

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00330 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: Professional Office Building

B) Other names: 2023 downtown survey # DT-109

• **Location**

A) Street address: 114 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): 10 Lot(s): E 125' of Lots 5 and 6 -

• **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>	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

02A01: COMMERCE/TRADE / office building

B) Current functions

02A01: COMMERCE/TRADE / office 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): 10B: Concrete

Walls (visible exterior): 03: Brick

Roof: 15C: Rubber

Other: _____

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

Site Number: 44-00330 Address: 114 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 page 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

1939 *check if circa or estimated date*

Other dates, including renovations

1971

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: _____

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 1

Professional Office Building	Henry
Name of Property	County
114 E. Monroe St	Mount Pleasant
Address	City

7. Narrative Description

This one-story commercial building was constructed around 1939, with the façade remodeled around 1971 when it was converted into the Professional Office Building. The brick façade installed around 1971 is elongated multi-color buff Roman brick, popular in the 1960s and into the 1970s. The entry is recessed and centered on the façade (north elevation). It retains a glass/aluminum door with sidelight. Small wall lights flanked the recessed section. The individual letter sign for “Professional Office Building” remains intact above the entry. There are two sets of paired windows to either side of the entry on the façade, which have been recently enlarged by being extended to the bottom, removing the earlier brick sills and installing new single-light windows. The east elevation facing the parking lot retains two smaller rectangular high windows with brick sills. The same brick installed on the façade around 1971 continues around this side. The west elevation facing the alley is clad in vertical metal siding, with three small high rectangular windows at the south end. The brick installed around 1971 is continued around the south/rear of the building and east of the west section of the building. The south elevation of the east portion has a rear entry with a glass door and two small high rectangular windows. The east elevation of the west portion extending to the south has a rear/side entry with a glass door and sidelight, with a rectangular high window to either side. The parking lot to the east of the building is associated with the building, also developed in 1971 when the building was remodeled for offices.

8. Narrative Statement of Significance

The Professional Office 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 1960s that continued into the early 1970s. Development of offices on the first story of buildings on the periphery of the historic retail core of the downtown is noted in this period. 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. Assessment of the interior features and modifications would be required for a full evaluation of the individual eligibility of the building.

Developmental history of property

The 1886 and 1892 Sanborn maps had a frame feed and sale building and a blacksmith on this half block on the south side of E. Monroe, across from the M.E. Church. Additional buildings filled in the half block by the 1899 map, including a large two-story frame livery at the corner with S. Adams. This building was replaced by a concrete block building by the 1909 Sanborn map, also used as a livery. The buildings to its west (on the site of this building) are also gone, with an open area leading into a courtyard to access horse sheds. The blacksmith remains at the west end of the half block. A 1909 photograph shows Ross Livery and Transfer in this location, including a concrete block wall along this portion of the property. The E 125' of Lot 5 and all of Lot 6 is sold to P.J. Hurley in June 1917, who then sells it to R.D. McConnell in February 1918. By the 1920 Sanborn map, the livery is labeled as a garage, with the horse sheds still

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 2

Professional Office Building	Henry
Name of Property	County
114 E. Monroe St	Mount Pleasant
Address	City

lining the courtyard to its west. The blacksmith shop at the west end of the half block (on a different parcel) has been replaced by a concrete building labeling vulcanizing. George U. Ross is listed with a livery and transfer line at 110 E. Monroe St in the telephone directories from 1913 to 1927. McConnell sold the property to George Ross and John Snodgrass in February 1923, who then sold it to R.W. and L.C. Shellabarger (E 125' of Lot 5 portion) in December 1931. The Shellabarger family owned the property for the next 40 years.

The 1938 city directory lists Shellabarger Implement Company on this property on E. Monroe. They are listed under agricultural implements, feed dealer, bottled gas, hatchery, and stoves. A later history notes that Shellabarger Implement Co sold and serviced John Deere equipment since 1930 on E. Monroe St across from Colonial Theater (Jaynes 1976: 163). This building then appears to have been built to the west of the corner building in 1938. An article in February 1939 notes that work has been started on the installation of the new locker plant in the Shellabarger building on E. Monroe. The lockers would be ready by March 15. The cost of the new plant was estimated at \$10,000, with complete facilities for cutting, labeling, and wrapping meat. The large steel lockers would have the latest York refrigeration equipment installed by the Amana Society of Amana, Iowa, distributors of York refrigeration and air conditioning equipment ("Start Installation of Locker Plant," *Mt Pleasant News*, February 22, 1939, 1). The facility had 510 lockers rented, with a capacity of 250 pounds per locker (Jaynes 1976: 132).

The 1943 Sanborn map shows the concrete block corner building used for implements. A brick building has been built to the west in the former courtyard area, noted as a "store" with a section for cold storage lockers in the southeast corner. The smaller building to the west is noted as a hatchery.

The 1944, 1948, 1950, and 1952 telephone directories list Shellabarger Implement Co on E. Monroe, with no distinction of individual addresses/buildings. They are listed under Farm Machinery & Feeds, Hardware & Implements, and Cold Storage Lockers by the 1944 directory. The 1955 city directory lists Shellabarger Implements separate from Shellabarger Lockers. Both businesses are listed at 114 E. Monroe. They are listed the same in the 1957 city directory.

In 1961, Charles Shappell leased the Shellabarger Frozen Food Locker Service and began operating under Shappell's Frozen Food Locker on April 24. He had worked for Hy-Vee for 14 years, moving from Fairfield ("Mt Pleasant Makes Many Gains and Changes in Year of Great Progress," *Mt Pleasant News*, November 13, 1961, 1; "Shappel Leases Locker Service," *Mt Pleasant News*, April 22, 1961, 1). The 1962 city directory then lists Schappel Lockers at 114 E. Monroe.

Shellabarger Implement Co was then bought by Ross and Robert Waters on February 1, 1963. They moved the company to the north edge of Mt Pleasant (Jaynes 1976: 163).

The 1964 city directory lists Water Implement Co in the corner building and Shappell's Locker Service in this building, both listed at 114 E. Monroe. Ideal Cleaners is located in the small building to the west. The 1968 and 1970 city directories list Shappell Locker Service at 114 E. Monroe.

The building was remodeled as the Professional Office Building in spring 1971, formally opening in July. The work was the project of Mt. Pleasant Computer Services, who planned to occupy part of the building. As many as 25 offices were created in the building. New tenants included attorney Gary Wiegel, Rande McAllister, and Dr. Ruby Droz. Improvements were started on the east side in March, with other offices

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 3

Professional Office Building	Henry
Name of Property	County
114 E. Monroe St	Mount Pleasant
Address	City

to be finished to suit the needs of tenants. The concrete block building to the east was demolished as part of the project for parking. Parking was provided for tenants to the east of the tan brick building, which had been accented with white window trim and colonial lamps ("Open Professional Office Building," *Mt Pleasant News*, July 17, 1971, 1). The photograph shows the current brick façade, but it is unclear if it was installed previously or as part of this project in 1971.

Lyle C. Shellabarger et al sold the property (E 125' of Lots 5 and 6) to Mt Pleasant Computer Services Inc on March 1, 1973. They then transferred the property to Richard W. Cornick and John F. Elgar on May 9, 1973.

From the 1974 Mt. Pleasant City Directory, 114 E Monroe:

- Hawkeye Security Insurance Company
- Henry County Attorney
- Arnet McCabe & Company, investments (#101)
- Trim Line Health Club (#107)
- Rande A McAllister, attorney (office)
- Gary L Wiegel, attorney (office)
- Dr. Ruby Alyn Droz, chiropractor (#110)

The following from the 1981 Mount Pleasant City Directory is a sample of the types of services housed in the structure:

- Alaniz & Sons
- Arnet-McCabe Co., Investments
- Broeg & Associates
- Graf & Company, PC, Accounting
- TTT Nat'l Office
- Dr. Jayant V. Belsare
- Gary Wiegel, Atty
- Dr. Ruby Alyn Droz, Chiro
- Shook Insurance (#113)

From the 1983 Mount Pleasant City Directory, 114 E Monroe:

- Arnet-McCabe & Company
- Graf & Company PC
- Dan McCabe
- TTT National Office
- Shook Insurance Agency (#113)
- Dr. Jayant V. Belsare (office)
- Gary L Wiegel, Attorney (office)
- Dr. Ruby Alyn Droz, chiropractor (#110)

Graf & Company PC purchased the property from Richard W. Cornick, John Elgar, et. al. on September 22, 1984. Graf & Company PC transferred ownership to Graf Family Inc. on December 29, 1992.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 4

Professional Office Building	Henry
Name of Property	County
114 E. Monroe St	Mount Pleasant
Address	City

A building permit was issued for installation of plywood over concrete blocks on the west wall in April 1987 to Graf & Company PC. The west wall was then used for signage.

From the 1993 Mt. Pleasant City Directory, 114 E Monroe:

- Ruan Leasing Company
- Arnet McCabe & Company
- GAB Business Services Inc., insurance adjuster (Suite 106)
- Planned Parenthood of Henry County
- Rescare
- TTT National Office
- Gary L Wiegel, Attorney

From the 2000 Mt. Pleasant City Directory, 114 E Monroe:

- Aegis PC Psychology & Social Work Services
- Area Education Agency No 16
- Arnet-McCabe & Co, Inc.
- GAB Business Services, Inc.
- Planned Parenthood of Henry County
- TTT National Office
- Gary L Wiegel, Attorney

Graf Family Inc. sold to James D. & Holly J. Burden on December 1, 2003.

James D. & Holly J. Burden sold the property to Chad and Elisha McMullin on December 23, 2013. Elisha transferred her interest in the property to Chad on October 6, 2022.

From the 2022 Mount Pleasant City Directory, 114 E Monroe:

- Allen Mitchell LLP, accounting & tax services (#114)
- The Art Nest, artistic services (# 111)
- Benge Appraisals (#107)
- Crossroads Appraisal Service (#107)
- Edward Jones/Whitney Rogers (#101)
- Fortress Wealth Management, insurance & financial services (#113)
- Global State Mortgage (#110)
- LBR Consultants, psychologists (#109)
- Luis Rosell Psyd (#109)
- Team Staffing Solutions, Inc, temporary help (#108)
- Gary L Wiegel, Attorney (#102)

The current (2024) Professional Office Building includes the parking lot immediately to the east for the use of patrons. Chad A. McMullin, the current owner, has started enlarging some of the windows for the office spaces.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 5

Professional Office Building	Henry
Name of Property	County
114 E. Monroe St	Mount Pleasant
Address	City

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.

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 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.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 6

Professional Office Building

Henry

Name of Property

County

114 E. Monroe St

Mount Pleasant

Address

City

Location map



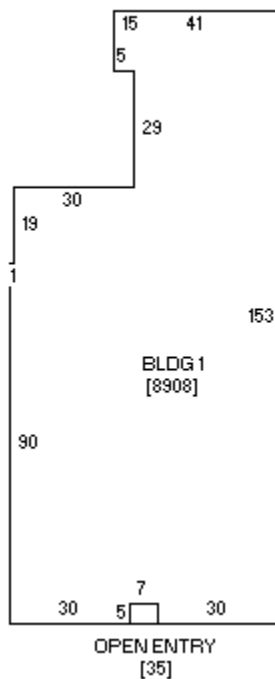
Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 7

Professional Office Building	Henry
Name of Property	County
114 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: 44-00330
Related District Number: 44-02280

Page 8

Professional Office Building	Henry
Name of Property	County
114 E. Monroe St	Mount Pleasant
Address	City

Historic images



**Earlier building at corner to east (current parking) with this building sitting in location of wall
(Mt Pleasant Beautiful 1909)**

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 9

Professional Office Building

Henry

Name of Property

County

114 E. Monroe St

Mount Pleasant

Address

City



**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)**

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 10

Professional Office Building

Henry

Name of Property

County

114 E. Monroe St

Mount Pleasant

Address

City



Building as a meat locker (HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 11

Professional Office Building

Henry

Name of Property

County

114 E. Monroe St

Mount Pleasant

Address

City



Building in background around 1953 (HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 12

Professional Office Building

Henry

Name of Property

County

114 E. Monroe St

Mount Pleasant

Address

City



Building with blade sign and large front windows in July 1965, looking southwest (HCHT collection)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 13

Professional Office Building	Henry
Name of Property	County
114 E. Monroe St	Mount Pleasant
Address	City

Professional Office Building

The Professional Office Building at 108 East Monroe Street was formally opened Saturday afternoon.

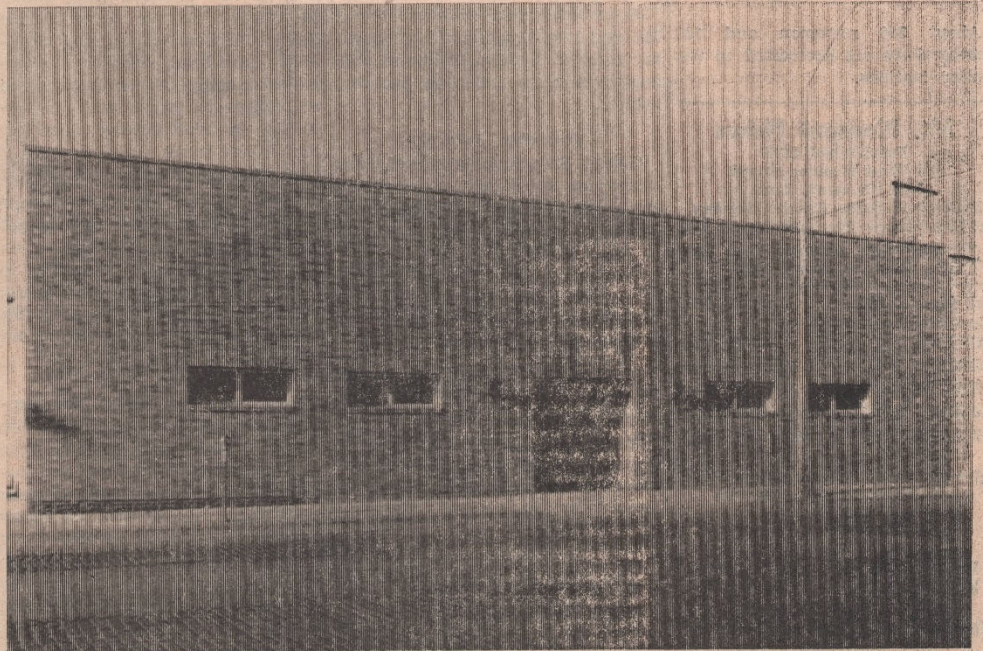
7-17-71
Redecoration of the building has been the project of Mt. Pleasant Computer Services, Inc., who plan to install computer service.

The 8,500 square foot has a potential of as many as 25 offices.

Attorney Gary Wiegel and Attorney Rande McAllister, who have recently become associated, and Dr. Ruby Droz, chiropractor, are occupying quarters at present.

Improvements were started in March this year on the east side and other offices will be completed to suit the needs of tenants.

Several individuals have expressed interest in the facility which is completely air-conditioned with parking provided for the occupants and their customers.



Quite a change has taken place at the corner of Monroe and Adams Streets. A parking space is adjacent to the tan brick structure which has been attractively accented with white window trim and colonial lamps to enhance its appearance.

Building in 1971 (*Mt Pleasant News*, July 17, 1971, HCHT clippings)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 14

Professional Office Building

Henry

Name of Property

County

114 E. Monroe St

Mount Pleasant

Address

City



1990 survey photograph (Naumann 1991)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 15

Professional Office Building	Henry
Name of Property	County
114 E. Monroe St	Mount Pleasant
Address	City

Digital photographs



Photograph 44-00330-001. North elevation, looking south (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 16

Professional Office Building	Henry
Name of Property	County
114 E. Monroe St	Mount Pleasant
Address	City



Photograph 44-00330-002. East elevation, looking west (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 17

Professional Office Building

Henry

Name of Property

County

114 E. Monroe St

Mount Pleasant

Address

City



Photograph 44-00330-003. West elevation, looking east (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 18

Professional Office Building	Henry
Name of Property	County
114 E. Monroe St	Mount Pleasant
Address	City



Photograph 44-00330-004. South elevation, looking north (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00330
Related District Number: 44-02280

Page 19

Professional Office Building

Henry

Name of Property

County

114 E. Monroe St

Mount Pleasant

Address

City



Photograph 44-00330-005. South elevation, looking northwest (October 2023)