

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02266  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: Dairy Queen

B) Other names: 2023 downtown survey # DT-123

## • Location

A) Street address: 117 E. Washington

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): Lot 8 - W 1/2

## • 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>Contributing</u>	<u>Noncontributing</u>
—	Buildings <u>1</u>	—	Buildings
—	Sites —	—	Sites
—	Structures —	—	Structures
—	Objects —	—	Objects
—	<b>Total</b> <u>1</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

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**

02G: COMMERCE/TRADE / restaurant

**B) Current functions**

02G: COMMERCE/TRADE / restaurant

## • 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): 10B: Concrete

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*

2013  *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 Bob Mueller Date: March 26, 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: 44-02266  
Related District Number: 44-02280

Page 1

---

Dairy Queen	Henry
Name of Property	County
117 E. Washington St	Mount Pleasant
Address	City

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**7. Narrative Description**

This one-story small building was constructed for Dairy Queen in 2013 from prefab concrete panels. It replaced an earlier Dairy Queen building on the property, which had walk-up windows on the south side. This new building likewise has walk-up windows on the south side. A flat-roof canopy supported by brick columns extends over the ordering area. A fenced seating area extends in front of the canopy along E. Washington St. The concrete panels are visible on the sides of the building. The east side has a tall single-light window near the front/south end, and there is an entry in the middle of the building. The west side has the drive-up window at the front/south end. The north/rear elevation reveal parapet walls on either side. A cooler extends from the rear of the building. The drive-up menu board stands behind the cooler, with the drive-thru wrapping around the building.

**8. Narrative Statement of Significance**

The current building for Dairy Queen was constructed in 2013, replacing the 1949 building on this property. Thus, its construction falls after the period of significance for the potential Mount Pleasant Downtown Historic District, and it would be classified as a non-contributing building within the district boundary. The history of the site is associated with the earlier Dairy Queen at this location on the east edge of the downtown along E. Washington St.

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*

This Dairy Queen was built in 2013, replacing an earlier Dairy Queen building on this site (see Iowa Site #44-00415).

The 1909 Sanborn fire insurance map shows a two-story house on the east half of Lot 8, with an address of 115 E. Washington St. The 1920 map shows the same house at the same address. The west half of the lot remained vacant. The 1942 Sanborn map shows a small tile block building that was constructed for a restaurant on the west half of the lot. The east half of the lot has a brick filling station.

The Donald Glenn Oil Station was listed on the east half of Lot 4 at 111 E. Washington (now 119 E. Washington) from the 1937 telephone directory to the 1952 telephone directory. By 1955, the address shifts to 115 E. Washington, and then it shifted to the current address of 119 E. Washington by the 1957 city directory. Donald's Shell Station is listed here in 1957, followed by Gary's Shell Service in the 1960s.

Van's Lunch Box was built on the west end of the west half of Lot 4 in the 1940s. Van's Lunch Box is listed at 111 E. Washington starting with the 1955 city directory. By the 1957 directory, the address shifts to the current address of 113 E. Washington St.

In January 1949, the Dairy Queen company of Muscatine was granted permission to construct a building between Van's Lunch and Glen Donald's Shell Station on E. Washington ST. The building is to be 20 by

**Iowa Site Inventory Form**  
**State Historic Preservation Office**  
**Continuation Sheet**

Site Number: 44-02266  
Related District Number: 44-02280

Page 2

Dairy Queen	Henry
Name of Property	County
117 E. Washington St	Mount Pleasant
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40 feet, largely of glass. It would occupy the south part of the parking lot which has been used by the city. The entire lot will be leased by the Dairy Queen company, with the parking to the north still to be available to the city ("Grant Permission for New Building," *Mt Pleasant News*, January 6, 1949, 1). Harry Coder moved from Muscatine to operate the Dairy Queen. Grand opening for the new Dairy Queen was held on April 5, 1949, located across from the courthouse and offering drive-in service. They sold ice cream, malts, and sundaes (*Mt Pleasant News*, April 4, 1949, 4).

By the 1952 city directory, Dairy Queen was listed between Van's and the Shell station at 113 E. Washington. By the 1957 directory, the address shifts to the current address of 117 E. Washington St. They advertised their process of using the non-fat part of milk to make their ice cream, more of the lean milk with proteins and minerals. Less air was whipped into it than other products, but it weighed about half as much as traditional ice cream. It was a lean chance for modern desserts (*Mt Pleasant News*, March 7, 1957, 8).

Dairy Queen remained listed here from the 1950s through the end of the 20<sup>th</sup> century. A building permit was issued to remodel the existing building in 1996. The Dairy Queen was typically open seasonally, serving customers at its two walk-up windows and drive-thru window.

Wayland State Bank sold the property to John P. and Christine Herman in January 2013. In 2013, a building permit was issued to construct a new Dairy Queen on this site. Dairy Queen has continue to operate in this new building since it was completed.

## 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

**Iowa Site Inventory Form**  
**State Historic Preservation Office**  
**Continuation Sheet**

Site Number: 44-02266  
Related District Number: 44-02280

Page 3

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Dairy Queen	Henry
Name of Property	County
117 E. Washington St	Mount Pleasant
Address	City

---

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.

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-02266  
Related District Number: 44-02280

Page 4

Dairy Queen  
Name of Property

Henry  
County

117 E. Washington St  
Address

Mount Pleasant  
City

**Location map**



**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-02266  
Related District Number: 44-02280

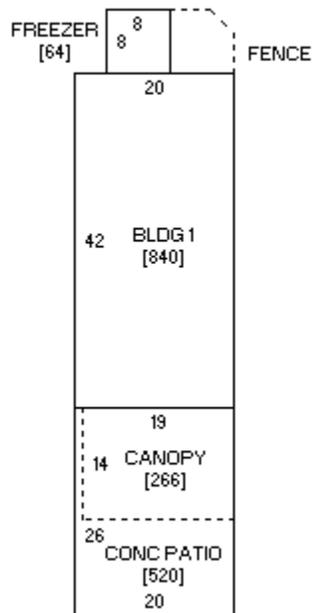
Page 5

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Dairy Queen	Henry
Name of Property	County
117 E. Washington St	Mount Pleasant
Address	City

---

**Building footprint**



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

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

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-02266  
Related District Number: 44-02280

Page 6

Dairy Queen  
Name of Property

Henry  
County

117 E. Washington St  
Address

Mount Pleasant  
City

**Historic images**



**Earlier building for the Dairy Queen on this site (HCHT Facebook album)**

*Van's in background at left*

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-02266  
Related District Number: 44-02280

Page 7

Dairy Queen  
Name of Property

Henry  
County

117 E. Washington St  
Address

Mount Pleasant  
City



Building in July 1965, looking northwest from Washington St (HCHT collection)

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-02266  
Related District Number: 44-02280

Page 8

Dairy Queen  
Name of Property

Henry  
County

117 E. Washington St  
Address

Mount Pleasant  
City



**1990 survey photograph (Naumann 1991)**

*see Iowa Site #44-00415*

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-02266  
Related District Number: 44-02280

Page 9

Dairy Queen  
Name of Property

Henry  
County

117 E. Washington St  
Address

Mount Pleasant  
City



**View from courthouse in 2013 of demolition (HCHT Facebook album)**

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-02266  
Related District Number: 44-02280

Page 10

Dairy Queen  
Name of Property

Henry  
County

117 E. Washington St  
Address

Mount Pleasant  
City

**Digital photographs**



**Photograph 44-02266-001. South elevation, looking north (October 2023)**

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-02266  
Related District Number: 44-02280

Page 11

Dairy Queen  
Name of Property

Henry  
County

117 E. Washington St  
Address

Mount Pleasant  
City



Photograph 44-02266-002. East elevation, looking west (October 2023)

**Iowa Site Inventory Form**  
**State Historic Preservation Office**  
**Continuation Sheet**

Site Number: 44-02266  
Related District Number: 44-02280

Page 12

Dairy Queen  
Name of Property

Henry  
County

117 E. Washington St  
Address

Mount Pleasant  
City



**Photograph 44-02266-003. North and west elevations, looking southeast (October 2023)**