

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02233 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: Donald Gartin Law Office

B) Other names: 2023 downtown survey # DT-139

• **Location**

A) Street address: 104 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): 12 Lot(s): Lot 1 - E 50'

• **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

02B03: COMMERCE/TRADE / law office

B) Current functions

02B03: COMMERCE/TRADE / law office

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

A) Architectural classification

09F05: Commercial / brick front

B) Materials

Foundation (visible exterior): 10B: Concrete

Walls (visible exterior): 03: Brick

Roof: 15C: Rubber / 08A: Asphalt shingle

Other: _____

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

Site Number: 44-02233 Address: 104 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

02: Architecture

D) Period(s) of significance

E) Significant dates

Construction date

1972 *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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Name of Property	County
104 E. Clay St	Mount Pleasant
Address	City

7. Narrative Description

This one-story office building was constructed in 1972, and it reflects the Neo-Mansard style. This style was utilized for two other downtown buildings in 1972-74, defined by the roof form. The short, angled roof is clad in asphalt shingles, extending around the perimeter of the building on the north/east/west and a center flat roof section. The walls are a rough buff brick, and the building sits on poured concrete foundation. The main entry is recessed on the left/east half of the north elevation, facing E. Clay St. It has a single door and sidelight. Vertical lights accent either side of the entry. A rectangular picture window is located to the right/west. The east elevation has a rectangular picture window, pair of small windows, and a rectangular picture window. The windows have concrete sills and no lintel detail. The west elevation has a pair of small windows at south/right end. The rear/south elevation does not have the Neo-Mansard roof, with the flat roof sloping to this side. There is a rear entry in the center of the elevation, and a carport extends to the south.

8. Narrative Statement of Significance

This office 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 contributes to the historic commercial character of the downtown, and it reflects the period of downtown development in the 1970s. This building is a later example of a professional office building constructed on the periphery of the core of the commercial downtown, strategically located on the block to the south of the courthouse. 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 fire insurance map shows a house on the west portion of Lot 1 and a garage on the east portion for the house. The estate of James T. Gillis sold Lot 1 in Block 12 to Harold and Florence McLeran on August 21, 1964. On December 29, 1971, Harold F. and Florence McLeran sold only the east 50' of Lot 1 to Donald and Constance Gartin. Harold used the house on the west half of the lot as a law/abstract office. The Henry County Courthouse is located across the street to the north from these properties, and the sheriff's office and county jail was located to the east.

By January 1972, construction was underway for a new law office building for attorney Donald Gartin on E. Clay St on the lot west of the county jail that he bought from Harold McLeran. The contractor was Francis L. Smith Construction Co ("Construction at 2 sites progressing rapidly," *Mt Pleasant News*, January 19, 1972, 1). Donald Gartin then opened his law office at this location.

Madison Hills, Inc. was incorporated by Donald Gartin in October 1975 (*Mt Pleasant News*, October 13, 1975, 2). It was a real estate company. In the 1977 telephone directory, Donald Gartin is listed as an

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attorney at 104 E. Clay St. In 1979 and 1981, both Donald Gartin and Madison Hills, Inc. are listed at this address. The 1986 city directory continues to list Donald E. Gartin and Madison Hills, Inc. at 104 E. Clay St. The 1993 city directory lists Madison Hills, Inc. here.

The 2001 city directory has "not available" noted for 104 E. Clay St. It is not listed in the 2011 city directory either.

In January 2020, Donald Gartin transferred his interest in the property to Constance Gartin, who then transferred the property to Marcus L. and Mary H. Gartin.

The current business is Alternatives Family Counseling, which offers family and marriage counseling by appointment.

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.

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 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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Name of Property

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County

104 E. Clay St
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Location map



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Donald Gartin Law Office

Henry

Name of Property

County

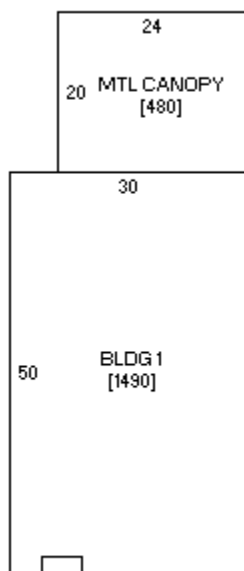
104 E. Clay St

Mount Pleasant

Address

City

Building footprint



Sketch by www.camavision.com

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

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City

Historic images

none identified

Digital photographs



Photograph 44-02233-001. North elevation, looking south (October 2023)

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Photograph 44-02233-002. East elevation, looking southwest (October 2023)

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Photograph 44-02233-003. South and east elevations, looking northwest (October 2023)

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Photograph 44-02233-004. West elevation, looking southeast (October 2023)