

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02236  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: Wilcox Welding Service

B) Other names: 2023 downtown survey # DT-135

## • Location

A) Street address: 204 E. Clay 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): 18 Lot(s): Lot 5 – W 70'

## • 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>	<b>Total</b>	<u>—</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**

02E04: COMMERCE/TRADE / blacksmith/welding

14D09: TRANSPORTATION / automotive service

**B) Current functions**

02A: COMMERCE/TRADE / business

## • 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): 02: Wood

Roof: 05: Metal

Other: \_\_\_\_\_

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

Site Number: 44-02236 Address: 204 E. Clay 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

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

**E) Significant dates**

*Construction date*

1946  *check if circa or estimated date*

*Other dates, including renovations*

1950, 1961

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

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

Site Number: 44-02236  
Related District Number: 44-02280

Page 1

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<u>Wilcox Welding Service</u>	<u>Henry</u>
Name of Property	County
<u>204 E. Clay St</u>	<u>Mount Pleasant</u>
Address	City

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**7. Narrative Description**

This commercial structure had evolved with additions over the years. The original one-story concrete-block building was constructed in 1946. The second story then appears to have been added around 1950. The large rear addition was added in 1961. The wood shake pent-roof awning was likely added in the 1970s. Other alterations may have also been made at other points. However, the current appearance of the building in general reflects the appearance of the building in the late 1970s. The building faces E. Clay St to the north. The main core of the building is currently two stories, with an addition to the north side. The entry is centered on the main core of the building, with two eight-light metal windows to the left/east. The large single-light window to the left/west is found in a built-out square bay. The north side of the east addition has a multi-light metal window. The first story has been clad in a combination of vertical and diagonal wood siding, likely around the same time that the wood shake pent-roof awning was added across the width of the building and east addition. The second story of the main core of the building has earlier wide wood siding and two large multi-light metal windows. The gable roof of this section is clad in metal roofing. An enclosed porch is located on top of the east addition. The metal windows are indicative of the construction in the 1940s/50s, as well as the more industrial nature of the business.

The west elevation has similar features on the main core of the building. The wood shake pent-roof awning continues around this side, and the walls of the first story have been clad in a combination of vertical and diagonal wood siding. There are two widely spaced vertical eight-light metal windows. The second story is clad in wide wood siding, and it also has two vertical eight-light metal windows. There is a vent in the peak of the gable. Only the vent in the gable on the east elevation of the main core of the building is visible, with the first story addition and the second story enclosed porch. The front portion of the east elevation of the addition has the continuation of the wood shake pent-roof awning, with the wall clad in vertical wood siding. It has a side entry and a 12-light metal window. The enclosed porch on the second story has a large window, side entry accessed by metal stairs, and a pair of one-over-one-light double-hung windows. The metal stairs appear to date to the 1950s, with a railing with circles that may have been custom made on the property.

A large one-story concrete block rear addition was constructed in 1961. The west side has a large vehicular entry in a wall that is angled to the northwest, and it has a later garage door. There is a high set of four tall/vertical windows and a side pedestrian entry to the south/right of the garage door. The east portion of the addition extends beyond the side of the earlier building, with a pedestrian entry on the north side. The east elevation has five large window openings, with the front/north two windows slightly shorter than the other three windows. Each large window opening has four tall/vertical windows. The south/rear elevation has 12 windows that span the width of the addition. Each of the window openings appear to originally have had four stacked rectangular windows, with some sash replaced by paneling.

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

Site Number: 44-02236  
Related District Number: 44-02280

Page 2

---

Wilcox Welding Service	Henry
Name of Property	County
204 E. Clay St	Mount Pleasant
Address	City

---

**8. Narrative Statement of Significance**

Welding Wilcox Service 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. The building contributes to the historic commercial character of the district, and it reflects the period of downtown development in the 1950s. During the 1940s and 1950s, automotive-related businesses were constructed in new one-story buildings on the blocks removed from the square, with this one located at the far southeast edge of this type of development. 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, this building does not appear to likely be individually eligible for listing on the National Register of Historic Places. 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 1942 Sanborn map shows a two-story garage at the northwest corner of this parcel behind a house that faces S. Harrison to the east. The 1947 aerial view shows a different building on this site, instead of the earlier garage. On October 2, 1944, Helen Meyers sold Lot 7 to Robert and Edith Angel for \$3,100. On March 20, 1946, they sold only the west 70' of Lot 7 to Mary Jane Wilcox, which is this portion of the lot with the earlier garage. On April 15, 1947, they sold the remainder of Lot 7, the house at the corner, to Millie J. Walker.

The *Mt Pleasant News* reported in early May 1946 that Everett R. Wilcox is getting ready to open a welding shop at 208 E. Clay St. He was unable to find a building of the type that he wanted, so he built a concrete block structure at the E. Clay location. He would move to town with his family as soon as they found a house ("Will Open Welding Shop on East Clay," *Mt Pleasant News*, May 3, 1946, 1). Wilcox Welding Service then advertises that they will open for business on May 8, offering electric and acetylene welding. They were located on the south side of Clay Street, one-half block east of the courthouse (*Mt Pleasant News*, May 10, 1946, 5). Their ad in June notes that they offered Portable Electric & Acetylene Welding – "We'll go anywhere at any time. Prompt service. Satisfaction Guaranteed." (*Mt Pleasant News*, July 19, 1946, 4). The 1948 city directory lists Wilcox Welding Service at 206 E. Clay St, offering Portable Electric & Acetylene Welding.

The June 1949 Mt. Pleasant Telephone Directory lists E R Wilcox Welding Service on E Clay. E R Wilcox is listed separately in the directory, showing a residence in Highland Addition. The Everett Wilcox family is enumerated in the 1950 Mt. Pleasant, Henry County, Iowa census: Everett Wilcox (age 34, born in Illinois, owner & proprietor of a welding shop), Mary Wilcox (wife, age 32, born in Wisconsin, office work in welding shop) and Mary Lou Wilcox (daughter, age 8, born in New York). "Highland" is written for the street address of the family.

The second story appears to have been added to the original one-story building in 1950 (no building permit was identified). The 1950 telephone directory lists E.R. Wilcox Welding Service at 206 E. Clay, with the residence of E.R. Wilcox at 206 ½ E. Clay. They have the same listing and services in the 1952 telephone directory. The residence of Everett Wilcox is also listed here in the 1955 city directory. In

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

Site Number: 44-02236  
Related District Number: 44-02280

Page 3

---

Wilcox Welding Service	Henry
Name of Property	County
204 E. Clay St	Mount Pleasant
Address	City

---

1957, the address for Wilcox Welding Service shifts to the current numbering of 204 E. Clay St, and they continue to offer Portable Electric & Acetylene Welding.

A building permit was used for "repair and construction" at the building at 204 E. Clay St to Everett R. Wilcox on February 28, 1961. This permit was for the construction of the rear addition to expand space for the business. The site plan shows the existing 24' by 41' building, with the 70' by 46' rear addition to the south with an angled northwest corner.

Wilcox Welding Service remain listed at 204 E. Clay St through the 1960s and 1970s city directories. The residence of the Wilcox family remained at 204 ½ Clay through this period as well. Everett Wilcox then retired in 1977 due to his health. An auction was held on July 30, 1977 of all contents of the Wilcox Welding Service (*Mt Pleasant News*, July 27, 1977, 2).

In 1981, Bob's Auto Repair, owned by Robert Olson, was listed at 204 E. Clay St. He was living on the second story at 204 ½ Clay St as well. McCoy Plumbing and Heating is listed here in the 1986 city directory, as well as Robert Olson (likely living on the 2<sup>nd</sup> story).

The estate of Everett R. Wilcox transferred all interest in this property (W 70' of Lot 5) to Mary Jane Wilcox on October 22, 1987.

In 1989, Don Leyden Auto Repair occupied the building, with G A B Business listed also.

A series of transfers on October 27, 1992, transferred the property from Mary Jane Wilcox ultimately to Larry J. and Charla Roth. They then sold the property to Daniel J. and Lois M. Braun on December 12, 1992.

The 1993 city directory lists Don Leyden Auto Repair & Mice at 204 E. Clay St.

Daniel J. and Lois M. Braun sold the property to Patrick Callaway and James Matthews on March 3, 2000. Matthews transferred his interest in the property to Callaway on November 12, 2003.

C&M Cooling and Heating received a sign permit in April 2000 to install their sign on this building at 204 E. Clay St. In 2011, C&M Cooling, Heating, and Plumbing is listed at 204 E. Clay St, with a residential tenant in the apartment on the second story.

The current business is C&M Cooling, Heating, and Plumbing. Patrick Callaway continues to operate the business. They are a Lennox and Rheem dealer.

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

Site Number: 44-02236  
Related District Number: 44-02280

Page 4

---

Wilcox Welding Service	Henry
Name of Property	County
204 E. Clay St	Mount Pleasant
Address	City

---

**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.

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

Site Number: 44-02236  
Related District Number: 44-02280

Page 5

Wilcox Welding Service

Name of Property

204 E. Clay St

Address

Henry

County

Mount Pleasant

City

**Location map**



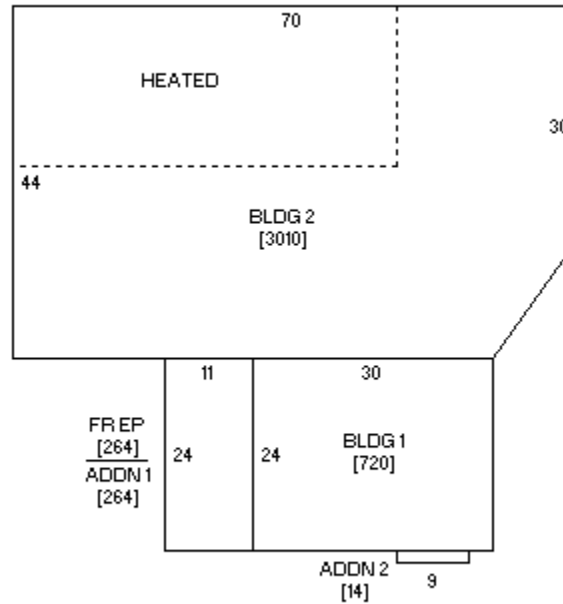
**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 44-02236  
Related District Number: 44-02280

Page 6

Wilcox Welding Service	Henry
Name of Property	County
204 E. Clay 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: 44-02236  
Related District Number: 44-02280

Page 7

Wilcox Welding Service

Name of Property

Henry

County

204 E. Clay St

Address

Mount Pleasant

City

**Historic images**



**Property 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)**  
*one story building on property*

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

Site Number: 44-02236  
Related District Number: 44-02280

Page 8

Wilcox Welding Service

Name of Property

Henry

County

204 E. Clay St

Address

Mount Pleasant

City

**Digital photographs**



**Photograph 44-02236-001. North elevation, looking south (October 2023)**

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

Site Number: 44-02236  
Related District Number: 44-02280

Page 9

Wilcox Welding Service

Name of Property

Henry

County

204 E. Clay St

Address

Mount Pleasant

City



Photograph 44-02236-002. West elevation, looking east (October 2023)

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

Site Number: 44-02236  
Related District Number: 44-02280

Page 10

Wilcox Welding Service

Name of Property

Henry

County

204 E. Clay St

Address

Mount Pleasant

City



**Photograph 44-02236-003. East elevation, looking west (October 2023)**

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

Site Number: 44-02236  
Related District Number: 44-02280

Page 11

Wilcox Welding Service

Name of Property

Henry

County

204 E. Clay St

Address

Mount Pleasant

City



**Photograph 44-02236-004. South elevation, looking north (October 2023)**