

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02232 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 Abstract Co

B) Other names: 2023 downtown survey # DT-136

• Location

A) Street address: 300 S. Adams 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 1 - N 35'

• 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
—	Total	—	<u>1</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: _____ Historic district site inventory number: _____

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

02B03: COMMERCE/TRADE / abstract office

B) Current functions

02B03: COMMERCE/TRADE / abstract office

• 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): 03: Brick

Roof: 15C: Rubber

Other: _____

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

Site Number: 44-02232 Address: 300 S. Adams 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 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

1987 *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 & Pat White 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 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: _____

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Name of Property	County
300 S. Adams St	Mount Pleasant
Address	City

7. Narrative Description

This one-story commercial building was constructed in 1987 as an office for an abstract company. The building is located on the corner to the southeast of the courthouse block. The building has multi-color brown brick walls, and it sits on a concrete foundation. The hip roof has wide eaves, and it is clad in asphalt shingles. The entrance faces S. Adams St to the west. It has a single-door entry with sidelights, with decorative glass in the upper portion of the door and sidelights. Paired single-light casement windows are found to the south/right of the entry on the west elevation. The north elevation faces E. Clay St. It has a centered set of three single-light casement windows, with another set of three single-light casement windows to the left/east and a pair of single-light casement windows to the right/west. The south elevation has a pair of single-light casement windows on the left/west half, and two sets of paired single-light casement windows on the right/east half. The east/rear elevation has a centered single-door rear entry with a regular window.

8. Narrative Statement of Significance

Henry County Abstract Co was built in 1987, which is after the period of significance for the potential Mount Pleasant Downtown Historic District. As it is located on the south edge of the potential historic district, it will likely not be included within the final boundary for the historic district, as it would be classified as a non-contributing building based on its date.

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 building should be re-evaluated after it is at least 50 years old, as it appears to retain excellent integrity from its construction and remains the location of Henry County Abstract Co.

Developmental history of property

This one-story building was constructed in 1987 on the site of an earlier building at this corner. The 1942 Sanborn map and 1947 aerial view of Mt Pleasant show a large one-story frame building occupying the eastern portion of Lot 1. It was used for auto repair in 1942. The Mt Pleasant School District acquired the E 100' of Lot 1 in Block 18 in March 1948 and then acquired the west 50' of Lot 1 in August 1959. The 1960 city directory lists the school bus garage at 300 S. Adams.

Mt Pleasant School District sold all of Lot 1 to Everett R. Wilcox, who owned the property to the east, on June 11, 1963. The 1968 city directory lists the Student Center at 300 S. Adams. The 1970 city directory lists Everette Lampe here. It continues to be used as a residence in 1978.

Wilcox sold the property on contract, with a quit claim deed for the N 35' of Lot 1 from Danny J and Judith Goddard to William Layne and Leonidus S. Shahan on August 2, 1978.

Chemical & Technical Services, Inc. was incorporated on June 28, 1977, with the designated directors: William S. Layne, Richard Nicholson and Leonidus S. Shahan (*Mt. Pleasant News*, July 11, 1977, page 2). The 1979, 1981, 1983 and 1987 city directories list Chemical & Technical Services at 300 S. Adams

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St. Bill and Kathy Layne were managers of Chemical & Technical Services, Inc. They were located at 300 S. Adams St in 1986, providing area farmers and landowners with agricultural soil analysis as well as examining animal feeds ("Chemical and Technical Services," *Mt Pleasant News*, March 19, 1986, 21).

The estate of Everett Ray Wilcox transferred the property to Leonidus Shahan and William S. Layne on April 7, 1987, who then transferred it to John J. and Mary Riley on April 7, 1987. John Riley was a realtor with Iris Realty Co. Henry County Abstract Company was founded in 1978, with John J. Riley president and Mary I. Riley secretary & treasurer (*Mt. Pleasant News*, February 8, 1978, page 2). From 1979 to 1987, the company's office was located at 217 W Washington.

In April 1987, the city council approved a building permit requested by John Riley to construct a brick building at Clay and Adams, east of the law center, subject to the approval of the community development committee. It would replace the old soil testing building. Riley's wife, Mary, was planning to operate an abstract office in the new building (*Mt. Pleasant News*, April 23, 1987, page 1).

Transfer Book "3", page 18, shows that on July 30, 1987, Leonidus S. & Beryl L. Shahan and William S. & Kathryn J. Layne sold (via WD) the property to John J. & Mary I. Riley.

In December 1987, Riley Abstract moved into a new office building at the corner of South Adams and Clay streets ("Businesses changed locations", *Mt. Pleasant News*, December 30, 1987, page 6)

The 1993 city directory lists Henry County Abstract Co at 300 S. Adams. In 2001 and 2011, the city directories list Henry County Abstract Co as the occupant.

In December 2006, John J. and Mary Riley sold the property to Thomas W and Carolyn J Loudon. In January 2009, the Loudens sold it to Tri-State Title LLC.

In June 2014, Tri-State Title LLC sold it to Charles W and Joan K Price. In November 2016, the Prices sold it to the current owners: Lane, Lily, Bea, Tatum & Claire LLC.

Henry County Abstract Co continues to occupy this 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.

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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

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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Henry County Abstract Co
Name of Property

Henry
County

300 S. Adams St
Address

Mount Pleasant
City

Location map



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Henry County Abstract Co

Henry

Name of Property

County

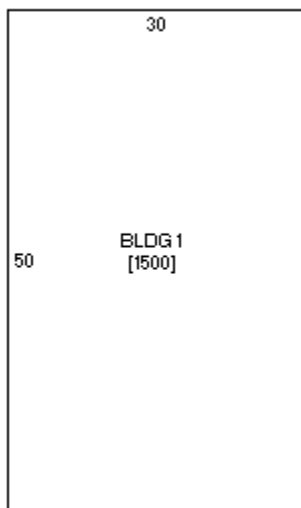
300 S. Adams St

Mount Pleasant

Address

City

Building footprint



Sketch by www.camavision.com

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

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Henry County Abstract Co

Name of Property

Henry

County

300 S. Adams St

Address

Mount Pleasant

City

Historic images

none identified

Digital photographs



Photograph 44-02232-001. North and west elevations, looking southeast (October 2023)

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Name of Property

Henry
County

300 S. Adams St
Address

Mount Pleasant
City



Photograph 44-02232-002. West and south elevations, looking northeast (October 2023)

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Name of Property

Henry
County

300 S. Adams St
Address

Mount Pleasant
City



Photograph 44-02232-003. East and north elevations, looking southwest (October 2023)