

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02238 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 Professional Center

B) Other names: 2023 downtown survey # DT-134

• **Location**

A) Street address: 207 S. Harrison 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): 17 Lot(s): 8

• **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>1</u> | Buildings | <u>—</u> | Buildings |
| <u>—</u> | Sites | <u>—</u> | Sites |
| <u>—</u> | Structures | <u>—</u> | Structures |
| <u>—</u> | Objects | <u>—</u> | Objects |
| <u>1</u> | Total | <u>—</u> | Total |

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

11D03: HEALTH CARE / doctor/dentist office

02A01: COMMERCE/TRADE / office building

B) Current functions

02A01: COMMERCE/TRADE / office building

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

A) Architectural classification

08: MODERN MOVEMENT

B) Materials

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 03: Brick

Roof: 08A: Asphalt shingle

Other: _____

C) Narrative description *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 44-02238 Address: 207 S. Harrison 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 page 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

1965 *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 29, 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: _____

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| Mt Pleasant Professional Center | Henry |
| Name of Property | County |
| 207 S. Harrison St | Mount Pleasant |
| Address | City |

7. Narrative Description

This brick building was constructed in 1964-65 by Professional Office Buildings, Inc. of Wisconsin, as four offices for health care professionals. The gable roof with wide overhanging eaves and inset panels with windows reflect features of the Contemporary style. The building is constructed with a multi-color red brick, and it sits on a concrete foundation. The building is located to the southeast of the core of the downtown on the square, reflecting the move of doctor and dentist offices from the second story of buildings to buildings on the edges of the downtown. The building is constructed into a hillside on the west side of S. Harrison St, with the upper level accessed directly from parking along S. Harrison St and the lower level accessed directly from the parking lot to the west side the building. Free parking as a key feature for the offices in this building.

Due to the slope of the site, the building appears as a one-story building on the east elevation from S. Harrison St. The double-door entry is recessed and centered on this side. A set of three windows are located to either side of the entry, each with a large upper single-light window and lower awning window. The south/left half of the east elevation is slightly recessed, with the wide eaves supported by simple wood columns with a T beam at the top. The rectangular ends of these beams are visible under the eaves on the north/right half of the east elevation. The wide low gable is clad in wood siding.

The south elevation faces E. Clay St, with the slope of the site visible from the street. Concrete steps extend up at the southeast corner to access the east entry. A large section with windows is slightly inset on the south elevation, with a narrow band of brick at the east end and a wider section of brick at the west end. The inset section has six rectangular windows on the lower level and stacked pairs of rectangular windows on the upper level, with the remainder of the wall surface clad in vertical wood boards.

The building appears as a two-story building on the west elevation, with the lower level at ground level. A flat roof extends out above the centered recessed double-door entry on the west elevation. The south/right half is slightly recessed, with the wide eaves supported by simple wood columns with a T beam at the top. The rectangular ends of these beams are visible under the eaves on the north/left half of the east elevation. The south/right half has a narrow brick section by the entry, a vertical inset section with wood paneling and three windows on each story, a wider brick section, a vertical inset section with wood paneling and two windows on each story, and a narrow brick section at the south corner. Each window is the same style as found on the east elevation, with a large upper single-light window and a lower awning window. The left/north half has a narrow brick section by the entry, a vertical inset section with wood paneling and three windows on the lower level story, a wider brick section, a vertical inset section with wood paneling and two windows on each level, and a narrow brick section at the south corner. Each window is the same style as found on the east elevation, with a large upper single-light window and a lower awning window. A single window is found on the upper level above the set of three windows.

The north elevation is a mirror image of the south elevation. It has a large section with rectangular windows and wood paneling inset, with a narrow band of brick at the east end and a wider section of brick at the west end.

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8. Narrative Statement of Significance

The Mt. Pleasant Professional Center 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. While professional offices were historically located on the second story of downtown buildings, they began to move to one-story buildings built on the edges of downtown in the 1960s. This building was constructed for offices to move from downtown location to this new building, which had ample parking. The building contributes to the historic commercial character of the downtown, and it reflects the period of downtown development in the 1960s. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

Based on research and evaluation conducted to date, the Mt. Pleasant Professional Center appears to be potentially individually eligible for listing on the National Register of Historic Places for its construction as an office building and/or for its architecture. Further research and 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

Built in 1965, this office building replaced an earlier 1 ½ story frame house that sat on Lot 8. From Harrison Street on the east, this building looks like a 1-story building, but the building is two stories when viewed from the west as it is built into the side of a hill.

In April 1964, the Church of the Open Bible sold Lot 4 to I M Deal, Dale Garrels, and Charles Toland. On July 21, 1964, the men transferred the property to Mt. Pleasant Professional Center, Inc.

The *Mt Pleasant News* reported in August 1964 that the foundation was being poured for the new Mt. Pleasant Professional Center located to the south of Walgren's parking lot on S. Harrison. The building would be a two-story brick and redwood structure with entrances on two levels. Two offices would be located on each story. It would house the offices of two physicians, an optometrist, and a dentist: Dr. I.M. Deal, optometrist; Charles W. Toland, M.D.; Harold C. Rankin, M.D., and dentist Dr. Dale E. Garrels. The work would be done in 3-4 months. With the 29 space parking lot, there would be ample parking ("Professional Building Started," *Mt Pleasant News*, August 18, 1964, 1). In 1965, the new professional building on S. Harrison had been completed, with the owners moved into the location ("Year of Growth and Many Changes in Mount Pleasant," *Mt Pleasant News*, December 31, 1965, 1). The building was constructed by Professional Office Buildings, Inc. of Wisconsin for \$84,700 ("\$30,000 Asked in Suit," *Mt Pleasant News*, August 26, 1965, 1).

In April 1965, Dr. I.M. Deal advertised that he would be in his new location at the Professional Center at 207 S. Harrison St on Monday April 26 (*Mt Pleasant News*, April 24, 1965, 3). Dr. Deal had been located at 102 E. Monroe St since 1950. Dr. Dale Garrels had been located at 125 ½ W. Monroe since 1962. Dr. Rankin had been located at 108 N. Main in 1964. Dr. Toland had been located at 127 N. Jefferson in 1964. Thus, the four men moved from separate locations into this shared building.

In March 1967, Charles W. Toland, M.D., sold his office in Mt Pleasant and his interest in the Mt Pleasant Professional Center to Warren B. Scott, M.D. Dr. Scott was serving as medical officer in the Navy and

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planned to open his practice in Mt Pleasant in summer. He was the son of Mr. and Mrs. Charles Scott of Winfield ("Dr. C.W. Toland sells facilities to Dr. W.B. Scott," *Winfield Beacon*, March 23, 1967, 1).

The 1968 city directory lists Dr. I.M. Deal, Dr. Dale E. Garrels, Dr. Harold C. Rankin, and Dr. Warren B. Scott at 207 S. Harrison St.

The 1976 city directory lists Dr. I.M. Deal, Dr. Dan L. Rupp, Dr. Dale E. Garrels, Dr. Harold C. Rankin, and Dr. Warren B. Scott at 207 S. Harrison St.

The 1986 city directory lists Deal & Rupp (Dr. I.M. Deal, Dr. Dan L. Rupp), Dr. Dale E. Garrels DDS, Ruby Alyn Droz DC, and S.A. Bainter at 207 S. Harrison St.

In 1998 the building's occupants are listed as Alcohol and Drug Dependency, Gamrath Insurance, and McLean Conway, DPM.

In August 1998, the Mount Pleasant Professional Center sold the building to Russell and Davonna Cox for \$200,000.00. Dr Cox was a doctor of podiatric medicine.

The 2001 city directory lists Cox Chiropractic Clinic, Gamrath Doyle Vens Insurance, and Temp Associates at 207 S. Harison.

In 2011 the occupants are Concha Audiology, Rehab PLX, Cox Chiropractic, and Gamrath, Doyle, Vens Insurance.

In April 2021, the Russell and Davonna Cox sold the building to Happy Ears Holding LLC for \$310,000. In June 2023, Happy Ears Holding sold the building to Reb Will LLC for \$318,000.

Offices currently in the building include REM Iowa, Concha Audiology & Rehab PLC, and Gamrath-Doyle-Vens Insurance.

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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

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.

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Location map



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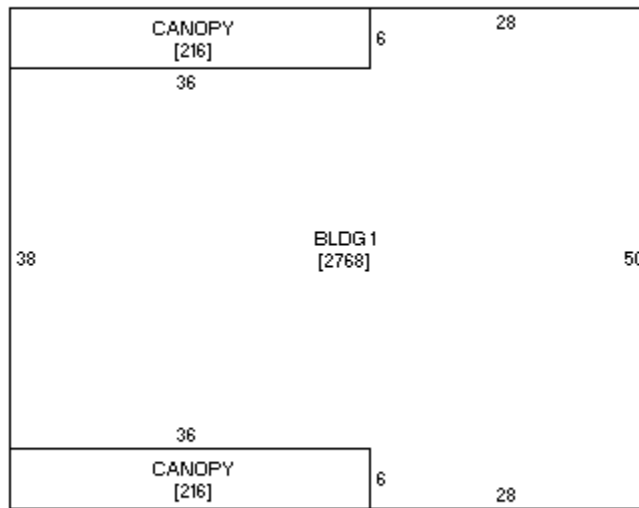
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Building footprint



Sketch by www.camavision.com

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

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Historic images

none identified

Digital photographs



Photograph 44-02238-001. East elevation, looking west (October 2023)

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Photograph 44-02238-002. South elevation, looking north (October 2023)

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Photograph 44-02238-003. West elevation, looking east (October 2023)