

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02273  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: Mt Pleasant Police Station

B) Other names: 2023 downtown survey # DT-132

## • Location

A) Street address: 204 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): 17 Lot(s): Lots 5-6-7

## • 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>	
<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**

02E11: COMMERCE/TRADE / grocery

04C01: GOVERNMENT / police station

**B) Current functions**

04C01: GOVERNMENT / police station

• **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

**A) Architectural classification**

99: OTHER

**B) Materials**

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 03: Brick / 05: Metal

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*

1972  *check if circa or estimated date*  
*Other dates, including renovations*  
2009

**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 28, 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: 44-02273  
Related District Number: 44-02280

Page 1

---

Mt Pleasant Police Station	Henry
Name of Property	County
204 E. Washington St	Mount Pleasant
Address	City

---

**7. Narrative Description**

This is a one-story building that was constructed as a grocery store in 1972 and remodeled for the police station in 2009. The original building was constructed set back on the lot from E. Washington St, with ample parking provided for customers in front of the building. A portion of this area remains parking for the police station, with the remainder planted with grass and trees. The entry remains in its historic location on the west half of the north elevation, with a completely redesigned entrance section dating to the remodel in 2009. The entrance section is constructed of metal with a glass wall and extends above and out from the remainder of the façade. The remainder of the north elevation is clad in red brick, with no other openings. The west elevation facing a parking lot to the west that extends to S. Adams St. This elevation is clad in a rough stucco material along the lower portion of the wall with EIFS or similar panels across the upper portion of the wall. There is a side entry at the south end of the west elevation. A loading/warehouse addition extends across the east side of the building and south side of the building, which is clad in vertical metal siding. There is a loading dock and overhead door on the west side of the south portion of the addition. The east elevation has a large vehicular door and pedestrian door on the north/right half. There is a rear entry on the south elevation.

**8. Narrative Statement of Significance**

The Mt Pleasant Police Station is within the preliminary boundary for the potential Mount Pleasant Downtown Historic District. The building was constructed in 1972 as a grocery store, remodeled as the police station in 2009. The current appearance reflects this later period, which falls outside the period of significance for the potential historic district. Thus, it would be classified as a non-contributing building 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.

*Developmental history of property*

On March 1, 2009, the City of Mount Pleasant acquired these lots for the Mount Pleasant Police Station. The earlier commercial building on the site was then remodeled for this purpose.

A grocery store was originally developed on the north portion of this property in 1952. Beneco stores were the retail grocery arm of the Benner Tea Company in the middle of the 20<sup>th</sup> century. From 1939 to 1952, Benteco Food Stores was located at 108 S. Main St on the east side of the square. Around this time, the name shifted to Benner Food Stores. This property on E. Washington St was purchased by Benner Realty in April 1952, with a new grocery store built on this block to the east of the square along E. Washington St. This was a significant move for a grocery store off of the square to a building on a site that could accommodate parking. Benner Food Stores is then listed at this location in city directories from 1955 to 1962. Walgren’s Market operated at 114 S. Main on the east side of the square from 1954 to 1963, until they relocated to 203 E. Washington by 1964. Benner continued to own the property, leasing it to Walgrens. Fire struck this building on October 7, 1971 (Jaynes 1976: 162).

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

Site Number: 44-02273  
Related District Number: 44-02280

Page 2

---

Mt Pleasant Police Station	Henry
Name of Property	County
204 E. Washington St	Mount Pleasant
Address	City

---

In May 1972, the Benner Tea Company of Burlington announced plans to construct a Giant Food Store on the former site of Walgren's Market on E. Washington. The store on that site had burned the previous year, with Walgrens moving to a location to the north on Adams. The Giant Food Store would offer a variety of groceries, meats, and frozen foods. The new store was planned to be located on the south part of the former lot facing north, with the property to the south also purchased for additional parking space. The new brick and metal building would be 15,000 square feet. Kirks Construction Co of Galesburg, IL, was awarded the contract for the project. Giant had 21 stores in Iowa, Illinois, and Missouri at the time, with three others under construction as well. Work was anticipated to be completed in September ("Giant Food Store to be built here," *Mt Pleasant News*, May 18, 1972, 1). Giant Food Store only operated here a few years from 1973 to 1976.

The Giant Food Store was sold by Benner Tea Company to Dick Fields in February 1976, with Fields planning to rent their store and move to this location. The store was 14,400 square foot in comparison to his current 6,000 square on N. Jackson. Minor remodeling was completed, and the store was opened in March ("Fields Buys Giant Store," *Mt Pleasant News*, February 14, 1976, 1). In 1965-66, a grocery store had been built on the west edge of downtown at 106 N. Jackson, also a location with ample parking. Mount Pleasant city directories from 1966 through 1974, show Bud's Super Valu (Bud Waugh, owner) operating a grocery and meat market at 106 N Jackson. The Super Valu was sold to Dick Fields in 1975, and Dick's Super Valu operated at 106 N Jackson for about a year. He then purchased the Giant Store on E. Washington that had been built in 1972 and moved Dick's Super Valu to that building in 1976 ("Henry County in '76 – celebrations, prison, trial," *Mt Pleasant News*, December 31, 1976, 1-2). The building was sold by Aldi Benner Co to Charles Fitzmorris on June 25, 1976.

Dick's Super Valu is listed at 204 E. Washington in the 1981 city directory. In 1986, both Dick's SuperValu and Fitzpatrick Pharmacy were listed at this address.

In July 1988, a sign permit was issued for a new sign and awning for Super Valu. A sketch was included with the permit showing the front of the building at this time (City of Mt Pleasant building permits). The 1993 city directory lists Dave's Super Value and Fitzpatrick Pharmacy at 204 E. Washington St.

The building was sold by the Charles Fitzmorris Revocable Trust to David and Sharleen Bertling in October 1995.

In July 1996, a building permit was issued to Dave's Super Valu (C.J.C. Inc) for a \$255,960 project to remodel the building and construct a 20' by 82' addition to the existing building, located on the west side. Contractor was H. Eugene Smith Construction Co, Inc. A sign permit was then issued in October 1996, with a sketch of the building also included (City of Mt Pleasant building permits).

In 2001 Dave's SuperValu appears in the newspaper ads as well as Fitzpatrick Pharmacy.

The police department for Mt Pleasant was located in four other buildings in the downtown in the 80 years prior to remodeling and moving into this building. The police department was originally located in the city hall / fire station building at 106 N. Jefferson St after it was built in 1871. The police department moved to the new City Hall at 220 W. Monroe St after it was built in 1936. In 1975, the police department moved to the remodeled county jail and sheriff's residence at 106 E. Clay St, renamed the Henry County Public Safety Center. In 1987, the police department moved to the building at 300 W. Monroe St, which had

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

Site Number: 44-02273  
Related District Number: 44-02280

Page 3

---

Mt Pleasant Police Station	Henry
Name of Property	County
204 E. Washington St	Mount Pleasant
Address	City

---

been previously remodeled in 1979 for the fire station and community center. The police department then moved from that building to this location in 2009.

The city purchased the property for \$195,000.00 on March 1, 2009, from David and Sharleen Bertling. In order to remodel the building to a police station with additional parking to the rear, an easement was granted by St. Michael's Episcopal Church so the alley could be closed off to through traffic. A building permit was issued in July 2009 to the City of Mt Pleasant for a remodel of an existing building with an estimated cost of \$969,410. The use would be changed from grocery store to police station. The architect was Shive Hattery, and the contractor was Jean C. Wiley & Sons. Police chief Terry K. Simmons "was a key player in the construction of the department's current building, where the department has been located since 2010. He helped with all the plans and architects with the designing" (*Southeast Iowa Union*, July 20, 2020).

The 2011 city directory lists the Mt Pleasant Police Department at 204 E. Washington.

The building continues to be used as the Mt Pleasant Police Department.

### 9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

*Mount Pleasant City Directory for 1893*. Mt. Pleasant, IA: Francis D. Craig, 1893.

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.

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, 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: 44-02273  
 Related District Number: 44-02280

Page 4

Mt Pleasant Police Station	Henry
Name of Property	County
204 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: 44-02273  
Related District Number: 44-02280

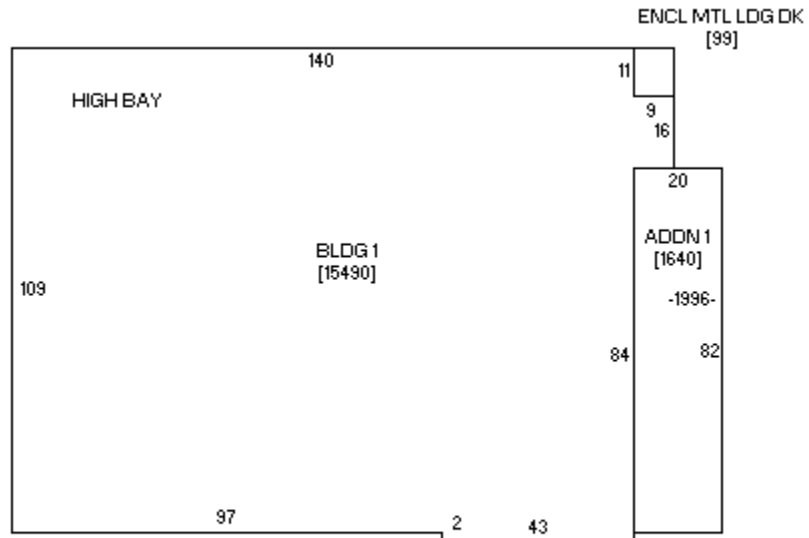
Page 5

---

Mt Pleasant Police Station	Henry
Name of Property	County
204 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: 44-02273  
Related District Number: 44-02280

Page 6

Mt Pleasant Police Station  
Name of Property

Henry  
County

204 E. Washington St  
Address

Mount Pleasant  
City

**Historic images**



**Earlier building on site for Walgren grocery store prior to fire in 1972 (HCHT Facebook album)**



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

Site Number: 44-02273  
Related District Number: 44-02280

Page 7

Mt Pleasant Police Station

Henry

Name of Property

County

204 E. Washington St

Mount Pleasant

Address

City



**Giant Discount Foods in 1974 (Dyall photos, HCHS binder, Mt Pleasant Library)**

*new building set back on the site with parking in front*

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

Site Number: 44-02273  
Related District Number: 44-02280

Page 8

Mt Pleasant Police Station  
Name of Property

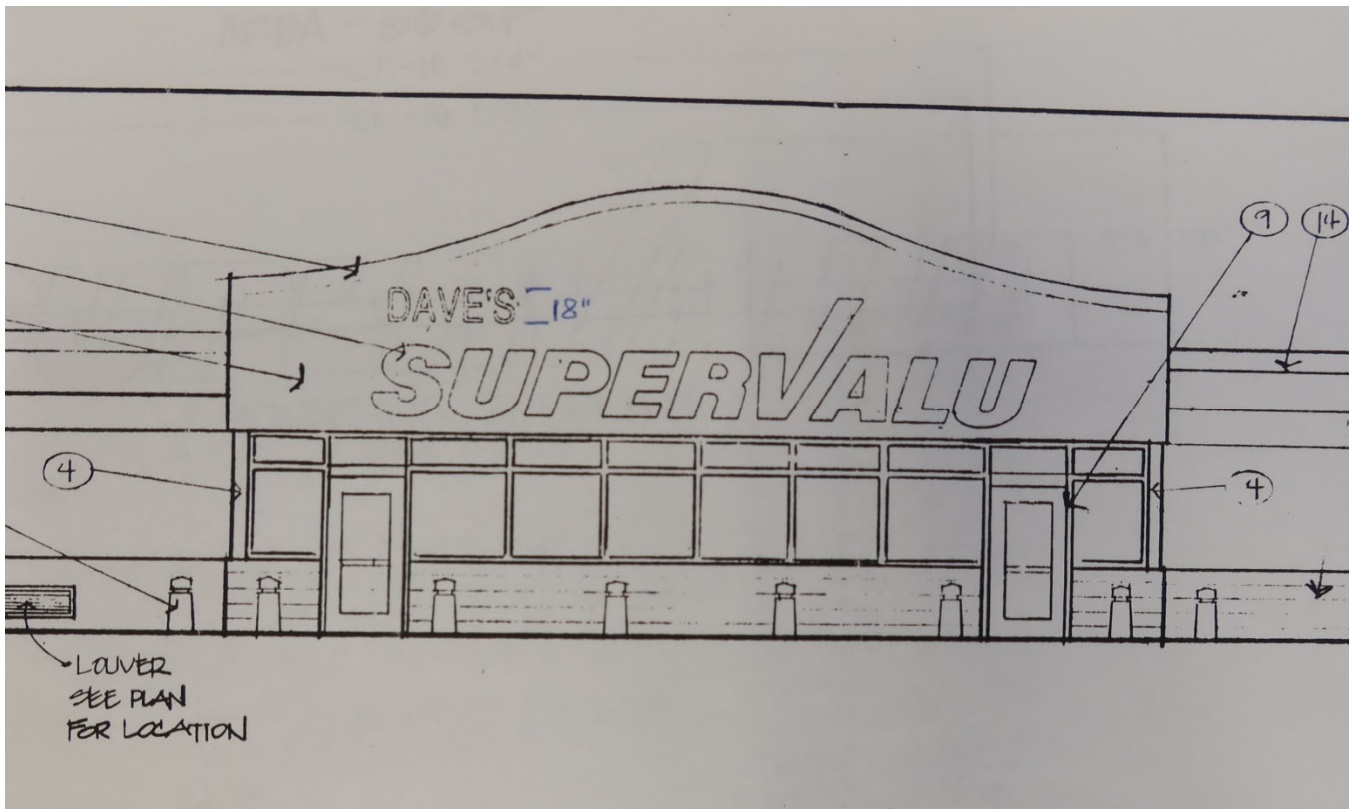
Henry  
County

204 E. Washington St  
Address

Mount Pleasant  
City



Sketch for sign permit application in July 1988 (City of Mt Pleasant building permits)



Sketch for sign permit application in October 1996 after remodel (City of Mt Pleasant building permits)



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

Site Number: 44-02273  
Related District Number: 44-02280

Page 9

Mt Pleasant Police Station

Henry

Name of Property

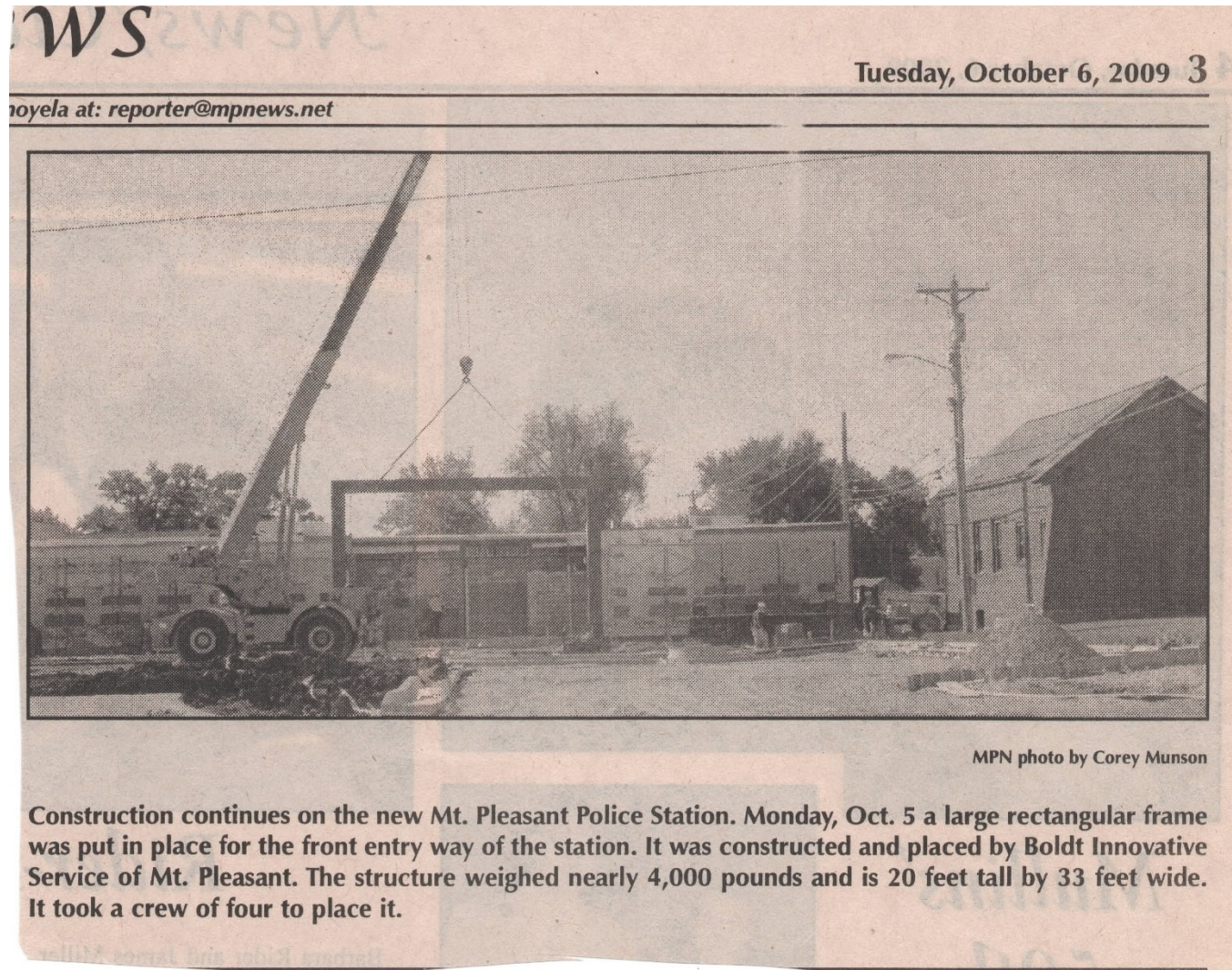
County

204 E. Washington St

Mount Pleasant

Address

City



Remodel for police station in October 2009 (*Mt Pleasant News*, October 6, 2009, 3)

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

Site Number: 44-02273  
Related District Number: 44-02280

Page 10

Mt Pleasant Police Station

Name of Property

Henry

County

204 E. Washington St

Address

Mount Pleasant

City

**Digital photographs**



**Photograph 44-02273-001. North elevation, looking south (October 2023)**



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

Site Number: 44-02273  
Related District Number: 44-02280

Page 11

Mt Pleasant Police Station  
Name of Property

Henry  
County

204 E. Washington St  
Address

Mount Pleasant  
City



**Photograph 44-02273-002. West elevation, looking east (October 2023)**



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

Site Number: 44-02273  
Related District Number: 44-02280

Page 12

Mt Pleasant Police Station  
Name of Property

Henry  
County

204 E. Washington St  
Address

Mount Pleasant  
City



**Photograph 44-02273-003. East elevation, looking west (October 2023)**