

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02252 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: Iowa-Illinois Telephone Company

B) Other names: 2023 downtown survey # DT-081

• Location

A) Street address: 101 W. Madison St

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

C) Legal description:

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

Urban: Subdivision: Original Block(s): 19 Lot(s): 8

• 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

10E05: INDUSTRY / communications facility /

telephone company

B) Current functions

10E05: INDUSTRY / communications facility /

telephone company

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

A) Architectural classification

08: MODERN MOVEMENT

B) Materials

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 03: Brick

Roof: 15C: Rubber

Other: _____

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

• **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

- Criterion A: Property is associated with significant events. Yes No More research recommended
Criterion B: Property is associated with the lives of significant persons. Yes No More research recommended
Criterion C: Property has distinctive architectural characteristics. Yes No More research recommended
Criterion D: Property yields significant information in archaeology/history. Yes No More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

- A: Owned by a religious institution or used for religious purposes. E: A reconstructed building, object, or structure.
 B: Removed from its original location. F: A commemorative property.
 C: A birthplace or grave. G: Property less than 50 years of age or
 D: A cemetery achieved significance within the past 50 years.

C) Areas of significance

Enter categories from instructions

05: Commerce

02: Architecture

D) Period(s) of significance

E) Significant dates

Construction date

1962 *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

H. Eugene Smith Construction

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 Barb Welander & Pat White Date: April 10, 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: 44-02252
Related District Number: 44-02280

Page 1

Iowa-Illinois Telephone Company	Henry
Name of Property	County
101 W. Madison St	Mount Pleasant
Address	City

7. Narrative Description

This one-story building was constructed for the Iowa-Illinois Telephone Company in 1962 by local contractor H. Eugene Smith Construction Company. The architect has not been identified, though the building will likely architect designed. The building reflects the Miesian style and general modern design principles of the 1960s, with its flat roof and large sections of windows and solid surfaces. The flat roof has minimal eaves. The building is located at the northwest corner of Main Street and Madison Street, with the window sections facing this corner. The entry is located on the east end of the south side, resulting in the address of 101 W. Madison St. Concrete panels are installed to either side of the entry at its full height, wrapping around the east corner. Large windows are found above these solid panels. The panels continue to the north along a portion of the lower section of the east elevation, with windows above the panels. The band of high windows then continues along this section of the east elevation above the lower windows. The remainder of the east elevation is a section of buff brick. The remainder of the south elevation is four sections of buff brick. The west elevation has three sections of buff brick, with a rear entry in the center section. The north elevation has five sections of buff brick, with an entry vestibule that extends out from the fourth section. A concrete parking lot is located on the property to the north of the building.

8. Narrative Statement of Significance

Iowa-Illinois Telephone Company 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 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 appears to be potentially individually eligible for listing on the National Register of Historic Places. As noted, the building is an excellent example of a design reflecting the Miesian style from the 1960s that retains a high level of historic integrity. Additionally, the building is the only remaining historic building associated with telephone service in Mt Pleasant. Further research and assessment of the interior features and modifications would be required for a full evaluation of the individual eligibility of the building.

Developmental history of property

This one-story modern building was completed in June 1962, replacing an earlier church that had existed for many years at this corner across from the public library to the east and a church to the south.

First Baptist Church was organized on February 8, 1843. They started construction on a new larger church in 1867-69, with the 50 by 80 church finally fully completed and dedicated on April 28, 1878 (*History of Henry County* 1879: 523-24). The 1886 Sanborn fire insurance map shows the Baptist Church on this lot (Lot 8). The large, 2-story, brick church building is situated near the southeast corner of the lot (at the corner of Madison and Main) and takes up the majority of the property. The address is 436 N Main and 209-210 Madison. The 1892 Sanborn fire insurance map shows the same footprint for this 2-

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02252
Related District Number: 44-02280

Page 2

Iowa-Illinois Telephone Company	Henry
Name of Property	County
101 W. Madison St	Mount Pleasant
Address	City

story, brick church building as the 1886 map. The 1899 Sanborn fire insurance map shows the same footprint for this church building as the two previous maps. There is now a small, 1-story frame shed by the alley to the west. The address is 201 N Main; there is no mention of the address on W Madison. The building remains the Baptist Church. On December 12, 1905, a fire destroyed the Baptist Church and the opera house to the north (HCBS 1982: 16; Jaynes 1976: 105). The new Baptist Church was dedicated on November 17, 1907 (MPS 1985: 33). The 1909 Sanborn fire insurance map shows the new large, brick church building for the Baptist Church. There is an open doorway from the one-story, west addition that leads into the 1-1 ½ story east section, which is twice as large. The address is noted 201 N Main. The 1920 Sanborn fire insurance map shows the same footprint for the church building as the previous map. The address is 201 N Main. The building is now noted as the 1st Baptist Church. The 1942 Sanborn fire insurance shows the same footprint for the church building as the previous maps. The address is 201 N Main. The building is the 1st Baptist Church. First Baptist Church then built a new larger church with parking on S. Main Street and Webster in 1958-59, which was dedicated on May 31, 1959 (Jaynes 1976: 145). This church building on Main and Madison was then vacant.

The Grand Opera House was located on Lot 7 to the north of the church on the 1899 Sanborn map, but then it was destroyed by the fire in December 1905. The Mount Pleasant Telephone Company constructed a new central telephone exchange building on this site in 1913 (Jaynes 1976: 96). The telephone company continued to operate from this building and be owned locally through 1960.

On February 5, 1960, the First Baptist Church sold their former church (lot 8 of block 19) to the Mount Pleasant Telephone Company (Transfer Book "2", page 20). The Baptist Church was demolished in early 1961, with the cornerstone opened in February 1961 (*Mount Pleasant News*, February 17, 1961, 1).

On January 18, 1961, announcement was made that the Iowa-Illinois Telephone Company had purchased a majority interest in the Mt. Pleasant Telephone Company: "The former First Baptist church building and the present telephone company building would be razed to make way for a new, modern building, housing automatic dial telephone equipment" (*Mount Pleasant News*, page 1). The Iowa-Illinois Telephone Company was organized in 1928, with general offices located in New London. By 1956, they had 41 exchanges throughout southeast Iowa and other parts of Iowa and western Illinois, with Western Illinois Telephone Company as a subsidiary. They received a Rural Electrification Administration (REA) grant of over \$5 million in December 1956 to convert their exchanges to the new dial system ("I-I Telephone Company Granted \$5,667,000 Loan," *Mt Pleasant News*, December 22, 1956, 1). They acquired several additional small exchanges through the end of the 1950s. By November 1960, the General Waterworks Corporation operated the Iowa-Illinois Telephone Company, Farragut Telephone Company, Marshal County (MN) Telephone Company, Southeast Iowa Telephone Company, and Western Illinois Telephone Company, with a total of 142 exchanges and 82,000 subscribers. A.W. Saunders remained the executive vice president and general manager of the telephone companies, with its operating headquarters and general offices in New London ("Acquire Utah Telephone Company; Will Move Offices to New London," *Mt Pleasant News*, November 26, 1960, 4).

On March 30, 1961, the Mount Pleasant Telephone Company sold Lot 8 (church) and the south 30' of Lot 7 (telephone building) to the Iowa-Illinois Telephone Company (Transfer Book "2", page 20). By mid-November 1961, the Iowa-Illinois Telephone Company had razed the church building, hired a contractor, and was in the process of erecting a new building (*Mount Pleasant News*, 13 November 1961, 1, 22). In May 1962, the engineering firm of Hicks & Ragland started work on staking locations for new lines and

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02252
Related District Number: 44-02280

Page 3

Iowa-Illinois Telephone Company	Henry
Name of Property	County
101 W. Madison St	Mount Pleasant
Address	City

checking lead-in wires in preparation for construction of a new dial system for Mt Pleasant (*Mt Pleasant News*, May 11, 1962, 2). On June 14, 1962, *The Mt. Pleasant News* published a photo of the new Telephone Company building, which was “recently completed by the H. Eugene Smith Company.” The equipment would be moved from the building to the north into this building, with the older structure to the north then demolished once the transfer of equipment was completed. The new building had been landscaped with shrubs (“Telephone Company Building,” *Mt Pleasant News*, June 14, 1962, 1). An open house was held at the new building of the Iowa-Illinois Telephone Company on November 20-23, 1963, with all the modern equipment installed on display (*Mt Pleasant News*, November 19, 1963, 2).

The 1964 city directory lists the Iowa-Illinois Telephone Company at 101 W. Madison Street. By the 1966 city directory, the company is listed simply as the Iowa Telephone Company. In 1969, the parking lot to the north of the building was offered to be leased to the city for 10 years, at the same time as the city acquired the two properties to the north to develop a city parking lot on the lot to the north. The lease carried the condition that both lots be blacktopped by the city (“Council Authorizes Grandstand Razing,” *Mt Pleasant News*, March 20, 1969, 1). The 1970 city directory lists the Iowa Telephone Company at 101 W. Madison Street. The Iowa Telephone Company remains listed here in the 1976 city directory.

The 1981 city directory lists the Continental Telephone Company of Iowa at 101 W. Madison. They remain listed here in the 1986 directory.

GTE is listed at 101 W. Madison in the 1993 city directory. GTE was then acquired by Iowa Telecommunications Services (Iowa Telecom) in 1999. The building continued to be used for the telephone company.

In November 2009, Iowa Telecom was acquired by Windstream. The 2011 city directory lists All American Pest Control, Orkin, and Windstream at 101 W. Madison St.

This commercial building is currently occupied in 2023 by Windstream Communications. The building has been owned since April 2015, by CSL Iowa Systems, LLC, who purchased it from Iowa Telecommunications Service, Incorporated.

9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

- Bowron, Watson. *Henry County Directory for 1859-60*. Burlington, IA: Watson Bowron, 1859.
- Annawalt & Lawrence’s Bi-ennial Mt Pleasant Directory*. Burlington, IA: Hawk-Eye Steam Printing House, 1867.
- 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.
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Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02252
Related District Number: 44-02280

Page 4

Iowa-Illinois Telephone Company	Henry
Name of Property	County
101 W. Madison St	Mount Pleasant
Address	City

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Cornerstones. Mt Pleasant: Mt. Pleasant Beautiful Committee, 1991.

Henry County Bicentennial Commission (HCBC). *The History of Henry County*. Dallas, TX: National ShareGraphics, Inc., 1982.

Henry County Historical Society. Vertical files and albums in files at Mt Pleasant Public Library.

Henry County Heritage Trust. Collection of historic images, in files and posted in Facebook albums. Collection in former Saunders School, Mount Pleasant, Iowa.

Henry County Recorder's Office / Henry County Auditor's Office. Property records, transfer books, and deed records. Henry County Courthouse, Mt Pleasant, Iowa

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.

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.

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.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02252
Related District Number: 44-02280

Page 5

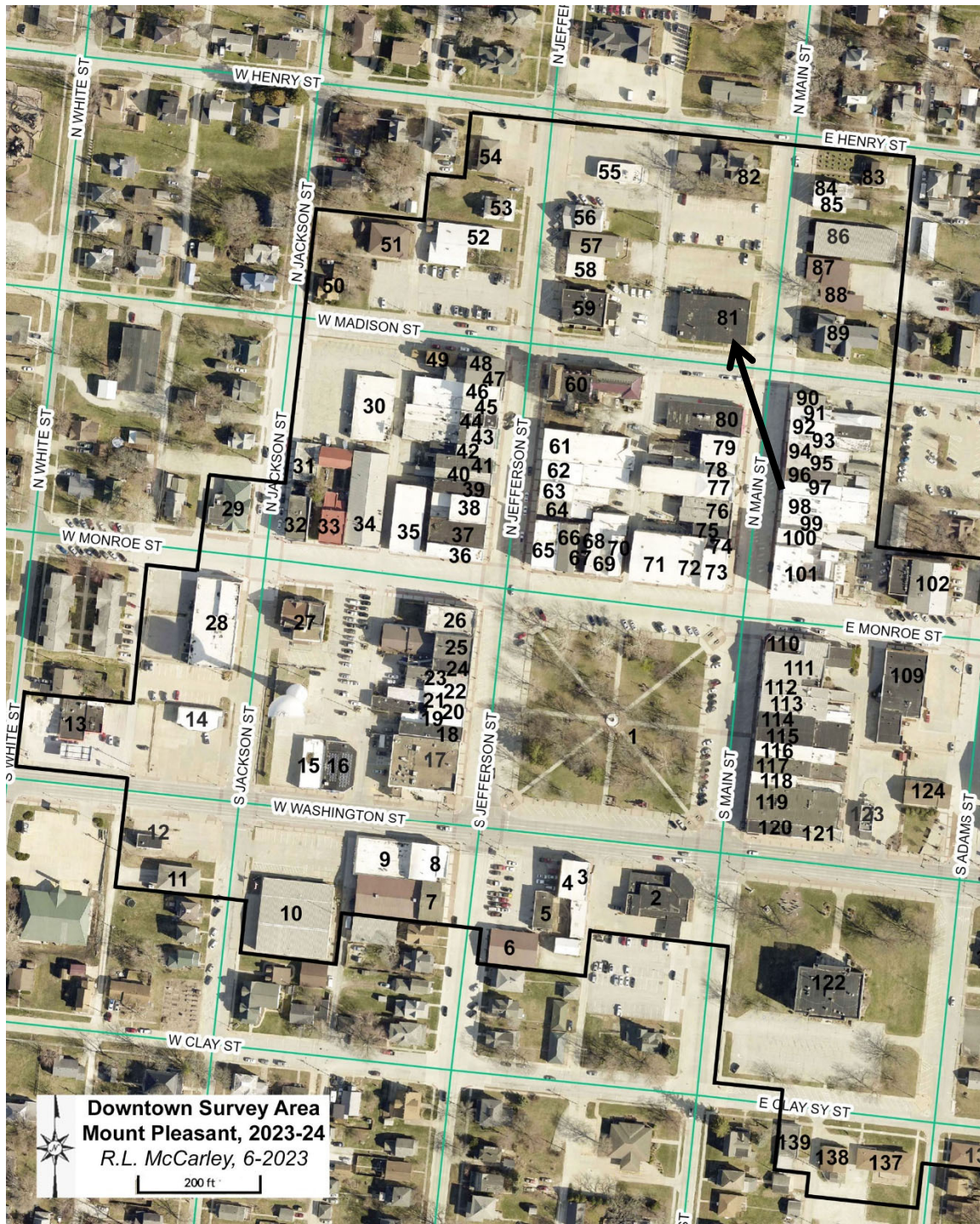
Iowa-Illinois Telephone Company
Name of Property

Henry
County

101 W. Madison St
Address

Mount Pleasant
City

Location map



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02252
Related District Number: 44-02280

Page 6

Iowa-Illinois Telephone Company

Henry

Name of Property

County

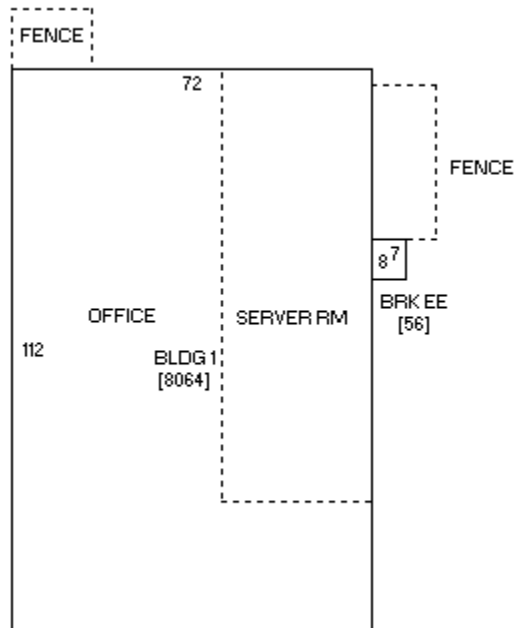
101 W. Madison St

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: 44-02252
Related District Number: 44-02280

Page 7

Iowa-Illinois Telephone Company

Henry

Name of Property

County

101 W. Madison St

Mount Pleasant

Address

City

Historic images



**Iowa-Illinois Telephone Co building, with older 1913 telephone company building still standing to north
(HCHT Facebook album)**

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02252
Related District Number: 44-02280

Page 8

Iowa-Illinois Telephone Company

Name of Property

Henry

County

101 W. Madison St

Address

Mount Pleasant

City



Building around 1968 (HCHS collection, binder at Mt Pleasant Library)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02252
Related District Number: 44-02280

Page 9

Iowa-Illinois Telephone Company

Name of Property

Henry

County

101 W. Madison St

Address

Mount Pleasant

City

Digital photographs



Photograph 44-02252-001. South and east elevations, looking northwest (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02252
Related District Number: 44-02280

Page 10

Iowa-Illinois Telephone Company

Name of Property

Henry

County

101 W. Madison St

Address

Mount Pleasant

City



Photograph 44-02252-002. West elevation, looking east (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02252
Related District Number: 44-02280

Page 11

Iowa-Illinois Telephone Company

Name of Property

Henry

County

101 W. Madison St

Address

Mount Pleasant

City



Photograph 44-02252-003. North elevation, looking south (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02252
Related District Number: 44-02280

Page 12

Iowa-Illinois Telephone Company

Name of Property

Henry

County

101 W. Madison St

Address

Mount Pleasant

City



Photograph 44-02252-004. Parking lot, looking west (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02252
Related District Number: 44-02280

Page 13

Iowa-Illinois Telephone Company

Name of Property

Henry

County

101 W. Madison St

Address

Mount Pleasant

City



Photograph 44-02252-005. Parking lot, looking southeast (October 2023)