

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00257 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: Mt Pleasant Public Library

B) Other names: 2023 downtown survey # DT-089

• **Location**

A) Street address: 200 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): 4

• **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

05C: EDUCATION / library

B) Current functions

05B02: EDUCATION / junior college

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

A) Architectural classification

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*

Site Number: 44-00257 Address: 200 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

02: Architecture

D) Period(s) of significance

E) Significant dates

Construction date

1905 *check if circa or estimated date*

Other dates, including renovations

1926-27

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Patton & Miller (Chicago)

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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7. Narrative Description

The Mount Pleasant Public Library was designed in 1905 by Patton & Miller of Chicago in the Richardsonian Romanesque style. While numerous Carnegie libraries were designed in the early 20th century, Classical Revival or Beaux Arts was popular for many of these libraries, with few designed reflecting the Richardsonian Romanesque style. The façade (west) is divided into three parts with the entry and tower as the connecting center section between the side gable south section and the front gable north section. The large stone arch around the entry and a round stone tower centered on the building reflect characteristics of the Richardsonian Romanesque style, along with the high stone foundation and rough cut stone band above the windows. The steps wrap around the base of the tower. The south bay has three windows on the first story and three windows on the basement level. The north bay likewise has three windows on the first story and three windows on the basement level, with the front brick gable rising above this section. The gable has a set of four windows, two by two, with stone bands above/between/above the windows, as well as small stone gable returns. The windows have been replaced in the 2000s, with single-light sash in the basement windows and a stacked triple sash in the first story windows (reflecting a double-hung window with large transom).

The south elevation includes the gable-roof side of the original 1905 building and the large rear addition with a side gable section for a side entry. Dougher, Rich, and Woodburn of Des Moines designed the rear addition in 1925 for additional space for the library, with the addition constructed in 1926-27 after a bond issue was approved. The gable-roof side of the original building continues to have the high stone foundation and stone band above the windows. Three windows are found on the first story on this side, with a taller center window with the three-part window installed flanked by double-hung windows to either side. The gable has the same set of small windows with stone bands as the front gable, as well as small stone gable returns. The high stone foundation was continued for the rear addition, with Romanesque/Gothic Revival details on the addition to blend it with the original design. The first part of the rear addition has a double-hung window on the first story and single-light basement window. The second part is a side gable-roof section, which has a side entry set into a pointed (Gothic) arch opening with stone surround at the ground level, set of narrow windows with stone surround on the second story, and crest/date plate in the gable ("1926"). Small stone gable returns are also found on this south gable. The third part of the rear addition is associated with a large interior room with two sets of paired windows on the first story and on the basement level. Similar to the façade, the first story windows have a stacked triple sash in the first story windows and the basement windows have a single-light sash. The fourth/rear part of the south elevation of the rear addition is associated with the Worthington Memorial Room on the interior, with paired double-hung windows with transom windows, stone sill, and stone lintel on the first story. A single-light window is found at the basement level.

The north elevation has a similar pattern as the south elevation. The side of the original 1905 building has the high stone foundation and stone band above the windows. Three windows are found on the first story on this side, with a taller center window with the three-part window installed flanked by double-hung windows to either side. Three single-light windows are found on the basement level. A small brick section sites in the corner between the front portion and the rear addition. The rear addition does not have a gable on this side, simply the side of the gable-roof rear addition. The first part of the rear addition has a double-hung window on the first story and single-light basement window. The middle part of the rear addition on the north elevation is three bays, with two sets of paired tall windows on the first story and on the basement level, and a side entry with transom and tall window in the third/south bay. Similar to the

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façade and south elevation, the first story windows have a stacked triple sash in the first story windows and the basement windows have a single-light sash. The fourth/rear part of the north elevation of the rear addition is associated with the Worthington Memorial Room on the interior, with paired double-hung windows with transom windows, stone sill, and stone lintel on the first story. A single-light window is found at the basement level.

The rear/east elevation of the building is the gable end of the rear addition. A partially engaged brick chimney is centered on this elevation. The high stone foundation continues around this side and the gable has small stone gable returns. The first story has two high small single-light windows with stone sills and lintels, and two single-light windows flank the chimney in the gable.

The interior was remodeled in the 2000s after the library moved out and Southeastern Community College purchased the building. Interiors of buildings were not assessed as part of the survey project. It is noted that original features remain intact on the interior of the original building, the large room remains intact in the rear addition, and the millwork, bookcases, trim, and fireplace remain intact in the Worthington Memorial Room at the rear of the rear addition.

8. Narrative Statement of Significance

The Mt Pleasant Public Library 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 character of the downtown, and it reflects the period of downtown development in the early 20th century. The library was the result of multiple years of work to establish a free public library supported by the city, and it was constructed in 1905 on N. Main St between the core of the downtown around the square and the residential neighborhoods. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

The Mt Pleasant Public Library was listed individually on the National Register of Historic Places in 1983 under Criterion C for its architecture. The nomination states:

One of the small number of Iowa libraries consisting of an asymmetrical grouping of intersecting gables, the Mount Pleasant Public Library is an adaptation of Richardson's small libraries, particularly the Crane Library at Quincy, Massachusetts (1880-83). Built in brick, with only certain elements highlighted in rough stone, it lacks the heavily textured and sculptural qualities of its prototypes (note that the front door is set in line with the plane of the wall). Laid out on the symmetrical sexpartite plan (Type III), It does not offer the sense of dynamic balance found in Richardson's libraries, which are entirely different in plan. Mount Pleasant is, instead, quiet and contained, and a successful work of architecture in its own right.

Developmental history of property

The original portion of this 1-story brick building located at 200 N Main was built/completed in 1905. An extensive history of the lot acquisition and construction process is given in the March 2, 1905, edition of *The Free Press*, which documents the February 22, 1905, "Dedication Ceremonies and Addresses" of

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the Free Public Library. An addition to the building was completed in 1927, and the formal opening of the addition took place on June 21, 1927 (*Mt. Pleasant Daily News*, June 17, 1927, page 1).

The 1886 Sanborn fire insurance map shows a 1-story, frame dwelling at the northeast corner of Main and Madison. There is an attached 1-story, frame addition at the north (used as an office). The 1892 and 1899 Sanborn fire insurance maps show the same footprint for this house and the attached office to the north. Dr. Wellington Bird was listed at this location, home and office, by 1869 and remained here in the 1893 city directory. He died in August 1897.

On 25 October 1897, the Heirs of Wellington Bird sell lot 4 of block 13 to Ann E Hopkins (Transfer Book "B", page 14). The 1899 Sanborn fire insurance map shows the same footprint for this building as previous maps.

On 23 February 1903, Anna E. Hopkins, and husband, sell lot 4 of block 13 to the City of Mount Pleasant, though the transaction was not recorded until 3 January 1920 (Transfer Book "1", page 15).

The Ladies Library Association was organized in 1875, beginning work to raise funds to establish a new public library. They operated a library for several years on the upper stories of downtown buildings, requesting unsuccessfully that public funds be dedicated for a free public library. The issue was not put to public vote until 1901. A resolution was sent by the Ladies Library Association to council in February 1901 that stated that the city was in need of free public library that would be open at reasonable times. It would broaden the intellectual life of Mount Pleasant and elevate the moral standard of the community. The ladies were willing to make their library part of a free public library, if established properly. The question was submitted to voters in March 1901, and it passed by a majority of four votes. Though the city council wanted to drop the issue, their legal authority said that it was still binding. A formal offer of ladies library to city council as a nucleus for free public library was proposed in July 1901 under two conditions: the library be open to the public six days a week and the Ladies Library Association be recognized by appointment of three or more active members to board of trustees. The offer was accepted, a board of trustees appointed, and the ladies turned over their property and books to city council in January 1902. This marked the real beginning of the Mount Pleasant Free Library. In early 1903, Mr. Kopp corresponded with Andrew Carnegie. He ultimately secured a donation of \$12,000 for library purposes, which was given on the condition that a tax to support the library be established and money be raised for purchase of a site. The \$3,000 raised by Ladies Library Association was then used to purchase the site at the corner of Main and Madison. The construction moved forward, and it was dedicated in February 1905. In 1906, it was noted as one of most attractive library buildings in Iowa and a credit to members of Ladies Library Association (*Biographical Review of Henry County* 1906: 708-709).

Excerpts from the dedication ceremony of the public library, taken from Mount Pleasant's *The Free Press*, March 2, 1905, page 1 & page 11: Mr. Andrew Carnegie (in January 1903) promised \$10,000 for a public library to be built in Mount Pleasant with only one condition, that the citizens should provide the site and pledge themselves for the support in an amount equal to ten per cent of the amount donated. The building site, being a lot 80 x 150 feet, was purchased for \$3,000 with voluntary subscriptions from your citizens, the condition as to the support having been met by a special tax voted for this purpose, which netted something over \$1,400 per annum. The library board appealed to Mr. Carnegie for additional funds and a total of \$12,000 was received from him. Messrs. Patton & Miller of Chicago were chosen as architects. On September 18, 1903, bids were opened and James Brown, the lowest bidder, was awarded the

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construction contract. The contract did not include heating and plumbing, nor tables, chairs, walks, etc. Neither did this contract include the tile roof, electrical works, interior decoration, art glass, etc., which were let to other parties for \$1,462. On October 1st following, we broke ground and began active work. The heating and plumbing was contracted for \$1,240 with Wise & Kearn of Ottumwa, being the lowest bidders.

The 1909 and 1920 Sanborn fire insurance maps show a 1-story, brick building, with 12' ceilings and a basement. There is a 1-story, stone-faced turret on the front, west-facing, exterior wall. An opening on the east wall leads to a 1-story, brick rear section. The building has steam heat and electric lighting. The building is used for a public library. The address is 202 N Main.

An image of the building included in *Mt Pleasant Beautiful* in 1909 describes it as the Carnegie Free Public Library. The 1911-12 county directory likewise describes the Free Public Library as in the Carnegie Free Public Library Building at the northeast corner of N. Main and Madison streets. It was noted as having 14,000 books and was supplied by the leading papers and magazines. The Mt. Pleasant Public Library, or City Library, is listed in telephone directories on N. Main from 1915 to 1927.

Around 15 years after the original building was dedicated, it became apparent that the building would need an addition to continue to serve the needs of the residents. A building tax was levied, with the funds put into a dedicated fund. It had raised \$15,000 for the construction of an addition by 1924. As this planning was underway, Mrs. W.D. Worthington donated the large private library of her late husband W.D. Worthington (died in December 1924), who had been president of the library board of trustees for years. The need for an addition then became immediate. The library consisted of about 5,000 books, which remained at the Worthington home as there was no room in the library. The board of trustees hired architects Dougher, Rich, and Woodburn of Des Moines to design an addition that was compatible with the original design. Bids were requested based on the plans in 1925. However, all bids were rejected as they exceeded the amount that the library had in their building fund. Thus, a special bond issue was put to the residents of Mt Pleasant for an \$8,000 bond to supplement the building fund to construct the addition. The bond issue passed in December 1925, permitting construction to proceed on the addition in 1926 ("Addition to Library," *Mt Pleasant Daily News*, November 13, 1924, 1; "Library Addition Bids Are Rejected," *Mt Pleasant Daily News*, September 19, 1925, 1; "Library Board May Ask for \$8,000 Bond," *Mt Pleasant Daily News*, October 2, 1925, 1; "The Bystanders Notes," *Mt Pleasant Daily News*, December 5, 1925, 3; "People Vote for Library Addition," *Mt Pleasant Daily News*, December 18, 1925, 1).

An addition was then built on the rear of the library in 1927 to provide additional space. The headlines in June 1927 read: "Hundreds Inspect And Appreciate Recent Addition To Public Library At Formal Opening of Institution", *Mt. Pleasant News*, June 22, 1927, page 1 & page 3. Excerpts from the article: Interest centered in the Memorial Room, built into the Library, both to make a home for the Worthington collection of five thousand volumes and also in memory of the man (William D. Worthington, 1857-December 1924) who lived for the library, for many years the president of the board of trustees and who worked for an institution which he saw develop into an ideal small town library. The Memorial Room is in solid American walnut and of most beautiful workmanship and design. The room looks and feels rich and dignified. The reading rooms, the repair rooms and work rooms all proved interesting. And the auditorium, a beautiful room for its purpose, will seat one hundred and fifty comfortably.

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The 1938 city directory included a photograph of library, which shows both the original building and rear addition to the east. The directory notes that the Carnegie Free Public Library had 30,000 volumes. The library included a very comprehensive reading and reference room and children's department (Groce 1938: 5).

The 1942 Sanborn fire insurance map shows that a large, 1-story, brick addition (18' ceilings, with a basement) has been attached to the original footprint of the building, extending the building to the east, towards the alley. The building is used for a public library. The address is 202 N Main.

Girl Scouts were first organized in Mt Pleasant in 1943, and they were meeting in rooms in the basement of library within a few years. The library was also utilized for meetings of the Women's Club. In September 1948, a number of smaller clubs in town were disbanded and organized as the Mt Pleasant Woman's Club, a larger club with various departments. They focused on community improvement and educational activities. The Women's Club entered Mt Pleasant into the town beautification contest of the General Federation of Women's Clubs in 1949, with everyone in town urged to plant irises as part of a coordinated effort. They chose the flower for the project due to royal background and considerable historical significance, and the iris was the official flower of Iowa Wesleyan. The Women's Club planted irises in parks and public places. Mt Pleasant thus became known as the Iris City. An annual Iris Show was started in 1951 with displays in business windows and then held in various locations around town (HCBC 1982: 20; MPS 1985: 15, 64).

The 1957 and 1964 city directories list the Mt Pleasant Public Library at 200 N. Main St, along with Girl Scout rooms. The 1968 city directory lists the Mt Pleasant Public Library at 200 N. Main St, along with the Federation of Women's Clubs and Girl Scout rooms.

The 1976 city directory lists the Mt Pleasant Public Library at 200 N. Main St, along with the Federation of Women's Clubs and Girl Scouts.

The 1981, 1986, 1993, and 2001 city directories lists the Mt Pleasant Public Library at 200 N. Main St.

Southeastern Community College received a building permit in June 2005 based on plans from Metzger Johnson, architects in Burlington, to remodel the library to use the building as a satellite location for their main campus in Burlington. Southeastern Community College applied for a sign permit for their new satellite location in this building in October 2005.

The 2011 city directory lists Southeastern Community College at 200 N. Main St.

This building is currently occupied in 2023 by Southeastern Community College and owned by the same institution.

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

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City and telephone directories, Mt Pleasant:

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.
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.

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.

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Location map



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Building footprint



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

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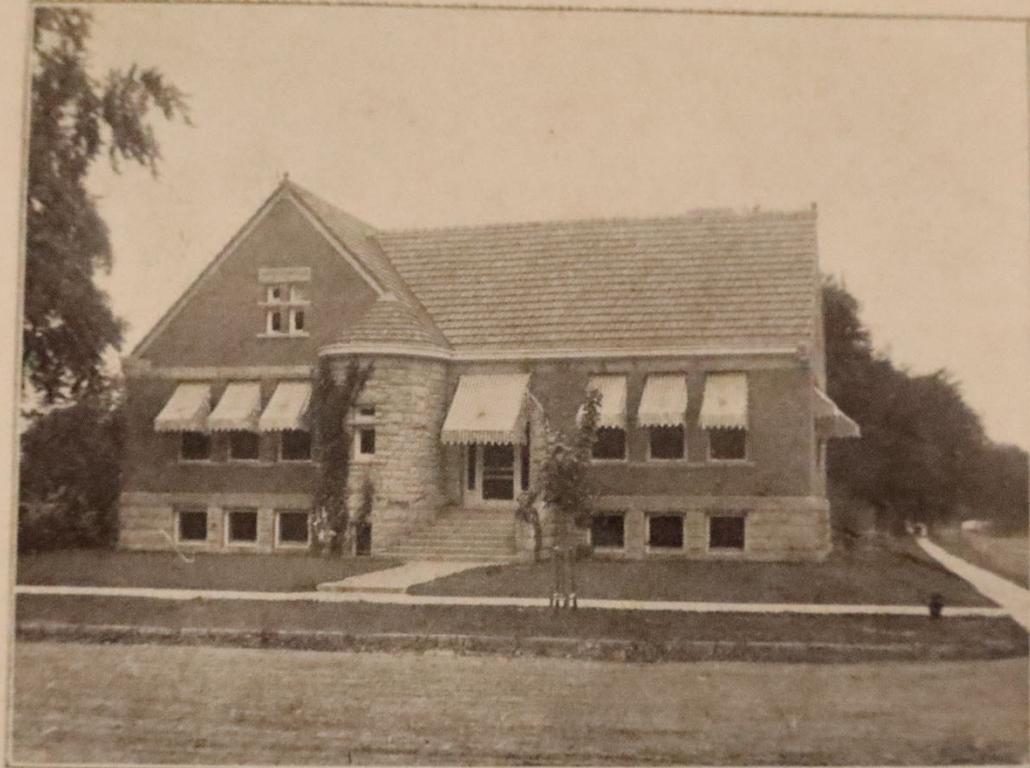
200 N. Main St

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Historic images



CARNEGIE FREE PUBLIC LIBRARY, 14,000 VOLUMES

Library in 1909 (*Mt Pleasant Beautiful 1909: 7*)

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200 block of N. Main St, looking north with library at right (HCHT Facebook album)

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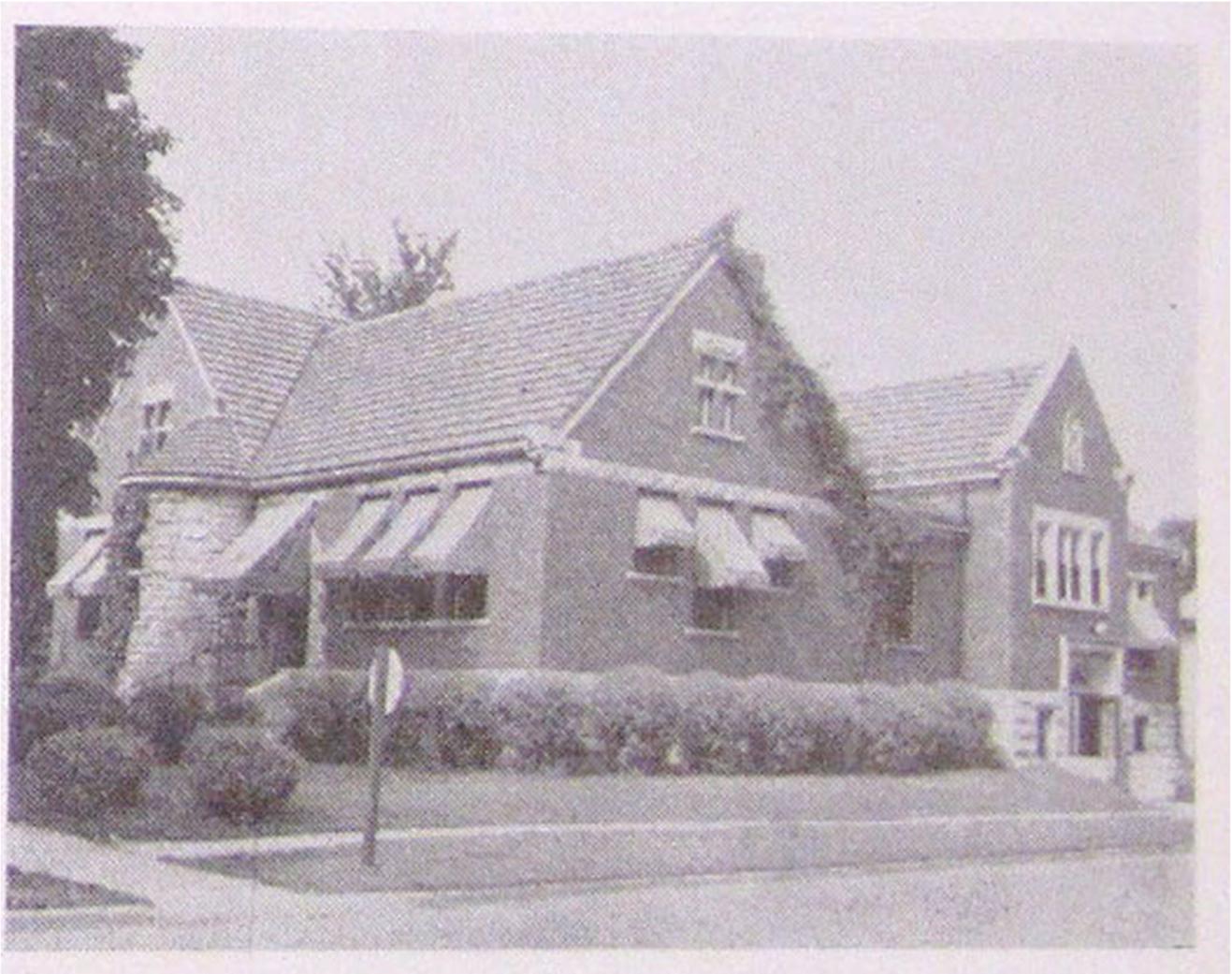
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Library in 1938 city directory

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Postcard of library, 1946 postmark (HCHT Facebook album)

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Library in 1978 (Chamber of Commerce booklet 1978: 7)

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1990 survey photograph (Naumann 1991)

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Digital photographs



Photograph 44-00257-001. West elevation, looking east (October 2023)

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Photograph 44-00257-002. South elevation, looking north (October 2023)

side gable on original 1905 building and rear/east addition to right

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Photograph 44-00257-003. South elevation of original 1905 building and south gable-roof section of rear 1926-27 addition, looking north (June 2024)

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Photograph 44-00257-004. Detail on side south gable of rear 1926 addition, looking north (June 2024)

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Photograph 44-00257-005. South elevation of rear addition with original building at left, looking northwest (June 2024)

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Photograph 44-00257-006. East elevation and north elevation of rear addition, with east/rear elevation of original building in background, looking west (October 2023)

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Mt Pleasant Public Library
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County

200 N. Main St
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Photograph 44-00257-007. Interior of original library, looking northeast (June 2024)

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Photograph 44-00257-008. Interior of large room in rear addition, looking southeast (June 2024)

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Photograph 44-00257-009. Interior of Worthington room at rear of 1926-27 rear addition, looking southwest (June 2024)

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Mt Pleasant Public Library
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Photograph 44-00257-010. Interior of Worthington room at rear of 1926-27 rear addition, looking northeast (June 2024)