

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02235 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: County building

B) Other names: 2023 downtown survey # DT-138

• Location

A) Street address: 106B E. Clay St (to west of corner building) _____

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): 12 Lot(s): west 1/3 of Lot 5

• 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>	
Contributing	Noncontributing		
<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

04I01: GOVERNMENT / generating plant

B) Current functions

04I01: GOVERNMENT / generating plant

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

A) Architectural classification

09: Other

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: 44-02235 Address: 106B 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 page 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

1912 *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 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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County building	Henry
Name of Property	County
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7. Narrative Description

This is a one-story brick building that was constructed as the heating plant for the county courthouse across Clay Street to the north. The buff brick appears to date to the middle of the 20th century, with red brick foundation around the foundation level. The building required tuckpointing in 1976, perhaps dating the brick to 1963 when the adjacent building was constructed for Henry County or an earlier date. The work to brick in some of the windows was completed in 1984, and a gable roof was added to the building in 1985. Concrete sills remain in place on the bricked-in windows. The east elevation has a door, bricked-in window, bricked-in window, and a door. The north elevation has three bricked-in windows. The west elevation has a vehicular/wide entry. The south elevation has no openings. It is noted that there is no interior first story floor in the building. The boiler sits in the basement of the building. There is a tunnel under Clay St to the courthouse to the north through which heat is pumped.

A telecommunications tower sits immediately to the south of the east corner of the building. There is a metal gable-roof utility shed at the base of the tower.

8. Narrative Statement of Significance

This county building 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 was constructed as the heating plant for the county courthouse to the north, and it was later remodeled with new brick walls. It retains its original function. 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

After several years of discussion, construction of a new Henry County Courthouse moved forward in 1911. In September 1911, Joseph W. Royer of Urbana, Illinois, was chosen as the architect, known as a prolific architect for public buildings in the region ("The New Court House," *Mount Pleasant Journal*, September 22, 1911, 1). The plans were approved in February 1912, and Royer was directed to prepare plans and specifications for bidding ("New Court House Plans," *Mount Pleasant Journal*, February 13, 1912, 1). English Brothers Construction of Champaign, IL, was awarded the contract for construction in April 1912 ("English Bros Given Contract", *Mt. Pleasant Daily News*, April 19, 1912, 3). The construction was halted shortly after it began in May as the editor of the *Mt Pleasant Daily News* suggested a revision to the site plan to place the courthouse in the center of the block (rather than in the northwest corner on the earlier site) and to place the heating plant with smokestack on the block to the south (rather than the southeast corner), which would also have room for a new sheriff's residence and jail with the demolition of Centennial School (closed after new high school built) ("The Bystander's Notes", *Mt. Pleasant Daily News*, May 15, 1912, page 2). The Board of Supervisors halted construction and voted to move the courthouse to the center of the block and purchase the Centennial School property to the south from the

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city. The change was completed without additional costs (*Mt. Pleasant Daily News*, May 17, 1912, 3; "The Bystander's Notes", *Mt. Pleasant Daily News*, May 17, 1912, 2). Thus, the Henry County Courthouse was constructed in a prominent location in the center of the block to the southeast of the public square. This building was constructed as the heating plant for the courthouse across Clay St to the south, with pipes fed underground to the courthouse.

The 1909 Sanborn fire insurance map shows Centennial School centered on lots 5-6-7 on the east half of Block 12, located to the south of where this building sits. The 1920 Sanborn shows the courthouse built in 1911-12 in the center of Block 11 to the north. The old sheriff's residence and county jail remains in its earlier building, which is to the west of the new courthouse (was south of the old courthouse at the northwest corner of the block). A brick building has been constructed on this site across Clay St to the south, which is noted as the county heating plant. It is a brick building with 12' walls and a cement floor. The west portion of the building is noted for coal storage. There is a tall round smokestack to the south of the building. Centennial School has been demolished.

In April 1921, bids were received for moving the brick building known as the sheriff's residence and building a new jail on the lot east of the courthouse house heating plant ("Notice to Bidders," *Mt Pleasant Daily News*, April 7, 1921, 3). In June 1921, the old sheriff's residence was moved to its foundation on the new site, and work proceeded on building the new jail to its rear. The old cells were utilized in the new building ("Sheriff's Residence Moved," *Mt Pleasant Daily News*, June 8, 1921, 3).

The 1942 Sanborn map shows the same footprint for this brick building and smokestack as shown on the 1920 map, and it is noted as the county heating plant. The brick building used as the sheriff's residence has been moved from west of the courthouse to the site east of this building, with the new county jail addition to its rear. Two frame buildings clad in metal siding sit to the south on the lot, which are noted as county supply sheds.

The 1947 aerial view of Mt Pleasant clearly shows this building with the tall smokestack to its south, along with the other buildings on the property.

In 1963, the new sheriff's residence and county jail was built on the site to the east of this building. This building appears to have been clad in buff brick around the same time as the construction of the new building to the east. It is possible that the walls were rebuilt or partially rebuilt around this time.

A contract was let by the Henry County Board of Supervisors in March 1974 to Vern Bascorn Co of Vinton for the demolition of the old smoke stack next to the heating plant near the county jail. The firm was completing the tuckpointing and sandblasting on the courthouse. The smoke stack was built when the courthouse was built, and it was no longer used after the conversion of the courthouse heating plant from coal to gas. The cost of demolition was similar to the cost of repairing it. The bricks would be used by the Henry County Conservation Board for filling in a low spot at Waterworks park at Oakland Mills where a shelter house would be built ("County Lets Contracts," *Mt Pleasant News*, March 27, 1974, 8).

In 1975, the county jail and sheriff's residence building to the east was remodeled to also accommodate the city police department ("Local construction book in '75," *Mt Pleasant News*, December 27, 1975, 1). An open house was held in March 1976, and the Henry County Public Safety Center was dedicated ("Public Safety Center Dedicated," *Mt Pleasant News*, March 27, 1976, 1). The telecommunications

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towers to the south of the heating plant and west of the public safety center are visible in a 1977 photograph of both buildings.

In February 1976, Schoonover Tuckpointing Co of Vinton was hired by Henry County Board of Supervisors to sandblast and tuckpoint the brick on the county heating plant near the Henry County Law Enforcement Center and to repair loose marble slabs on the interior of the courthouse. The work on the heating plant was approximately \$1,900 ("Vinton firm hired to repair courthouse," *Mt Pleasant News*, February 3, 1976, 8).

In December 1984, the Board of Supervisors approved the proposal of Kinney Masonry to brick in five windows and three coal chutes with block back-up at the courthouse heating plant for the amount of \$1,325 ("Proceedings of the Board of Supervisors of Henry County, Iowa," *Mt Pleasant News*, December 29, 1984, 3).

In December 1985, a building permit was issued to McDowell Construction to build a gable roof on the 38 x 39 foot boiler room at the law center.

The function of this small brick building remains associated with heating the courthouse.

9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

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.

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

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Jaynes, Peter H., ed. *Highlights of Henry County History 1833-1976*. Burlington, IA: Doran & Ward Lithographing Co., 1977.

Mount Pleasant Chamber of Commerce (MPCC). *Mount Pleasant, Iowa*. Mt Pleasant, IA: Leffe Printing, 1978. Booklet on file at Mt Pleasant Public Library.

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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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)**

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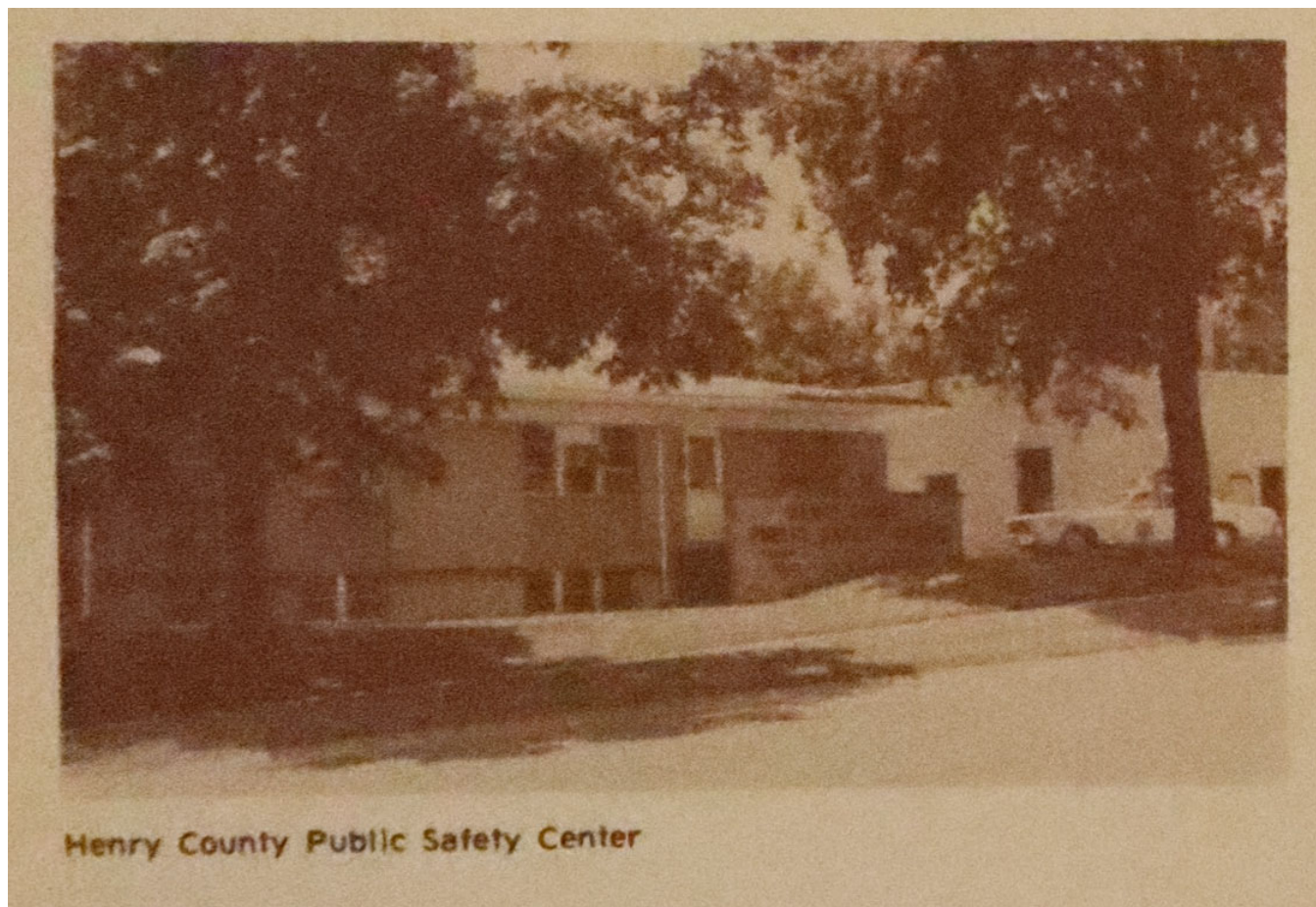
Power plant building and sheriff's residence and jail in 1977, looking northwest (HCHT Facebook album)

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**Building to right/west of Henry County Public Safety Center in 1978, looking southwest
(MP Chamber of Commerce)**

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Digital photographs



Photograph 44-02235-001. East and north elevations, looking southwest (October 2023)

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Photograph 44-02235-002. West elevation, looking east (October 2023)

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Photograph 44-02235-003. West and south elevations, looking northeast (October 2023)

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Photograph 44-02235-004. South elevation, looking north (October 2023)