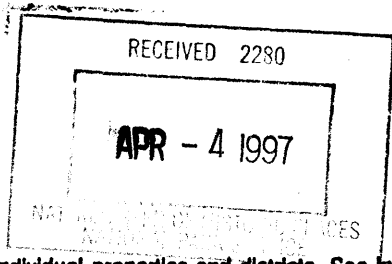


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United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Cooper, George and Margaret, House
other names/site number The Cooper House

2. Location

street & number 400 West Monroe N/A not for publication
city or town Mount Pleasant N/A vicinity
state Iowa code IA county Henry code 087 zip code 52641

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Patricia Oberkirch 4-1-97
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper
Patrick Andrews

Date of Action

5/2/97

5. Classification

Ownership of Property (Check as many boxes as apply)

- private, public-local, public-State, public-Federal

Category of Property (Check only one box)

- building(s), district, site, structure, object

Number of Resources within Property (Do not include previously listed resources in the count.)

Table with columns for Contributing and Noncontributing resources, and rows for buildings, sites, structures, objects, and Total.

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Domestic/Single Dwelling

Current Functions (Enter categories from instructions)

Domestic/Single Dwelling

Work in process

7. Description

Architectural Classification (Enter categories from instructions)

Victorian - Italianate

Materials (Enter categories from instructions)

foundation Limestone

walls Brick

roof Asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1856

Significant Dates

1856

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Name of Property

County and State

10. Geographical Data

Acreege of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1 15 62119.00 45354.25
Zone Easting Northing

3 [] [] [] [] [] [] [] [] [] [] [] []
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title W. Edward and Karen Bates Chabal, owners

organization N/A date 12-14-95

street & number 400 West Monroe telephone 319/385-4710

city or town Mount Pleasant state Iowa zip code 52641

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name W. Edward and Karen Bates Chabal

street & number 400 West Monroe telephone 319/385-4710

city or town Mount Pleasant state Iowa zip code 52641

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Narrative Description

The George Cooper house, built in 1856, is located in a fine, old, residential neighborhood two blocks west of the town square in Mount Pleasant. This brick dwelling house was constructed in the Italianate style of architecture which was the prevailing style of choice in Mount Pleasant from the early 1850s through the mid-1880s.

The Cooper house is a two-story brick structure which rests on a limestone foundation. The exterior walls are constructed with three layers of bricks and an air space located between the two interior layers. The water table, which separates the brick wall from the foundation, and the window sills and lintels are all made of dressed limestone. The exterior has been painted white and, given the condition of the 3/8-inch lime mortar joints, it appears as though the house has been painted from its initial construction.

The main shape of the house consists of an asymmetrical two-story main block with a projecting wing on the west side of the structure. At the back of the main block is a one-story section that houses the kitchen and bathroom. Also on the south side of the house, a detached two-car garage, built in 1995, is located just south of the porch. Located within the porch floor is a lift-up door that leads down into a small corridor which leads to the partial basement.

The hip roof has a very low pitch with a flat area located at the center. The original roof was metal with built-in gutters. It has been replaced with a rolled, asphalt roofing, and within the last two years, a rolled, rubberized asphaltic material has been laid. The roof features broad overhanging eaves decorated with a molded cornice, wide frieze and supported by single brackets which feature tuned pendant drops. Four simple chimneys protrude above the roof line, however only three were originally functional. The one on the west side near the front is placed for architectural balance only. The chimneys served the fireplace and numerous stove flues. The original stoves had been replaced by oil and eventually

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Continuation SheetSection number 7 Page 2

gas space heaters through the years. However, a central heating system was not installed until 1994.

The front elevation features a one-story porch supported by four square columns and two engaged columns which feature chamfered corners, paneled bases, and splayed capitals. Three evenly spaced openings on each floor are located on this side of the structure. They consist of three windows on the second floor, and two windows and the main entrance on the first floor. The main entrance consists of a set of double doors that feature glass panes with an etched design of a hanging flower basket filled with flowers. The windows are of the six-over-six double hung variety that have the original locking mechanisms to keep the windows open. All of the windows of the house feature the original functional wood shutters.

The east side of the house contains three of the six-over-six double hung windows. The focal point of this view is the one-story wooden bay window that projects from the house. As with other wooden features of this house, detailed brackets are located at the top of this bay window. The bay window itself is made up of five separate one-over-one windows. Under the windows, recessed panels and the associated wood trim add an accent to the wooden structure. A six-over-six window and rear entry door are located on the one-story part of the house. Another door that leads to the dining room is located on the porch. The rear porch is supported by three simple square columns with chamfered corners. Three cast iron star supports separating the floors give evidence to the tie rods located within the house.

The rear of the house features two six-over-six windows on the second story and one on the first story. In addition, a double window with two two-over-two windows offers an excellent view of the back yard. Yet another entrance door is located on this side of the house.

The west side of the house features a five-sided, two-story wing that was added approximately ten years after the initial construction of the house. Each story of this wing has two full-length two-over-two windows. An additional six-over-six window is located on the second floor that faces the north side of the house.

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Section number 7 Page 3

Directly underneath this window is an exterior door that leads into the family room. The porch which was originally located here has since been removed from the house but will eventually be rebuilt.

Although the house is very solid, many improvements have been needed in order to halt deterioration. Very few improvements by previous owners had been made over the years. In 1994, the wooden soffits of the second story, which were badly rotted, were replaced and the brackets resecured. The exterior of the bay window has been repaired. The brick of the exterior walls is in need of spot tuck-pointing with a lime-based mortar and three sides have been completed. A four-color paint scheme helps to accent the many details of the house.

Inside, the Cooper House consists of an entryway, front parlor, dining room, sitting room, kitchen and bath on the first floor. Pocket doors separate the dining room and the front parlor. It has been determined that these doors were originally hanging doors but were later converted to pocket doors. This idea was reinforced when a wood wall was discovered under the existing wallpaper in the parlor. Three-inch tongue and groove boards make up this wall with each individual board numbered. The second floor consists of a hallway with a horseshoe staircase, three bedrooms, bath and a closet area. All of the original interior walls remain intact, with the load bearing walls all constructed of brick. Transoms are located over each of the first floor doorways. The woodwork throughout the house is pine and was all originally painted. The floors are pine also.

Very few interior renovations have occurred throughout the years. Because of this, all of the original pine woodwork remains as well as nearly all of the original hardware. Some of the unique window sash locks were made in a Mount Pleasant factory. Within the last two years, the present owners have remodeled the kitchen and downstairs bath to make them functional. This was carried out in a manner sympathetic to the original design of the house. The original fireplace opening which had been boarded up to allow use of a stove has been uncovered.

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Section number 8 Page 4

Statement of Significance

The George Cooper House, built in 1856, is located in a fine old, residential neighborhood two blocks west of the town square in Mount Pleasant. This brick dwelling house was constructed in the Italianate style of architecture that was the prevailing style of choice in Mount Pleasant from the early 1850s through the mid-1880s. The Cooper House is a particularly well preserved structure which retains a remarkable degree of integrity, and as such is locally significant under Criteria C as an excellent example of this early Italianate residential architecture that was constructed in Mount Pleasant.

The design of the Cooper House appears to have been affected both by trends on the national and local levels. While the use of the rectangular Italianate cube began to appear in Mount Pleasant around 1854, the examples before 1856 were all constructed without brackets. In 1856, the Burlington and Missouri River Railroad reached Mount Pleasant, and with this began a period of rapid expansion. On July 16, 1856, the Hawk-Eye & Telegraph in Burlington reported that sixty new buildings, costing from \$1,000 to \$30,000, were under construction in the Henry County seat, and it was said that 100 dwellings and business houses would find tenants in one day "at heavy rents" if they were to be had. The Cooper House, built in this same season was undoubtedly influenced by new thoughts in building design in this rapidly expanding frontier town. In addition to the rapid expansion on the local level, building design was apparently also greatly influenced by articles appearing in periodicals of the day, such as The American Agriculturalist. Articles in this magazine, by A.J. Downing, showed numerous examples of the Italianate dwelling house. Persuasive arguments were made in this new style of architecture. Contrasts were drawn between the new style, with its informal room arrangement, and the older symmetrical styles which used awkward formal arrangements.

Characteristics of the Italianate style which appear on the Cooper House are: asymmetrical shape, low pitched hip roof, wide overhanging eaves supported by decorative brackets, long narrow

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windows with functional shutters, a veranda with romantic influenced design such as the square paneled columns and the foliate design in the capitals and brackets.

Mr. Cooper was a merchant tailor and men's outfitter in Mount Pleasant. Mr. Cooper moved with his family to the community at age five in 1836. By 1852, Mr. Cooper was first listed in the partnership of Lash, Smith & Co., featuring shoes, boots, hats and caps, hardware, greenware and general assortment of groceries. Later, in 1866, Mr. Cooper was listed as a seller of dry goods with Cooper and Garlick. In an 1893 City Directory, Mr. Cooper was listed by himself as a clothier.

Mr. Cooper also had an interest in city government, serving as city treasurer from 1861-66 and later as the Third Ward councilman from 1870-75.

After purchasing the land and starting the building of the house in November 1856, George and Margaret Cooper conveyed the property to Leonard Farr in October 1857. Mr. Farr, who lived in nearby Salem, was well known for his buying and selling of local properties. The Cooper property, however, was conveyed back to Mr. Cooper from the Farris in November 1858. This transaction gives the impression that the Coopers fell upon financial hardship. This idea is further substantiated by an examination of the abstract which lists several judgements against the Coopers, especially by clothing manufacturers.

The property remained in the Cooper family following George's death in 1901. According to the Mount Pleasant Daily News, Mr. Cooper's funeral was held in his residence "filled with neighbors and friends, and the services were simple but appropriate." In 1921, the property was sold to George and Etna Traut. In 1935, the property was passed on to their daughter, Hazel Caroline Traut, who occupied this house until her death in 1994. The property was then purchased by the present owners, W. Edward and Karen Bates Chabal.

Throughout the house's existence, a slight deterioration has evolved, especially in recent years. Although a remarkable amount

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of the interior and exterior fabric has remained, the current owners have found it necessary to rehabilitate and restore the entire house to make it functional and to return it to a good state of repair. Great care has been taken to protect the integrity of the property. In comparison to other Italianate houses of Mount Pleasant, the Cooper House stands as one of the finest examples of this domestic style of architecture.

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Continuation Sheet**Section number 9 Page 7

Bibliography

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- A Field Guide to American Houses, Virginia and Lee McAlester, Alfred A. Knopf, Inc., New York, 1984.
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- The Home Journal, March 19, 1864, April 2, 1864.
- Mount Pleasant City Directory, Burlington: Francis D. Graig, 1893.
- Widmer, Melba Rae, Victorian Period Architecture of Mt. Pleasant.
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Section number 10 Page 8

Verbal Boundary Description

The East Half of Lot Five (5) and the North 43 feet of the East Half of Lot Six (6), all in Block Twenty-six (26), Original Plat of the City of Mount Pleasant, Iowa.

Boundary Justification

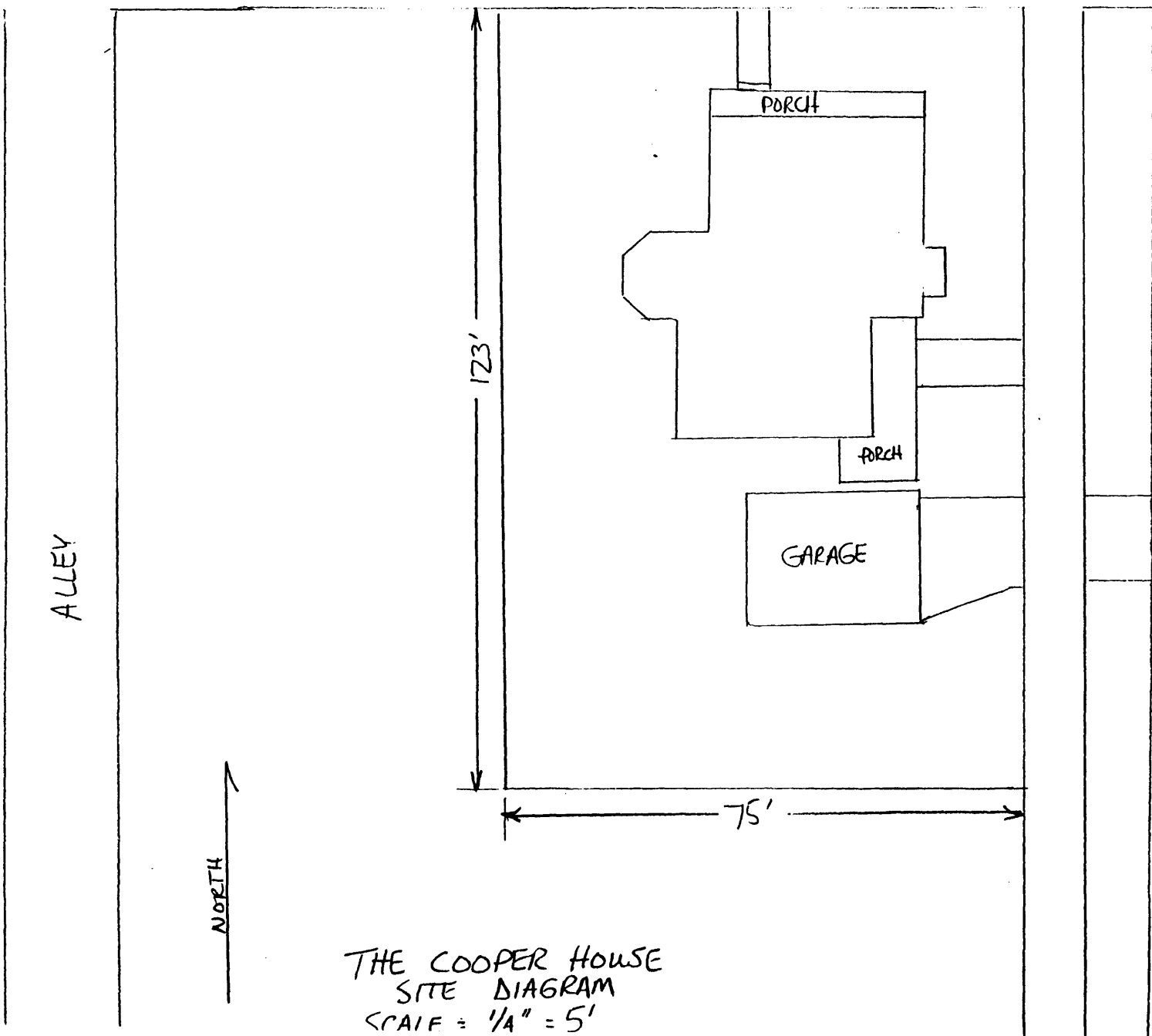
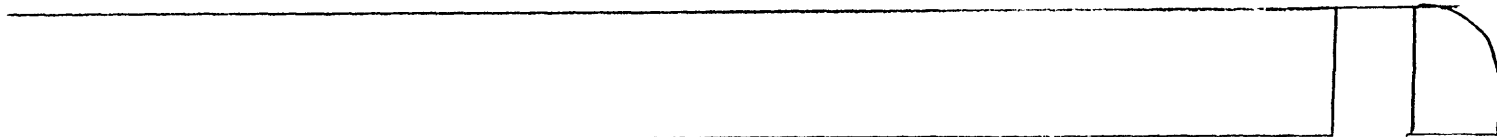
When the house was constructed in 1856, it was constructed centrally on a plot of land that measured 75 feet East to West and 160 feet North to South. In 1921, the Cooper family acquired the North 20 feet of Lot 7 which adjoins the original property to the South. In 1952, the South 37 feet of the East half of Lot 6 along with the North 20 feet of Lot 7 was sold and a small residence built on that parcel. The boundary description above is the remaining portion of the original plot of land upon which the building is located.

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MONROE STREET

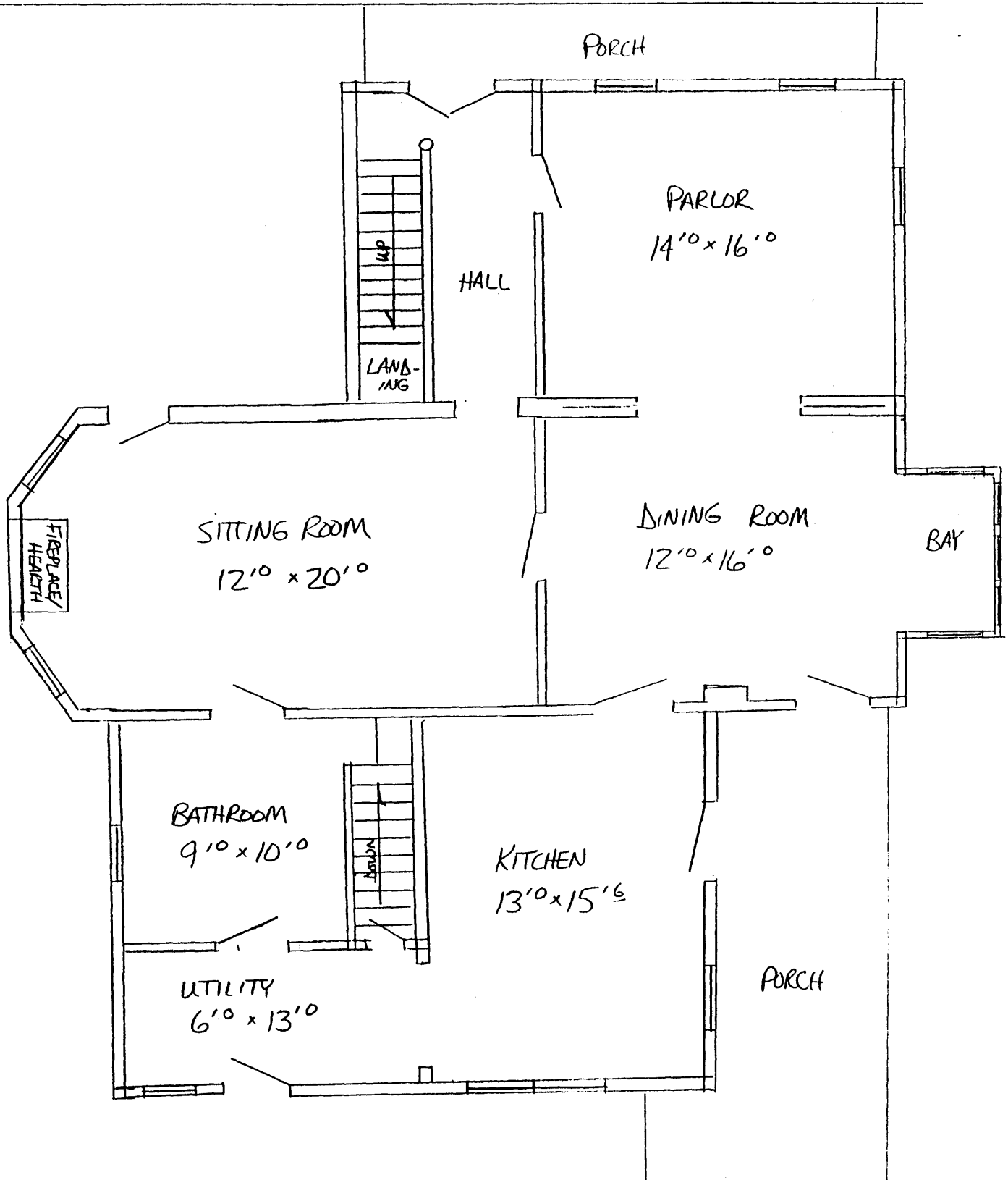


THE COOPER HOUSE
SITE DIAGRAM
SCALE = 1/4" = 5'

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Floor Plan Page 10 First Floor Plan Scale 1" = 6'



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Floor Plan
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Second Floor Plan

Scale 1" = 5'

