

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02268  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: Henry County Supply Co-op

B) Other names: 2023 downtown survey # DT-126

## • Location

A) Street address: 207 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): Lot 8 - W 84' - also W 84' of Lot 7

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

14D07: TRANSPORTATION / gas station

02A01: COMMERCE/TRADE / offices

**B) Current functions**

02D: COMMERCE/TRADE / financial office

## • 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: 44-02268 Address: 207 E. Washington 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 age or  
 D: A cemetery. achieved significance within the past 50 years.

**C) Areas of significance**

*Enter categories from instructions*

05: Commerce

02: Architecture

**D) Period(s) of significance**

**E) Significant dates**

*Construction date*

1952  *check if circa or estimated date*

*Other dates, including renovations*

1978

**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 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: 44-02268  
Related District Number: 44-02280

Page 1

---

Henry County Supply Co-op	Henry
Name of Property	County
207 E. Washington St	Mount Pleasant
Address	City

---

**7. Narrative Description**

This is a one-story brick commercial building that was constructed in 1952 and remodeled to its current appearance in 1978. The building originally had a lower roofline on the west portion, with a higher roofline on the east portion that had two service bays. The west portion had two sets of large windows and an entry. The front parapet for the west portion was raised to the height of the east portion in the 1978 remodel, resulting in a stepped appearance on the west side. The façade openings were also modified to three bay windows on the west portion and an entry vestibule and bay window on the east portion. Columns were added as the final touch for the project in early 1979, supporting a simple frieze across the top of the building. As part of the project, the tan brick had a blue gray stain and antiquing stain applied to them, creating the current blue gray appearance of the building. The building retains excellent integrity from this remodel, which was one of the first “Operation Pride” projects in the late 1970s. The west elevation is clad in brick, and it has two double-hung windows and the stepped parapet. The east elevation reveals the tile block construction of the building, and it had three double-hung windows. The rear elevation of the main portion of the building is also clad in brick, and it has two double-hung windows and a rear entry. The original rear section of the building, used as a warehouse, extends from the left/east half of the rear of the building, and it is tile block construction. It has a loading dock and associated entry on the west side.

**8. Narrative Statement of Significance**

Henry County Supply Co-op 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. Though this commercial building was constructed in 1952, the appearance of the building dates to the exterior remodel in 1978 as one of the first “Operation Pride” projects. The remodel reflects a focused renewal effort in improving the looks of downtown buildings in the late 1970s. The proposed period of significance for the potential Mount Pleasant Downtown Historic District extends through this set of projects, and thus this building would be contributing within the 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 at this time. When the 1978 remodel becomes 50 years old, the historical and/or architectural significance of this building should be re-evaluated, as this remodel is significant among the “Operation Pride” projects.

*Developmental history of property*

This is a brick building constructed in 1952, and it was remodeled to its current appearance in 1978.

Sanborn fire insurance maps show an earlier brick house on the west 84’ of Lot 8, with the property stretching back through the west 84’ Lot 7 as well. This house is shown on the 1920 map with a two-story west section and a smaller one-story east section. It has a frame rear addition. The 1942 map shows the same footprint as the earlier brick structure with the western two-story section and eastern one-story section. The rear addition has been removed, with an open porch built. The building is now labeled as a filling station, with two gas pumps to the west side of the building. A historic photograph

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

Site Number: 44-02268  
Related District Number: 44-02280

Page 2

---

Henry County Supply Co-op	Henry
Name of Property	County
207 E. Washington St	Mount Pleasant
Address	City

---

from the 1940s shows the earlier brick house converted for use by the Henry County Supply Co, with gas pumps in the front along E. Washington St (Hwy 34).

The 1937 telephone directory lists Henry County Supply Co as an oil station at 207 E. Washington St, selling gasoline & oils, Paraland products, and providing delivery. The 1938 city directory lists them as a service station and selling gasoline & oil at 207 E. Washington. They continue to be listed at 207 E. Washington St in telephone directories in 1939, 1944, 1948, 1950, and 1952. By 1950, Don Osborn is listed as manager. The property was sold by J.J. and Leona Fitzpatrick to Henry County Supply Co in June 1947.

In July 1952, Harold Knedler, manager of the Henry County Supply Co-op, announced that construction on a new building on the site of the old one on E. Washington would begin around August 1. William Reschly of Olds was the contractor. The old building would be demolished, and a new one-story tile block building with a brick face would be constructed. The main part of the building would be 80 by 40 feet, with 80 feet along Washington. It will house the main office and a two-stall grease and wash room. A 40 by 32 foot warehouse would extend from the rear of the east/right part of the building. Henry County Supply Co had started in 1935, and it had been located in the same brick building since then. There had been discussions for several years about improving their facilities. A building committee was set up earlier in the year, which studied operations of other co-operative organizations and buildings. Initial plans had been reviewed by a group of 38 people and approved to move forward ("Henry County Supply Co-Op to Erect Building," *Mt Pleasant News*, July 17, 1952, 1).

The 1955 city directory continues to list them at 207 E. Washington as Henry County Supply Co and Henry County Supply Fertilizer Plant. Henry County Supply Co-op is then listed in city directories here from 1957 through 1962. The Henry County Supply Co-op Fertilizer Plant also has a separate listing at the same address. In 1964 the business name had changed to Supply Cooperative, Inc, with the office, service station, and fertilizer all listed at 207 E. Washington. In 1968 and 1970, Henry County Credit Union was also listed at the same address. Supply Cooperative, Inc. continues to be listed here in the 1973 city directory.

In January 1974, Supply Cooperative sold the building to Weschler Corporation. Plans were announced in February to install a home improvement center in the former Supply Cooperative Inc building on E. Washington. Remodeling was underway. The building would house Weschler Corporation's home building operations and heavy and highway equipment headquarters. Maurice "Chip" Weschler noted that the home improvement center would office sales and laying of carpet, paint, plumbing, heating supplies and service, cabinets, and counters. Supply Cooperative Inc had moved into their new building on W. Saunders St ("Weschler buys coop building," *Mt Pleasant News*, February 27, 1974, 1).

In May 1978, a new program called "Operation Pride" was launched in Mt Pleasant, implementing several previous recommendations from the central business district plan and the updated comprehensive plan. The initiative started as a three-month study by a committee of the Chamber of Commerce, consisting of Neil Panther, Marvin Day, Craig Smock, Ed Carney, and Cal Carson. Operation Pride initially focused on encouraging this basic restoration work for buildings within a block of the square, with their projects intended to expand to the larger central business and tackle other issues such as parking or streetscaping in moving forward ("Downtown restoration plan unveiled," *Mt Pleasant News*, May 16, 1978, 1). Marvin Day became chairman of the board of Operation Pride.

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

Site Number: 44-02268  
Related District Number: 44-02280

Page 3

---

Henry County Supply Co-op	Henry
Name of Property	County
207 E. Washington St	Mount Pleasant
Address	City

---

Weschler Corporation sold the building to Edward McWhirter and Rande McAlister in October 1977. It was then sold to D-E Enterprises (Marvin Day and Alanson Elgar) in August 1978. A newspaper clipping from December 1978 depicts the remodeled look of the former Weschler Home Center building on E. Washington by the new owners, Marvin Day and Alanson Elgar (D&E Enterprises). The building had bay windows and an exterior entry foyer added, as well as gray stone stain and antiquing stain applied over the original tan brick exterior. A&D Management and the Elgar law offices had moved into the building. The renovation was the first of the Operation Pride projects to be completed, or nearly completed, in town, as shingling of the bay windows was yet to be completed and pillars at each end of the building ("New look on Washington," *Mt Pleasant News*, December 16, 1978).

A&D Management (Pizza Hut office) and the Elgar law offices are listed in this building in the city directories from 1979 into the early 2000s. A&D Management remains listed here in the 2011 city directory.

In October 2018, the building was sold to Richard and Rhonda Mueller for Edward Jones Investments for \$180,000.00. Since May 2020, the building is owned by R&R Mueller Living Trust. Edward Jones Investments currently has an office in the building.

## 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 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.

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

Site Number: 44-02268  
Related District Number: 44-02280

Page 4

Henry County Supply Co-op	Henry
Name of Property	County
207 E. Washington St	Mount Pleasant
Address	City

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.

**Location map**



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

Site Number: 44-02268  
Related District Number: 44-02280

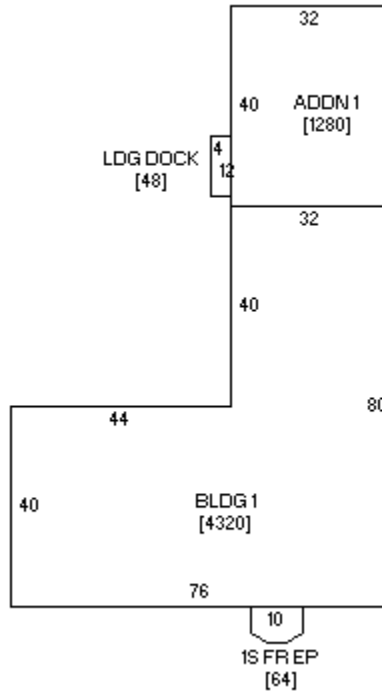
Page 5

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Henry County Supply Co-op	Henry
Name of Property	County
207 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: 44-02268  
Related District Number: 44-02280

Page 6

Henry County Supply Co-op  
Name of Property

Henry  
County

207 E. Washington St  
Address

Mount Pleasant  
City

**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)**



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

Site Number: 44-02268  
Related District Number: 44-02280

Page 7

Henry County Supply Co-op  
Name of Property

Henry  
County

207 E. Washington St  
Address

Mount Pleasant  
City



**Earlier building of Henry County Supply Co**

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

Site Number: 44-02268  
Related District Number: 44-02280

Page 8

Henry County Supply Co-op  
Name of Property

Henry  
County

207 E. Washington St  
Address

Mount Pleasant  
City



**New building for Henry County Supply Co and Co-op  
(HCHT Facebook album)**

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

Site Number: 44-02268  
Related District Number: 44-02280

Page 9

Henry County Supply Co-op	Henry
Name of Property	County
207 E. Washington St	Mount Pleasant
Address	City



**Building remodeled in 1978 (Mt Pleasant News, December 16, 1978, HCHT clipping)**

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

Site Number: 44-02268  
Related District Number: 44-02280

Page 10

Henry County Supply Co-op  
Name of Property

Henry  
County

207 E. Washington St  
Address

Mount Pleasant  
City



**Building in the 1980s (City of Mt Pleasant building permits)**

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

Site Number: 44-02268  
Related District Number: 44-02280

Page 11

Henry County Supply Co-op  
Name of Property

Henry  
County

207 E. Washington St  
Address

Mount Pleasant  
City

**Digital photographs**



**Photograph 44-02268-001. West and south elevations, looking northeast (October 2023)**

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

Site Number: 44-02268  
Related District Number: 44-02280

Page 12

Henry County Supply Co-op  
Name of Property

Henry  
County

207 E. Washington St  
Address

Mount Pleasant  
City



**Photograph 44-02268-002. South and east elevations, looking northwest (October 2023)**

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

Site Number: 44-02268  
Related District Number: 44-02280

Page 13

Henry County Supply Co-op  
Name of Property

Henry  
County

207 E. Washington St  
Address

Mount Pleasant  
City



**Photograph 44-02268-003. East elevation, looking northeast (October 2023)**

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

Site Number: 44-02268  
Related District Number: 44-02280

Page 14

Henry County Supply Co-op  
Name of Property

Henry  
County

207 E. Washington St  
Address

Mount Pleasant  
City



**Photograph 44-02268-004. West elevation of rear section, looking east (October 2023)**



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

Site Number: 44-02268  
Related District Number: 44-02280

Page 15

Henry County Supply Co-op  
Name of Property

Henry  
County

207 E. Washington St  
Address

Mount Pleasant  
City



**Photograph 44-02268-005. North and east elevations, looking southeast (October 2023)**