State Historic Preservation Office January 2016)	9-Digit SHPO Review & Compliance (R&C) Number: Non-extant Year:
Read the lowa Site Inventory Form Instructions form. The instructions are available on ou	tions carefully, to ensure accuracy and completeness before completing r website.
Property Name	
A) Historic name: <u>L.F. Willard House</u>	
3) Other names: <u>2023 downtown survey</u> #	DT-128
Location	
A) Street address: 107 S. Harrison St. (move	
B) City or town: <u>Mount Pleasant</u> C) Legal description:	(Vicinity) County: Henry
, .	Range No.: Section: Quarter: of Quarter:
	Block(s): _16
• Classification	() ()
Building(s) // □ District □ Site □ Structure □ Object C) For properties listed in the National Reg National Register status: □ Listed □ De-liste D) For properties within a historic district: □ Property contributes to a National Register or lo □ Property contributes to a potential historic district □ Property does not contribute to the historic district	cal certified historic district. ct, based on professional historic/architectural survey and evaluation. ict in which it is located. n Historic District Historic district site inventory number: 44-02280 le property study, if applicable: Historical Architectural Data Base #
Function or Use Enter categories (codes as	nd terms) from the Iowa Site Inventory Form Instructions
A) Historic functions	B) Current functions
01A01: DOMESTIC / single residence	_01B01: DOMESTIC / duplex
-	
01C05: DOMESTIC / garage	01C05: DOMESTIC / garage
	
Description Enter categories (codes and ten	ms) from the Iowa Site Inventory Form Instructions
A) Architectural classification	B) Materials
05B: LATE VICTORIAN / Italianate	Foundation (visible exterior): 10B: Concrete
	Walls (visible exterior): 02A: Wood - weatherboard
	Roof: 08A: Asphalt shingle
	Other:

Site Number: 44-02237 Address: 107 S. Harrison St	City: Mt Pleasant County: IA District Number: 44-02280
Statement of Significance	
A) Applicable National Register Criteria: Mark your op Criterion A: Property is associated with significant events. Criterion B: Property is associated with the lives of significant Criterion C: Property has distinctive architectural characteristic Criterion D: Property yields significant information in archaeology	cs. Yes No More research recommended
B) Special criteria considerations: Mark any special co. ☐ A: Owned by a religious institution or used for religious ☐ B: Removed from its original location. ☐ C: A birthplace or grave. ☐ D: A cemetery	
C) Areas of significance Enter categories from instructions 05: Commerce	D) Period(s) of significance
E) Significant dates Construction date 1881	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
Bibliography ⊠ See continuation sheets for the list res Geographic Data Optional UTM references □ See co Zone Easting Northing NAD Zone 1 □ 2 □ 2 □ 3 4	
• Form Preparation	
Name and Title: Rebecca Lawin McCarley / research Organization/firm: SPARK Consulting / Mt Pleasant F Street address: 1630 Park Ave SE	HPC E-mail: <u>sparkconsulting@octaspark.com</u> Telephone: <u>319-200-9767</u>
City or Town: Cedar Rapids	State: IA Zip code: 52403
unique photo number. 3. Photo key showing each photo number on a renumber to indicate the location and directional value.	property/building name, address, date taken, view shown, and map and/or floor plan, using arrows next top each photo view of each photograph. ng boundaries, public roads, and building/structure footprints. historic districts and farmsteads, and barns:
State Historic Preservation Office (SHPO) Use Only	Below This Line
The SHPO has reviewed the Site Inventory and concurs with Yes No More research recomn This is a locally designated property or part of a locally	above survey opinion on National Register eligibility: nended
Comments:	
SHPO authorized signature:	Date:

Site Number: 44-02237
Related District Number: 44-02280

Page 1	
L.F. Willard House	Henry
Name of Property	County
107 S. Harrison St	Mount Pleasant
Address	City

7. Narrative Description

This is a two-story frame Italianate residence that was built on the lot to the south and moved directly to the north in 1930 for the construction of the gas station along E. Washington St. Thus, the historic façade of the house continues to face to the south, though the house "faces" S. Adams St to the east. The wraparound porch was moved with the house in 1930, and it appears to have been removed in the 1960s. The current concrete steps and metal railing to the front entry on the south elevation appear to date to this period. The entry and windows on the south elevation retain their wood pointed lintels and surrounds. The windows generally retain their two-over-two-light double-hung wood sashes, with the second story window converted to entry above the main entry converted to a one-over-one-light double-hung window. The southwest corner of the house has a rotated square tower with a hip roof. Brackets under the wide eaves of the house have been removed, but wood pilasters remain at the corners. The east side of the house, facing S. Adams St, has an entry added between the front/south picture window with decorative transom window and the north/right bay window, which retains a picture window with transom and side two-over-two-light double-hung wood windows. The entry appears to have been added in the 1960s but may have been added in the 1980s. The concrete steps and metal railing are similar to the main/south entry. The second story has two two-over-two-light double-hung wood windows that retain pointed lintels and wood surrounds. The west elevation to the north of the corner square tower has a two-over-two-light double-hung wood, a smaller one-over-one-light double-hung window, and a set of three two-over-twolight double-hung wood windows. The second story has a two-over-two-light double-hung wood window, smaller one-over-one-light double-hung wood window, and a two-over-two-light double-hung wood window. The larger windows and set of windows retain pointed lintels and wood surrounds, with the smaller windows having simple flat lintels. They are likely associated with the addition of bathrooms on the interior. The north/rear elevation has a two-over-two-light double-hung wood window on each story on the left/east bay, with a shallow rear addition that is mostly two-stories in height on the remainder of the rear. An earlier one-story rear addition appears to have been removed with the move in 1930, with the current rear addition built prior to the 1942 Sanborn map. It has smaller one-over-one-light doublehung windows and a rear entry at ground entry.

There is a one-story, hip-roof frame garage that sits behind/northwest of the house, with a driveway accessed from S. Adam St to the east. The hip roof has exposed wood rafter tails. This garage appears to have been built when the house was moved to the site in 1930 or shortly thereafter. The front of the garage has a modern overhead single-car garage door installed, with vertical wood paneling in the remainder of the opening for a larger original door. The remainder of the sides are clad in original horizontal car wood siding. The south side facing the rear yard has a double-hung window that has been covered. The north side has a one-over-one-light double-hung window. The rear/west side has no openings. The eaves apparently overhang the property line, as the south corner has been cut off to accommodate the rear portion of the commercial building to the south that was built on the property line in 1952.

Site Number: 44-02237
Related District Number: 44-02280

Page 2	
L.F. Willard House	Henry
Name of Property	County
107 S. Harrison St	Mount Pleasant
Address	City

8. Narrative Statement of Significance

Though a residential property, this house is tied to the commercial development of Mt Pleasant. The house was originally built along E. Washington Street, immediately to the south of this lot. With commercial development spreading east and west from the core of downtown, particularly for filling stations, in the 1920s and 1930s, this corner lot was a prime location for the new Conoco Service Station. The house was sold and moved to the north part of the lot, with the remainder of the property sold for the filling station. This property falls within the preliminary boundary for the potential Mount Pleasant Downtown Historic District. It would be considered a contributing building within this potential historic district, with the move in 1930 within the period of significance and directly related to the commercial development of the downtown.

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. The loss of the porch and brackets detract from the historic appearance of the house. 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 house that now sits at 107 S Harrison was originally built about 1881 at 209 E Washington. It was moved in 1930 to the north part of Lot 7 to build the Conoco Service Station at the corner in 1931.

A history of the house in *Mt Pleasant Beautiful* notes that Lucien F. and Isabelle Willard purchased the corner lot in 1873. There was a one-story house on this lot, as depicted on the 1869 birds-eye view of Mt Pleasant. Improvements for the last year noted in January 1876 included a residence for L.F. Willard (*The Free Press, January* 6, 1876, 6). Belle died in January 1879 after recently giving birth to a son, George, with her obituary noting that a new house had been planned to be built in spring (*Free Press, January* 9, 1879, 3). In July 1881, the *Mt Pleasant Journal* reported: "L.F. Willard will put another story on his house and make other extensive improvements" (*Mt Pleasant Journal, July* 21, 1881, 2). However, the current house appears to be a completely different house, not a remodel of an earlier house. The price of the property increased from \$1325 when the Willards bought it in 1873 to a sale price of \$3500 in 1887. This house was sold to Eli Hawkins in 1887, and L.F. Willard moved across the street to 302 E. Washington with his son George and mother-in-law Almeda Ross.

L.F. Willard (age 50, born in Maine) is enumerated in the 1880 Mt. Pleasant census. He is widowed and his occupation is harness manufacturing. Living with him is George Willard (son, age 1, born in lowa), Almeda Ross (mother-in-law, age 58, born in Vermont and Hattie Harvey (niece, age 27, born in Maine).

Eli Hawkins (1814-1899) came to Iowa in 1857, settling in Mt. Pleasant... Here for several years, he engaged in the grocery business, on the west side of the square. His health failed and he took up farming. In 1884, he came into town and lived retired. ("The Last of Earth" – Obituary of Eli Hawkins, *Mt. Pleasant Daily News*, February 28, 1899, page 1).

Site Number: 44-02237
Related District Number: 44-02280

Page 3	
L.F. Willard House	Henry
Name of Property	County
107 S. Harrison St	Mount Pleasant
Address	City

The 1893 Mt. Pleasant City Directory shows Eli Hawkins living retired at 209 E Washington. Residing at the same address are E.J. Hawkins (conductor Rock Island RR), Miss Janette Hawkins and Miss Mary E Hawkins (teacher).

This block of E. Washington St is not shown on Sanborn fire insurance maps until 1899. The house is a two-story frame house with a square tower on the southwest corner and a front porch across the remainder of the south façade. A bay window is found on the east side near the rear of the main section of the house. The rear has a two-story section and then a one-story rear addition, which has a porch along the east side and a small porch on the rear.

Eli Hawkins' daughters, Mary (48, single) and Jennette E. (42, single), are enumerated in the 1900 Mt. Pleasant census. Mary Hawkins is a school teacher. The writing is misaligned on the census sheet, but it appears the sisters reside at 209 E Washington and they are renters.

On January 6, 1906, Maria J. Housal sold the property (E 66' of Lots 7-8) to Ada L. Johnson. She then sold the property to Edwin Nichols on February 21, 1907. Nichols sold the property to Homer Gilfillan on August 21, 1908 for \$3,100.

The history of the house in *Mt Pleasant Beautiful* continues that Dr. Homer J. and Clara Gilfillan purchased the house in 1908 and made "quite extensive improvements" (*Mt Pleasant Daily News*, September 8, 1908). The 1909 Sanborn map shows the front porch extended around the east side to the bay window, and the rear porch on the east side extended around to the rear/north side of the rear section. In March 1909, the Gilfillans leased the house to the Phi Delta Theta fraternity, and they moved to a house on N. Broadway (*Mt Pleasant Daily News*, April 22, 1909). In 1910, the fraternity moved to a house on N. Main and the Gilfillans moved back to this house, located at 209 E. Washington St at the corner of Washington and Harrison.

The 1911-1912 Henry County Directory shows H.J. Gilfillan and wife Clara residing at 209 E Washington. His occupation is physician.

On January 23, 1915, the Gilfillans sold the house to A.W. Miller, who sold it in February 1915 to Margaret Payne. Dr. J.E. and Margaret Payne then lived in the house.

The September 1918 Directory of the Mt. Pleasant Telephone Company shows Dr. J.E. Payne's residence as 209 E Washington. His office is located in the Harlan House.

The 1920 Sanborn fire insurance map shows the same footprint for the two-story frame house, including the porches, as the 1909 map. A small frame auto garage sits to the northwest of the house. The property includes the E 66 feet of Lot 8 (at the corner) and Lot 7 (to the rear). At the northwest corner of the parcel, there is a larger frame auto garage.

John E. Payne (age 54, born in Iowa) is enumerated in the 1925 Mt. Pleasant census. He is married and owns his residence, which is valued at \$4,500. Residing with him is Margaret (wife, age 53, born in Iowa) Parge W (son, age 18, born in Iowa) and Russell D. (son, age 14, born in Iowa). The Payne family resides at 209 E Washington.

Site Number: 44-02237
Related District Number: 44-02280

Page 4	
L.F. Willard House	Henry
Name of Property	County
107 S. Harrison St	Mount Pleasant
Address	City

On May 17, 1926, the Paynes sold the house to William Hoaglin. Hoaglin then sold it to Edson B. and Nellie Caris on March 1, 1928.

The July 1928 and May 1930 directories of the Mt. Pleasant Telephone Company show E.B. Caris residing at 209 E Washington.

A notice appears in the *Mt Pleasant News* in June 1930 from Mr. and Mrs. Edson B. Caris that they were contemplating the sale of their property located at the northwest corner of the intersection of Washington and Harrison to Continental Oil company for the erection of a modern English Type brick service station. Plans to be presented to city council on July 2 ("Notice," *Mt Pleasant News*, June 26, 1930, 4). In July 1930, city council approved a permit for Continental Oil Company to erect a filling station on the E.B. Caris lot at Washington and Harrison streets (209 E. Washington) and to build a bulk station near the stockyards ("Grant Permit for Filling Station," *Mt Pleasant News*, July 10, 1930, 1). The residence on the property of E.B. Caris was bought by Mr. Ball of Fairfield and moved to the adjoining lot to the north by December 1930 ("Much Building Taking Place in the County," *Mt Pleasant News*, December 3, 1930, 1).

Property records show that J.E. Holland sold the N 60' of the E 66' of Lot 7 in Block 16 to Joe L. Ball on September 5, 1930. This is the rear portion of the parcel historically associated with the house when it was located on the corner. When the house was moved, it was simply moved directly to the north, remaining oriented with its historic façade to the south. The wrap-around porch moved with the house or was rebuilt per the 1942 Sanborn map, remaining on the east (facing its new address at 107 S. Harrison) and the south (original façade facing Washington). A new frame garage sits to the northwest of the house on its new site.

The house on its new site was sold by Joe and Georgian Ball to John L. Ball on April 1, 1934. He sold it to M.B. Huston in April 1935, who sold it in November 1935 to M S and Emma Cromer. They then sold it in November 1938 to Charles and Emma Carpenter.

The 1941 Mt. Pleasant City Directory shows Tom Young living at 107 S Harrison; Mrs. Laura Campbell resides at 107 ½ S Harrison.

The Carpenters sold the house in October 1943 to Robert and Kathryn Hannum. They are listed in telephone directories and city directories from 1944 through the 1970s as living in this house. The couple operated Hannum's Plumbing for 22 years, selling the business and retiring in 1976 (per the obituary of Kathryn Hannum). Hannum Bros Heating and Plumbing is listed at 214 E. Monroe through the 1950s and 1960s.

In 1985, the house was sold on contract to Dean and Dorothy Lamm, with the full title transferred in November 1989 by Kathryn Hannum, widow. Dorothy opened the Cottage Realty Company in the building to the south in 1983, then moved to the first story of this house when they purchased it in 1985. They lived on the second story. Cottage Realty Company is listed at 107 S. Harrison St in the 1986 city directory through the 1999 directory. In December 1996, Dean and Dorothy Lamm sold the property to their daughter Susan and her husband Steve. They operated Cottage Realty here until it moved to the square in November 1999, when they continue to operate the business.

Site Number: 44-02237
Related District Number: 44-02280

Page 5	
L.F. Willard House	Henry
Name of Property	County
107 S. Harrison St	Mount Pleasant
Address	City

In 2001 Benge Appraisal is listed at this address. The property had two rental apartments by the 2011 city directory. The house currently (2024) remains divided into two rental residences owned by Steve and Susan Gray.

9. Major Bibliographical References

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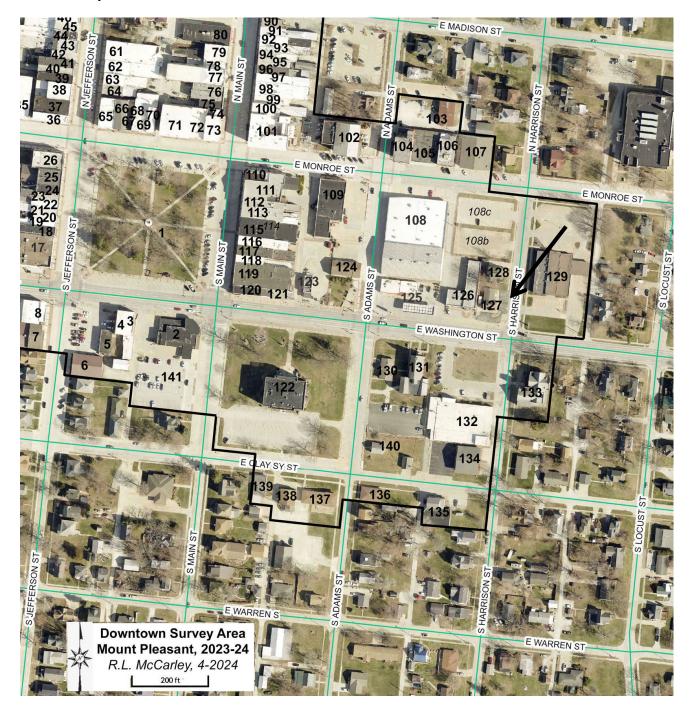
Site Number: 44-02237
Related District Number: 44-02280

Page	6

L.F. Willard House Name of Property	Henry County
107 S. Harrison St Address	Mount Pleasant 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

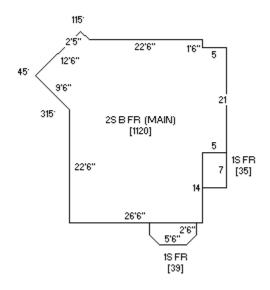


Site Number: 44-02237
Related District Number: 44-02280

Page I

L.F. Willard House Name of Property	Henry County
_107 S. Harrison St	Mount Pleasant
Address	City

Building footprint



Sketch by www.camavision.com

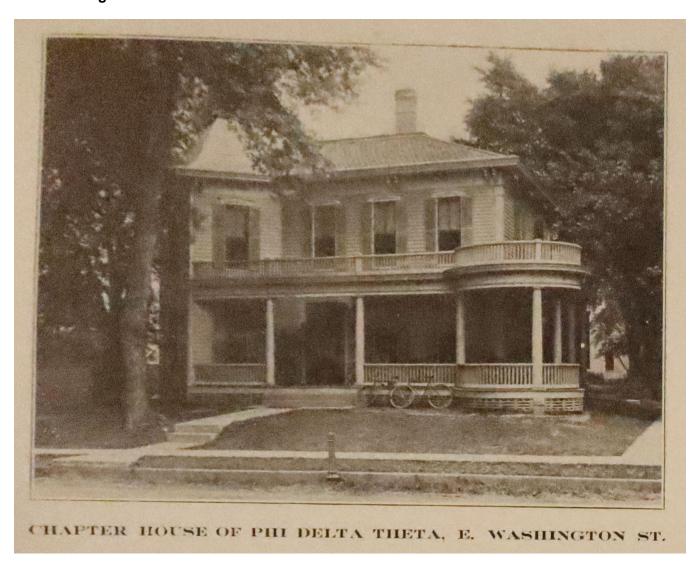
Henry County Assessor (https://beacon.schneidercorp.com)

Site Number: 44-02237
Related District Number: 44-02280

Page 8

L.F. Willard House Name of Property	Henry County
_107 S. Harrison St Address	Mount Pleasant City

Historic images



House in Mount Pleasant Beautiful in 1909

Site Number: 44-02237
Related District Number: 44-02280

L.F. Willard House Name of Property	Henry County
107 S. Harrison St Address	Mount Pleasant City





House moved to north, as depicted 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)

Site Number: 44-02237
Related District Number: 44-02280

Page II

L.F. Willard House Name of Property	Henry County
_107 S. Harrison St	Mount Pleasant
Address	City

Digital photographs



Photograph 44-02237-001. South elevation, looking northwest (October 2023)

Site Number: 44-02237 Related District Number: 44-02280

L.F. Willard House Name of Property	Henry County
_107 S. Harrison St Address	Mount Pleasant City



Site Number: 44-02237
Related District Number: 44-02280

L.F. Willard House Name of Property	Henry County
107 S. Harrison St	Mount Pleasant
Address	City



Photograph 44-02273-003. West elevation, looking northeast (October 2023)

Site Number: 44-02237
Related District Number: 44-02280

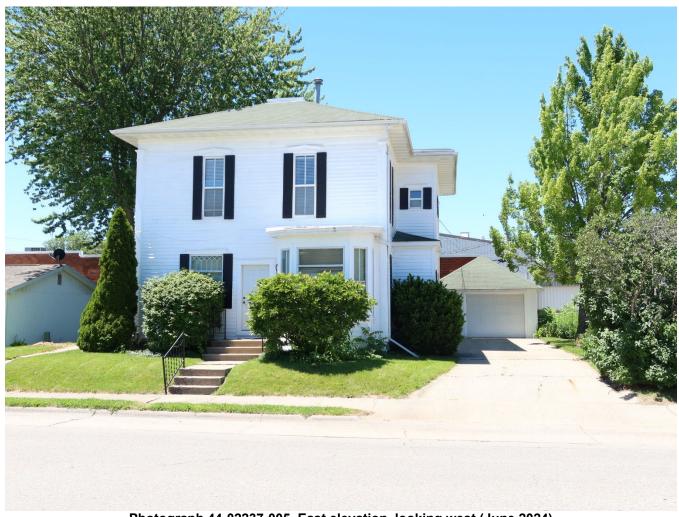
L.F. Willard House Name of Property	Henry County
107 S. Harrison St	Mount Pleasant
Address	City



Photograph 44-02237-004. North elevation, looking south (October 2023)

Site Number: 44-02237 Related District Number: 44-02280

L.F. Willard House Name of Property	Henry County
_107 S. Harrison St	Mount Pleasant
Address	City



Photograph 44-02237-005. East elevation, looking west (June 2024)

Site Number: 44-02237
Related District Number: 44-02280

L.F. Willard House Name of Property	Henry County
_107 S. Harrison St	Mount Pleasant
Address	City



Photograph 44-02237-006. East elevation of garage, looking southwest (June 2024)

Site Number: 44-02237
Related District Number: 44-02280

L.F. Willard House Name of Property	Henry County
107 S. Harrison St Address	Mount Pleasant City



Photograph 44-02237-007. North and west elevations of garage, looking southeast (June 2024)

Site Number: 44-02237
Related District Number: 44-02280

L.F. Willard House Name of Property	Henry County
107 S. Harrison St	Mount Pleasant
Address	City



Photograph 44-02237-008. South elevation of garage, looking north (June 2024)