

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00444 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: J.J. Parker Building

B) Other names: 2023 downtown survey # DT-004

• Location

A) Street address: 112 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 - W 1/2 of E 1/3 - also W 1/2 of E 1/3 of N 60' of Lot 2

• Classification

A) Property category: *Check only one*

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

B) Number of resources (within property):

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

C) For properties listed in the National Register:

National Register status: Listed De-listed NHL NPS DOE

D) For properties within a historic district:

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

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

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

MPD title: Intensive Level Historical and Architectural Survey of Downtown Mt Pleasant, Iowa Historical Architectural Data Base #: HADB-02986

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

A) Historic functions

02E09: COMMERCE / specialty store / furniture

07C02: FUNERARY / funeral home

14D09: TRANSPORTATION / auto repair

B) Current functions

02G02: COMMERCE/TRADE / restaurant

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

A) Architectural classification

09F05: Commercial / brick front

05: Late Victorian

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

D) Period(s) of significance

E) Significant dates

Construction date

1876 *check if circa or estimated date*

Other dates, including renovations

2000s

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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J.J. Parker Building	Henry
Name of Property	County
112 W. Washington St	Mount Pleasant
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7. Narrative Description

This is a two-story brick commercial building constructed in 1876 for J.J. Parker for his furniture store. The storefront was remodeled in 1937, and then remodeled again in the 2000s, retaining the layout from 1937. The recessed entrance is slightly offset to the right/west, with angled large display windows. Large display windows span the storefront, with a transom area above the windows, utilized for signage. The brick of the storefront area dates to this later remodel, with the original red brick visible on the second story. A stone band under the second story windows defines the top of the original storefront, with an awning attached in this area in historic photographs. The second story windows have two narrower center double-hung windows flanked by typical double-hung windows. The windows have segmental arch tops with decorative brick hoods, characteristic of the period of construction in the 1870s. The 1990 survey photo shows two-over-two-light double-hung windows, which extend fully into the arch area. The windows have been replaced by one-over-one-light double-hung wood windows with a transom in the arch area. While there was likely a metal cornice on the building originally, the 1914 photograph shows the building with the brick parapet only. Simple brick detail and corbelling extends across the parapet. The west elevation is currently an exposed brick wall, which was originally a party wall with the adjacent building. The south elevation has a large opening on the first story with a small set of double doors installed. Wood stairs lead up to a rear entry to the right of the large opening. The second story has three one-over-one-light double-hung vinyl windows with stone lintels and sills.

8. Narrative Statement of Significance

The J.J. Parker Building appears to be eligible for listing on the National Register of Historic Places as a contributing building within the potential Mount Pleasant Downtown Historic District. The building contributes to the historic commercial character of the downtown, and it reflects the period of downtown development in the 1870s. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

Based on research and evaluation conducted to date, this building does not appear to likely be individually eligible for listing on the National Register of Historic Places. Assessment of the interior features and modifications would be required for a full evaluation of the individual eligibility of the building.

Developmental history of property

The 1869 Sanborn map shows a smaller, earlier gable-front building on this site. The 1867 Mount Pleasant City Directory shows S.B. Taylor operating a boots & shoe store at 58 W Washington. An advertisement in *The Home Journal* (January 26, 1866, page 2) announces the same – S.B. Taylor, No. 58, South Side of the Square.

On 21 July 1868, Sorepta J. & C.H. Colby sell the W 1/2 of the E 1/3 of lot 1 and the W 1/2 of the E 1/3 of the N 1/2 of lot 2 to Elizabeth Newlon. On 28 April 1870, Elizabeth Newlon transfers the lot to John J. Parker (Transfer Book "A", page 9).

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The 1870 Mount Pleasant City Directory lists J.J. Parker and S.B. Parker as cabinet makers, 58 W Washington. Per J.J. Parker's obituary: "he and his family came to Mt. Pleasant in 1865, where he was engaged for many years in the furniture and undertaking business" (*Mount Pleasant Journal*, October 14, 1904, 7).

On August 3, 1876, the *Free Press* reported that J.J. Parker will soon begin his new building on the south side (*Free Press*, August 3, 1876, 3). On December 7, 1876, the newspaper noted that "J.J. Parker has lately opened out in his new and handsome glass front building, where he is ready to greet his customers. He will make undertaking a specialty, and asks an examination of his goods and prices." (*Free Press*, December 7, 1876, 3)

An advertisement on June 28, 1877 reads: "J.J. Parker, Manufacturer and Dealer in Furniture, Particular attention given to Undertaking, Will constantly keep on hand a large and varied assortment of Coffins, metallic burial cases furnished on short notice. Price warranted to give satisfaction. Business House on South Side of Square." (*Free Press*, June 28, 1877, 1). He continued to operate on the south side in 1880, per newspaper advertisements.

In June 1881, J.J. Parker sold his furniture store to B.L. Cozier and Dr. Elliott (*Mt Pleasant Journal*, June 30, 1881, 2). In September 1882, P.C. Tiffany purchased Mr. Elliott's interest in the furniture store of Cozier & Elliott. The firm would then be known as Cozier & Tiffany (*Mt Pleasant Journal*, September 14, 1882, 2). The 1884-1885 Gazetteer advertises Cozier & Tiffany, furniture (Benjamin L. Cozier & Palmer C. Tiffany). They operated on the south side of the square (*Free Press*, October 19, 1882, 3).

The 1886 Sanborn fire insurance map shows this building among the four, two-story, brick buildings that face Washington/the Public Square and take up 2/3 of the east part of the lot. This building is the third from the west, #58, occupied by a furniture store. #58 Washington is 2' taller in height than #57 to the east. On the east/back interior wall of the building at #58 is a stairway. At the back of the property is an unattached, 2-story, frame building, 58 1/2' in length. Both of the buildings at #58 Washington are used for furniture.

The 1892 Sanborn fire insurance map shows the same footprint for this grouping of buildings. #58 W Washington and the frame building at the back of the property are both used for furniture. The address for #58 is also shown as 118 W Washington.

The 1893 Mount Pleasant City Directory shows Cozier & Tiffany operating a furniture store at 118 W Washington.

Notice of Dissolution. Notice is hereby given that the firm of Cozier & Tiffany is dissolved by mutual consent, Mr. Tiffany retiring and Mr. Cozier continuing the business. The latter assume all. (*Mt Pleasant Daily News*, March 2, 1894, 4)

J.G. Newbold Takes Charge of the Affairs of B.L. Cozier, Who is Taken to the Asylum – The furniture and undertaking house on the south side made a general assignment in favor of its creditors. The case calls for the deepest sympathy of the community... Mr. Cozier has been a good citizen. He, in partnership with Mr. P.C. Tiffany purchased the furniture business of J.J. Parker, and he has remained in business until the present unfortunate termination... (*Mt. Pleasant Daily News*, December 26, 1894, page 1).

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The 1899 Sanborn fire insurance map shows the same footprint for this 2-story, brick building (30' in height and 2' taller than the building to the east). The address is 118 W Washington and the building is used for a meat shop. The 1909, 1920 and 1942 Sanborn fire insurance maps show the same footprint for this building as previous maps. The building was used for a harness shop (1909), a Mission (1920) and an unidentified store (1942).

A Business Change – A.C. Chronister Sells Harness Business to Clifford Chambers – This harness shop is located on the southwest corner of the square (*Mount Pleasant Journal*, November 7, 1911, page 1). The 1911-1912 Henry County Directory lists Clifford Chambers owning a harness shop at the southwest corner of the square. By late 1913, Charles Mitchell has taken over The Harness Shop on W Washington from Clifford Chambers (*Mount Pleasant Journal*, October 30, 1913, page 6). The only harness shop shown on the south side of the square during the early 1900s was located at 118 W Washington.

On 2 February 1918, C.F. Wederly, referee for J.J. Parker, sells the property to Wm. Hoaglin. On 30 April 1919, Wm. Hoaglin transfers the property, via warranty deed, to Charles Foster (Transfer Book "1", page 10).

More research is needed to determine the existence and length of occupancy of a "mission" in this building, as shown on the 1920 Sanborn fire insurance map.

On 10 February 1923, Charles Foster and wife, sell the W ½ of the E 1/3 of lot 1 and the W ½ of the E 1/3 of lot 2 (N ½) to Michel L. Tomlinson for \$3,500 (Transfer Book "1", page 10).

By 1931, the Caldwell name appears, owning a tire shop on the south side of the square, 100 block of W Washington (*Mt. Pleasant News*, May 21, 1931). On 1 February 1937, Michel L. Tomlinson and George L., sell the property to four members of the Caldwell family (J.C. & Edward P. & David L. & Richard J.) via warranty deed (Transfer Book "1", page 10). They remodeled the storefront at this time, with a note that the new front on the Caldwell building on the south side of the square virtually complete in April ("Bergdahl Buys Business Building," *Mt Pleasant News*, April 7, 1937). The 1938 city directory lists Caldwell Brothers on the south side of the square, under auto repair, auto sales, and appliances.

The property remains owned by members of the Caldwell family for many years: On 10 March 1951, J.C. Caldwell, et al, sell the property to Edward P. Caldwell. On 22 May 1953, the Edward P. Caldwell Estate changes the title of the property to Ida M. Caldwell. On 26 October 1960, Ida M. Caldwell Chishahoma & Wm. Chishahoma sell the W ½ of the E 1/3 of lot 1 and the W ½ of the E 1/3 of the N ½ of lot 2 to Alan R. Caldwell (Transfer Book "2", page 9).

Caldwell Brothers operated an auto supply store in this building for decades, as shown in Mount Pleasant city directories from 1938 to 1960. By 1957, the address changed to 112 W Washington, and they are listed as Caldwell Bros Automotive Parts. The Caldwells are agents for the Sieg Company, which is also listed here. Sieg Company then becomes the name by 1966, listed under Automobile Parts & Supplies. Per the 1990 Iowa Site Inventory, prepared by Molly Myers Naumann, Sieg Company is the name of the business, and Alan Caldwell is the owner. They were still listed here in the 1993 directory.

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By 2000, Paul Revere's Pizza is located in the building.

This 2-story, brick building located at 112 W Washington is currently occupied in 2024, by Paul Revere's Pizza, a pizza restaurant operated by Nathan Quint. The building has been owned since July 2015, by Nathan Quint, who purchased it from David and Stephanie George.

9. Major Bibliographical References

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

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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.

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Location map



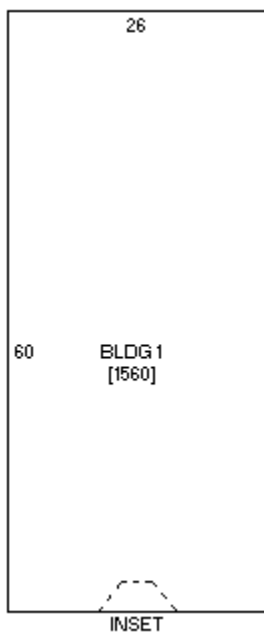
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Building footprint



Sketch by www.camavision.com

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

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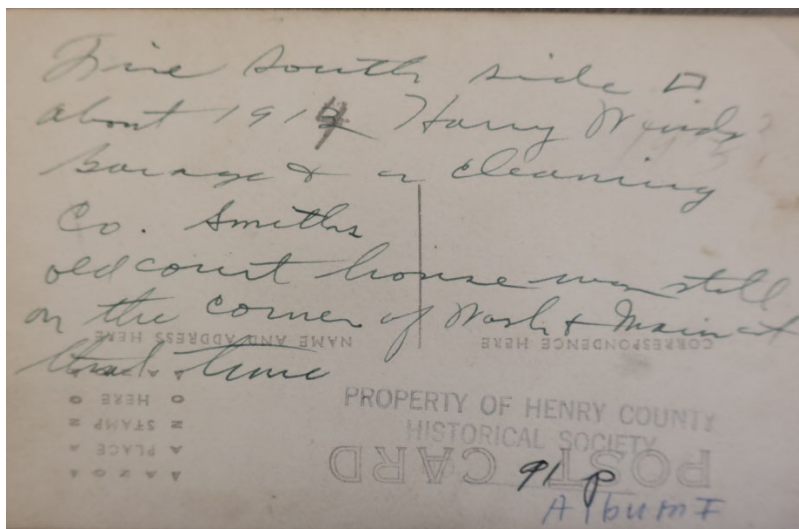
112 W. Washington St

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Historic images



HCHS album (Mt Pleasant Public Library)

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Building in early 1960s in photo of Sinclair Station to west (HCHT Facebook album)

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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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1990 survey photograph (Naumann 1991)

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Digital photographs



Photograph 44-00444-001. Façade of building, looking south (October 2023)

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Photograph 44-00444-002. West elevation, looking east (October 2023)

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Photograph 44-00444-003. South elevation, looking north (June 2024)