

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02267  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: Quick Break

B) Other names: 2023 downtown survey # DT-125

• **Location**

A) Street address: 201 E. Washington 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): 4

• **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 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**

14D07: TRANSPORTATION / gas station

**B) Current functions**

14D07: TRANSPORTATION / gas station

• **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*

1984  *check if circa or estimated date*  
*Other dates, including renovations*  
2017

**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: \_\_\_\_\_

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Quick Break	Henry
Name of Property	County
201 E. Washington St	Mount Pleasant
Address	City

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**7. Narrative Description**

This is a one-story building constructed as a gas station in 1984. Additions were made in 1996 and 2000 to expand the store, provide a canopy for the gas pumps, and add a trash enclosure. The brick building was clad with prefabricated panels over the original structure in 2017, and it was remodeled on the interior. The appearance of the building dates to this 2017 work, with the earlier canopy retained and remodeled. The building was remodeled to create an angled section over the centered entry on the south/front elevation, with large windows to either side of the entry. Corners were also created on the building with precast panels.

**8. Narrative Statement of Significance**

This gas station is located within the preliminary boundary of the potential Mount Pleasant Downtown Historic District. However, with the construction in 1984 and remodeling in 2017, the appearance of the building dates to after the period of significance for the potential historic district. Thus, it would be classified as a non-contributing building in the potential historic district.

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 current building was built in 1984, replacing Parrot's Service Station. It is now Fast Break, a convenience store and service station owned by Reif Oil Company of Burlington, IA.

The 1909 Sanborn fire insurance map shows a brick house and a frame house on Lot 4. Both houses remain on the 1920 map. In February 1922, Margaret Jones sold the west 100' of Lot 4 to the Independent Oil Co. The property was sold to Sunshine Oil Co in 1924, who then sold it to Lubrite Refining Co in 1933. They sold it to Socony Vacuum Oil Co in 1935. By the 1942 map, a brick filling station has been built on the west two-thirds of Lot 4, with the frame house remaining to the east. This filling station has a rounded corner on the southwest corner of the building, with service bays to the east. The modern design of this earlier gas station on this property can be seen on the 1947 aerial photograph of Mt Pleasant. By the early 1960s, the Ledbetter Mobil Service is listed at 201 E. Washington. Parrot Service Station is listed here starting in 1963. They continue to be listed here through 1981.

A building permit was issued in December 1983 to James Willemsen to demolish and construct a new service station, noted as 35 by 50 feet with a 12' height. The walls would be Masonite pre-finished panels, with marlite panels on the interior. A canopy would extend over gas pumps. Total cost of the project was estimated at \$64,000.

In January 1984, Lee and Helen Parrot sold the property to James and Anne Williamson. JW's Quick Break opened in 1984. Quick Break Grocery is listed here in the 1986 city directory.

James and Anne Williamson sold it to East Washington Capital in August 1987.

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Z's Quick Break is listed here in the 1991 city directory. A building permit was issued to Scott Zahren in 1996 for extensive work on the property, estimated at \$92,991. This work included a new canopy, gas pumps, and gas tanks on the property. A building permit was issued in January 2000 for the construction of an addition on the east side. Z's Quick Break is listed here in the 2001 city directory.

A building permit was issued to Newton Home Oil in August 2004 to complete interior remodeling.

Z's Quick Break is listed here in the 2011 city directory.

The Savings Bank of Dickinson and the state of Iowa obtained the property in February 2013. In March 2013, the property was acquired by ZSQB Properties #1 LLC. It was sold to Ogre Enterprise LLC in May 2013. In December 2016, it became the property of the current owners Reif Oil Company.

A building permit was issued in February 2017 to Reif Oil Co to remodel the building.

It is now Fast Break, a convenience store and service station owned by Reif Oil Company of Burlington, IA.

## 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.

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

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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Address

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City

**Location map**



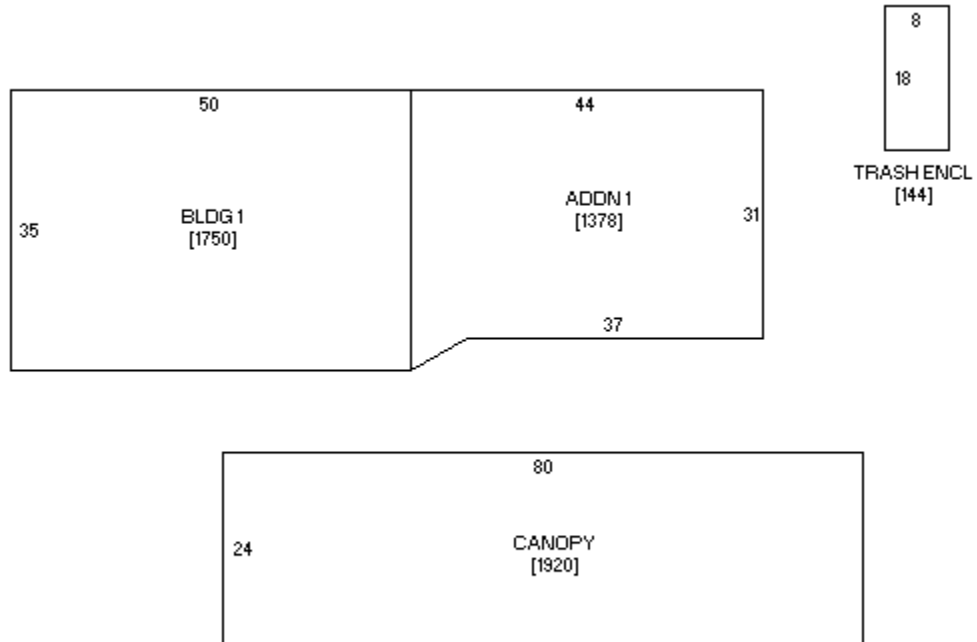
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**Building footprint**



Sketch by [www.camavision.com](http://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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Building in background in 1990s (Hayes collection, HCHT files)



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**Building as Z's Quick Break with old canopy**

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

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**Building as Z's Quick Break with new canopy (1996)**

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

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**Digital photographs**



**Photograph 44-02267-001. South elevation, looking north (October 2023)**

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**Photograph 44-02267-002. West elevation, looking east (October 2023)**



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Photograph 44-02267-003. East elevation, looking west (October 2023)