

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02261 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: Buss Building

B) Other names: 2023 downtown survey # DT-107

• Location

A) Street address: 217 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): west 1/2 of Lot 8

• Classification

A) Property category: *Check only one*

- Building(s)
- District
- Site
- Structure
- Object

B) Number of resources (within property):

If eligible property, enter number of:		If non-eligible property, enter number of:	
Contributing	Noncontributing		
—	Buildings	—	1
—	Sites	—	—
—	Structures	—	—
—	Objects	—	—
—	Total	—	1

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

Historical Architectural Data Base #

Intensive Level Historical and Architectural Survey of Downtown Mt Pleasant, Iowa

HADB-02986

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

A) Historic functions

02E01: COMMERCE/TRADE / auto showroom

11D03: HEALTH CARE / dentist's office

B) Current functions

11D03: HEALTH CARE / dentist's office

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

A) Architectural classification

09F: Commercial

B) Materials

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 06: Stucco

Roof: 08A: Asphalt shingle

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

D) Period(s) of significance

E) Significant dates

Construction date

1956 *check if circa or estimated date*

Other dates, including renovations

1979, 2000s

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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Name of Property	County
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7. Narrative Description

This one-story commercial building was originally constructed in 1956 as an automotive showroom. The gable roof was added to the building in 1979, with additional work completed on the façade at this time. A later façade renovation was completed in the 2000s, resulting in the current appearance that does not reflect the historic appearance of the building. The brick façade was clad in stucco, with architectural details outlined in the stucco and painted in an accent color. The recessed entry is slightly off center to the left/west. The west/left half has two large paired windows, and the east/right half has two large paired windows and a large single window. Details in the stucco accent these openings, as well as create a gable return detail on the building. The west side is a concrete block wall with no openings. The east side has a roughly centered side entry, leading into a second interior space. There are three single-light windows on the left/south half and three single-light windows on the right/north half. The rear/north elevation has a concrete block wall on the first story and frame gable clad in wide siding above it. There is a rear entry offset slightly to the right/west.

8. Narrative Statement of Significance

Though this commercial building was constructed in 1956, the building was remodeled significantly in 1979 and again in the early 2000s. While the 1979 remodel was one of the Operation Pride projects and would fall within the period of significance for the Mount Pleasant Downtown Historic District, the 2000s remodel resulted in later exterior details and wall cladding. Thus, the integrity of the building dates to this latest period. As a result, the building would be a non-contributing building in the potential historic district. The final boundary for the historic district will likely not include this building, as it is located on the edge of the recommended boundary.

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

The 1886, 1892, and 1899 Sanborn fire maps show the west half of Lot 8 to have a two-story brick dwelling with rear additions and a one-story frame dwelling. By 1909 there was a repair shop in a 1 ½ story building on the west end of Lot 8, with a larger garage to the east still on the west ½ of Lot 8. The frame garage is clad in iron, with iron columns on the interior. Raymond E. Smith and W.R. Fromau acquired each parcel on December 13, 1919. By the 1920 Sanborn map, the garage had expanded and encircled the repair shop. The garage has a capacity for 25 cars. The Henry County Savings Bank sold the west half of Lot 8 to Iowa Investment Company on December 17, 1930. They later sold it to Lee Livix on April 30, 1940. The 1942 Sanborn map shows the same footprint and notes as the 1920 map. The property was sold to A.F. Glanzman on February 14, 1944.

The property was then sold to Robert M. Anderson on September 11, 1946. The 1947 aerial likewise shows the building with two heights on this property. An article in 1947 notes that on Monroe close to Harrison still stands the first automobile sales and service building of town, which was operated by C.C. and S.S. Case. It had received a face lift and been modernized (“The Bystander’s Notes, *Mt Pleasant*

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News, April 28, 1947, 2). The 1948 and 1950 telephone directories list Anderson Motors at 215 E. Monroe St, offering Autos, Accessories, and Repairs. The 1952 directory notes that they were Nash Sales & Service & HD Wrecker at 213-215 E. Monroe. Their wrecker service was advertised in the newspaper in May 1953.

Fire destroyed this earlier frame building on September 22, 1953, fed by oils and gasolines in the garage of Anderson Motors on E. Monroe. It was noted as the site of one of Mt. Pleasant's first garages. Anderson held the local Nash dealership and just signed up on Tuesday for the International Truck agency ("Fire Destroys Local Nash Garage," *Mt Pleasant News*, September 23, 1953, 1). The 1955 city directory lists them across the street at 210 E. Monroe St. Anderson Motors continues to advertise at 210 E. Monroe in early 1956, and then move into a new building on this site. The 1957 City Directory lists Anderson Motors with new cars at 217 E. Monroe St, as well as newspaper ads by March 1957.

The Andersons sold the property to Perry M. Cornell and Darrel L. Mitts on March 12, 1959. Mitts's half interest in the property was then transferred to Perry M. Cornell on October 14, 1961. An article on the sale from Robert Anderson notes that the building is a comparatively new one, built a few years ago after fire destroyed an earlier building. Cornell and Mitts moved their furniture store to this location from a block to the west on E. Monroe ("Cornell and Mitts Buy Building For Their Store," *Mt Pleasant News*, February 26, 1959, 1). The 1960 city directory lists Cornell Furniture and Wheaton Van Lines at 213-215 E. Monroe St.

Edward and James Kitch, who owned the Zuhn Building at the west end of the block and operated E.E. Taft & Sons there, bought the building with a winning bid for \$17,500 in December 1964, after the building had been vacant for several months. It was the former location of Cornell Furniture for several years ("Business Building Sells," *Mt Pleasant News*, December 15, 1964, 1). The Rivera Family Recreation Center is listed in the building in the 1968 city directory.

James transferred his interest to Edward Kitch in March 1971. The 1976 city directory refers to the building as the High School Annex. Students walked across the street and down the block for all their English classes.

Dr. Richard L. Buss, a dentist, bought the building on contract starting in the early 1970s, with a letter from January 1979 stating that the title had been transferred to his name (City of Mt Pleasant building permits). Dr. Buss remodeled this building as one of the Operation Pride projects. Several building permits were identified for various remodeling projects on this building. A building permit in 1979 to Richard Buss shows the building with a Colonial design, including a brick front and gable roof. A building permit was issued for Dr. Buss in April 1980 for interior office partitions.

An article on Operation Pride in April 1979 notes that the program had begun the previous year and would have tangible results by summer. Four projects had signed contracts for exterior work on their buildings as the second set of projects in 1979: Nesbitt's at 114 N. Main, Added Touch Decorating Center at 110 N. Jefferson, American Family Insurance building next door, and new dental offices of Dr. Richard L. Buss. The latter was the former high school annex on E. Monroe. The initial scope of work for Buss included sandblasting, tuckpointing, staining of the brick stained, and construction of a gable roofline ("Operation Pride progress begins to show," *Mt Pleasant News*, April 6, 1979, 1; "Operation Pride embarks on second phase of project," *Mt Pleasant News*, July 3, 1979, 1).

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By 1981 the City Directory had shifted to listing Cheryl's School of Dance, the Job Service office, and Dr. Buss' dental office. A building permit was issued in April 1984 for a new gable roof.

Several offices were located in this building at 217 E. Monroe per the 1986 city directory, including Dr. Richard L. Buss, Cheryl's School of Dance, Henry County Mutual Insurance Association, Job Service of Iowa, State of Iowa offices, and Millard-Shook Insurance Agency.

The 1993 city directory lists Dr. Richard L. Buss, State of Iowa Job Service, and Millard, Shook, and Montgomery Insurance Agency.

A later building permit was issued for a new sign in January 1992 for Millard-Shook and Montgomery Insurance, with a photograph that shows the building with a brick front and gable roof. A building permit was issued in August 2000 to Richard L. Buss for alteration and repairs to the building estimated at \$20,000. The exterior cladding may have been added at this time or a slightly later date.

The 2007 City Directory lists both Dr. Richard Buss and Dr. Michael Fitzpatrick as dentists at 217 E. Monroe St. Iowa Workforce Development was also listed here, with a door on the east side of the building for that office.

A building permit was issued in February 2016 to Michael Fitzpatrick for \$22,000 to remodel the interior of the building. The new floor plan was included.

Dr. Michael and Lesa Fitzpatrick bought the building on contract from Dr. Richard Buss starting in 2011, with the title transferring on August 8, 2022. They then transferred the property to Shroyer Dental Building LLC on August 10, 2022. Dr. Michael Fitzpatrick died in November 2022.

The building currently houses Shroyer Family Dental and Athletico Physical Therapy on the side where Workforce Development was previously.

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.

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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



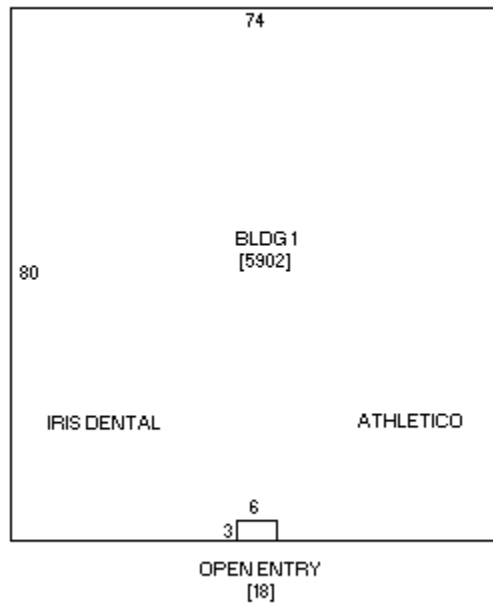
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Building footprint



Sketch by www.camavision.com

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

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Historic images



**Building on 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)**

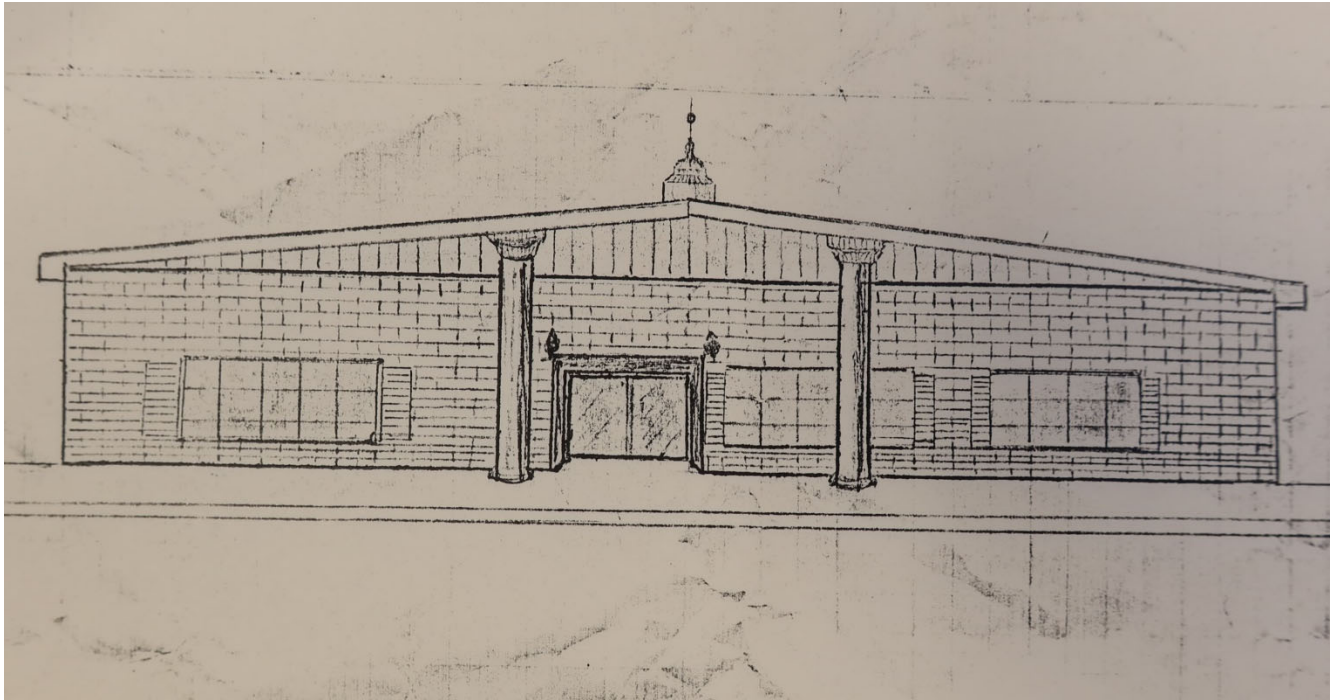
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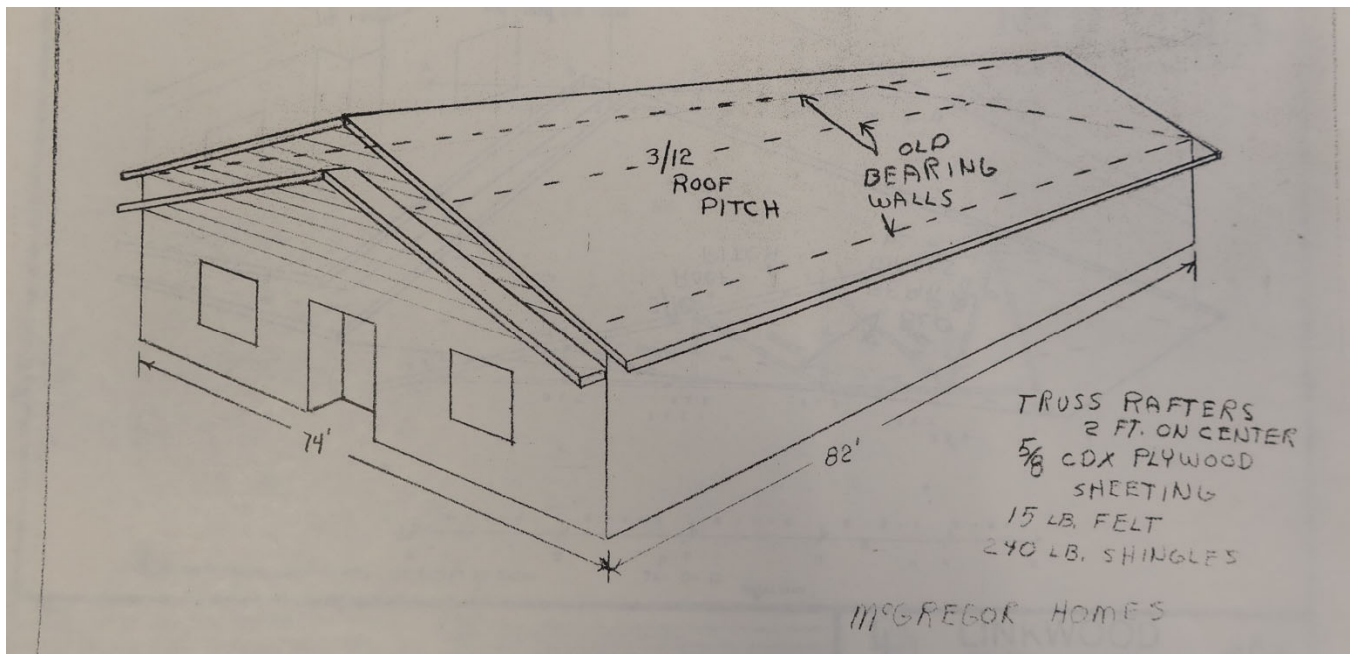
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Sketch for January 1979 building permit



Sketch for April 1984 building permit for new gable roof

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Photograph for January 1992 sign permit (City of Mt Pleasant building permits)
stained brick from 1979 remodel visible

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Digital photographs



Photograph 44-002261-001. South elevation, looking northeast (October 2023)

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Photograph 44-002261-002. South elevation, looking north (October 2023)

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Photograph 44-002261-003. East elevation, looking northwest (October 2023)

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Photograph 44-002261-004. North elevation, looking south (October 2023)