

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02260 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: Hunt Building

B) Other names: 2023 downtown survey # DT-106

• **Location**

A) Street address: 211-213 E. Monroe 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): 15 Lot(s): Lot 4 - E 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		
<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

09E06: AGRICULTURE / veterinarian

01B: DOMESTIC / multiple dwelling

B) Current functions

01B02: DOMESTIC / apartment building

• **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: 44-02260 Address: 211 E. Monroe 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

1914 *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 19, 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

This two-story brick building was constructed in 1914 as a combination veterinarian practice on the first story and two apartments on the second story, associated with the practice. The façade reflects this combination of uses. A single-door entry with transom is centered on building, accessing stairs to the second story. A large garage door opening is located to the left/west, and a first story entry with transom and paired one-over-one-light double-hung windows are located to the right. The transoms have been covered, and the garage door has been replaced. The second story has a historic metal balcony that spans the middle and east bays, supported by five metal brackets. There is a single door entry and paired one-over-one-light double-hung windows located to the right above the balcony. The left/west bay has paired one-over-one-light double-hung windows as well. Simple stone lintels and sills are found on the openings on the façade and east side of the building. The east elevation has two taller one-over-one-light double-hung windows located in the first/south bay, a series of four shorter one-over-one-light double-hung windows in the middle bay, and a one-over-one-light double-hung window and a large side entry in the third/north bay. The large opening was likely originally a garage door, but has a pedestrian door and siding installed within the space. The second story has a taller one-over-one-light double-hung window located in the first/south bay, taller single one-over-one-light double-hung window and a pair of one-over-one-light double-hung windows in the middle bay, and a shorter one-over-one-light double-hung window and a band of small one-over-one-light double-hung windows in the third/north bay. The one-story brick rear section has a one-over-one-light double-hung window and a small window on the east side, with two shorter one-over-one-light double-hung windows and two taller one-over-one-light double-hung windows on the north side. A balcony exists historically on the roof of this addition, with a centered second story entry to access the space. The east/left side had a screened-in porch that has been clad in vinyl siding, with the original windows on the rear of the second story visible on the right/west side.

8. Narrative Statement of Significance

The Hunt 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 first decades of the 20th century. The building is an interesting and unique example of a smaller combination commercial and residential building. 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. This building is an interesting example of a building constructed for a combination of a veterinary practice and apartments, as well as associated with the veterinary practice of Dr. Clarence E. Hunt and his son Dr. John N. Hunt after construction in 1914 for nearly 70 years. Further research and assessment of the interior features and modifications would be required for a full evaluation of the individual eligibility of the building.

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Developmental history of property

Sanborn maps from 1886, 1892, 1899, and 1909 show the same earlier frame house on the east end of Lot 4 in Block 15, with the mid-block north-south alley immediately to its east.

Dr. Clarence E. Hunt was a 1909 graduate of the Iowa State University veterinary school, and he then opened a practice in 1909. He built a two-story veterinary hospital with operating table in 1914 (Jaynes 1976: 100). The 1911-12 county directory lists Clarence E. Hunt as a veterinarian at 200 E. Monroe, which would be the corner on the south side of this block. Clarence E. Smith and wife sold this property (E 40' of Lot 4) to Elsie E. Hunt on April 1, 1914, who had recently married Dr. Clarence E. Hunt. This location to the east of the square along Monroe St was a logical place for a veterinarian, as it was where stables and blacksmith services were located for people visiting town from the country.

The *Mt Pleasant Daily News* reported on November 11, 1914, that contractor John Nicholson was making a fine improvement on E. Monroe St for Dr. Hunt. The two-story building was noted of unusually solidity and fine looks, and it would be completed by the first of the year. The entire lower level was devoted to his veterinarian practice, including a public office, private office, laboratories, operating room, hospital for four patients, and room for autos or buggies. Two suites of residence rooms were located on the second story, with six rooms each including bath, sleeping porch, and a large open rear veranda. Each would have a living room, dining room, bedroom, kitchen, bathroom, sleeping porch, and hot and cold water. Dr. Hunt and his wife would occupy the east unit, with the west unit rented out. At the time, Mr. E.E. Taft and Mr. Smith had plans to construct a commercial building with three storefronts between this new building and the Taft building at the corner, which did not happen ("E. Monroe St Looking Up," *Mt Pleasant Daily News*, November 11, 1914, 3).

The 1913, 1915, 1917, 1919, 1921, 1923, 1925, and 1927 telephone directories list him as a veterinarian on E. Monroe. The 1921 directory notes that he is the assistant state veterinarian and poultry consultant. The 1938 city directory lists Dr. Clarence E. Hunt as a veterinarian on E. Monroe. The 1939 and 1944 telephone directories list him in the same manner.

The 1920 and 1942 Sanborn maps show this two-story brick building on the property. There is a skylight near the middle of the building. It is noted with its use as a veterinary with a cement floor on the 1st story. There is a one-story rear brick section, with a second story frame sleeping porch above the east portion of it.

Hunt & Hunt Veterinarians are then listed on E. Monroe in the 1948 telephone directory, with his son John joining the practice. The 1950 telephone directory lists Hunt & Hunt Veterinarians at 211 E. Monroe. The 1952 directory lists the same address and specifies Dr. Clarence E. Hunt and Dr. John N. Hunt, veterinarian office and hospital. Dr. Clarence E. Hunt died on June 13, 1953, at age 69. His wife, Elsie, continued to live here until her death in 1960.

Jeri Messel, granddaughter of Dr. C.E. Hunt, remembered farmers coming to the veterinarian's office to trade stories. When local families came into town on Saturday night when the stores were open, women would go to the square to patronize the stores. The ground floor was utilized for his medical practice. The overhead door on the west was a place for large animals and perhaps carriages or wagons to enter. At the back of the first story, there were stalls for livestock. There was a door that opened to an operating

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room. A sedated horse would stand next to a hinged table. The large table could then lay the animal flat for the surgery. The upper floor was for Dr. Hunt's residence. There was a skylight to bring natural light to the kitchen. On top of the back of the building there is still a framed sleeping porch. The doctor felt that it was important to sleep in fresh air. He slept in a screen-in porch back there year-round. This may have been prompted by moving from New Hampshire where it is cold. It may also have been his caution after surviving a flu epidemic when he lost family members. The building was large enough to accommodate both Clarence Hunt's and John Hunt's families until the number of children began to expand. John Hunt's family moved to a different house down the street (Jeri Messel 2023).

The 1955 city directory lists only Dr. J.N. Hunt, veterinary office and hospital, at 211 E. Monroe. He continued to be listed at this address in the city directories through the 1960s. By 1968, the upstairs apartment was rented out. Dr. John N. Hunt continued to be listed with his veterinary practice here through the 1970s. By 1981, his son-in-law Dr. Robert Messel joined his practice. Two apartments were located on the second floor.

The 1986 city directory lists the office of Charles O. Garretson on the first story at 211 E. Monroe St, with two apartments on the second story both listed as 211 ½ E. Monroe St. The 1993 city directory lists residential tenants.

Dr. John N. Hunt died on March 7, 2007. His estate sold the property to Dave and Bonnie Pillard, LLC (Pillard Development) on May 31, 2007.

They sold it to Linda Raub, Raub Holdings LLC, on July 7, 2011. There has been a beauty parlor and rental units since veterinary practices were discontinued.

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, 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.

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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.

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



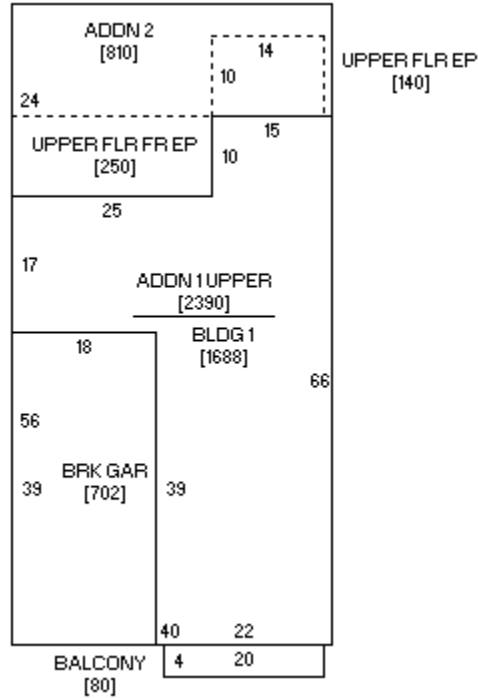
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Building footprint



Sketch by www.camavision.com

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

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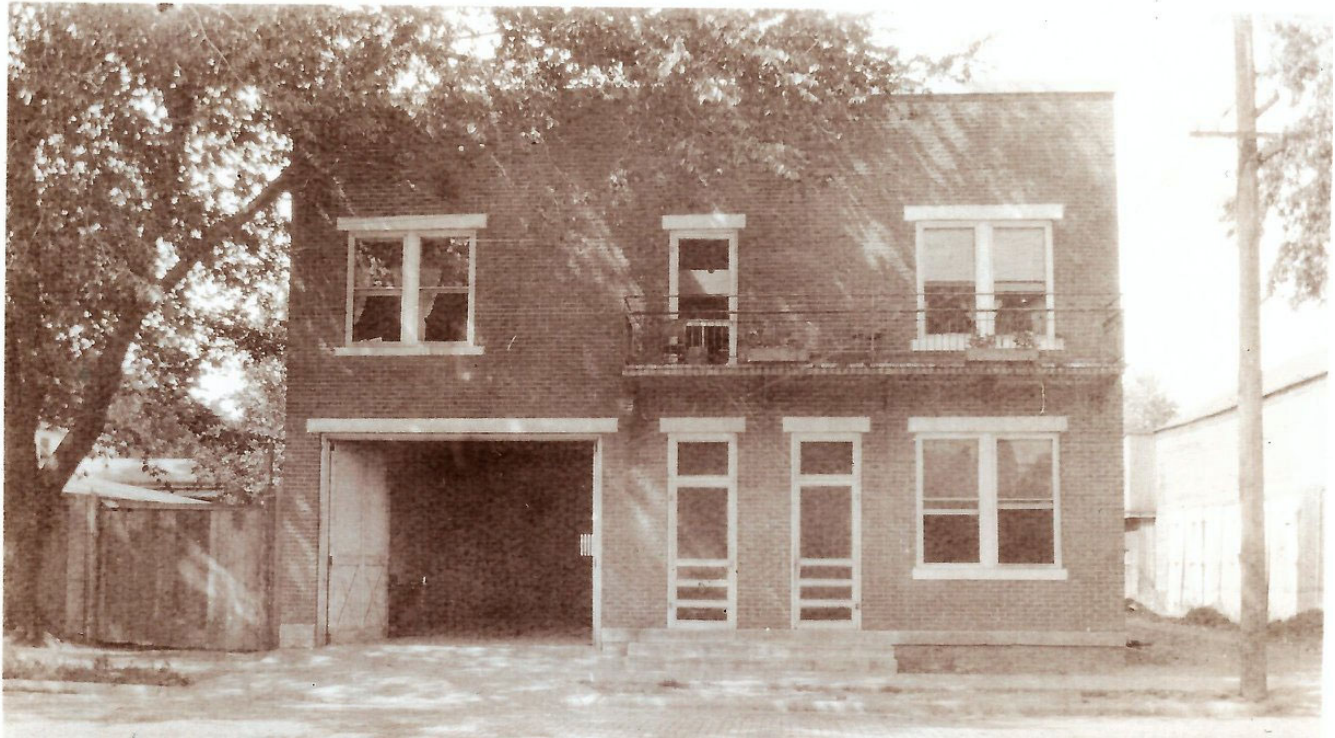
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Historic images



Residence and veterinary practice of Dr. Hunt (HCHT Facebook album)

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Side of building in early 1940s (Hayes collection, HCHT files)

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**Building on east 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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Building at left in July 1965 (HCHT collection)

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Building at left in July 1965, with Bull Durham sign visible (HCHT collection)

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Digital photographs



Photograph 44-02260-001. South elevation, looking northwest (October 2023)

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Photograph 44-02260-002. South elevation, looking north (October 2023)

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Photograph 44-02260-003. East and north elevations, looking southeast (October 2023)