

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00443 New Supplemental

9-Digit SHPO Review & Compliance (R&C) Number: _____

Non-extant Year: _____

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website.

• Property Name

A) Historic name: Hi-Hat Café

B) Other names: 2023 downtown survey # DT-003

• Location

A) Street address: 110 W. Washington St

B) City or town: Mount Pleasant (Vicinity) County: Henry

C) Legal description:

Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____

Urban: Subdivision: Original Block(s): 8 Lot(s): Lot 1 - E 25' - also N 1/2 Lot 2 - E 25'

• Classification

A) Property category: *Check only one*

- Building(s)
- District
- Site
- Structure
- Object

B) Number of resources (within property):

<i>If eligible property, enter number of:</i>		<i>If non-eligible property, enter number of:</i>	
Contributing	Noncontributing		
<u>1</u>	Buildings	<u>—</u>	Buildings
<u>—</u>	Sites	<u>—</u>	Sites
<u>—</u>	Structures	<u>—</u>	Structures
<u>—</u>	Objects	<u>—</u>	Objects
<u>1</u>	Total	<u>—</u>	Total

C) For properties listed in the National Register:

National Register status: Listed De-listed NHL NPS DOE

D) For properties within a historic district:

- Property contributes to a National Register or local certified historic district.
- Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
- Property *does not* contribute to the historic district in which it is located.

Historic district name: Mt Pleasant Downtown Historic District Historic district site inventory number: 44-02280

E) Name of related project report or multiple property study, if applicable:

MPD title

Historical Architectural Data Base #

Intensive Level Historical and Architectural Survey of Downtown Mt Pleasant, Iowa

HADB-02986

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

A) Historic functions

02G01: COMMERCE/TRADE / restaurant / cafe

B) Current functions

02B04: COMMERCE/TRADE / professional / insurance

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

A) Architectural classification

09F05: Commercial / brick front

B) Materials

Foundation (visible exterior): 04C: Limestone

Walls (visible exterior): 03: Brick

Roof: 15C: Rubber

Other: _____

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

• **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

- Criterion A: Property is associated with significant events. Yes No More research recommended
Criterion B: Property is associated with the lives of significant persons. Yes No More research recommended
Criterion C: Property has distinctive architectural characteristics. Yes No More research recommended
Criterion D: Property yields significant information in archaeology/history. Yes No More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance

Enter categories from instructions

05: Commerce

02: Architecture

D) Period(s) of significance

E) Significant dates

Construction date

1850s *check if circa or estimated date*

Other dates, including renovations

1961

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Builder/contractor

I) Narrative statement of significance **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

• **Bibliography** *See continuation sheets for the list research sources used in preparing this form*

• **Geographic Data** *Optional UTM references* *See continuation sheet for additional UTM or comments*

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1				2			
3				4			

• **Form Preparation**

Name and Title: Rebecca Lawin McCarley / research by Pat White Date: February 27, 2024

Organization/firm: SPARK Consulting / Mt Pleasant HPC E-mail: sparkconsulting@octaspark.com

Street address: 1630 Park Ave SE Telephone: 319-200-9767

City or Town: Cedar Rapids State: IA Zip code: 52403

• **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:

- 1. Map** of property's location within the community.
- 2. Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.
- 3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.**
- 4. Site plan** of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- Yes No More research recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

SHPO authorized signature: _____ Date: _____

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Hi-Hat Café	Henry
Name of Property	County
110 W. Washington St	Mount Pleasant
Address	City

7. Narrative Description

This is a two-story brick commercial building. The core of the building appears to date to construction in the 1850s, as it similar appears on historic maps and images from 1859 to 1910s. The façade was remodeled in 1961, including the storefront and replacement of the upper brick. Thus, the building has historic integrity dating to this period. The storefront remodel included buff permastone in an irregular pattern typical of this area and aluminum framed windows. The glass entry with sidelight and transom is recessed at the left/east, with the permastone continuing on the wall to the east/left of the entrance. The 1961 façade brick is a multi-color dark red brick, with simple openings for the windows. The one-over-one-light double-hung windows have a rowlock brick course for the sill, with no lintel detail. The parapet has a small brick band and a simple concrete cap.

The east elevation historically faced the mid-block alley, and it reflects the earlier 1850s construction. The wall is traditional red brick from this period, and the windows have flat stone lintels and stone sills. Two first story window openings towards the rear are wider and have wood shutters, a size and feature seen on historic photographs of the original façade. The rear entry has been decreased in height, with brick infill visible. Metal exterior stairs remain to the second story, with the upper portion of the stairs enclosed. The one-over-one-light double-hung windows on the second story date from the same later period as the façade windows.

The one-story rusticated concrete block rear addition was added in the late 1910s, noted as a ware room for the grocery store on the 1920 Sanborn map. The east side of this addition, facing the alley, has a pedestrian door that has been filled in, a double-hung window, a large garage door that had been filled in prior to 1990 and reopened since then, a double-hung window, and a wider window opening with wood shutters. The west elevation has four window openings with smooth concrete lintel and sills.

8. Narrative Statement of Significance

The Hi-Hat Café appears to be eligible for listing on the National Register of Historic Places as a contributing building within the potential Mount Pleasant Downtown Historic District. The building contributes to the historic commercial character of the downtown, and it reflects the period of downtown development in the 1950s and 1960s. The building/façade is an excellent and intact example of the early 1960s remodeling work in Mt Pleasant, retaining both the storefront and upper façade brick. Hi-Hat Café occupied this period for several decades, including during the period of the significant façade remodeling. The building contributes both historically and architecturally to the potential downtown district.

Based on research and evaluation conducted to date, this building appears to be potentially individually eligible for listing on the National Register of Historic Places. The building retains excellent integrity from its 1961 façade remodel and the Hi-Hat Café was a prominent local restaurant. Further research and assessment of the interior features and modifications would be required for a full evaluation of the individual eligibility of the building.

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Developmental history of property

This two-story, brick commercial building located at 110 West Washington Street appears to have been built in the late 1850s, with a façade remodel in 1961.

The 1859 map of the city of Mount Pleasant (William Schuchman, lithographer, Pittsburgh, PA) shows a building on this site, south side of the square, west of the alley and facing Washington.

Transfer Book "A", page 9, shows Perez A. Lee owning the E 25' of lot 1 and the E 25' of the N ½ of lot 2 block 8. The transfer book does not indicate when or how Lee acquired this property.

P.A. Lee announces that *"he has bought out the City Flour and Feed Store...Store south side Public Square"*. (*The Home Journal*, May 5, 1865, page 3, column 8; advertisement effective date, October 1, 1864). J.J. Ambler announces his gun-work/ammunition business has removed to *"over Lee's Feed Store, Stairs on the outside of building"*. (*The Home Journal*, November 10, 1865, page 2).

The 1867 and 1870 Mount Pleasant city directories show P.A. Lee operating a store on the south side of the square (#57 W Washington in 1867; #57 & #58 Washington in 1870). In both directories, Lee is listed in two categories: groceries & provisions and flour & feed.

The 1869 birds-eye view of Mt Pleasant shows a two-story building on this site, immediately west of the alley on the south side of the square. This is the only building on the south side of the square with a flat roof in a traditional commercial building form that emerged in the middle of the 19th century. Other buildings are earlier side gable or front gable buildings.

An historic photo of the courthouse from this period (which stood in the center of central park and was taken down circa 1872), shows the south side of the square and P.A. Lee's store in the background. Comments by C.S. Rogers, 'The Bystanders Notes': *"To the south, in the photograph, can be seen the stores of P. A. Lee who occupied the building now occupied by Friedman"*. (*Mt. Pleasant Daily News*, March 13, 1924).

On 4 January 1878, P.A. Lee and wife, sold the E 25' lot 1 and the E 25' lot 2 (N ½) to T. Whiting (Transfer Book "A", page 9).

On 15 January 1880, Timothy Whiting and wife, sell the property to Raymond Walz, and on 20 November 1882, Raymond Walz transfers the lots to Barbara Walz (Transfer Book "A", pages 9 & 500). The 1884-1885 Gazetteer advertises Raymond Walz, restaurant.

The 1886 Sanborn fire insurance map shows four, 2-story, brick buildings that face Washington Street/the Public Square and take up 2/3 of the east part of the lots. This building is #57, a restaurant (by the alley). #57 Washington is 2' shorter in height than #58 to the west. There is an opening at the rear of #57, leading to a 1-story, frame addition. At the rear of the property is a small, 1-story, frame shed and a large, 2-story, frame stable, 57 ½' in length. On the exterior, east wall (by the alley) is a stairway.

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South Side Restaurant – Having moved from the ‘Cottage Restaurant’ to the south side of the square, first door east of Cozier & Tiffany’s, I will be pleased to see all my old customers, as well as new ones. Mrs. E.M. Roberts. (*Mount Pleasant Journal*, February 25, 1886, page 3).

“Mrs. Eva Roberts has sold her restaurant stand on the south side of the square to D. Kenworthy...Mrs. Roberts has for a number of years kept a first-class restaurant”. (Mount Pleasant Journal, August 19, 1886, page 2). “Dave Kenworthy, proprietor of the South Side Restaurant, started in business here only about six months ago and since then has built up such a large trade as to make it necessary to get a larger room. He will move to the first door north of Henry Mosely’s barber shop”. (The Free Press, March 17, 1887, page 3).

The 1892 Sanborn fire insurance map shows the same footprint for this grouping of buildings. #57 W Washington also shows an address of 116 W Washington, and the building is used for a second-hand store.

On 16 June 1898, Raymond Walz and wife, sell the property to Henry Melcher (Transfer Book “B”, page 14). The 1899 Sanborn fire insurance map shows the same footprint for this 28’ tall building as previous maps. The address is 116 W Washington and the building is used for a restaurant. On 20 August 1901, via warranty deed, Henry Melcher and wife sell the E 25’ lot 1 and the E 25’ lot 2 N ½ to George E. Smith (Transfer Book “B”, page 18).

Restaurant Sold – Mr. J.O. Traxler, proprietor of the south side restaurant, sells out to Messrs. Charles McCarty and Will Tilley. The new owners will continue to run the restaurant in the present location. (*Mt. Pleasant Daily News*, March 12, 1906, page 2).

In January 1907, Morony & Hurley report the sale of the Dr. Smith building on the south side of the square occupied by the South Side Restaurant, to John Keegan. Consideration, \$3,000. (*Mt. Pleasant Daily News*, January 26, 1907, page 4). McCarty & Tilley have rented the Wallbank building ...John Keegan takes their old stand on the south side and will continue the business. (*Mount Pleasant Free Press*, January 31, 1907, page 1). On 5 March 1907 (recorded 14 July 1908), George E. Smith and wife sell the lots to John Keegan for \$2,500 (Transfer Book “C”, page 13).

Changes Hands – The Keegan restaurant has been turned over to William Shannon, who has leased it for a year...the building will be remodeled and the interior redecorated...fitted up as an up-to-date restaurant and lodging house. (*Mount Pleasant Journal*, January 26, 1909, page 2).

On 24 May 1909, John Keegan and wife, via quit claim deed, transfer the property to William O’Connor (Transfer Book “C”, page 13). *“Mr. and Mrs. William Shannon have sold their restaurant and boarding house on the south side to Mr. J.C. Clawson, of Salem”. (Mount Pleasant Journal, October 26, 1909, page 3).*

The 1909 Sanborn fire insurance map shows the same footprint for this building as previous maps. The 1-story, frame addition at the rear of the building now shows iron-clad walls. The exterior stairway by the alley is extended and shows an open frame porch. The address is 116 W Washington and the building is used for a restaurant.

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Store to Open Soon – Lauterbach Variety Store Another Boom for the South Side. He will handle new and second-hand furniture and have five, ten and twenty-five cent counters. (*Mt. Pleasant Daily News*, February 2, 1911, page 3).

Another Disastrous Fire – On Friday, August 14, 1914, a fire broke out in the Smith's Dress Club building on the south side of the square. The three buildings on the east half of the block, facing Washington Street, were destroyed: Smith's Dress Club, Daily News Plant, Wind Brothers Auto Company. Business buildings west of the alley were spared. (*Mount Pleasant Journal*, August 20, 1914, page 1).

Wm. O'Connor's New General Store – Located in the old Lauterbach Variety Store building on the south side of the square. (*Mt. Pleasant Daily News*, December 14, 1914, page 4). On 22 May 1916, William O'Connor transfers the property to Mary O'Connor (Transfer Book "1", 10).

O'Connor Grocery Closed – Mr. F. Friedman of Burlington has purchased and is now in charge of the grocery stock and business of Wm. O'Connor & Son on the South Side. The premises has been leased for a year. (*Mt. Pleasant Daily News*, August 13, 1918, page 3). The September 1918 Mount Pleasant Telephone Directory lists Friedman, F, Market & Grocery, South Side Square. On 20 March 1920, Mary O'Connor and husband, sell the lots to Fannie Friedman (Transfer Book "1", page 10).

The 1920 Sanborn fire insurance map shows the same footprint for the 2-story, brick front part of the building as previous maps. The 1-story, frame addition at the rear is gone- replaced by a very large, 1-story, cement block warehouse, with 8' ceilings. The address is 116 W Washington and the front of the building is used for a grocery and meat store.

On 9 April 1926, Fannie Friedman sells the property to James Bresnahan (Transfer Book "1", page 10). It is difficult to determine the usage of this building for the next fifteen years, until 1941, when the Hi-Hat Café moves to this location. The café was previously located on the east side of the square.

Hi-Hat Café – We Satisfy Hungry People. "Red" Shaw, Proprietor, South Side Square. (*Mount Pleasant News*, April 9, 1941, page 8).

The 1942 Sanborn fire insurance map shows the same footprint for the 2-story, brick building and the 1-story, cement block addition. The usage of the front store is not identified. The addition is used for an auto repair shop. The address is 116 W Washington.

Shaw Disposing of Hi-Hat Equipment – Gerald Shaw, who has operated the Hi-Hat Café the last several years, is disposing of his equipment. The Veterans of Foreign Wars bought the building and are considering using both the first and second floors. (*Mount Pleasant News*, January 4, 1944, page 3). On 2 February 1944, James Bresnahan sells the lots to the Henry County Post 2561 Veterans of Foreign Wars (Transfer Book "1", page 10).

Notice – The Hi-Hat Café – New Ownership and New Management – (*Mount Pleasant News*, January 22, 1944). **Veterans of Foreign Wars Service Officer** – On duty each Saturday over the Hi-Hat Café (*Mount Pleasant News*, September 24, 1945, page 3).

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The Hi-Hat operated on the first floor of this building for decades, under different management and/or owners. Libby Lorence operated it in the 1940s to early 1950s, followed by A.F. Timmerman. Then, William Baker and John Baker operated it from the late 1950s to 1970s.

The H. Eugene Smith Construction Company completed several façade remodeling projects in the downtown in the 1950s and 1960s, during this period of economic vitality for Mt Pleasant. The majority of these façade projects included a storefront remodel, as well as removal of the upper façade brick and replacement with a new modern, brick façade. The Hi-Hat Café was among his list of recently completed projects in November 1961 (*Mt Pleasant News*, November 13, 1961, 14).

The restaurant was then the B & B Hi-Hat (early 1980s); The Whistlestop Café (1980s); and Chumley's (1989-1990).

On 28 August 1984, Henry County Post 2561 V.F.W. sells the E 25' lot 1 and the E 25' lot 2 N ½ to Alan R. Caldwell (Transfer Book "3", page 9).

Other businesses were located in the rear addition of this building: Diane's Beauty Salon (1980s-1990s), Iris City Sports (early 1990s) and Callaway Cooling, Heating, Plumbing (late 1990s).

The building has been owned since July 2002, by Stephen Engberg, who purchased it from Alan R. Caldwell. This commercial building located at 110 W Washington is currently occupied in 2024 by Shelter Insurance, an insurance agency owned and operated by Stephen Engberg.

9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

Bowron, Watson. *Henry County Directory for 1859-60*. Burlington, IA: Watson Bowron, 1859.

Annawalt & Lawrence's Bi-ennial Mt Pleasant Directory. Burlington, IA: Hawk-Eye Steam Printing House, 1867.

Annewalt, E.H., compiler. *Mount Pleasant City Directory*. Burlington: Daily Gazette, 1870.

Mount Pleasant City Directory for 1893. Mt. Pleasant, IA: Francis D. Craig, 1893.

Mason, George T. *Directory of Henry County, Iowa, 1911-12*. Mt. Pleasant, IA: The News, 1911.

Mount Pleasant Telephone Company. Telephone directories issued in 1913, 1915, 1918, 1921, 1925, 1927, 1937, 1939, 1944, 1948, 1950, 1952.

Groce, W.H. *The City Directory of Mt. Pleasant, Iowa*. Mt Pleasant: Groce, 1938.

Johnson Publishing Co. *Mt Pleasant, Iowa*. City directories issued in 1955, 1957, 1960, 1964, 1966, 1968, 1970, 1873, 1976, 1981, 1986, 1993, 2001, 2011. Manitowoc, WI: Johnson Publishing Co.

Cornerstones. Mt Pleasant: Mt. Pleasant Beautiful Committee, 1991.

Henry County Bicentennial Commission (HCBC). *The History of Henry County*. Dallas, TX: National ShareGraphics, Inc., 1982.

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Henry County Historical Society. Vertical files and albums in files at Mt Pleasant Public Library.

Henry County Heritage Trust. Collection of historic images, in files and posted in Facebook albums. Collection in former Saunders School, Mount Pleasant, Iowa.

Henry County Recorder's Office / Henry County Auditor's Office. Property records, transfer books, and deed records. Henry County Courthouse, Mt Pleasant, Iowa

History of Henry County, Iowa. Chicago: Western Historical Company, 1879.

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

Koch, Augustus. *Birds-Eye View of the City of Mount Pleasant, Henry County, Iowa*. Chicago, IL: Merchants Lithographing Co, 1869. In collection of Henry County Heritage Trust and Mount Pleasant Public Library, Mount Pleasant, Iowa.

Map of Henry County, Iowa. Pittsburgh, PA: Win Schuchmon, 1859. In collection of Henry County Heritage Trust and reprinted as Cooper, Carolyn, ed. *Map of Henry County, Iowa 1859*. Mt. Pleasant, Iowa: Henry County Genealogical Society, 1989.

Mount Pleasant Beautiful. Mt Pleasant: Mt Pleasant News Company, 1909. Reprint issued in 1988.

Mount Pleasant, Iowa, Sesquicentennial, 1835-1985 (MPS). Mt Pleasant, IA: The Committee, 1985

Naumann, Molly Myers. *Architectural and Historical Resources of Mount Pleasant, IA*. National Register of Historic Places Multiple Documentation Form, May 1991. On file with the State Historic Preservation Office, Des Moines, IA.

Portrait and Biographical Album of Henry County, Iowa. Chicago: Acme Publishing Co., 1888.

Sanborn Map Company. *Mount Pleasant, Iowa*. Fire insurance maps for 1886, 1892, 1899, 1909, 1920, 1942. Library of Congress, Geography and Map Division, Sanborn Maps Collection.

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Location map



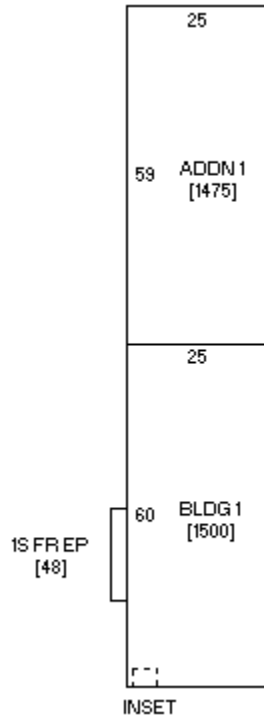
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Building footprint



Sketch by www.camavision.com

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

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Historic images



Birds-Eye View of the City of Mount Pleasant, 1869, looking southwest

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Courthouse in square in 1850s or 1860s, building of P.A. Lee visible to rear (HCHT files)

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Drive South side of
 about 1914 Harry W. W. W.
 Garage & a cleaning
 Co. Smiths
 old court house was still
 on the corner of Wash + Main
 street time

PROPERTY OF HENRY COUNTY
 HISTORICAL SOCIETY
 POST CARD 91 p
 Album F

HCHS album (Mt Pleasant Public Library)

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100 block of W. Washington St in July 1965 (HCHT collection)

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100 block of W. Washington St in July 1965 (HCHT collection)

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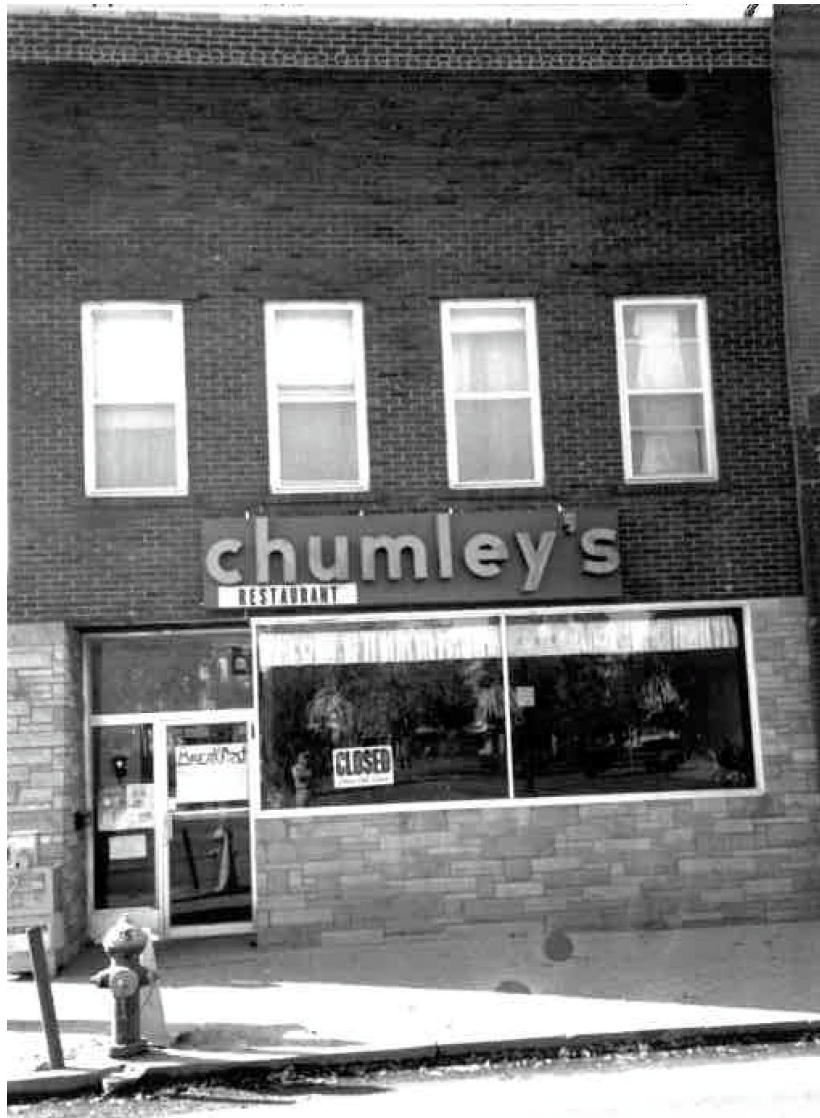
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Front elevation, 1990 survey photograph (Naumann 1991)

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East elevation, 1990 survey photograph (Naumann 1991)

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East elevation of rear addition, 1990 survey photograph (Naumann 1991)

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Digital photographs



Photograph 44-00443-001. Façade of building, looking south (October 2023)

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Photograph 44-00443-002. East elevation, looking west (October 2023)

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Photograph 44-00443-003. East elevation, looking west (June 2024)

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Photograph 44-00443-004. East elevation, looking northwest (June 2024)

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Photograph 44-00443-005. West elevation of rear addition, looking northeast (June 2024)