

United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form

NATIONAL
REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

ARCHITECTURAL & HISTORICAL RESOURCES OF MOUNT PLEASANT, IA

B. Associated Historic Contexts

THE ARCHITECTURE AROUND THE SQUARE: 1837-1941

C. Geographical Data

The corporate limits of the City of Mount Pleasant (Henry County),
Iowa (14,720 acres).

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Signature of certifying official

State Historical Society of Iowa

State or Federal agency and bureau

Date

7/15/91

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper of the National Register

Date

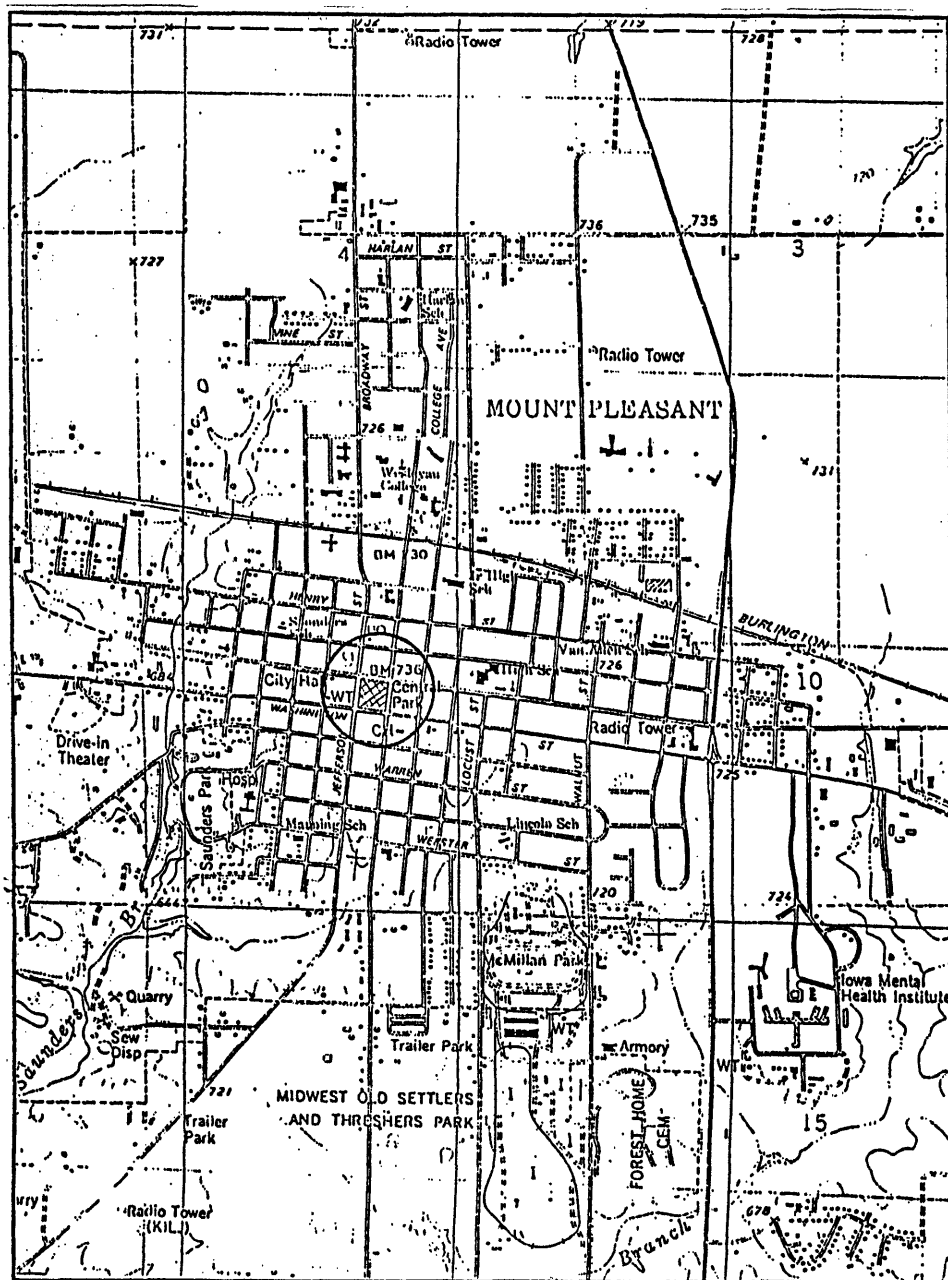
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E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

INTRODUCTION:

The southeast Iowa town of Mount Pleasant was platted in 1837 by Presley Saunders. The original plat consisted of forty blocks laid out around a Public Square. Each block contained eight lots measuring 80' by 150', and was divided by a north/south alley sixteen feet wide. The first building in Iowa specifically built for use as a county courthouse was a two story brick building in the center of the Mount Pleasant Public Square in 1839. The Public Square was the focal point of the community from the very beginning.



Area around Public Square is circled.

(U.S.G.S. Map: Mount Pleasant Quad)

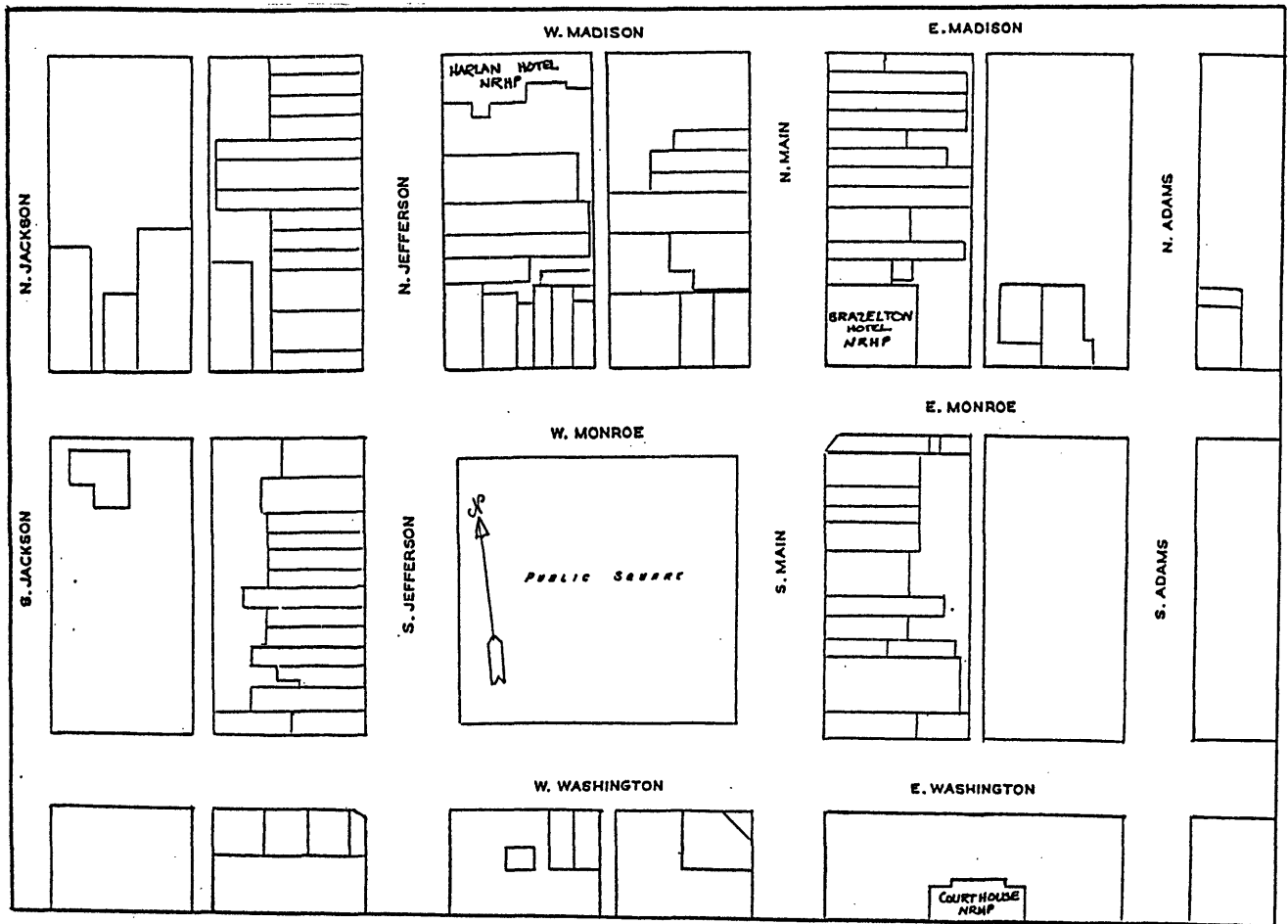
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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 2

CFN-259-1116



MOUNT PLEASANT PUBLIC SQUARE

1991

Today the buildings around the Public Square reflect five chronological periods in Mount Pleasant's development.....each with its own stylistic characteristics.

Pre-Railroad Era: 1837-1854

Railroad Era: 1855-c.1870

The Community Comes of Age: 1870-1901

Civic Pride Era: 1902-1929

Depression Era: 1930-1941

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 3

CFN-259-1116

PRE-RAILROAD ERA: 1837-1854

Mount Pleasant was in an enviable position. It not only was the county seat, it was at the intersection of several early roads. In 1838 the territorial legislature authorized an east/west road running from Fort Madison through Mount Pleasant to Trenton. The following year two military roads were authorized to run through Henry County (the only county having two such roads). One of these ran from Dubuque south through Mount Pleasant to Van Buren County. This particular road also ran through Iowa City, and originally was just a single furrow plowed by teams of oxen. An Indian trail known as the "Black Hawk-Wapello Trail" was declared a road in 1839, and this too ran through Mount Pleasant. By the late 1840s an east/west state road connected Mount Pleasant and Rome¹ (at the far western edge of Henry County) with the Mississippi River. The 1847 map on the following page shows this early road system.

Travelers arriving in Mount Pleasant from the east followed the main route along present Washington Street to the southwest corner of the Square, then north on Jefferson, to a point about a half block north of the Square where there was a large well and horse trough. After watering and resting, they would continue west out of town, some say along West Monroe Street, others say following West Henry.

With the courthouse in the center of the Public Square, and major roads running along the south and west sides of the Square, buildings were constructed around the Square to meet the needs of the young community. Some of these buildings housed businesses (such as groceries, dry goods, drugs, shoes), while others provided space for services (doctors, lawyers, blacksmiths). There were enough businesses in town by 1841 to publish the first local business directory. Although some brick was made in Mount Pleasant as early as 1837, most of the early business buildings were of log construction, soon replaced by wood frame. Most of these frame buildings were one, or one and a half, story and featured a gable roof, with gable entrance. A few had a "Boomtown" false facade, and many had a porch across the front. Finally, by 1843, five or six of the buildings around the Square were of brick. From old photographs it appears that the earliest brick buildings were along the south side of the Square.

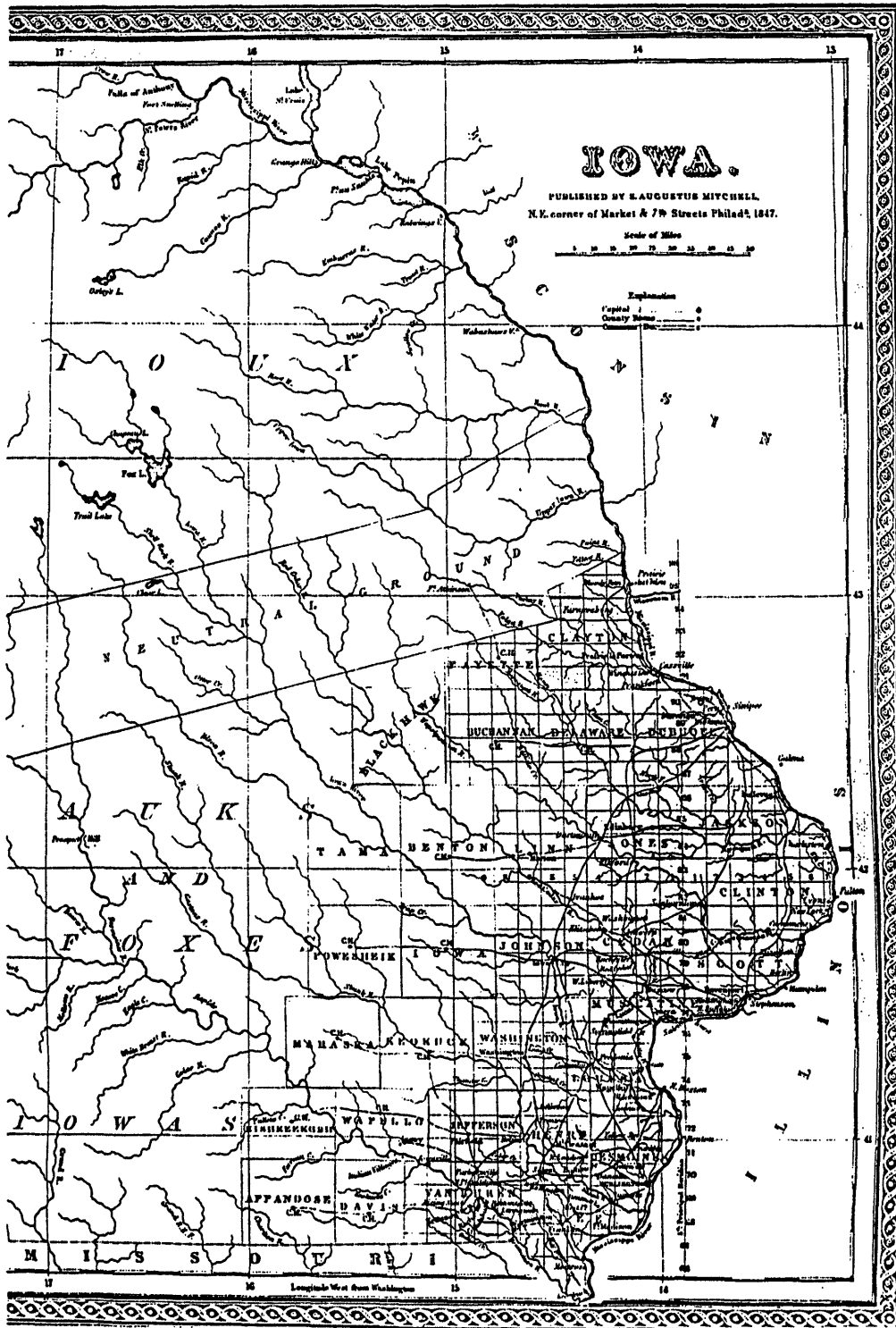
These early brick buildings appear to have been two stories, with a gable roof, and a symmetrical facade on the side gable. They had heavy stone lintels above doors and windows, and featured double end chimneys. This particular commercial building type, or design, was built throughout eastern Iowa during the 1840s and '50s, with the best examples located in towns along the Mississippi. However, a good example is found not far south of Mount Pleasant, the Greef Store in

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 4

CFN-259-1116



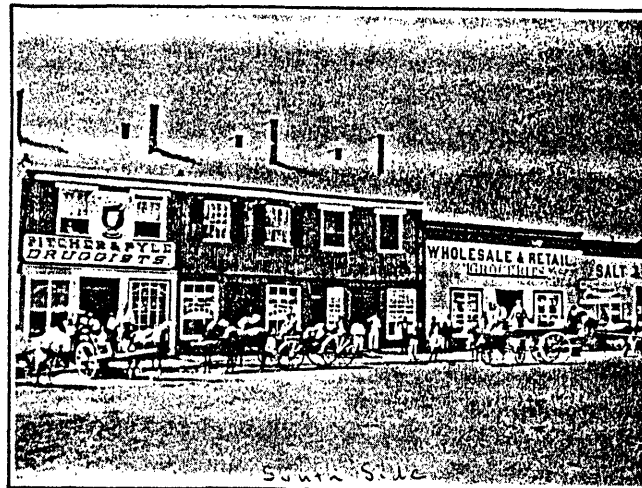
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 5

CFN-259-1116

the Bentonsport Historic District (Van Buren County). It appears that Mount Pleasant's earliest brick buildings were probably gone by the 1920s.



Historic view of the south side of the Square.

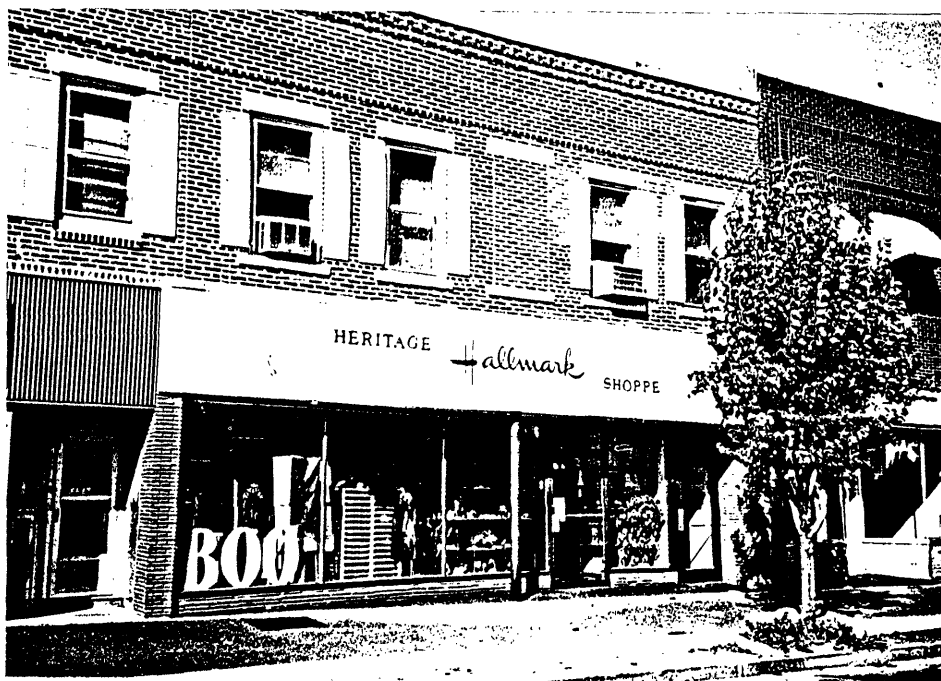
During the 1850s a number of brick buildings were constructed along the west side of Jefferson Street between Washington and Madison. These were two, or occasionally three, stories tall, with limestone sills and lintels, a simple denticulated brick cornice, and flat roofs sloping to the rear. Usually these were a single storefront wide (c.20-22'), and looked much like the building at 119 N. Jefferson. These rectangular buildings with stone sills and lintels represent the first of the commercial building types located around the Mount Pleasant Square. Today, all of these have been altered to some degree, and some are totally unrecognizable as early structures.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 6

CFN-259-1116



119 N. Jefferson (c.1850-54), with limestone sills & lintels.

In 1851 a plank road was laid from Burlington to Mount Pleasant, a distance of twenty-eight miles.² It was made of white oak planks and was eight feet wide. A dirt lane ran beside the plank lane, with west-bound traffic having the right-of-way on the planks. There were toll booths every four miles along the road to help defray expenses. A celebration was held on 18 December 1851 to mark the completion of the Plank Road. A resolution was made that night ".....we ardently look for the time when³ the Mississippi shall be connected with the Missouri by railway....." At the very moment when the plank road was completed, they were already thinking of rails. The plank road never received the maintenance it needed, and by 1858 it was abandoned.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 7

CFN-259-1116

RAILROAD ERA: 1855-c.1870

On 15 January 1852 articles of incorporation were drawn up for the Burlington and Missouri River Rail Road Company. For several years railroad fever ran high, but little was accomplished. Finally, during the summer of 1855, a bid was received to build a single track from Boundary Street in Burlington to the east bank of the Skunk River in Henry County by 1857.⁴

Neither the Mount Pleasant Observer nor the Mount Pleasant Home Journal survive for the year 1856, so we must rely on the Burlington Hawk-Eye & Telegraph (both weekly and daily) for information on Mount Pleasant's development while the rails were approaching. Like Mount Pleasant, Burlington was also a county seat town, and, as the starting point for the railroad, it was full of optimism for this newest means of transportation. As early as January 1856 the newspaper noted that 200 homes had been constructed in Mount Pleasant that season, and that there were still not half enough to supply the demand.⁵ On 16 July 1856 the Hawk-Eye & Telegraph said 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.

In 1854 Mount Pleasant had listed a population of 1,300 people. By mid-1856 when the railroad arrived, the boom had boosted it to 3,245 "with 1,000 more expected by the end of the year."⁶ The McBrideWaite & Company map from 1856 shows the rapid growth of the town. The Burlington and Missouri River tracks are shown curving through town between the campus of Iowa Wesleyan University and the Public Square four blocks south. Four hotels are identified on the map, along with several other businesses.

1856 was the year that articles of incorporation were filed for the Brazelton House Company. The company was formed because of the "estimated need" for a larger and better hotel due to the coming of the railroad. This four story brick hotel was completed by January 1857. Located on the northeast corner of the Square, it is a fine example of early Italianate commercial design, featuring round arched windows with brick hoodmolds, and a bracketed wooden cornice. It is built of a very soft, rosy-red brick that appears to be of local manufacture. All documentation about the construction of this hotel was gained from the Burlington newspapers, and no information was located concerning the identity of the architect or builder. The Brazelton House Hotel was listed on the National Register in 1986.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 8

CFN-259-1116



Brazelton House Hotel, 1856.

The hotel must have served as a catalyst, because by September 1857 the local newspaper noted that there were five brick buildings located just north of the Brazelton. The building immediately north of the hotel, the Budde-Singer Building, had been built simultaneously with the hotel, and was identical in design: the windows, the cornice, the height. However, it always was under separate ownership.

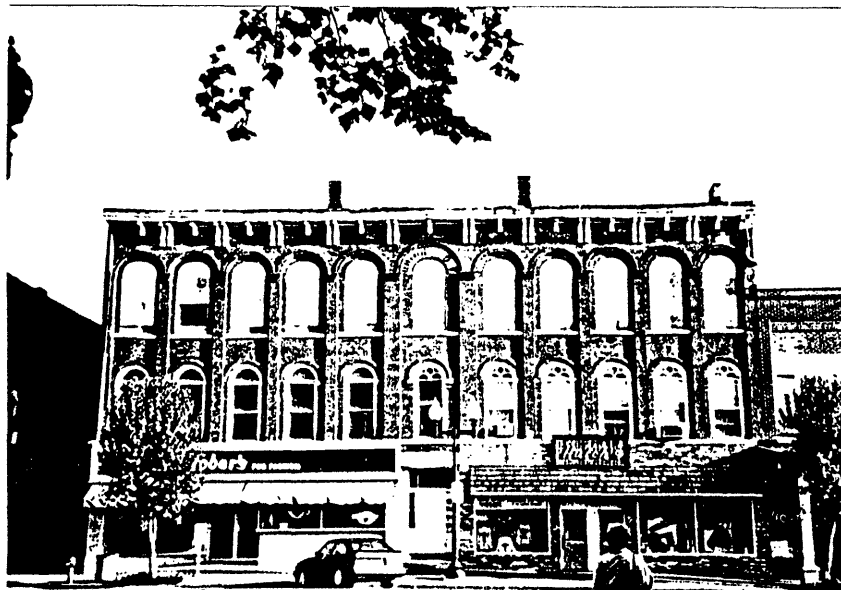
The early Italianate buildings constructed of soft red local brick, with round arched windows, brick patterned hoodmolds, and simple bracketed wooden, or metal, cornices, represent the second type of commercial building found around the Mount Pleasant Square.

The design elements used on the Brazelton were quickly adopted for other buildings around the Square. In 1861 a builder by the name of William McCandless began construction of a three story double storefront building on the north side of the Square for Edward Penn and Henry Ambler. The first floor was to be used for stores, the second for offices, and the third was to be leased to the county for courtroom

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 9

CFN-259-1116

space, as well as being used for general public meetings, etc. The Union Block (as this building was known) features a gable roof with entry on the side gable. The cornice appears quite similar to that on the Brazelton, but features metal, rather than wooden, brackets. Upper level windows have the round arched tops seen on the hotel, with brick pilasters located between the windows. The tops of the windows feature the same trefoil pattern found in the windows of the Henry Ambler residence at 405 Broadway (1868, NRHP).



Union Block, 1861.

Across the alley to the west of the Union Block, McCandless built a building for himself in 1862 which had many of the same features as the Union Block. This single storefront building has been altered at the street level, and the cornice has been removed, but the brick arched windows remain on the second and third floors.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 10

CFN-259-1116



McCandless Building, 1862.

Historic photographs show several other buildings of similar design in the area of the Square, but most have been greatly altered over the years. One of these was on N. Main, where the Masonic Temple Theater is now located. Known as the Castor Building, it too was built by McCandless. His name was also associated with the building immediately north of the Brazelton (the Budde-Singer Building), but it has not been determined if he actually was the builder. If so, he probably was responsible for the hotel itself. Little information has been located concerning William McCandless. From newspaper articles he appears to have been building in the late 1850s and early '60s. Sometime around 1865 he just seems to disappear. Whether this was due to death or relocation has not been determined. As new information continues to surface, McCandless begins to take on the role of a major figure in the physical development of Mount Pleasant during the Railroad Era.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 11

CFN-259-1116

The growth of the business district during these years was around the Square, and one block to the north, along Jefferson and Main Streets (toward the new railroad tracks, but not reaching the entire four blocks). Commercial development was great enough, that in 1859, an address numbering system was introduced: #1-64 around the Square, with even numbers on the east and south sides; and odd numbers on the west and north.

The business district was, in some ways, separated from the residential neighborhoods by churches. Six congregations built brick buildings between 1855 and 1865 in Mount Pleasant, and all but one (St. Alphonsus Roman Catholic) were located in, or just outside, the business district. Today, only the Asbury Methodist Church (NW corner Monroe and Adams) and the Universalist Church (NW corner Madison and Adams) survive.

In 1861 the State Asylum for the Insane was officially opened in Mount Pleasant.¹² The complex was said to be Elizabethan in style, contained 425 rooms, and was built at a cost of \$400,000. Not only had construction of the facility provided jobs for several years, but the asylum itself employed many townspeople after it opened. A look through city directories during the 19th century shows a large number of people working "at Asylum." Opened just six weeks before the first shots were fired at Fort Sumter, in the following years, the Asylum cared for wagon loads of Union soldiers brought back from the battlefields.¹³ While the institution remains in use in Mount Pleasant, little, if any, of the original building complex is extant.

In 1870, in addition to the many retail enterprises around the Square, Mount Pleasant contained two National Banks, a cigar factory, a pork packing plant, stone quarry, brick plant, and a wagon works.

The building boom that was precipitated by the arrival of the railroad produced a number of significant buildings in the community. In addition to the Brazelton House Hotel, five other properties from this time are also listed on the National Register: The Harlan House Hotel, 122 N. Jefferson (originally built as a residence for James Harlan when he was president of Iowa Wesleyan University, converted to a hotel by Harlan later in the century); the Harlan-Lincoln House, 101 W. Broad; Old Main on the Iowa Wesleyan Campus; the William Brazelton Residence, 401 N. Main; and the Henry Ambler Residence, 405 Broadway. While each of these has elements of the early Italianate style that was so popular around the Square, some are very simple, while others are highly ornate.

Around 1870, construction appears to drop off, possibly due to the general economic situation of the country. However, several writers have commented that Mount Pleasant weathered the economic woes of the country better than most towns. The lull in commercial construction may have been due to a leveling off of a solid economy. The Railroad Era had come to an end.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 12

CFN-259-1116

THE COMMUNITY COMES OF AGE: 1870-1901

Following the initial development of the business district around the Square, there was a lull for about a decade. Little commercial construction took place, but two public buildings were constructed. By 1871 the city's growth was such that a two story brick building was constructed at 106 N. Jefferson to serve as both City Hall and Fire Engine House. This was the first building constructed specifically to serve these municipal functions. It was a simple, single storefront building, with round arched windows and a brick patterned cornice. There was little to differentiate this "public" building from the commercial buildings around it.

While the city could afford to build a new City Hall, the county was experiencing financial problems. Around 1870 the courthouse in the center of the Public Square was declared to be "a piece of trash."¹⁴ The county could not afford a new building, so entered into a lease arrangement for a two story brick building on the southeast corner of the Square. Removal of the courthouse from the center of the Square allowed that area to be utilized as a public park, with fountain, bandstand, and landscaping.

The map from the 1875 Andreas Atlas provides a good picture of the community. A number of additions have been made, and residential construction was continuing at an even pace. (One of the most noteworthy houses built during the 1870s was the Edward Penn residence at 408 Broadway, an elegant brick Second Empire design.) By 1879 some streets had been graded and macadamized, curbs and gutters had been installed, and¹⁵ the streets leading from the Square to the depots had been improved. Willowbank School was built in the northeastern part of town that same year.

During the 1880s new construction was found on the north and east sides of the Square. This was due in part to the destruction of buildings by a series of major fires. Like most towns, fire was a serious problem, but Mount Pleasant had passed an ordinance as early as 1860 requiring that any new building on the half blocks facing the Square must be of brick construction.¹⁶ This was not accomplished over night, and some frame buildings survived to the turn of the century.

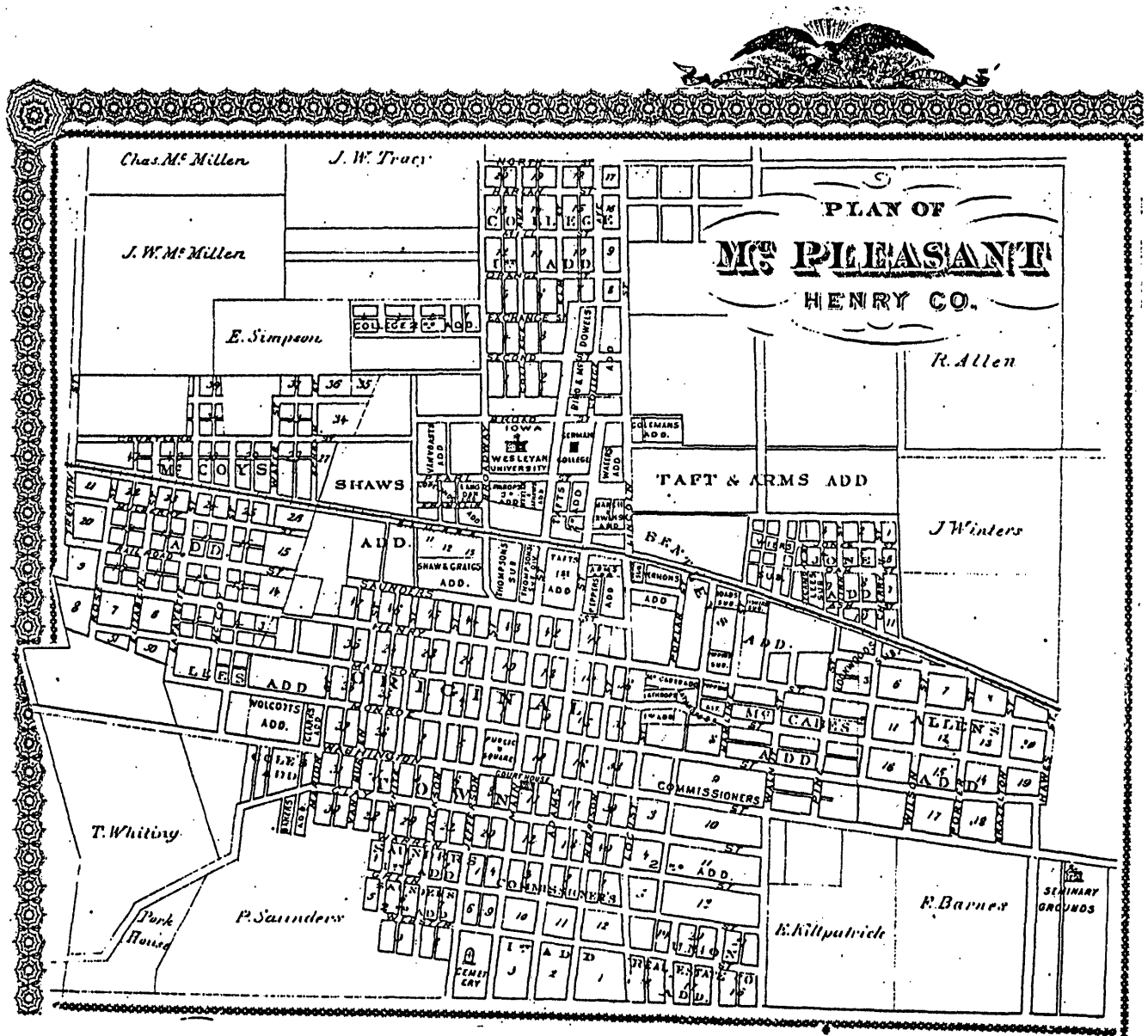
The first major fire of the decade occurred in February 1882, the so-called Tiffany Fire.¹⁷ Tiffany's wood frame building at the west end of the north side of the Square was destroyed. The flames were stopped before spreading to the City Hall immediately to the north, and the three story brick building on the east which housed the post office. It had been feared that the entire half block would be ravaged. Just three weeks later, fire struck again, demolishing the brick Budde-Singer Building next door to the Brazelton House Hotel on N. Main. The Budde-Singer Building was rebuilt immediately, and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 13

CFN-259-1116



Map from the 1875 Andreas Atlas.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 14

CFN-259-1116

strangely enough, in exactly the same style as the original 1856 building: early Italianate with round arched windows, brick patterned hoodmolds, and a simple bracketed wooden cornice. Why the building was constructed in this old-fashioned style has not been determined. The only change from the original design is that the new building was three stories instead of four.



Budde-Singer Building, 1882. Brazelton Hotel at right.

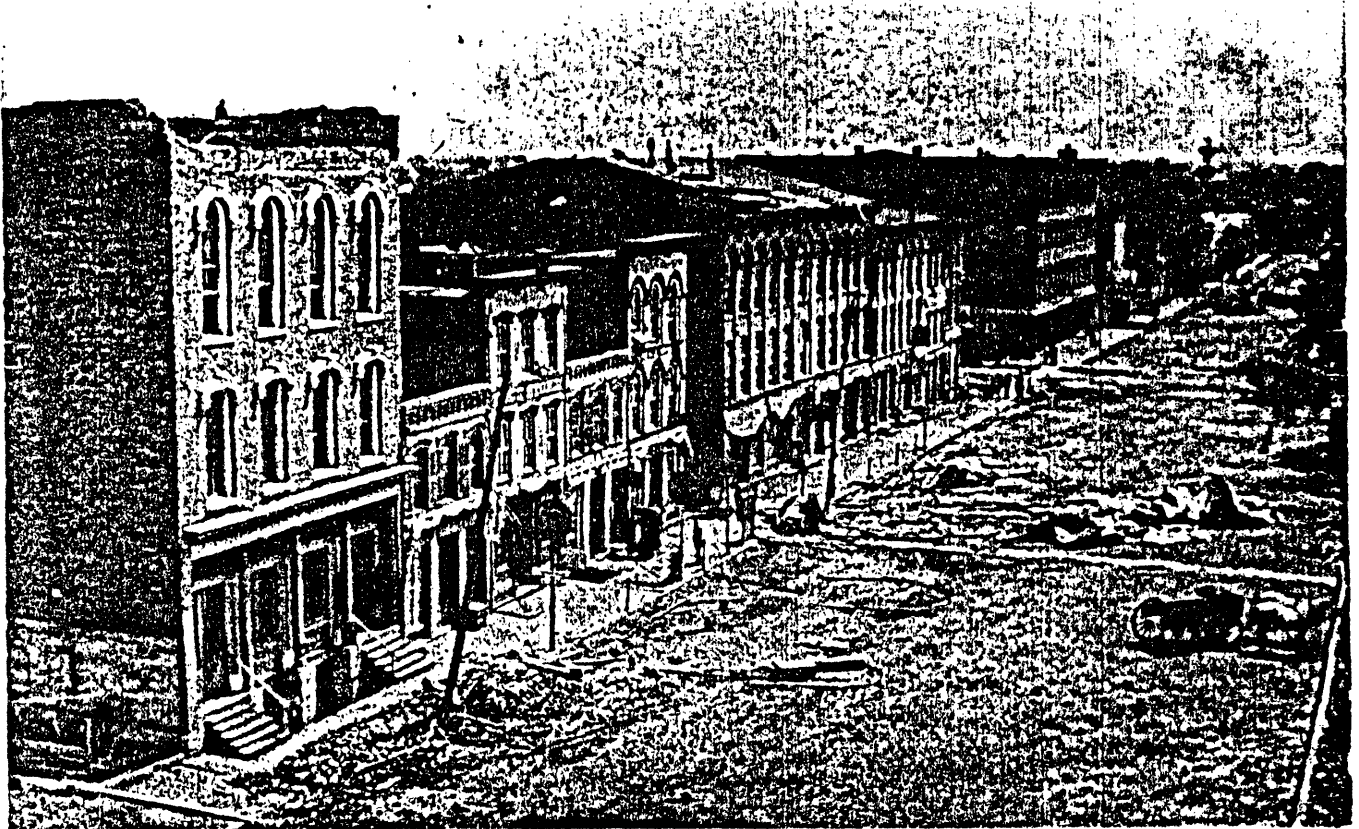
The "Grinnell Cyclone" that ripped through that central Iowa community in June 1882 also did considerable damage to Mount Pleasant. News stories detail the path of the storm, through central and southeastern Iowa, following it from hour to hour. The major destruction in the Mount Pleasant area appears to have been in a rural area north of town, and in the northwest corner of the city. Historic photographs of the north side of the Square show roof and facade damage, as well as loss of trees in the Square itself. A certain amount of rebuilding was necessary following the storm, but it was primarily repair, not new construction.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 15

CFN-259-1116



"Grinnell Cyclone" damage, north side of the Square.

1883 saw the destruction by fire of the brick buildings on the north side of the Square between the Union Block and Whiting's Bank (east end of the block). The Union Block was saved by metal roofing installed following the cyclone. It appears that the bank building survived initially but was rebuilt within a few months due to the fire damage. Along the east side of the Square, near the south end, a large fire destroyed another building owned by Henry Ambler and an adjacent shoe store building that same year.

The buildings which replaced those lost in the fires of the 1880s and which were being built during the '90s as well, represent the third type of commercial building design around around the Mount Pleasant Square: Late Italianate buildings. These are two or three story brick buildings, varying from one to three storefronts in width, the facades

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 16

CFN-259-1116

are of pressed brick rather than the locally manufactured common brick, and the facades feature mass produced decorative elements. This late Italianate style moved away from the round arched windows common during the Railroad Era, to segmental arched windows which often had brick hoods with keystones, or heavy cast hoodmolds. The cornices varied from brick patterned, to simple metal bracketed cornices, to elaborate metal cornices with date and identification pediments. The storefronts usually featured cast iron columns or pilasters, and recessed entrances. With these mass produced decorative elements available through local distributors or mail order catalogs, this was the "simple" way to build a commercial building. The buildings around the Mount Pleasant Square are almost identical to those in towns across the country from this period. The same catalogs were distributed nation-wide.

Whiting's Bank (National State Bank) at 101 W. Monroe, was one of the early examples of this late Italianate style. Following the fire between the bank and the Union Block, Whiting purchased the lot to the west, and expanded the bank building by 17'. Three stories, with the double storefront on Monroe, it features a chamfered entrance, and metal Italianate cornice. The secondary elevation along Main Street has evenly spaced segmental arched windows. The treatment of the windows along Monroe, grouped in twos and threes, identify this as the primary elevation. This building, and the double storefront at 125 W.



National State Bank, 1883.

Monroe (on the site of the frame Tiffany building) which anchors the west end of the block, appear to be the first of the Italianate style commercial buildings to show such a variation in window treatment. (In

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 17

CFN-259-1116

recent years the third floor has been removed from both 125 W. Monroe and 123 next door, totally altering both buildings.)

The Timmerman-Burd Building was constructed at 118 S. Main following the 1883 fire. It is a single storefront, with simple segmental arched brick hoodmolds and a pressed metal cornice. The alterations which have been made to the street level date c.1915-20, and include a tile floor in the recessed entry, and a prism glass transom.

The first Sanborn Fire Insurance map of Mount Pleasant was drawn in 1886, and it gives an idea of what the business district looked like. The courthouse is no longer located in the center of the Square, but is now at the southeast corner (the block where another new courthouse would be built in the early 20th century). The south side of the Square is almost filled with buildings, several are the early brick structures, and there is a livery stable at the southwest corner. The east side of the Square has several large brick buildings, but "brick ruins of fire" are shown near the south end of the block where the Ambler Block burned in 1883. The Timmerman-Burd Building next door is labeled "Boots & Shoes". The Schliep Block, a triple storefront, is shown at 110-114 S. Main (only the north two-thirds survives visually today), and a stone front building, the Eschielman Block, is shown at 108 S. Main (it is in greatly altered condition today). The Congregational Church anchors the north end of the block, across from the Brazelton House Hotel.



Schliep Block, with Eschielman Block at left.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 18

CFN-259-1116

The north and west sides of the Square are shown totally filled with brick construction. North Main, between Monroe and Madison, is almost completely brick on the east side, and about two-thirds brick on the west. The Presbyterian Church anchors the north end of the block. North Jefferson between Monroe and Madison is totally full on the west side, while on the east, there is a large empty lot south of the Harlan House Hotel. A portion of this green lawn remains today.

The Sanborn shows a diversity of businesses. There is more than one shoe store, dry goods store, and drug store. Mount Pleasant is growing and there is room for competition. New businesses are developing around the Square.

One block east of the Square on Monroe is the Zuhn Building from 1886. It is a good example of a three story brick factory building (wagon works), that was given elements of a "high style", in this case, Italianate. Windows throughout are segmental arched, without elaborate hoodmolds. The primary facade (Monroe) features a double storefront with cast iron pilasters (prism glass transoms were installed c.1910), and a bracketed metal cornice. Few alterations have been made to this simple brick building over the years. An elevator was added at the rear (NE corner) of the building, replacing the original interior elevator which facilitated the movement of wagons, carriages, and later, automobiles, to the upper levels.



Zuhn Building, 1886.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 19

CFN-259-1116

The Henry County Savings Bank was constructed in 1891 at the southeast corner of Main and Monroe, next door to the Congregational Church. It is a narrow two story brick building with chamfered entrance (in the bank tradition), segmental arched windows, and a fine Italianate pressed metal cornice with identification pediment. Despite some alterations at street level on the primary (Main Street) elevation, the building retains a high degree of integrity.

Historic photographs from 1909 show the east side of the Square with the Timmerman-Burd, Schliep, and Eschielman Buildings, plus a triple storefront building at 120 S. Main. This is the Louisa Building from 1901. It is a transitional design, combining elements of the popular late Italianate (specifically the metal cornice and pediment), with the simplicity of the classical revival made popular at the Columbian Exposition of 1893 (specifically, the simple tri-partite facade with central entrance, and the roundels across the upper level). The rusticated stone lintels are more of a Richardsonian device. The Louisa Building closes out the era of late Italianate popularity.



Louisa Building, 1901.

During the thirty years of the "Coming of Age Era" Mount Pleasant changed from a small town on the frontier, to a settled Midwestern community. It was possible to obtain most everything here, that you could get in St. Louis or New York.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 20

CFN-259-1116

CIVIC PRIDE ERA: 1902-1929

With the twentieth century, new styles began to emerge, stone became an important building material for the classical revival (or Neo-classical)) style that was considered appropriate for public buildings, and new kinds of brick were being used. Brick was offered in a wide range of colors and textures, and became an important design element on its own.

Changes were occurring around the Square. Most wood sidewalks were replaced by stone or brick by c.1900. New trees had been planted in the Square itself, and benches added. With the coming of the automobile, paved streets became important. In 1908 the city began brick paving, despite objections about the cost. The first streets paved were those around the Square and one block north to Madison (basically the area covered in this document). Highways coming through Mount Pleasant in 1913 included the "Red Ball Route" from Minneapolis to St. Louis, and the "Blue Grass Road" from Burlington to Council Bluffs.

Four major public buildings were constructed in Mount Pleasant between 1902 and 1913, all but one just a block off the Square. The first was the Public Library at the corner of Main and Madison. Andrew Carnegie donated \$12,500 for the construction of the brick and stone building that opened in 1905. Designed by the Chicago firm of Patton and Miller, this library differs from many Carnegie buildings in the fact that it is not Neo-Classical, but has a definite Richardsonian influence. A compatible rear addition was made in the 1920s. This building was listed on the National Register in 1983.

In 1905 the Seeley Memorial Y.M.C.A. was built one block west of the library. Constructed of Bedford stone by local builders Whitney and Bergdahl, this building was used as the high school during the 1920s and early '30s. The building burned in 1932, and much of the stone was salvaged for re-use in W.P.A. projects.

1908-09 saw the construction of a three story high school building on N. Adams. It is brick, resting on a high foundation of rusticated stone. The symmetrical five bay facade has brick pilasters between the bays. Windows feature jack arched tops. No architect or builder has been identified for this building. In the 1920s Howe's Academy, a private school in operation since the mid-19th century in Mount Pleasant, closed its doors. This presented the Mount Pleasant school system with a large number of new students. The "new" high school was not large enough to handle all of these students, and the Seeley Y.M.C.A. was pressed into service as a high school. The building on N. Adams has been used as a junior high since that time.

The two story brick building used as a courthouse since the 1870s was deemed unsuitable during the first decade of this century, and

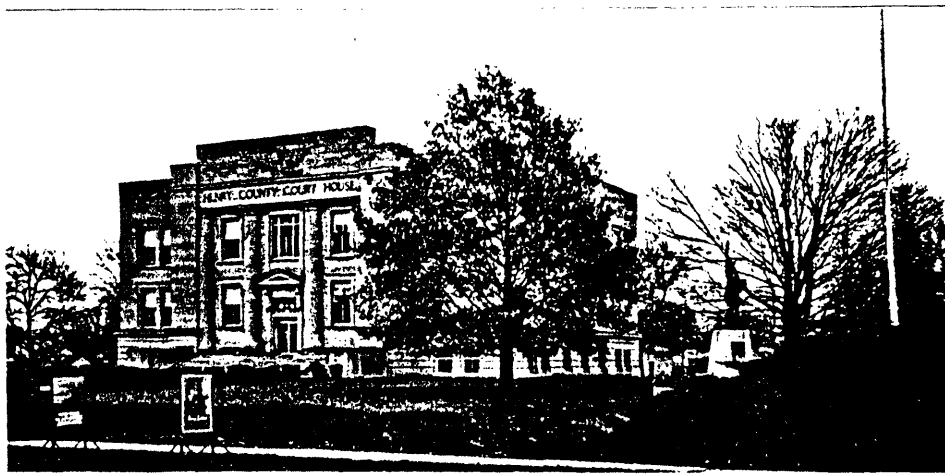
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 21

CFN-259-1116

construction of a new courthouse was approved in 1912. This three story stone building was constructed in the center of the block just southeast of the Public Square. Neo-classical in design, the building features a symmetrical facade and monumental columns. It reflects the formal style considered appropriate for public buildings, and shows the continued influence of the Columbian Exposition in Chicago. The Henry County Courthouse (1913) was listed on the National Register in 1981.



Henry County Courthouse, 1913.

The Neo-classical design used for the courthouse was also a very popular one for bank buildings in the first quarter of this century. The new First National Bank Building at 101 S. Jefferson was designed by architect Paul V. Hyland of Chicago in 1923. It features an exterior of Bedford stone, a symmetrical entrance on the primary facade (Jefferson) with flanking fluted columns, and a parapet roofline. Pilasters are located between windows on the secondary facade. Alterations appear limited to an aluminum canopy and some areas of mosaic, both of which are reversible. A central door has replaced a window on the secondary facade. This is a good example of bank design from this period.

A new kind of entertainment had come to Mount Pleasant, the motion picture, and movie theaters began to appear. One of the first was the Mount Pleasant Auditorium (the former Asbury Methodist Church). Other theaters had more exotic names, the Hippedrome, Pastime, and Princess.

The outstanding theater from this period is a building constructed for two owners for two specific purposes. It is the Masonic Temple Theater on N. Main from 1923. Designed by architects Owen, Payson & Carswell, and built by K.A. Bergdahl, this building retains a very high

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 22

CFN-259-1116



First National Bank, 1923.



Masonic Temple Theater, 1923.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 23

CFN-259-1116

level of integrity. The first floor was designed as a movie theater, with a small shop on each side of the street level entrance. The upper level was designed as a Masonic Temple, with large lodge hall in the front, large dining room in the rear, and kitchen, cloak rooms, etc. in the center. It continues to function as a movie theater, and was the Masonic Temple until 1989. The building combines the use of brick with stone in a Neo-classical facade that was considered appropriate for both a theater and a lodge. The balustrade, cartouche, and frieze, are all typical elements of this style. Though the marquee is not the original design, it has been in place since the 1940s.

The brick used for commercial and public buildings in the first decades of the 20th century came in many different colors and textures: tan, shades of brown, shades of gray, black, green, white, variegated, rough, smooth, glazed. The brick itself created the patterns on the front of buildings, sometimes with some cast concrete detailing added. The overall design of the buildings is one of simplicity. Windows are often banded in groups of two or more, cornices are often a simple parapet, or are flat with concrete coping, some panels may be inset to add interest. The Pitcher Building (1925), next door to the Masonic Temple Theater on N. Main, is of variegated brown brick. Two stories tall, it features a symmetrical facade with Chicago style windows, parapet roof, and panels of brick patterning at the cornice level. The street level has been totally altered.

The period between 1902 and 1929 was primarily a period of public building construction, with a few private commercial structures. It was a time of community enhancement. The style that was dominant for these significant buildings was the Neo-classical. This is the fourth type of building to be found around the Mount Pleasant Square.

THE DEPRESSION ERA: 1930-1941

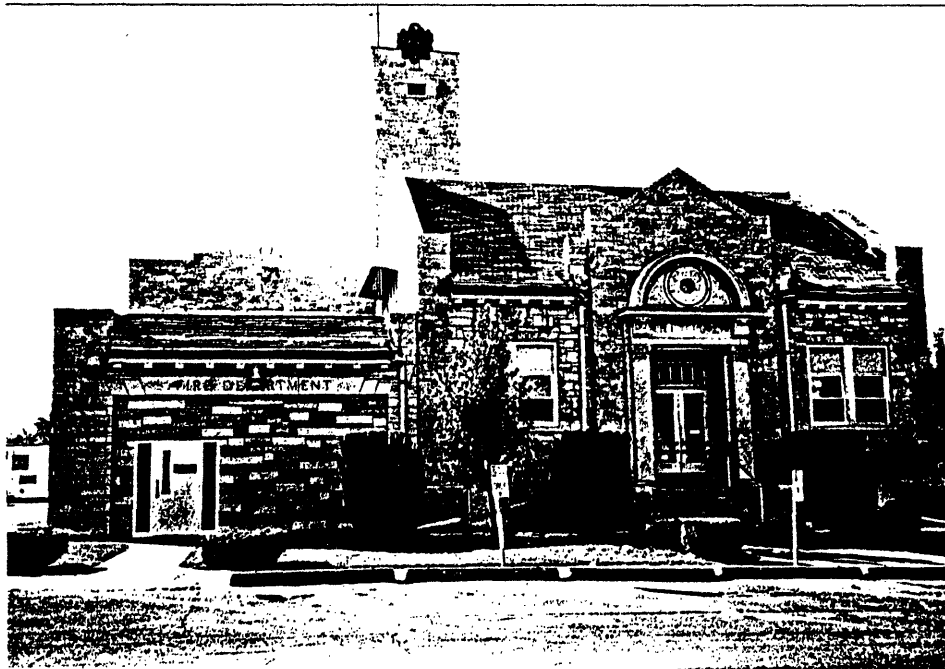
Commercial construction slowed, almost to a standstill, during the 1930s, but construction of public buildings continued, with the help of various federal programs. In 1933 the Seeley Memorial Y.M.C.A., converted into the Mount Pleasant high school, burned. Students were scattered in buildings all over town while a decision was made on building a new high school. The new building, located in the 300 block of E. Monroe, is in the modern Art Deco style.

The vacant lot where the Seeley Building had stood became the site of the new U.S. Post Office in 1935/37. Costing \$50,000, this building was designed by Wyatt C. Hedrick, and is typical of Treasury Department designs: Light colored brick, Classical Revival, symmetrical facade, high foundation, two murals on the interior.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 24

CFN-259-1116

In 1936 a new City Hall was constructed on W. Monroe. Designed by William Weibley, and built by K.A. Bergdahl, this was a W.P.A. project. Bedford stone salvaged from the Seeley Building was used for the building, some of the stone being sent back to Indiana for re-cutting. (Other salvaged stone was used to build the bandstand in the Public Square which was torn down in 1974.) The City Hall is primarily Colonial Revival in design. It features a gable roof with symmetrical facade, the projecting gabled portico containing a classical entry flanked by pilasters and capped by a round arched panel with a rosette medallion. Other openings throughout are jack arched. The stepped ends on the gable roof give it a Dutch Colonial quality. Interestingly, the general shape and roofline of the main block are similar to the earliest brick commercial buildings which were located along the south side of the Square. The fire department to the east side altered the symmetry of the building, but since it is a single story in the front it is not intrusive. The major alterations seem to be the extension of the fire door wall to be flush with the primary facade, blocking-in of the fire engine door, and, sometime after 1952 the original tile roof was replaced by shingles.



City Hall, 1936.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 25

CFN-259-1116

Across the street from City Hall four buildings were constructed in the 1930s, representing the westward expansion of the business district, following the new site of the City Hall. The most significant of these is the Masters Building (221 W. Monroe) from 1937. It is a two story rectangle, with the narrow end as the primary facade. Built of light tan (almost blonde) brick, with a recessed doorway, and paired windows with Craftsman sash at the second floor level, the building has brick panels at the cornice which contain both the name and date. The roof is a simple parapet with cast concrete caps. A narrow door on the secondary (west) facade serves as entrance to the apartments on the second floor. A small garage (original) is attached at the rear. The Masters Building is an unusually good, unaltered example of this type of commercial building.



Masters Building, 1937.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 26

CFN-259-1116

The commercial buildings of the Depression Era make up the fifth type of building from around the Public Square. These are two story rectangles, with flat roofs, and a simplified exterior design. The color of the brick varies from building to building, with light tan being the most popular. Decorative details consist of brick patterns and/or cast concrete panels. Windows are usually paired or grouped in threes, and may have Craftsman lights. The simplicity of design is not truly representative of either the Art Deco or Art Moderne styles seen in architect designed buildings. It seems to be more of an adaptation of these styles. In addition to the buildings actually constructed during this period, there are a number of buildings around the Square which were given a new facade treatment reflecting this building type.

CONCLUSION:

Mount Pleasant appears to be a typical county seat community built around a town square. A Public Square has the innate ability to hold the commercial and public development around it, to resist linear development away from the Square. It is only in recent years that development in most town square communities has stretched out to, and along, the city limits. Because of this ability to hold commercial development around the Square, you find an eclectic grouping of buildings and styles from a variety of decades in most town square communities. Mount Pleasant is no exception. The best, most representative, examples of architectural styles and materials deserve preservation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 27

CFN-259-1116

NOTES

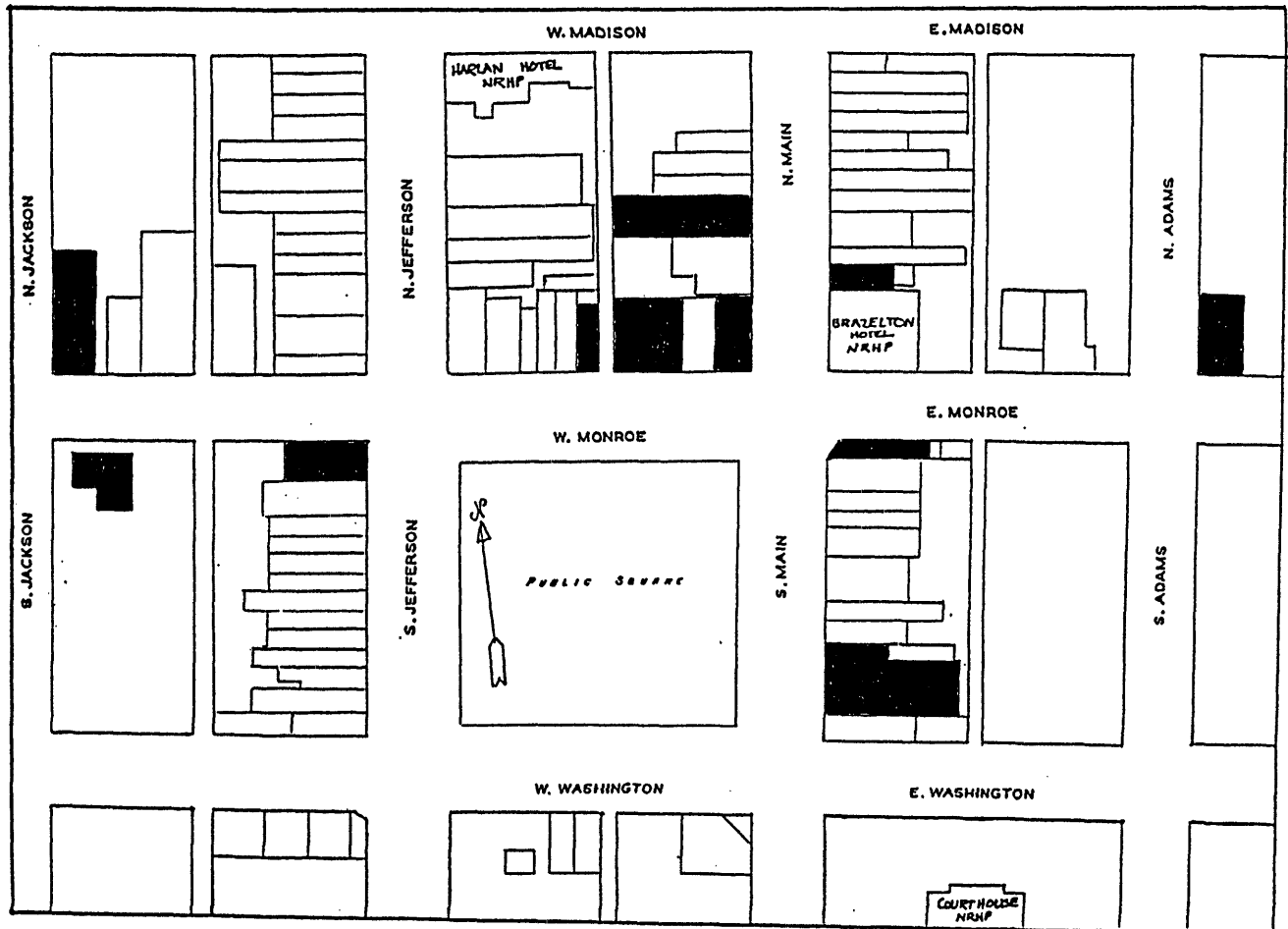
- ¹ Peter H. Jaynes (Ed.), Highlights of Henry County, Iowa History: 1833-1976. (Burlington, IA: Doran & Ward Lithographing Co., 1976), p. 9.
- ² Ben Hur Wilson, "Planked From Burlington," Palimpsest, Vol XVI, No 10, (October 1935), p. 320.
- ³ Burlington Daily Telegraph, 22 Dec 1851.
- ⁴ Richard Overton, Burlington West. (Cambridge, Mass: Harvard University Presss, 1941), p. 71.
- ⁵ Burlington Weekly Hawk-Eye & Telegraph, 9 Jan 1856.
- ⁶ Overton, p.72.
- ⁷ Articles of Incorporation, Brazelton House Company.
- ⁸ Mount Pleasant Home Journal, 9 Sept 1857.
- ⁹ Ibid., 13 Apr 1861; 8 Jun 1861; 31 Aug 1861.
- ¹⁰ Ibid., 14 Jun 1862.
- ¹¹ Ibid., 17 Nov 1859.
- ¹² Ibid., 5 Dec 1860.
- ¹³ War Records of Capt. George W. Stucker (Des Moines County), Co. K, 11th Reg. Iowa Inf. Vols.
- ¹⁴ Jaynes, p.45.
- ¹⁵ Ibid., p.62.
- ¹⁶ Mount Pleasant Home Journal, 24 Mar 1860.
- ¹⁷ Ibid., 26 Feb 1882.
- ¹⁸ Ibid., 19 Mar 1882.
- ¹⁹ Ibid., 22 June 1882.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 28

CFN-259-1116



MOUNT PLEASANT PUBLIC SQUARE

Shaded buildings are those being nominated.

F. Associated Property Types

- I. Name of Property Type The buildings, structures, objects, and districts representing
II. Description "The Architecture Around the Square: 1837-1941."

See continuation sheet.

III. Significance

See continuation sheet.

IV. Registration Requirements

See continuation sheet.

☒ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 2

CFN-259-1116

ARCHITECTURE AROUND THE SQUARE: 1837-1941

I. NAME: The buildings, structures, objects, and districts representing "The Architecture Around the Square: 1837-1941.

II. DESCRIPTION:

The resources (a collective term for the above named categories) in this property type are located in the central business district, within a block and a half of the Public Square. The unifying factor is that each is representative of a style, building type, or material that was significant in the architectural development of Mount Pleasant's Square. Though these are primarily vernacular in design, some will exhibit characteristics of popular "high styles" and a few will be architect designed.

Commercial Buildings. Five specific building types have been identified, based on chronology as well as architectural design:

Type I: Pre-Railroad Era: 1837-1854. A number of the buildings from this era would have been of wood frame construction, with a gable roof, entry on the gable end, and possibly a porch across the front or a "Boomtown" front. These were originally located on all sides of the Square. No extant examples of wood frame buildings from this period were identified. Brick buildings constructed during this period, were located primarily along the south and west sides of the Square. Thirteen examples survive, all located on Jefferson or Monroe streets. While the earliest brick buildings had a gable roof, with entry on the side gable, the surviving examples are two or three story flat roof rectangles, with the facade on the narrow end of the rectangle. These buildings have limestone sills and lintels, and simple brick patterned cornices. Street levels have been altered. No firm construction dates have been established, and none are being nominated at this time.

Type II: Railroad Era: 1855-c.1870. The buildings in this type are two or three stories, rectangular in shape, and usually have a flat roof (the Union Block is an exception). Constructed of soft red locally produced brick, the buildings all have elements of a simple early Italianate style: round

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 3

CFN-259-1116

arched windows with brick patterned hoodmolds, and simple bracketed wooden, or metal, cornices. Several of these are known to have been constructed by William McCandless, and it is possible that he was responsible for most, if not all, of these buildings. The Brazelton House Hotel (NRHP) is the earliest documented example. A number of these have been greatly altered, but the two most representative examples (the McCandless Building and the Union Block) are being nominated.

Type III: The Community Comes of Age: 1870-1901. The buildings in this type are all of Late Italianate design. These are two or three story brick buildings, varying from one to three storefronts in width. The facades are of pressed brick rather than the locally manufactured common brick, and feature mass produced decorative elements. Windows are primarily segmental arched, capped by brick hoods with keystones, or heavy cast hoodmolds. Cornices vary from brick patterned, to simple metal bracketed cornices, to elaborate metal cornices with date and identification pediments. The storefronts usually featured cast iron columns or pilasters, and recessed entrances. Most examples around the Square have been altered at street level, but many retain the original upper level design. Eight buildings from this type are being nominated.

Type IV: Civic Pride Era: 1902-1929. Both commercial and public buildings are represented in this group, with the dominant stylistic element being the Neo-classicism made popular by the "Great White Way" of the 1893 Columbian Exposition in Chicago. The Henry County Courthouse (1913) was a strong influence on two major buildings around the Square: the 1st National Bank, and the Masonic Temple Theater. Building materials include a blending of brick and limestone construction, with classical details applied, usually in stone. Architect designed buildings are the rule, rather than the exception with Type IV. Two Type IV buildings are being nominated.

Type V: Depression Era: 1930-1941. Like the Type IV buildings, the Depression Era examples are representative of both public and commercial design. While the public buildings continue an interest in revival styles, the commercial buildings appear to be adaptations of the popular Art Deco or Art Moderne styles. It is the commercial buildings which make up Type V. Rectangular in shape, with

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 4

CFN-259-1116

flat roofs, these buildings are constructed of various colors of brick, light tan being the most popular. Decorative details are restricted to brick patterning and/or inset cast concrete panels. Windows are usually paired or grouped in threes, and may have Craftsman lights. Several buildings around the Square were given a new facade treatment reflecting this type. Only the new construction from this period is considered Type V. One Type V building is being nominated.

In almost all cases, the first floor of the commercial buildings was used as retail space, while the upper floor(s) were used for offices, or other types of business such as photography galleries, and cigar factories. Third floors were often used as meeting halls and lodges.

Public Buildings. Public buildings were constructed during four of the five chronological periods. The earliest courthouses are non-extant, while the City Hall/Fire Engine House from 1871 appears more commercial than public in design. Seven major public buildings were constructed between 1904 and 1936, all are extant except the Seeley Memorial Y.M.C.A. Since an architect was involved in the design of each of these, they tend to be more "high style" than the privately owned buildings. With the exception of the 1933 Art Deco high school, all exhibit characteristics of various revival styles. Building materials include brick, stone, and concrete.

Churches. It appears that only two of the religious structures built in the area of the Square remain: The Asbury Methodist Church, now apartments; and, the Universalist Church, now offices. Both are of brick construction and have been sufficiently altered to negate eligibility.

Structures/Objects in Parks. Federal programs during the Depression produced several structures, including a stone bandstand in the Square which was demolished in the 1970s. The fountain in the center of the Square is new, replacing a turn of the century fountain which had deteriorated beyond restoration. Street lights are new, not original.

The physical condition of the buildings/structures/objects will vary. Many of the commercial buildings will have altered storefronts at street level. Public buildings may have had additions and/or alterations to meet changing needs.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 5

CFN-259-1116

III. SIGNIFICANCE:

The buildings, structures, objects and districts that make up this property type show the architectural development around the Mount Pleasant Public Square from 1837-1940. They are representative of the business district development of a typical Midwestern county seat town. Some of the commercial buildings were constructed to replace buildings lost to fire, while others were built to house expanding businesses. The public buildings were not only built to meet the growing needs of Mount Pleasant and its people as it changed from a village into a real town, but also to create the proper image of the community. The building types, styles, and materials illustrate what was in popular use, not only in Mount Pleasant, but across the country.

IV. REGISTRATION REQUIREMENTS:

1. Significance (use or form) relates to the Architecture Around the Square: 1837-1941.

Criterion C: resources that illustrate styles, types, or building materials common to one of the periods of development around the Square, or which form an unusual group of buildings that illustrate the development of the Square.

2. Qualifying building use will include: commercial, manufacturing, religious, public, and fraternal.

Qualifying materials will include: wood, brick, stone, metal, and concrete.

3. Integrity Considerations:

In all cases, the most important integrity consideration is that the building retain sufficient elements of the original design, materials, and setting, that the owner during the period of significance would recognize it.

Commercial Buildings. Altered first floor storefronts are common, and may be acceptable if the alterations are sympathetic; upper level fenestration and design elements should remain in place. Acceptable alterations must be

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 6

CFN-259-1116

appropriate in terms of scale, and material. A building which is sheathed in modern material (fiberglass, metal, etc.) will be considered intrusive. If such material is removed at some point in the future, the building should be re-evaluated.

Public Buildings. The basic shape and proportion of the building should be intact, with doors and windows not substantially changed. Some minor alterations and/or additions may be acceptable (additions which do not obscure the primary facade, are of a sympathetic building material, and are of acceptable scale, proportion and design).

Churches. The basic shape and proportion of the building should be intact, with doors and windows not substantially changed. Some minor alterations and/or additions may be acceptable (additions which do not obscure the primary facade, are of a sympathetic building material, and are of acceptable scale, proportion and design).

Districts. Must possess a sense of time and place, must relate to the styles and materials of the period of significance, have relatively few intrusions, and not have been altered to a high degree. Key structures will have few, if any, alterations, while contributing structures may have a somewhat lesser level of integrity. A new street level storefront on a commercial building does not automatically negate eligibility as a contributing structure. It does not appear that the integrity necessary for a district exists around the Square.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 7

CFN-259-1116

KNOWN EXAMPLES:

(** denotes buildings nominated with this document)

PRE-RAILROAD ERA: 1837-1854

- | | |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 115 N. Jefferson | 2 story brick commercial building, c.1850-54, stone lintels, brick cornice, altered street level, not individually eligible. |
| 119 N. Jefferson | 2 story brick double storefront building, c.1850-54, stone lintels, brick cornice, altered street level, not individually eligible. |
| 127 S. Jefferson | 2 story brick commercial building, c.1850-54, totally altered facade. If modern siding was removed, this should be re-evaluated, it might be an eligible property. |
| 123 S. Jefferson | 3 story brick commercial building, c.1850-54, altered street level and loss of cornice make this ineligible. If sympathetic restoration was done, should be reviewed as possible contributing structure. |
| 121 S. Jefferson | 2 story brick commercial building, c.1850-54, totally altered facade c.1930. Not eligible. |
| 119 S. Jefferson | 2 story brick commercial building, c.1850-54, totally altered facade negates eligibility. |
| 117 S. Jefferson | 2 story brick commercial building, c.1850-54, totally altered facade negates eligibility. |
| 115 S. Jefferson | 2 story brick commercial building, c.1854, upper level appears intact, street level altered, does not appear individually significant, but could be a contributing structure. |

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 8

CFN-259-1116

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|---------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 113 S. Jefferson | 2 story brick commercial building, c.1850-54, totally altered facade makes it ineligible. |
| 111 S. Jefferson | 2 story brick commercial building, c.1854, altered facade negates eligibility. |
| 121 W. Monroe | 2 story brick commercial building, locally said to date c.1854, totally altered facade makes it ineligible. |
| 119 W. Monroe | 3 story brick commercial building, locally said to date c.1854, totally altered facade makes it ineligible. |
| 117 W. Monroe | 2 story brick commercial building, locally said to date c.1854, totally altered facade makes it ineligible. |
| RAILROAD ERA: 1855-c.1870 | |
| 108 N. Jefferson | 2 story brick commercial building, c.1870. Not individually eligible, but could be contributing. |
| Jefferson at Madison | Harlan House Hotel, 1857, 1872, c.1880, c.1893. NRHP. Eligible as a residential, rather than commercial, property. |
| 111 N. Jefferson | 2 story brick commercial building, c.1860, totally altered facade. Not eligible. |
| 121 N. Jefferson | 2 story brick commercial building, c.1870 with c.1930 facade. Not eligible. |
| 123 N. Jefferson | 2 story brick commercial building with segmental arched windows, c.1870, altered street level. Not individually eligible. |

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 9

CFN-259-1116

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| 125 N. Jefferson | 3 story brick commercial building with segmental arched windows, c.1870, altered street level. Not individually eligible. |
| 129 N. Jefferson | 3 story double storefront brick building, c.1860-70. Totally altered facade. Not eligible. |
| 129 S. Jefferson | 2 story brick commercial building, c.1855-60, round arched windows have brick hoodmolds, iron storefront is intact despite recent street level alterations. If alterations were reversed, this could be considered an eligible structure. |
| 100 N. Main | Brazelton House Hotel, 1856, 4 story brick hotel, round arched windows with brick hoodmolds, bracketed wooden cornice, NRHP. Key structure representing railroad influence. |
| 107 N. Main | 2 story brick commercial building, c.1870. Greatly altered. Not eligible. |
| 106 S. Main | 2 story brick commercial building, c.1870. Totally altered facade negates eligibility. |
| Monroe at Adams | Asbury Methodist Church, 1857. 3 story brick church with Greek Revival detailing, altered by loss of spire, and additions. Interior greatly altered as well. Not individually eligible, but might be a contributing structure in a district. |
| ** 115 W. Monroe | McCandless Building, 3 story brick, 1862, Wm. McCandless, builder, representative of early Italianate design, round arched windows with brick hoodmolds, bracketed wooden cornice missing, street level altered, but retains sufficient integrity to be eligible. |

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 10

CFN-259-1116

- ** 109 & 113 W. Monroe Union Block, 1861, Wm. McCandless, builder, 3 story brick commercial building with hall on third. Representative of early Italianate design, round arched windows with brick hoodmolds, bracketed metal cornice, street level altered, key building of the railroad era, eligible.
- THE COMMUNITY COMES OF AGE: 1870-1901
- 106 N. Jefferson City Hall/Fire Station, 1871. Altered facade, but may be eligible due to historic significance.
- 110 N. Jefferson 2 story brick double storefront building, c.1886-92, totally altered facade negates eligibility.
- 101 N. Jefferson 3 story brick commercial building, date not determined, altered facade makes it ineligible.
- 103 N. Jefferson 2 story brick double storefront, c. 1880, altered facade makes this ineligible.
- 105 N. Jefferson 3 story brick double storefront, round arched windows with brick hoodmolds on third, possibly c.1880, alterations presently make it ineligible. If signage was removed and original second floor elements intact, should be re-evaluated.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 11

CFN-259-1116

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| 109 N. Jefferson | 2 story brick commercial, no firm date established, probably c.1890, alterations make it ineligible. |
| 113 N. Jefferson | 2 story brick commercial building, historic photograph shows with "1890" on cornice pediment, appears to be earlier, street level almost totally intact, eligible. |
| 109 S. Jefferson | 2 story brick commercial, c.1880, altered facade negates eligibility. |
| 107 S. Jefferson | 3 story brick commercial building, c.1880, alterations negate eligibility. |
| 103-105 S. Jefferson | Hoaglin Building. 3 story brick double storefront, c.1880, with c.1920 facade. Does not appear eligible. |
| 201 S. Jefferson | 2 story brick commercial building with chamfered entrance, c.1890, greatly altered, ineligible. |
| ** 110 N. Main | Budde-Singer Building, 1882, 3 story brick commercial building, round arched windows, brick hoodmolds, bracketed wooden cornice, altered at street level. Relatively unaltered, represents style of the 1850s building on the site which burned. Eligible. |
| 112 N. Main | 2 story brick commercial building, c.1882, round arched windows, altered street level. Not individually eligible, but might be a contributing structure. |
| 114 N. Main | 2 story brick double storefront with oriel windows, c.1892-99, loss of cornice, altered at street level, contributing, but not individually eligible. |

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 12

CFN-259-1116

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| 116 N. Main | 2 story brick commercial building, c.1886, totally altered facade negates eligibility. |
| 118 N. Main | 2 story brick commercial building, c.1885, totally altered facade negates eligibility. |
| 120 N. Main | 2 story brick commercial building, no firm date established, ineligible. |
| 122 N. Main | 2 story brick commercial building, c.1885, loss of cornice, street level changed. Not individually eligible, might be considered a contributing structure in a district. |
| 128 N. Main | 2 story brick commercial building, c.1880, metal cornice in place, street level greatly altered, 2nd floor windows partially blocked in. Not individually eligible, but might be a contributing structure in a district. |
| 130 N. Main | 2 story brick commercial building, c.1880, totally altered facade and windows bricked in on secondary elevation. Ineligible. |
| 105 N. Main | 2 story building with stone facade, c.1880, elaborate metal cornice lost, windows blocked in, iron storefront in place. Not eligible due to alterations. |
| 119 N. Main | 2 story brick commercial building, c.1880, new facade, not eligible. |
| 121 N. Main | 2 story brick double storefront, c.1892-99, originally had twin oriel windows, totally altered facade negates eligibility. |

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 13

CFN-259-1116

- ** 100 S. Main Henry County Saving Bank, 1891, 2 story brick commercial building with chamfered entrance, metal cornice, altered windows at street level. Representative of late Italianate design. Eligible.
- 108 S. Main 2 story double storefront building with stone facade, c.1880. Late Italianate design, hoodmolds intact, cornice missing, street level altered. Not eligible.
- 110 S. Main Schliep Building. 2 story brick commercial building, 1883. North 2/3 of triple storefront. Representative of late Italianate design, altered at street level. Cannot be individually eligible with 1/3 missing, might be considered contributing in a district.
- 114 S. Main Schliep Building. 2 story brick commercial building, 1883. South 1/3 of triple storefront, totally altered facade. Not eligible.
- 116 S. Main 2 story brick commercial building, 1887, totally altered facade. Not eligible.
- ** 118 S. Main Timmerman-Burd Building, 2 story brick, 1883, segmental arched windows, metal cornice, storefront altered c. 1920 (prism glass transom in place), representative of late Italianate design with early 20th century storefront. Eligible.
- ** 120 S. Main Louisa Building, 1901. 2 story brick triple storefront building, metal cornice, rusticated stone lintels, some alterations at street level. Representative of transitional design between late Italianate and more classical taste. Eligible.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 14

CFN-259-1116

- 124 S. Main 2 story brick commercial building, locally said to have been built c.1854, but rebuilt following 1883 fire. Not eligible due to altered street level.
- ** 201 E. Monroe Zuhn Building, 1886. 3 story brick double storefront, carriage factory, simple late Italianate design, metal cornice, segmental arched windows, storefronts have original iron pilasters, prism glass transoms date c. 1910-20. High degree of integrity. Eligible.
- ** 101 W. Monroe National State Bank, 3 story brick with chamfered entrance, metal cornice, segmental arched windows. Present design dates to 1883, east half built in 1859. Late Italianate design, only significant alterations at street level. Eligible.
- 103-105 W. Monroe 2 story brick double storefront, 1883. Drastically altered by removal of third floor and twin 2 story oriel windows. Not eligible.
- 123 W. Monroe 2 story brick double storefront, c.1875-80, late Italianate design, cast hoodmolds, originally had raised main level. Greatly altered street level, but loss of third floor is more damaging. Not eligible.
- 125 W. Monroe 2 story brick, double storefront, late Italianate, c.1882-86, street level remodeled in Neo-classical style in early 20th century. Loss of third floor makes this ineligible.
- 111 E. Washington Van Allen Building, 1886+. Single story brick office building with segmental arched fenestration, bracketed wooden cornice. Additions make this ineligible individually, but could be a contributing structure.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 15

CFN-259-1116

110 W. Washington 2 story brick commercial building,
c.1880. Totally altered facade makes
this ineligible.

112 W. Washington 2 story brick commercial building,
c.1880, segmental arched windows with
hoodmolds, metal cornice lost, altered
street level. Not eligible.

ERA OF CIVIC PRIDE: 1902-1929

112 N. Jefferson 2 story brick commercial building,
c.1910-20, altered facade. Ineligible.

** 101 S. Jefferson First National Bank Building. 2 story
stone veneer double storefront with
Neo-Classical columns and details, 1923.
Paul V. Hyland of Chicago, architect;
George W. Stiles of Chicago, construction
engineer. Mosaic tile and aluminum
canopy added c.1950s. Eligible.

109 N. Main Pitcher Building, 2 story brick double
storefront, c.1925, Chicago-style windows
on second floor, street level completely
altered. Not eligible due to
alterations.

** 115 N. Main Masonic Temple Theater, 1923. 2 story
brick double storefront with elaborate
Neo-classical detailing. Owen, Payson
& Carswell, architects; K.A. Bergdahl,
contractor. Eligible.

200 N. Main Mount Pleasant Public Library, 1903/04,
Patton & Miller of Chicago, architects.
Brick with stone detailing, asymmetrical,
Richardsonian influences. 1926 rear
addition by Dougher, Rich & Woodburn
of Des Moines. NRHP. Key building
in the Civic Pride Era.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 16

CFN-259-1116

- 102 S. Main 2 story double storefront, c.1908, totally altered facade negates eligibility.
- 100 E. Washington Henry County Courthouse, 1913, NRHP. 2 story stone building on raised foundation, Neo-classical symmetrical facade with flanking engaged columns, pedimented entrance. Key structure within this Civic Pride Era.
- 202 W. Washington 2 story brick commercial building, double storefront, c.1910-1920. Alterations at street level make this ineligible.
- DEPRESSION ERA: 1930-1941
- 200 N. Jefferson United States Post Office, 1935/37. Louis A. Simon, Sup. Archt.; Neal A. Melick, Sup. Eng.; Wyatt C. Hedrick, Architect. Light colored brick, Classical Revival, symmetrical facade, high foundation, two interior murals. Eligible.
- 126 N. Main 2 story brick double storefront, c.1885, both fronts remodeled c. 1930, street level retains the 1930 design. Not individually eligible.
- 211 W. Monroe 2 story commercial building, c.1930, simplified design with brick patterning, on facade, rusticated concrete block side elevations, altered street level. Not individually significant.
- 219 W. Monroe McLeran Building. 2 story brick double storefront, c.1930, light colored brick on facade, simplified design, not individually eligible.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 17

CFN-259-1116

** 221 W. Monroe

Masters Building. 2 story brick double storefront, 1937. Light colored brick, simplified design featuring brick patterning, cast concrete panels and coping, recessed entrance, Craftsman windows at second floor. Relates to City Hall across street in terms of construction date. Eligible.

** 220 W. Monroe

City Hall, 1936, W.P.A. project. 2 story stone with gable roof, symmetrical entrance on main block, fire door originally to left (east) side. High foundation, some classical details (pilasters, modillions, jack arched windows). Colonial Revival. William Weibley, architect, K.A. Bergdahl, contractor. Major alterations are loss of tile roof and enclosing of fire door. Eligible.

215-217 W. Washington

Single story office/commercial building, c.1930s, brick facade with concrete block side and rear walls. Not individually eligible.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

This Mount Pleasant preservation project is part of a long range program to identify, evaluate, register, and protect, the cultural resources of the State of Iowa. The Mount Pleasant Historic Preservation Commission received a Certified Local Government Grant to conduct an architectural/historical sites survey of the community during 1989-90. The goal was to locate properties which reflect and represent the historical events and people which have shaped the community. Nine sites in Mount Pleasant are already listed on the National Register of Historic Places:

William P. Brazelton House	401 N. Main
Brazelton House Hotel	100 N. Main
Henry Ambler House	405 Broadway
G.W.S. Allen House	207 E. Henry
Old Main (I.W.C. Campus)	601 N. Main
Harlan House Hotel	122 N. Jefferson
Harlan-Lincoln House	101 W. Broad
Henry County Courthouse	100 E. Washington
Mount Pleasant Public Library	200 N. Main

☒ See continuation sheet

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☒ See continuation sheet

Primary location of additional documentation:

- ☐ State historic preservation office
☐ Other State agency
☐ Federal agency

- ☒ Local government
☐ University
☐ Other

Specify repository: _____

I. Form Prepared By

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street & number	City Hall, 202 W. Monroe	telephone (319) 385-1470
city or town	Mount Pleasant	state IA zip code 52641

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number G Page 2

CFN-259-1116

The architectural/historical sites survey was accomplished in two phases:

- 1) An "intensive" level survey of the properties in the central business district;
- 2) A "reconnaissance" level survey of the rest of the community.

INTENSIVE SURVEY

The objectives of this survey were to identify historic contexts which have played a vital role in Mount Pleasant's development, and to define the property types within these contexts which illustrate this development.

The geographic area of the intensive survey encompasses 28.83 acres. This area is centered around the Public Square, and includes all buildings facing the Square on Main, Washington, Jefferson, and Monroe streets, plus Monroe Street one block west, and one and one-half blocks east of the Square, and Main and Jefferson Streets one block north to Madison Street. This is the area that has traditionally been considered "the business district."

The Historic Preservation Commission contracted with a consultant, Molly Myers Naumann, of Ottumwa, to organize and coordinate the survey activities, to define the historic contexts, evaluate the properties, and prepare the final report. The consultant worked closely with the local volunteers, conducting orientation and training workshops for the various survey activities.

The field survey was accomplished by teams, each composed of a photographer and a recorder. Every lot in the business district (including parking lots and new construction) was photographed and mapped. The purpose was to create a record of the entire downtown area, not just the buildings which might prove to be significant. It was anticipated that a historic commercial district might be identified. Legal research at the Henry County Courthouse provided a legal description for each property as well and the names and addresses of all property owners.

Archival research was done at the Mount Pleasant Public Library, Iowa Wesleyan College Library, and the State Historical Society libraries in Iowa City and Des Moines. Resources included county and local histories and directories, state gazetteers, several Masters theses, and two recently published books dealing with Mount Pleasant architecture. Sanborn Fire Insurance Company maps, two historic maps, and plat books were consulted. Volunteers read microfilm of Mount Pleasant newspapers from 1857 to 1937. However, not all papers from these years were read, and a great deal more newspaper research would

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number G Page 3

CFN-259-1116

be necessary to produce additional nominations. A request made through the local newspaper and radio station for historic photographs of the downtown brought a good response.

Members of the Historic Preservation Commission were actively involved with the project, conducting the field survey, legal and archival research, collecting historic photographs, and typing, gluing, punching, and collating, the final product. Commission members also recruited other volunteers, including teachers, local history buffs, and several retired business and professional people to help throughout the project.

A total of ninety-eight sites were recorded in the intensive survey area. Eighty-one of these are buildings constructed prior to 1940, and meet the age requirement necessary for listing on the National Register of Historic Places.

Two historic contexts were developed during the survey:

"The Influence of the Railroad: 1855-c.1870"

The "boom" created by the railroad's arrival is seen throughout the entire community as well as in the central business district.

"The Architecture Around the Square: 1870-1939"

The fact that Mount Pleasant was initially laid out around a Public Square influenced the town's physical development, not only in the early days of the community, but continued to be a major influence through the middle of the 20th century. The commercial architecture of Mount Pleasant represents most of the important styles and types found in the midwest.

As the field work and evaluations were completed, it became apparent that many of the commercial buildings have been greatly altered over the years, some irreversibly. The consultant met with state staff members and it was agreed that the large number of intrusive buildings eliminates the potential for a historic district around the Square. Seventeen individual buildings were evaluated as having potential National Register eligibility on an individual basis.

RECONNAISSANCE SURVEY

The reconnaissance survey recorded 263 sites throughout the community, including public buildings, depots, churches, and park structures, as well as residences. Preliminary evaluation indicates that there are fifty-eight Italianate houses which appear to fall within the 1855-70 context. In addition, a group of six houses has been identified as being built from plans by architect George F. Barber of Knoxville, TN, and three others are suspected as being Barber

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number G Page 4

CFN-259-1116

designs. Five possible historic residential districts were also identified.

In 1990-91, the Historic Preservation Commission received a Certified Local Government grant to prepare a Multiple Property Cover Document and individual nominations for selected buildings in the business district. Naumann was again hired by the H.P.C. as the consultant on the project. The present M.P.D. and nominations are based on the survey and report produced during 1989-90. As additional research was accomplished, in consultation with state staff members, it was decided to nominate the commercial and public buildings under Criterion C. Sufficient information had not been gathered to prepare a strong nomination based on Criterion A. Twelve buildings were ultimately selected for nomination. The selection was based on representative building types and styles, and overall integrity of the property. It is possible that additional buildings may be determined eligible in the future.

The focus of this survey has been on exteriors. Interiors of buildings being nominated were examined where possible, but not in sufficient detail for nomination of the interior.

This project, from the beginning, has dealt only with architectural and historical resources. No attempt has been made to identify potential archeological sites. It is recommended that an archeological survey be undertaken at some point in the future as part of Mount Pleasant's overall preservation plan. In addition, it is strongly recommended that the Mount Pleasant Historic Preservation Commission pursue an intensive level survey of the significant houses and buildings identified outside the central business district, with the goal of National Register nominations, both individual and districts. The architectural and historical heritage of Mount Pleasant is rich, and deserves nomination and preservation.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number H Page 2

CFN-259-1116

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number H Page 3

CFN-259-1116

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number H Page 4

CFN-259-1116

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