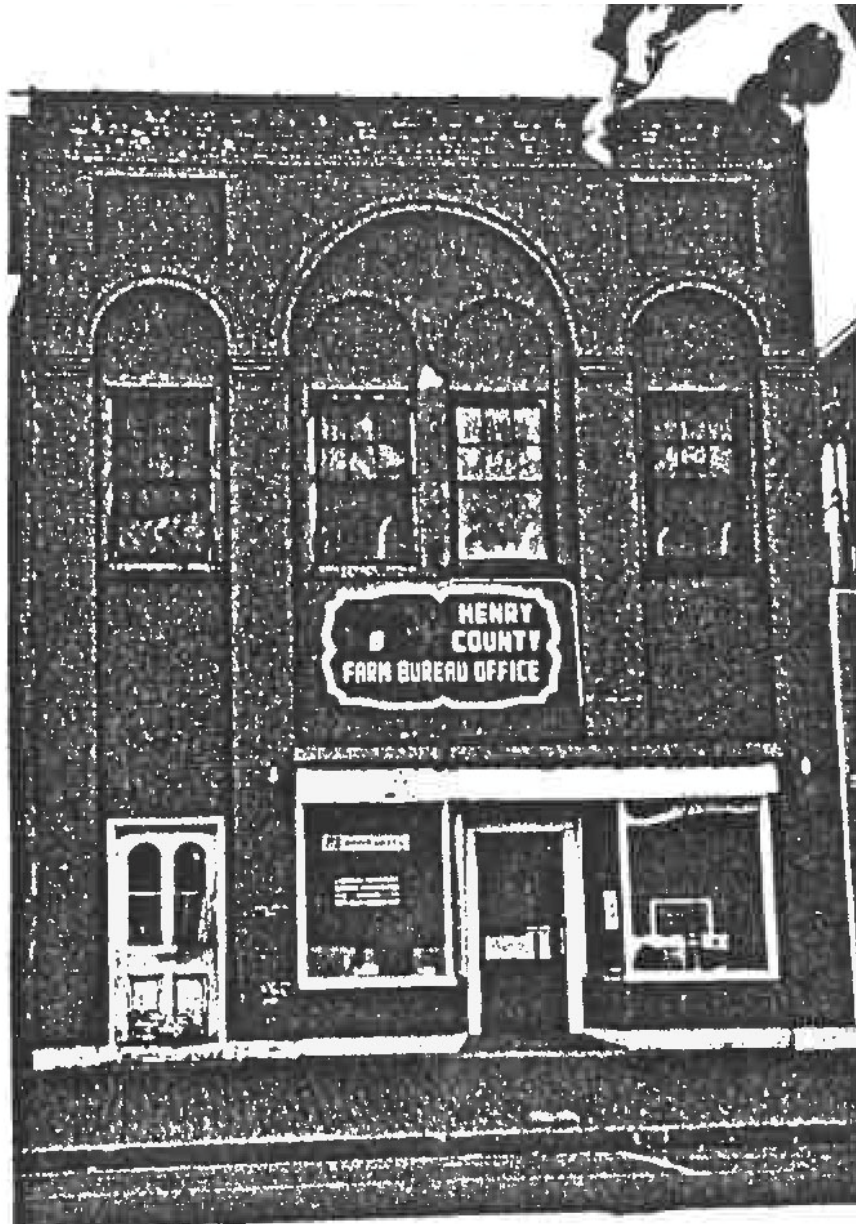
Address

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1990 survey photograph (Naumann 1991)

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Digital photographs



Photograph 44-00186-001. West elevation, looking east (October 2023)

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Photograph 44-00186-002. East elevation, looking west (October 2023)