

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02258 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: Case Memorials

B) Other names: 2023 downtown survey # DT-083

• **Location**

A) Street address: 212 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): 13 Lot(s): Lot 1 - N 40'

• **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		
—	Buildings	—	1 Buildings
—	Sites	—	— Sites
—	Structures	—	— Structures
—	Objects	—	— Objects
—	Total	—	1 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: _____ Historic district site inventory number: _____

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

02E: COMMERCE/TRADE / specialty store

07: FUNERARY

B) Current functions

02E: COMMERCE/TRADE / specialty store

07: FUNERARY

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

A) Architectural classification

99: Mixed

B) Materials

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 15B: Vinyl

Roof: 08A: Asphalt shingles

Other: _____

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

Site Number: 44-02258 Address: 212 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 page or
 D: A cemetery achieved significance within the past 50 years.

C) Areas of significance

Enter categories from instructions

D) Period(s) of significance

E) Significant dates

Construction date

1945 check if circa or estimated date
Other dates, including renovations
1990s

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 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 top 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 modified to its current appearance in the 1990s. Historic photographs show a one-story square commercial building with a flat roof and front parapet. The current building has a taller side gable roof with asphalt shingles and a section that extends forward on the south part of the façade. The building was clad in vinyl siding in 1998. The projected section has a gable-hood entry hood over a glass entry door. Small side-by-side single-light windows are located to the right/south of the entry. The north portion of the façade has two smaller rectangular windows. The south elevation has a small window, and the north elevation has no openings. The west elevation has a garage door on the north/right section, paired small rectangular windows, and a rear entry with a metal canopy.

8. Narrative Statement of Significance

Case Memorials is located at the north edge of the recommended boundary for the potential Mount Pleasant Downtown Historic District. With the modifications to the building including the roof, siding, and windows, the building does not retain sufficient integrity to be a contributing building in the potential historic district. As it is on the edge of the recommended boundary, it will likely be excluded from the final boundary for the historic district.

Based on research and evaluation conducted to date, this building is not individually eligible for listing on the National Register of Historic Places.

Developmental history of property

This 1-story commercial building was built in 1945 for Linn V. Case Monument Shop. The building was setback on the site to provide display space for monuments/memorials in front of the building.

The building replaced an earlier corner grocery store and house on this site. The 1886 Sanborn fire insurance map shows a 2-story, frame dwelling with a 1-story, frame rear section at this corner. E.L. Penn sold Mary Hollowell the property (Lot 1) in September 1887. The 1892 Sanborn fire insurance map shows the same 2-story, frame building (with 1-story additions at the rear), with a 1-story, open frame porch added to the front. A large, 2-story, frame addition has been added to the north side of the building, which is now used for a restaurant. The 1893 city directory lists Mrs. M.A. Hollowell with a restaurant at 212 N. Main St and M.A. Hollowell with a confectionery. The 1899 Sanborn fire insurance map shows a 2-story, frame dwelling, with two 1-story, frame additions at the rear. The large, 2-story, frame addition on the north side of the building is used for a grocery store. The 1909 Sanborn fire insurance map shows a 2-story, frame building, with the rear additions combined. The larger, south part of the building is used as a hotel, with an address of 212-A North Main. The north part of the building is used for a meat market, with an address of 212-B North Main. Two 2-story, frame business buildings are now shown on the south half of Lot 1: 208-A (repair shop) and 208-B (grocery store). The 1911 city directory lists the meat market of William P. Monger at 212 N. Main St. The 1920 Sanborn fire insurance map shows the north addition is used for a grocery store, and the south section is a dwelling. The stable and sheds are gone from the alley, replaced by a 1 ½ story frame structure for an auto. The address is 212-A and 212-B North Main. Telephone directories in the 1920s list Lawson & Brady, plumbing, at 212 N. Main St. The 1942 Sanborn

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fire insurance map shows the same footprint for the building as the 1920 map. 212-A North Main is a dwelling; 212-B North Main is still noted as a grocery store, though directories indicate otherwise. John S. Lawson is listed as a plumber at 212 N. Main St in 1937, 1938, 1939, and 1944 telephone directories, though it appears that he was actually located two doors to the south at 208 N. Main St since 1929. Hallowell Implement Co is also listed at 212 N. Main St in the 1937 and 1939 directories. On 14 July 1944, S.A. and Bessie Meeker sold the N 40' of lot 1 block 13 to Charles D. and Elsie Swailes, via warranty deed.

On 15 November 1944, the Swailes sold the lot to Linn V. and Pearl J. Case (Transfer Book "1", page 15). The newspaper reported in November: "Linn V. Case of the Case Monument company has bought the property at the corner of Main and Henry streets...and expects to put up a good building for his business on the site" (*The Mount Pleasant News*, November 15, 1944, page 1). In February 1945: "The construction by L.V. Case on the premises at the corner of Henry and Main was approved by the City Council..." (*The Mount Pleasant News*, February 12, 1945, page 2). The location was good, as the D.L. Cookes Funeral Home was located immediately across the street to the west.

The 1948 city directory lists the Linn V Case Monument Shop with no particular address. The same is the case in the 1950 and 1952 telephone directories. L V Case Memorials advertises in this same period with no address noted. The 1955 city directory lists Linn V Case Monument Shop at 212 N. Main St.

An article on the Linn V. Case Monument Shop in 1952 noted that it was the only established business of its nature in Henry County. The firm thus covered the entire county. It was started just south of the southwest corner of the square in 1898 by C.G. Gloeckler and Henry Traut. Linn V. Case joined the company in 1920, and he purchased it after the death of Gloeckler. In 1945, Case moved his equipment into the modern up-to-date quarters on N. Main St, one block north of the library. After serving in World War II, Stanley Hunsaker joined his father-in-law in the business. While they bought most of their polished work, they did the majority of the carvings and all of the lettering, with specialty equipment in the shop. Due to concerns about weight, the building has a floor of 6" of reinforced concrete in the workshop. The company was a member of the Monument Builders of America and the Iowa Monument Builders ("County Is Fortunate to Have Monument Service," *Mt Pleasant News*, June 30, 1952, 3).

After the death of L.V. Case in 1955, Stanley Hunsaker took over as manager. On 9 February 1956, the title of the property was changed from the Linn V. Case Estate to Pearl J. Case, his widow (Transfer Book "2", page 14). Case Memorials is then listed in city directories starting in 1957 and through the 1960s and 1970s at 211 or 212 N. Main St, though the correct address is 212 N. Main St. Stanley Hunsaker remained in charge of the business until his death in February 1981 (*Cemeteries of Henry County 2023*: 31).

After the death of Stanley Hunsaker in 1981, his widow sold the business to Toby and Sandi Shanahan, who retained the name of the business as Case Memorials. Pearl J. Case sold the property (N 40' of lot 1) to Donald E. Chicken on April 20, 1987, and Donald E. and Mary Chicken then sold the property to Gerald F. ("Toby") and Sandra K. Shanahan on May 4, 1987 (Transfer Book "3", page 13). A building permit was issued to Gerald (Toby) and Sandy Shanahan (Case Memorials) in October 1998 to clad the building at 212 N. Main St in vinyl siding. Case Memorials remained listed here through the 1990s and 2000s.

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The building has been owned since January 2012, by Kent and Ronda Whitney, who purchased the building from Gerald and Sandra Shanahan. In March 2012, the Shanahans sold the business to Kent and Ronda Whitney. They operated as Case Memorials and then Case Whitney Memorials for several years. The name was recently changed to Whitney Monument Works.

This commercial building is currently occupied in 2023 by Whitney Monument Works, designer of monuments and memorials.

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.

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



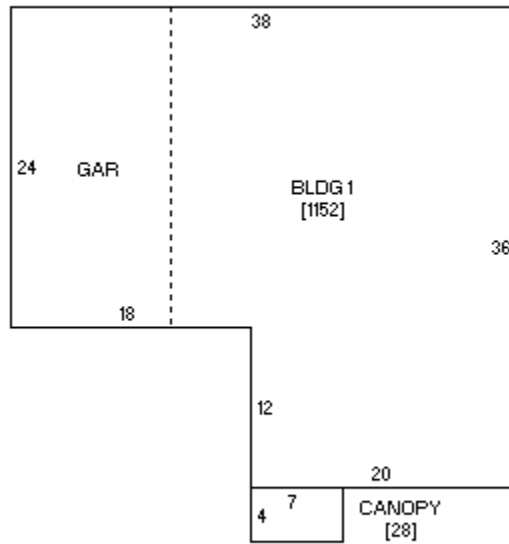
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Building footprint



Sketch by www.camavision.com

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

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Historic images



Building on northeast portion of 1947 aerial photograph of Mt Pleasant, looking north (HCHT files, printed in *Des Moines Register*, April 27, 1947, sec 9, p3, p83)

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General view at the Case establishment gives some idea of the number of monuments on hand from which a selection may be made if desired. At left, Stan Hunsaker at work in the lettering department.

At right, Linn V. Case in the Case Office.



Building in 1952 (*Mt Pleasant News*, June 30, 1952, 3)

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Digital photographs



Photograph 44-02258-001. West elevation, looking east (October 2023)

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Photograph 44-02258-002. East and north elevations, looking southwest (October 2023)

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Photograph 44-02258-003. East elevation, looking west (October 2023)

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Photograph 44-02258-004. South and east elevations, looking northwest (October 2023)