

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00254 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: Spurgeon's

B) Other names: 2023 downtown survey # DT-080

• **Location**

A) Street address: 127 N. Main 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): 5

• **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

02F: COMMERCE/TRADE / department store

B) Current functions

04E: GOVERNMENT / government office

• **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 / 10A: Concrete block

Roof: 15C: Rubber

Other: _____

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

Site Number: 44-00254 Address: 127 N. Main 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

D) Period(s) of significance

E) Significant dates

Construction date

1970 *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 Joy Lapp Date: April 9, 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 one-story commercial building that was completed in 1970. The building was painted gray around 2010, blending the buff brick façade and concrete block construction of the remainder of the building. The building retains its recessed center double entries and paired large display windows. The flat metal awning with “Spurgeon” on the top was replaced by an angled awning around 2010. The concrete block construction is visible on the north elevation, which has two side entries and three sets of paired single-light windows. The south and west elevations are simply concrete block with no openings.

8. Narrative Statement of Significance

Spurgeon’s 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, constructed in 1968-70 for a business that had operated in the downtown since 1924. The simple style of the building reflects the period of downtown development in the 1960s. 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 is a one-story commercial building that was built in 1968-1970 on the site of Presbyterian Church, which was damaged and demolished after a fire in 1965.

The First Presbyterian Church was organized on April 28, 1840, by Rev. Lancelot G. Bell. They built a small wood-frame building on Lot 5 in 1848. In the 1850s, a larger building was needed, so the original wood-frame building was moved to the corner of West Henry and North Jackson in 1856 where it became the first home of the St. Michaels Episcopal Church and later the African Methodist Episcopal Church. It was razed in the 1980s (*Cornerstones*, p. 52). In 1857, a much larger, rectangular, brick building was constructed. This building was badly damaged in the June 1882, including the spire and a portion of the northwest wall (*Portrait and Biographical Album of Henry County* 1888: 670). The 1886 and 1892 Sanborn maps show a rectangular, brick building. Concerns over the foundation of the earlier church resulted in the demolition of the building in spring 1897, with the cornerstone laid for the new church on July 14, 1897 (MPS 1985: 34). The 1899, 1909, 1920, and 1942 Sanborn maps show this new, larger brick church. On December 30, 1965, there was a fire in the church (*Mt Pleasant News*, December 31, 1965, p. 1). The building was badly damaged, and the congregation decided to build a new church at a new location on South Walnut. A demolition permit was issued on March 23, 1966, to demolish the Presbyterian Church on this site.

On June 17, 1968, Lot 5 in Block 7 was sold by the First Presbyterian Church to Robert and Jennie Dunnurk. Construction began for a Spurgeon’s department store in 1968. Spurgeon Mercantile Store,

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later Spurgeon's, opened a store in Mount Pleasant on April 10, 1924, their 16th store. The original location was 101 West Monroe, on the northeast corner of the square. By 1934, they had expanded into the storefront to the west as well ("Several Merchants in Business Here Over Fifty Years," *Mt Pleasant News*, September 25, 1934, 5). They remained at that location until construction of this new building was complete. During construction, the building collapsed from heavy rains (*Mt Pleasant News*, September 23, 1968, p. 1). Construction was delayed for some time, but the building was completed, and Spurgeon's Department Store announced its grand opening on September 24, 1970. Gary See was the manager of the store, which would continue to offer its clothing, shoes, accessories, and home furnishings from its previous location. Additionally, four new departments would be added: men's wear, boys' wear, full service shoe department, and a beauty salon in the basement under the direction of Mable Pratt. The front of the new building featured two show windows to display the newest in fashions and home furnishings. The store dated its history to the first store that opened in Afton, Iowa, in 1907 by Howard F. Spurgeon. The company had grown to 62 stores in Iowa, Illinois, Wisconsin, and Minnesota by 1970 ("Spurgeon's Store Extends Welcome for Grand Opening This Thursday," *Mt Pleasant News*, September 23, 1970, 16).

Spurgeon's was listed in the City Directories at 127 N Main in 1972, 1977, and 1985, 1987, and 1993. In 1993, Spurgeon's Mercantile closed several stores in the Mount Pleasant area (*Mt Pleasant News*, July 8, 1993, p. 1).

The 1994 City Directory does not list anything at 127 N Main. In April 1994, the *Mt Pleasant News* reported that a sign had been approved for Maurices, a clothing store, at 127 N Main (April 7, 1994, p. 2). The City Directories in 1995, 1996, 1997, and 1998 list Maurices at 127 N Main.

Jennie M. Dunnurk sold the property to Southeastern Community College (SCC) on July 24, 2000. The college, located in Burlington, opened a Mount Pleasant satellite campus. The City Directories of 2001, 2002, 2003, and 2004 list SCC at 127 N Main. There is no listing for 127 N Main in the 2005 City Directory.

On November 17, 2005, SCC sold Lot 5 to the City of Mount Pleasant. On March 30, 2006, the City of Mount Pleasant sold Lot 5 to the Henry County Agricultural Extension District. The 2006, 2007, and 2008 City Directories list the Extension Service of Henry County and the Henry County Convention and Visitors Bureau at 127 N Main. The 2009 and 2011 City Directories list the Extension Service of Henry County, the Henry County Convention and Visitors Bureau, and Family Connection at 127 N Main. The 2012, 2014, 2015, 2016, 2018 list the Extension Service of Henry County and Family Connection at 127 N Main. In 2022 and 2023, the City Directories list only the Extension Service of Henry County, although Family Connection is still in the building as well.

9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

Mason, George T. *Directory of Henry County, Iowa, 1911-12*. Mt. Pleasant, IA: The News, 1911.

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

Mount Pleasant, Iowa, Sesquicentennial, 1835-1985 (MPS). Mt Pleasant, IA: The Committee, 1985

Naumann, Molly Myers. *Architectural and Historical Resources of Mount Pleasant, IA*. National Register of Historic Places Multiple Documentation Form, May 1991. On file with the State Historic Preservation Office, Des Moines, IA.

Sanborn Map Company. *Mount Pleasant, Iowa*. Fire insurance maps for 1886, 1892, 1899, 1909, 1920, 1942. Library of Congress, Geography and Map Division, Sanborn Maps Collection.

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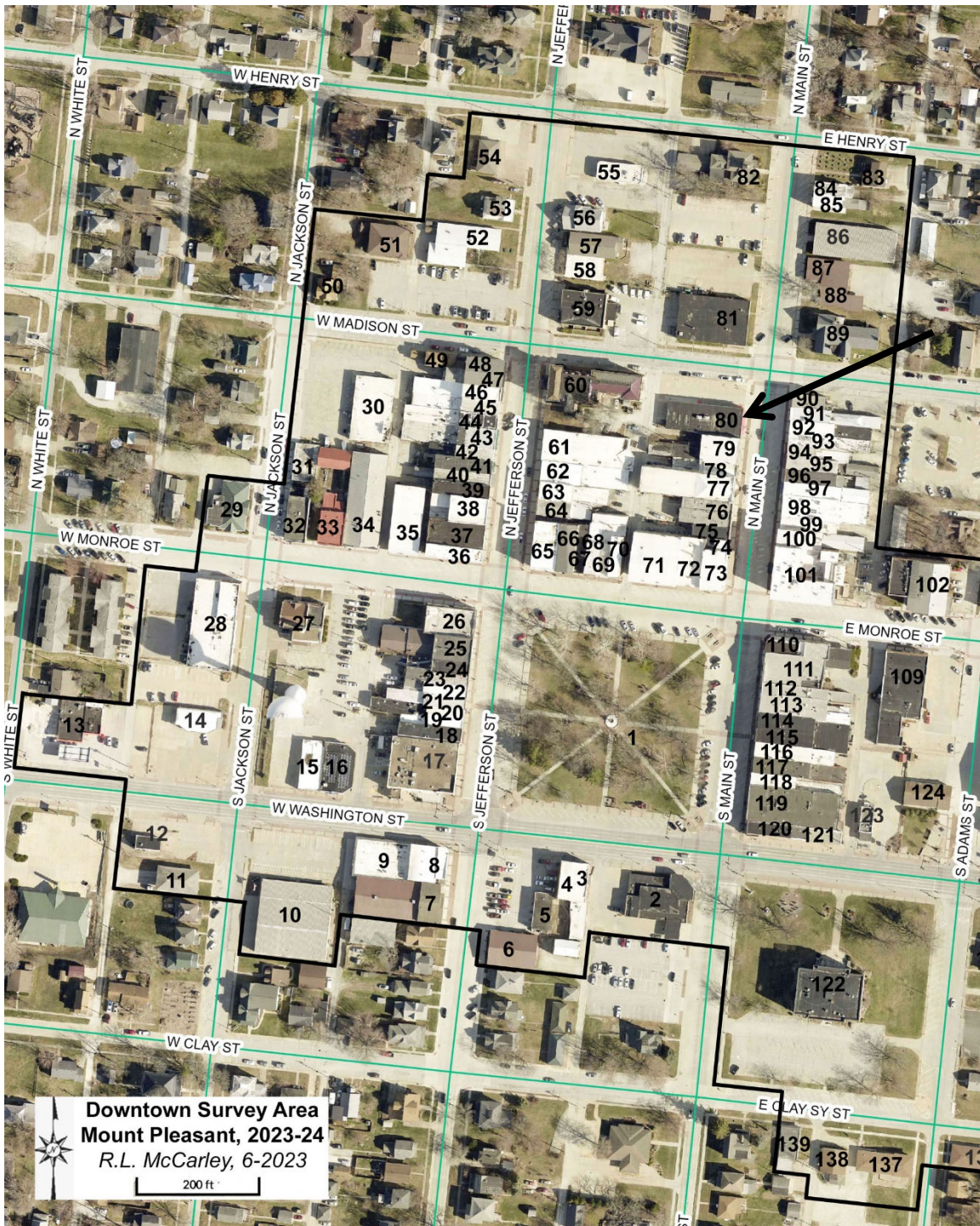
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Location map



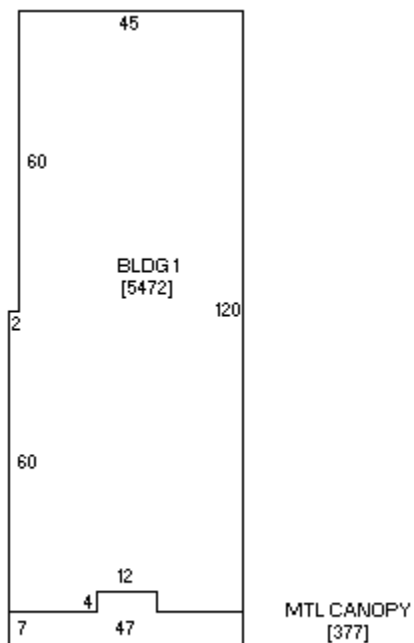
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Building footprint



Sketch by www.camavision.com

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

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Historic images



Presbyterian Church at north end of block in July 1965 prior to fire (HCHT collection)

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1990 survey photograph (Naumann 1991)

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Existing

Building in 2008 (City of Mt Pleasant building permits)

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Digital photographs



Photograph 44-00254-001. East and north elevations, looking southwest (October 2023)

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Photograph 44-00254-02. East elevation, looking west (October 2023)

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Photograph 44-00254-003. North elevation, looking southwest (October 2023)

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Photograph 44-00254-004. West and south elevations, looking northeast (October 2023)