

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02255 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: Wettach Building

B) Other names: 2023 downtown survey #DT-088-87

• Location

A) Street address: 202-204 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): 3

• 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

11D03: HEALTH CARE / doctor or dentist office

B) Current functions

02B: COMMERCE/TRADE / professional office

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

A) Architectural classification

08D: MODERN MOVEMENT / Wrightian

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

D) Period(s) of significance

E) Significant dates

Construction date

1959 *check if circa or estimated date*

Other dates, including renovations

1981

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 12, 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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202-204 N. Main St	Mount Pleasant
Address	City

7. Narrative Description

This is a one-story brick building that was constructed in 1958-59 for a medical office in the Wrightian style. The original building had a low gable roof with wide eaves, a feature reflective of the Wrightian style and its construction in the late 1950s. A brick addition was then constructed on the north side for an affiliated dental office. The addition was design to complement the original building, both in the choice of brick color and use of the low gable roof. The original building was designed with a center section that projected forward, with the corner to the south side recessed under the wide, low gable roof. This recessed corner provided cover for the main entry, with the corner of the roof supposed by a metal column on a low brick wall that also serves as a planter. This feature remains intact. The front section had a band of six one-over-one-light double-hung wood windows with a concrete sill, which was reduced to the south four windows in 1981 with the construction of the addition. The addition was constructed on the north side of the original building, designed to fit within the northwest recessed corner and overlapping on the façade by seven feet. It then extended further to the street in front of the building to maximize interior space while retaining parking to the rear of the building. This section of the building has an entry on the south elevation, two sets of paired high side-by-side horizontal single-light windows with concrete sills on the west elevation, and four tall windows on the north elevation. The south side of the original building has a pair of high horizontal single-light windows with a concrete sill. The east (rear) elevation of the original building has brick pilasters under the wide roof, two entries on the south portion, and high single-light horizontal windows with concrete sills.

8. Narrative Statement of Significance

The Wettach 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 1950s. During this period, construction began on blocks adjacent to the core area around the square for one-story office buildings, including several for medical offices. This building retains features of its original design with the wide, low roof, inset entry area, and buff brick construction. The addition in 1981 is likely slightly after the period of significance for the historic district, but reflects the continued development of this property for office space. If the period of significance is extended to include the set of downtown improvements completed in 1978-81, this addition would then fall within the period of significance. 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 at this time. This building is recommended to be further assessed when the addition is closer to 50 years of age. 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 original, south section of this 1-story commercial building was built in 1959. An addition was then built on the north side and extended towards the front in 1981.

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The 1886 Sanborn fire insurance map shows a 2-story, brick dwelling, with an open doorway leading to a 1 ½ story, brick addition, with a very large, 1-story, frame addition to the rear/east. The 1892 and 1899 Sanborn fire insurance map shows the footprint of this residence has not changed from the previous map. By the 1899 Sanborn fire insurance map, the address is 204 N Main.

Dyalls Studio operated at 123 N. Main St from 1895 to 1901. In 1901, the Dyall brothers opened separate photography studios, with Will Dyall moving to this location at 204 N. Main St and C. Herbert Dyall remaining on the block to the south. Samuel Pennington sold this building on Lot 3 to Will Dyall in 1908. The 1909 Sanborn fire insurance map shows the building at 204 N. Main St is used for a photography studio. It is a 2-story, brick building, 20' in height. A 2-story, frame porch is attached at the rear/east, accessed through an open doorway. An additional, 1-story, frame porch is on the north side of the building. The 1911-12 city directory lists Will Dyall & Co at 204 N. Main. The 1920 Sanborn fire insurance map shows the footprint of this building has not changed from the previous map. The building is used for a photography studio. The photography studio of Will Dyall is simply listed as N. Main in the 1920s and 1930s telephone directories. The 1941 Mount Pleasant City Directory lists Will Dyall Studio Place at 204 N Main. Will Dyall resides at the same address. The 1942 Sanborn fire insurance map shows the footprint of this building has not changed from the previous two maps. The building is used for a photography studio. The Will Dyall Studio remains listed here "north of the library" in the 1952 telephone directory. The Will Dyall Studio was purchased by J.E. Divine of Palestine, IL in June 1953 (*Mt Pleasant News*, June 29, 1953, 4). The 1955 Mount Pleasant City Directory lists Divine Studio at 204 N Main. Jennings Divine resides at the same address. Per Mark Divine, Jennings and Emma Divine lived in the same building as the studio at 204 N Main Street until the building deteriorated and had to be torn down. They moved their photography studio and residence to the house to the north at 206 N Main.

An article in *The Mount Pleasant News*, January 21, 1958, announces: "Dr. Robert Wettach has purchased the Divine studio-residence building on North Main, north of the public library, and will build a new office on the site. The brick and frame structure now occupied by the studio...will be razed. The Divines recently bought the Calloway property just north...and will move to that location. The removal of the studio building will take away another Mt. Pleasant landmark. The structure housed the Will Dyall studio for many decades, until it was purchased by the Divines" ("Dr. Wettach to Building Office," *Mt Pleasant News*, January 21, 1958, 1).

On 29 July 1958, Mary E. Shipp Dyall (second wife and widow of Will Dyall) transferred lot 3 of block 13 to Jennings E. and Emma Divine. On the same date, the Divines sold the property to Robert S. and Betty P. Wettach (Transfer Book "2", page 14).

A building permit was issued to Robert S. Wettach, M.D., of 108 ½ S. Main St on August 30, 1958. The building permit simply notes new building for medical offices at 204 N. Main St. The building was to be masonry with a gravel roof. In addition to Dr. Wettach, two other men signed the bottom of the permit application: G.W. Wright and Pliny A. Walter. G.W. Wright was the city manager at the time, and Pliny A. Walter was a retired planning engineer who served on city council ("Pliny A. Walter Dies After Illness of Ten Days," *Mt Pleasant News*, June 1, 1961, 1).

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An open house was held on April 5, 1959, celebrating the grand opening of Dr. Wettach's new office building, per articles and advertisements in *The Mount Pleasant News* on April 3. The contractor's ad notes "Another Beautiful New Building in Mt. Pleasant by H. Eugene Smith, General Contractor."

The 1966, 1968, and 1974 Mount Pleasant City Directories list the office Dr. Robert S. Wettach at 204 N Main, with the Henry County Medical Examiner also noted here by 1968. In 1968 and 1974, A.M. Wettach Photography operates 204 N. Main St as well. A.M. (Pete) Wettach, 1901-1976, is Robert Wettach's father. The 1976 city directory lists Dr. Robert S. Wettach at 204 N. Main St, as well as the Henry County Medical Examiner. A.M. Wettach Photography also remains listed here. The 1981 city directory lists Dr. Robert S. Wettach at 204 N. Main St, as well as the Henry County Medical Examiner.

Plans for the addition designed by local architect Barb Welander were submitted for building permit approval in April 1981. In July 1981: "Construction is underway on the addition to the office of Dr. Robert Wettach on North Main Street. Jean Wiley is the general contractor for the addition, which will contain the office of Dr. Steve Wettach, a dentist. The addition primarily is on the north side of the Wettach building" (*Mt Pleasant News*, July 10, 1981, 1). On November 13, 1981, Drs. Steve and Mary Wettach announce the opening of their new dental office, located at 204 North Main (*The Mount Pleasant News* November 13, 1981, 16).

The 1986 city directory lists both parts of the building as 204 N. Main St. The listing includes the office of Dr. Robert S. Wettach, office of Dr. Steven M. Wettach, DDS, and office of Dr. Mary H. Wettach, DDS.

The north part of Lot 3 was sold by Robert S. and Betty P. Wettach to Steven M. and Mary H. Wettach on September 1, 1990. Thus, the north part of the building (1981 addition) was owned separately from the original building for 16 years until the building returned to joint ownership. The second address of 202 N. Main St was then created at this time, associated with the original building to the south. The addition on the north side retained the 204 N. Main St address.

The 1993 city directory lists Mount Pleasant Community Schools at 202 N. Main St, and the school superintendent's office and Graf & Company, CPAs, at 204 N. Main St. The 2001 city directory lists Mt Pleasant Community Schools at 202 N. Main St and Graf & Company CPA at 204 N. Main St.

On July 11, 2006, Steven and Mary Wettach sold the north part of the building and Steven and Mary Wettach sold the south part of the building to Graf & Company Building Partnership. Thus, both parts of the building returned to the same ownership. Both parcels were transferred from Graf & Company Building Partnership to Graf-Holtkamp Building Partnership on October 24, 2006.

The 2011 city directory lists Mt Pleasant Community Schools Superintendent at 202 N. Main St and T D & T Financial Group at 204 N. Main St.

On December 31, 2013, both parcels were transferred from Graf-Holtkamp Building Partnership to Thomas Holtkamp and Glenn Graf. The interest of both parties was then transferred to T-K Real Estate LLC on the same day.

On January 17, 2023, T K Real Estate LLC sold both parcels to J&R Fixed Assets LLC (Jaime Ackles).

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This commercial building is currently occupied in 2023 by T D T, CPAs and Advisors, a tax preparation and financial services company. The building is owned by T K Real Estate, LLC.

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.

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, 1973, 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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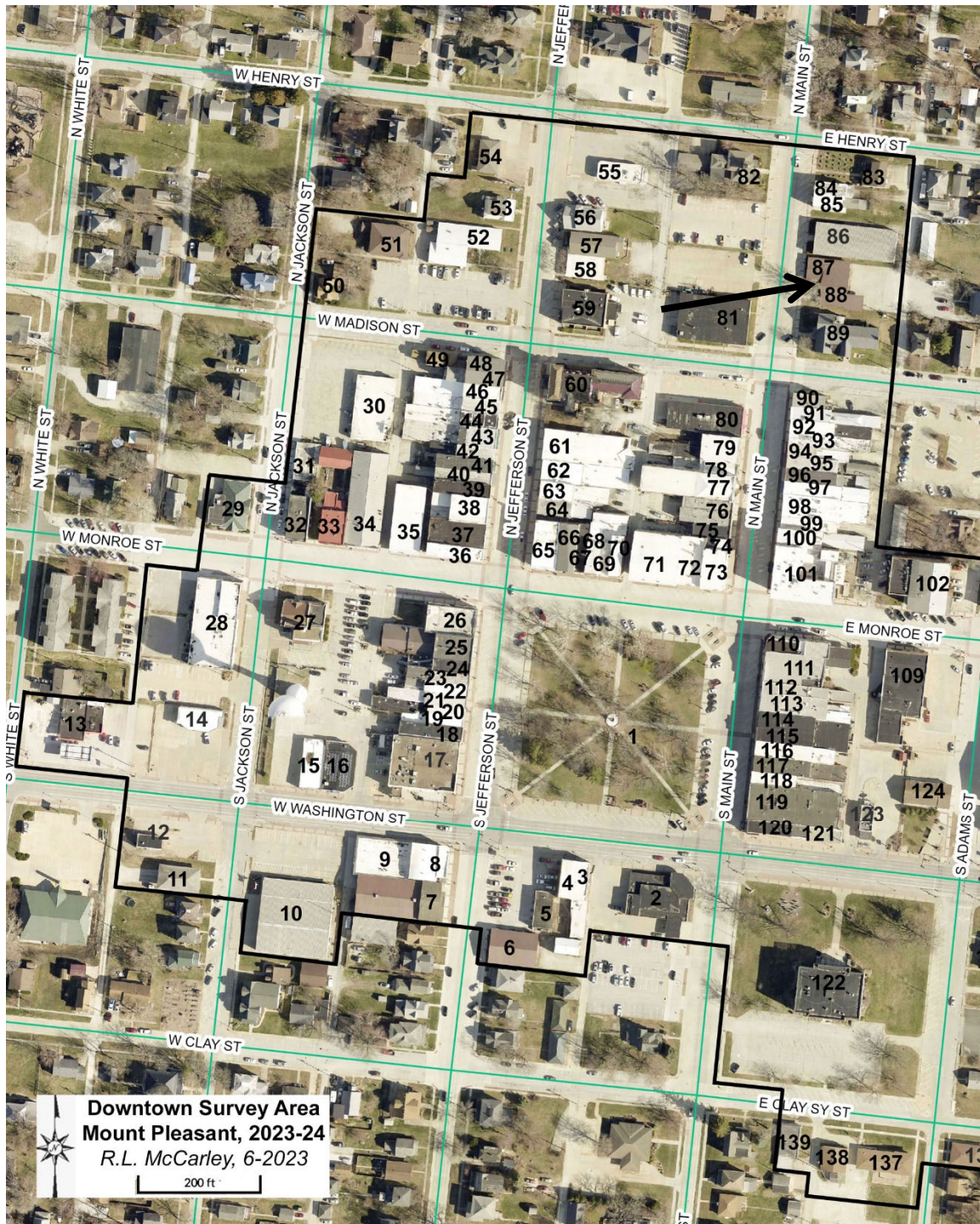
Wettach Building
Name of Property

Henry
County

202-204 N. Main St
Address

Mount Pleasant
City

Location map



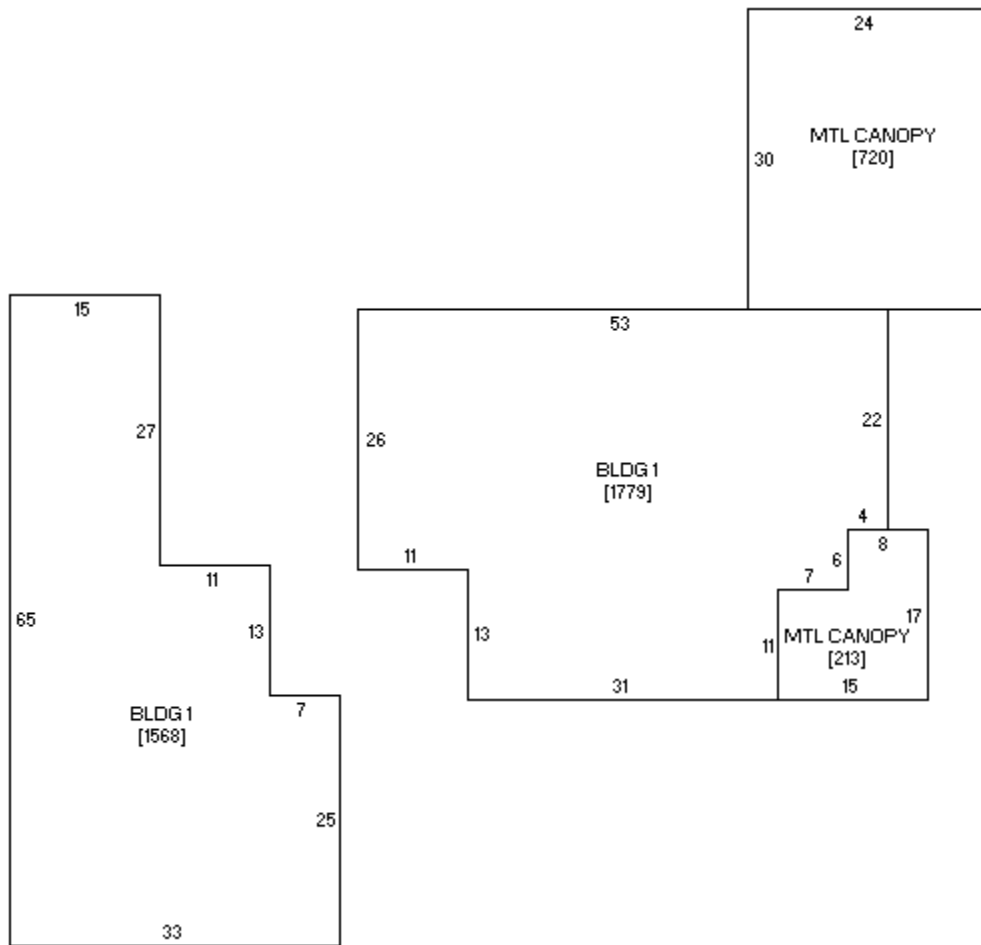
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Building footprint



1981 addition

1959 building

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

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Historic images



Dr Wettach building in 1960s (HCHT Facebook album)

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Name of Property

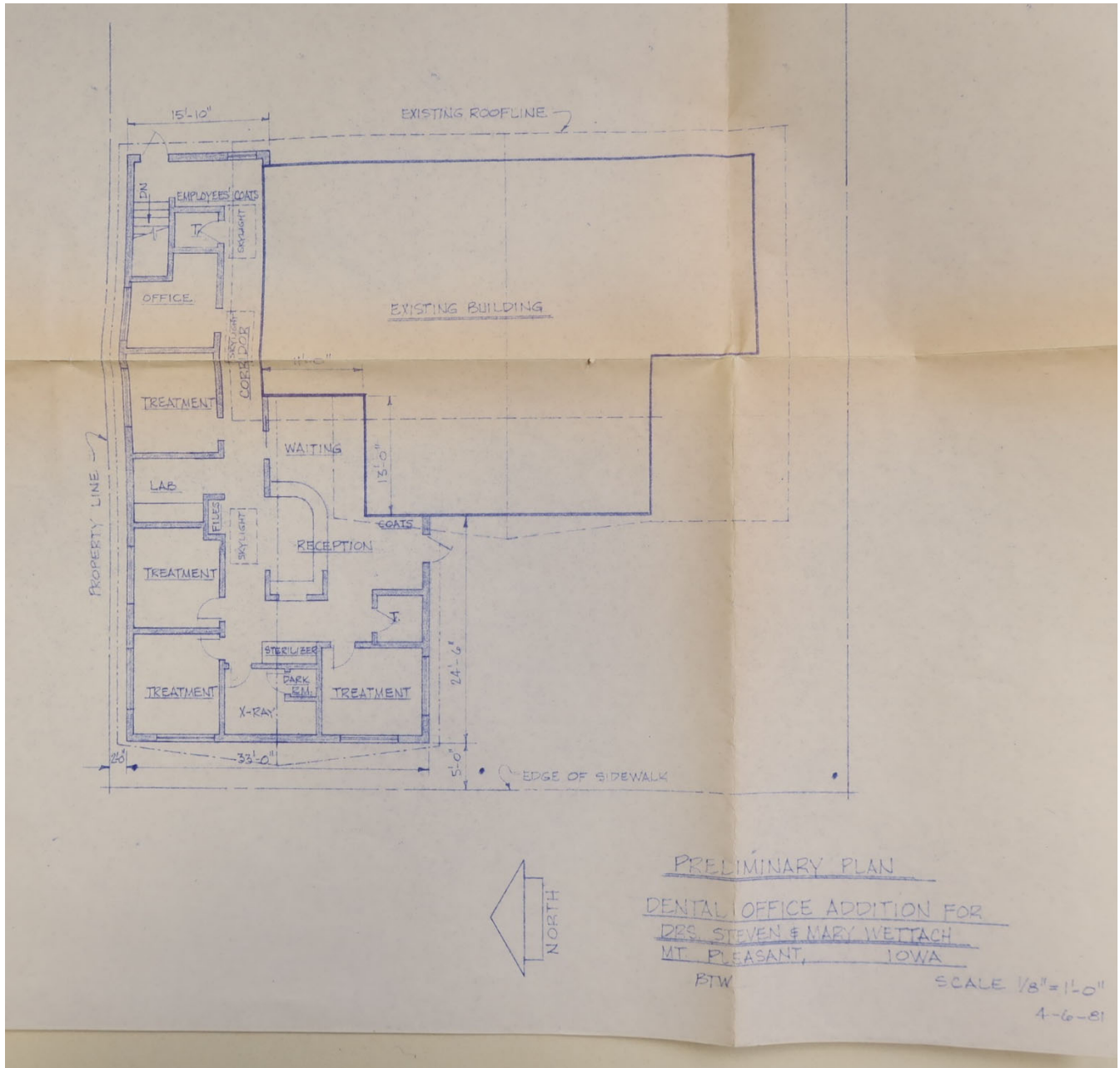
County

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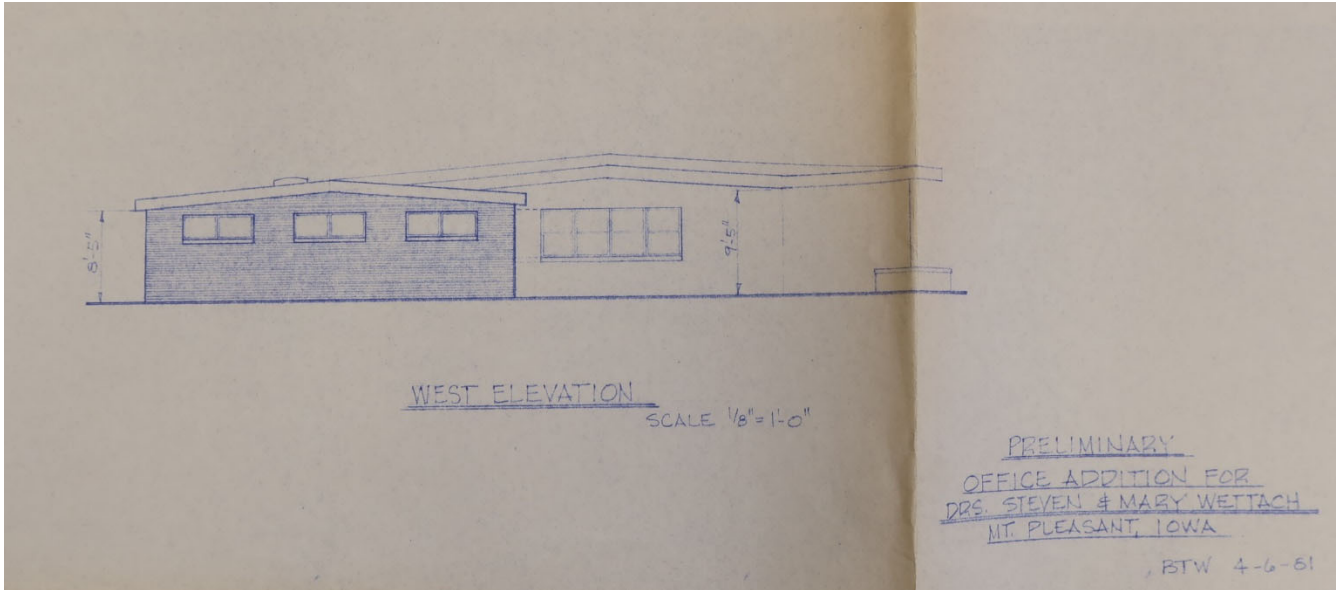
Plans for the addition by Barb Welander in April 1981 (City of Mt Pleasant building permits)

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Plans for the addition by Barb Welander in April 1981 (City of Mt Pleasant building permits)

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Digital photographs



Photograph 44-02255-001. West elevation of building, looking east (June 2024)

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Photograph 44-02255-002. West elevation of building, looking northeast (June 2024)

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Photograph 44-02255-003. West and south elevations of original building, looking northeast (October 2023)

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Photograph 44-02255-004. East elevations, looking west (October 2023)

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Photograph 44-02255-005. North and west elevations of north addition, looking southeast (October 2023)

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Photograph 44-02255-006. South elevation of north addition, looking north (October 2023)