

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02231  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: Taft Warehouse

B) Other names: Butler Building, 2023 downtown survey # DT-103

## • Location

A) Street address: 104 N. Adams

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): 15 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>	
<u>Contributing</u>	<u>Noncontributing</u>		
<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>	<b>Total</b>	<u>—</u>	<b>Total</b>

**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**

10G01: INDUSTRY / warehouse

**B) Current functions**

10G01: INDUSTRY / warehouse

## • 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): 04C: Limestone

Walls (visible exterior): 03: Brick

Roof: 15C: Rubber

Other: \_\_\_\_\_

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

Site Number: 44-02231 Address: 104 N. Adams 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*

1965  *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 Martha Wiley Date: March 18, 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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104 N. Adams	Mount Pleasant
Address	City

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**7. Narrative Description**

This is a one-story metal building fabricated by Butler Manufacturing Co, commonly referenced as the Butler building. The building is clad in metal siding, and the roof is standing seam metal. It sits on a concrete foundation. The east side facing the alley has a single-car overhead door, single-car overhead door, double-car overhead door, and single-car overhead door. The south side has a pedestrian door at the west end. The north side has no openings. The east side has a single-car overhead door at the south end.

**8. Narrative Statement of Significance**

The Taft Warehouse 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 is related to the business of E.E. Taft and Sons to the south, though located on a separate parcel. 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.

*Developmental history of property*

The assessor lists a construction date of 1965 for this building. This building has functioned as an outbuilding to accompany the business in the Zuhn Building to the south at 201 E. Monroe St. It was built to face the alley to the east. It wasn't seen from Adams Street until the residence in front of it was torn down and replaced by a gravel parking lot. It is referred to as the "Butler Building" because it is corrugated metal, fabricated by Butler Manufacturing.

All Sandborn fire insurance maps show a frame dwelling behind the Zuhn building, facing Adams Street. The property was acquired by E.E. Taft on February 29, 1912. He then transferred it to R.V. Taft on March 1, 1920. The estate of R.V. Taft then transferred the property to Donald K. Taft on March 5, 1936. The Tafts generally had a family member living in the house.

In a picture of service trucks lined up on Adams Street along the west side of the shop, the front of a two-story house is visible to the immediate north (Henry County Heritage Trust Facebook page, posted 9/21/2019). There is also a picture of a smiling lady walking across North Adams Street with the Zuhn Building behind her and this two-story home north of that (HCHT Facebook, posted 1/23/2019).

James Kitch, nephew of Claude Taft became owner of the business with his brother Edward in 1951.

On February 10, 1959, Donald and Frances Taft sold the property on contract to Edward J. Kitch and James R. Kitch. The contract was fulfilled on December 11, 1963.

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This building then appears to have been built in 1965 by the Kitch brothers for storage. The building does appear behind the house along Adams St on the 1969 aerial photograph of Mt Pleasant.

Edward transferred his share to James in 1971. Per Martha Wiley, after a bad experience with renters in the house, Jim tore the house down, turning the space into a parking lot and exposing the rear of the garage from Adams St. A salvage stair railing and front porch columns from the house are stored on the third floor of the Zuhn/Taft building to the south.

This property was included in the holdings of Jim Kitch "doing business as" E.E. Taft and Sons. The Wiley brothers, Don and Duane, and their wives purchased the property in 1988 and gave the business a slight name change, Taft-Wiley Plumbing, Heating, and Air Conditioning.

The current business using this property is Taft Plumbing, Heating, and Air Conditioning. John Zihlman and his partner, Phil Schellenberg, purchased the business from the Wiley family, but they rent the properties from DD&H, a Wiley family partnership. While Wileys managed the business it was Taft-Wiley, which is still painted on the building. Currently, service trucks for the technicians are parked inside the overhead doors. A dumpster and other things are stored in the building.

**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.

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*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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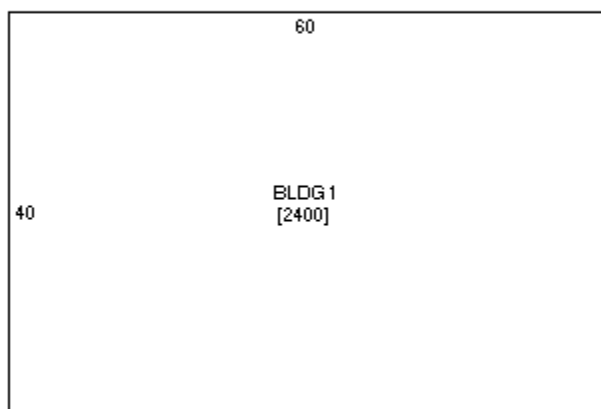
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**Building footprint**



Sketch by [www.camavision.com](http://www.camavision.com)

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

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**Historic images**



**Metal building visible behind house along Adams and behind buildings along E. Monroe  
(Iowa Geographic Server)**



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**Digital photographs**



**Photograph 44-02231-001. South and east elevations, looking northwest (October 2023)**

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**Photograph 44-02231-002. East elevation, looking west (October 2023)**

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**Photograph 44-02231-003. North elevation, looking southwest (October 2023)**

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**Photograph 44-02231-004. North elevation, looking southeast (October 2023)**

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**Photograph 44-02231-005. West elevation, looking east (October 2023)**