

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02262 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: Rec Center

B) Other names: 2023 downtown survey # DT-108

• **Location**

A) Street address: 200 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): 16 Lot(s): 1-2-3

• **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>		
—	Buildings <u>1</u>	—	Buildings
—	Sites —	—	Sites
—	Structures —	—	Structures
—	Objects —	—	Objects
—	Total <u>1</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

08E: RECREATION / sports facility

B) Current functions

08E: RECREATION / sports facility

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

A) Architectural classification

99: OTHER

B) Materials

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 03: Brick / 05: Metal

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 page 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

1995 *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 top 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: _____

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02262
Related District Number: 44-02280

Page 1

Rec Center	Henry
Name of Property	County
200 E. Monroe St	Mount Pleasant
Address	City

7. Narrative Description

This CECO structure completed in 1995 as the Rec Center has a corrugated vertical metal exterior, with brick veneer on the lower walls and around the entry on the north side. A slightly projected band of metal siding defines the top of the building as a thickened frieze/roof line. The double-door entry with glass doors is slight offset to the right/west of center on the north/front elevation of the building. There are two glass door/window openings on the right/west half of the north elevation. The east/left half has two glass door/window openings on the left/east portion and a set of double metal doors and a glass door/window opening on the right/west portion. The west elevation of the main/north portion of the building facing S. Adams St to the west has a single door side exit at the north end, a glass door/window opening in the middle, and a single-door side exit and a glass door/window opening at the south end. The east elevation of the main/north portion of the building has no openings. The rear/south gymnasium portion of the building is a gable-roof section that is fully clad in vertical metal siding. There are two glass door/window openings and a side exit on the west side. There is a recessed side entry/exit on the east side.

There are two parking lots associated with the Rec Center on lots to the east of the north portion of this property. The north parking lot is separated from the south parking lot by a grassy strip, with each located within their platted lot on the block. Both parking lots have driveway aprons from S. Harrison St on the east side, and they are accessed from the alley on the west side. They both are paved with poured concrete with poured concrete curbs around the edges of the parking lot.

8. Narrative Statement of Significance

The Rec Center was completed in 1995. Thus, it dates to after the period of significance for the potential Mount Pleasant Downtown Historic District. The building appears to likely fall within the boundaries of the historic district, and it would be classified as a non-contributing building within the historic district. The two parking lots to the east have not been fully assessed at this time. It appears that one was developed within the period of significance for the historic district (contributing structure) and one was developed after the period of significance (non-contributing structure). Further research and assessment would solidify these determinations. The parking lots may be tabulated as separate properties.

Based on research and evaluation conducted to date, this building is not individually eligible for listing on the National Register of Historic Places at this time. The building should be re-evaluated for potential significance after it reaches 50 years in age.

Developmental history of property

A variety of businesses lined the south side of the 200 block of East Monroe historically. The first Sanborn fire map of 1886 shows two blacksmiths and a livery. In 1892 one of the blacksmiths is replaced by a plow shop. By 1899 the livery appears with no mention of a plow shop. The 1909 map, down the length of the entire block, east to west, is a dwelling, a blacksmith, a paint shop, Mt. Pleasant Bottling Works, the livery with feed and attached carriage shop, another blacksmith, and finally a frame building on the corner of Monroe and Adams. The 1920 Sanborn map shows the move toward automobiles. The livery

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02262
Related District Number: 44-02280

Page 2

Rec Center	Henry
Name of Property	County
200 E. Monroe St	Mount Pleasant
Address	City

is a "Transfer and Feed" building, and there is a note that the space for carriage shop now has autos. The corner of Monroe and Adams has a service station by the 1920 map.

By 1942, going west to east along the south side of the 200 block of E. Monroe St (which is Block 16), there is a filling station with more gas tanks at the corner of with S. Adams St on the west half of Lot 1, a motor freight station where the livery was previously on the east half of Lots 1 and 2, and four buildings across Lot 5 to the east: a welding shop, brick / tile block machine shop, frame blacksmith and welding shop, and a dwelling at the corner. There is also a dwelling on Lot 6 to the south along S. Harrison St.

All of Lot 5 with the four buildings along the east half of the 200 block of E. Monroe St was owned by Manly J. and Ida M. Frazer since 1926. They originally purchased the west building in 1924 and then acquired the remainder of the property to the east in 1926. Manly Frazer operated his welding business in the building to the west of the house and started construction of the tile block building to the west in October 1940. This tile block building was later expanded to the west and east, replacing the other frame buildings on the block. In January 1957, the estate of Manly J. Frazer transferred Lot 5 to Ida M. Frazer. A 1965 photograph of the block shows the tile block building with four sections/businesses on the south side of E. Monroe St.

In the 1955 city directory, these businesses are shown:

- 200 E Monroe – Haworth's Service Station
- 204 E. Monroe – Boyd Motors
- 210 E. Monroe – Anderson Motors (moved here briefly from across the street at 217)
- 214 E. Monroe – Hannum Bros Plumbing

By 1968 Haworth Chrysler & Plymouth (206 E. Monroe) is on the block along with Register Radiator and Glass (214). In 1970, 202 E. Monroe is a Delzel Bros., car dealership. The listings for the southside of the 200 block of East Monroe in 1976 are as follows:

- 200 E. Monroe - Gem Insurance
- 202 E. Monroe - Howe Shoe Repair
- 202 E. Monroe - King Barber Shop
- 208 E. Monroe - Insurance
- 212 E. Monroe - Carver Produce & CB Radio
- 214 E. Monroe - Hannum, Plumbing
- 216 E. Monroe - Leyden Radiator and AC

On September 10, 1973, William Tribby, conservator for Irma A. Tribby (retired county recorder), sold Lot 6 in Block 16 (one lot to south of southwest corner of E. Monroe and S. Harrison) to William H. Hoaglin. The house and garage shown on the earlier Sanborn map were demolished. Hoaglin apparently worked with Henry County Savings Bank, who built a new building to the east in 1974-75, to develop a parking lot on this parcel along S. Harrison St in 1975. As the bank was preparing for an open house in July 1975, they advertised several features of the new bank, including free parking at both the north and south entrances of the bank. An added free parking was noted as soon to be available in a new parking lot west across Harrison St (*Mt Pleasant News*, July 17, 1975, 6). On December 27, 1979, William M. and Donna Hoaglin sold this parking lot on Lot 6 in Block 16 to Henry County Savings Bank.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02262
Related District Number: 44-02280

Page 3

Rec Center	Henry
Name of Property	County
200 E. Monroe St	Mount Pleasant
Address	City

In 1981, the directory notes include Gem Insurance at 200 E. Monroe, Barbershop and Needle Point at 202 E. Monroe, Carver Produce & CB at 212 E. Monroe, Hannum's Plumbing at 214 E. Monroe St, J & S Service at 216 E. Monroe St. The house then remained at 218 E. Monroe St.

In 1981, Walgren's Markets, Inc. purchased property along S. Adams St on the west portion of Block 16. Formal property transfer took place when Helen L. Haworth sold the west parts of Lots 1 and 2, along with all of Lot 3 to Walgren's Market Inc on May 6, 1985. In September 1985, Whaley's Disposal Service Inc. purchased parts of the east half of Lots 1 and 2 from Carl J & Mae Lucille Register.

On July 19, 1984, Ida M. Frazer sold Lot 5 in Block 16 (corner lot) to Henry County Savings Bank for \$43,000. A second parking lot to the north of their parking lot to the south was then developed on this property, with the earlier buildings demolished. No listings are found for these buildings by the 1986 city directory. Thus, the bank owned the two parking lots along S. Harrison St.

In July of 1991 Marvin Day purchased the parcels on Lots 1, 2, and 3 from Walgren's and Whaley's. Marvin E & Wanda M Day then donated the site for the Rec Center in 1993. On September 3, 1993, Marvin E & Wanda M Day formally transferred the E ½ of lot 1 and E ½ of lot 2 (ex W 27' of S 62' of lot 2) to The Rec Center, Ltd. (Transfer Book "3", page 16; Deed Book 591/296). On March 21, 1994, the Days transferred lots 1, 2 and 3 to The Rec Center, Ltd with a corrected legal description (Transfer Book "3", Deed Book 606/343) ("Deed is written to correct & amend erroneous legal description").

The Rec Center was built in 1994-1995, with a grand opening celebration held on April 8, 1995. BKSJ, Inc. Joint Venture, united four Mt. Pleasant contractor families for the construction of the Rec Center. BKSJ Joint Venture was comprised of H. Eugene Smith Construction, Wesley Barton Construction, Kinney & Sons (James Kinney) and Jean C. Wiley & Sons (Don Wiley). H. Eugene Smith died March 3, 1994, and a plaque dedicated in his memory is just outside the inner entrance to the facility. (*Mt. Pleasant News*, April 10, 1995, page 1 & 2). This CECO structure has a corrugated metal exterior.

Partial Timeline ("Rec Center Timeline", *Mt Pleasant News*, April 10, 1995):

- Feb 27, 1993 – Plans to build the Rec Center publicly announced; Days donate the site.
- July 28, 1993 – Mt. Pleasant City Council approves site plan.
- April 1, 1994 – Contractors authorized to begin construction on site.
- June 15, 1994 – Construction of the Mt. Pleasant Recreation Center is moving ahead this week, with the erection of above ground steel structures and on-gong site work. The \$1.4 million construction project will provide a facility with an indoor track, aerobics areas, pool, racquetball courts, fitness and gymnasium areas. Once completed, the main building will be about 150 feet by 200 feet. It has been financed by private donations. Local contractors plan to complete the erection of a steel structure on one end of the building and then move soon, perhaps next week, to the construction of a wall, which will separate two parts of the facility once it is completed. (*Mt. Pleasant News*, page 1).
- July 28, 1994 – Moving ahead – Contractors are completing the masonry fire wall between the two halves of the Rec Center... Steel framing crews are expected to return to frame the remainder of the building next week... Work on the concrete foundation is proceeding on the north side of the building (*Mt. Pleasant News*, page 1 & 2).

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02262
Related District Number: 44-02280

Page 4

Rec Center	Henry
Name of Property	County
200 E. Monroe St	Mount Pleasant
Address	City

- September 21, 1994 – Construction and equipment costs become fully funded as financing is secured.
- March 6, 1995 – Doors Open.
- April 8, 1995 – Grand Opening Celebration.

The facility includes a gymnasium, walking track, swimming pool, whirlpool, locker rooms, hand ball courts, group exercise rooms with spin bikes, and floor space for treadmills and weight machines. There is a regular schedule of classes and personal trainers. It is possible to book portions of the building for events.

On February 20, 2020, Henry County Savings Bank / US Bank National Association sold the parking lots on Lot 5 (corner lot) and Lot 6 (lot to south) in Block 16 to The Rec Center, Ltd for \$75,000.

Currently, the Rec Center, a privately held not-for-profit, has a building on the entire west half of the block, Lots 1, 2, & 3. It also owns the parking lots to the east on Lots 5 & 6.

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 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

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.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02262
Related District Number: 44-02280

Page 5

Rec Center	Henry
Name of Property	County
200 E. Monroe St	Mount Pleasant
Address	City

Location map



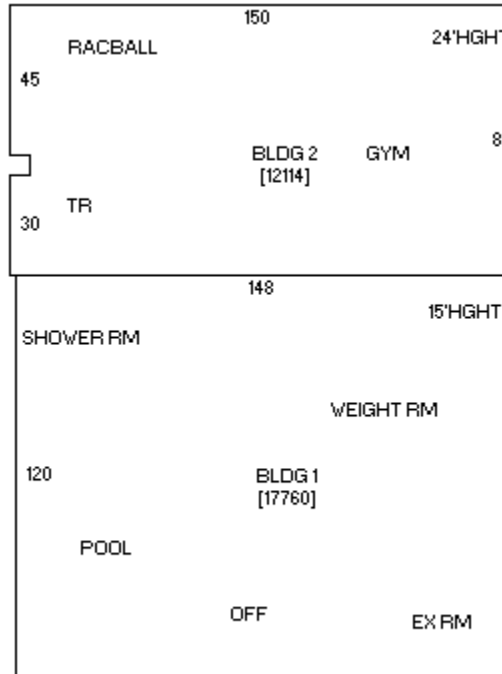
Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02262
Related District Number: 44-02280

Page 6

Rec Center	Henry
Name of Property	County
200 E. Monroe St	Mount Pleasant
Address	City

Building footprint



Sketch by www.camavision.com

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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02262
Related District Number: 44-02280

Page 7

Rec Center	Henry
Name of Property	County
200 E. Monroe St	Mount Pleasant
Address	City

Historic images



Block 16 on 1947 aerial photograph of Mt Pleasant, looking north
(HCHT files, printed in *Des Moines Register*, April 27, 1947, sec 9, p3, p83)



South/rear of one-story buildings on west half of 200 block of E. Monroe St (Lot 1) in July 1965,
looking northeast from Adams St (HCHT collection)
house to south of building has been demolished for parking since the 1947 aerial

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02262
Related District Number: 44-02280

Page 8

Rec Center	Henry
Name of Property	County
200 E. Monroe St	Mount Pleasant
Address	City



Frazer building on east half of block (Lot 5) and one story buildings to west on west half of block (Lot 1) on south side of 200 block of E. Monroe St in July 1965, looking southwest from near Harrison St (HCHT collection)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02262
Related District Number: 44-02280

Page 9

Rec Center	Henry
Name of Property	County
200 E. Monroe St	Mount Pleasant
Address	City

Digital photographs



Photograph 44-02262-001. North elevation, looking south (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02262
Related District Number: 44-02280

Page 10

Rec Center	Henry
Name of Property	County
200 E. Monroe St	Mount Pleasant
Address	City



Photograph 44-02262-002. North and west elevations, looking southeast (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02262
Related District Number: 44-02280

Page 11

Rec Center	Henry
Name of Property	County
200 E. Monroe St	Mount Pleasant
Address	City



Photograph 44-02262-003. West elevation, looking northeast (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02262
Related District Number: 44-02280

Page 12

Rec Center	Henry
Name of Property	County
200 E. Monroe St	Mount Pleasant
Address	City



Photograph 44-02262-004. East elevation, looking southwest (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02262
Related District Number: 44-02280

Page 13

Rec Center	Henry
Name of Property	County
200 E. Monroe St	Mount Pleasant
Address	City



Photograph 44-02262-005. North parking lot to east along S. Harrison St, looking west (June 2024)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02262
Related District Number: 44-02280

Page 14

Rec Center	Henry
Name of Property	County
200 E. Monroe St	Mount Pleasant
Address	City



Photograph 44-02262-006. South parking lot to east along S. Harrison St, looking west (June 2024)