

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00211 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: West Side Café and Tavern

B) Other names: 2023 downtown survey # DT-018

• **Location**

A) Street address: 119 S. Jefferson 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): 5 Lot(s): Lot 7 - N 1/2 of S 1/2 (20')

• **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>	
<u>Contributing</u>	<u>Noncontributing</u>		
<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

02G02: COMMERCE/TRADE / restaurant/bar

B) Current functions

02G02: COMMERCE/TRADE / restaurant/bar

• **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*

Site Number: 44-00211 Address: 119 S. Jefferson City: Mt Pleasant County: IA District Number: 44-02280

• **Statement of Significance**

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

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

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

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

C) Areas of significance

Enter categories from instructions

05: Commerce

02: Architecture

D) Period(s) of significance

E) Significant dates

Construction date

1850s *check if circa or estimated date*

Other dates, including renovations

1961, 1980

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: March 4, 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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7. Narrative Description

This two-story brick building has an older core, but the historic integrity of the exterior of the building dates to work completed in 1961 and 1980. A three-story brick building was constructed here in the 1850s. Plans in 1960 included removing the third story and remodeling the front with new brick and a new storefront. The work was completed in early 1961, with a grand opening for the remodeled West Side Café in July. The storefront was then remodeled with new brick and smaller windows in 1980, retaining the configuration of the storefront from the 1961 remodel. The 1980 brick clads the lower half of the façade. The 1961 storefront configuration includes a long angled wall with large windows to the recessed entry at the right, with a small north/right section flush with the front of the building. This angled wall was clad with brick in 1980, with two small vertical windows installed. An awning with wood shakes was installed in 1980, which has been replaced by a metal roof. The upper portion of the façade reflects the buff brick installed in 1960-61, when the height of the building was reduced to two stories and the brick removed and replaced. The second story retains its windows from this remodel, a large center wood window flanked by one-over-one-light double-hung wood window. This configuration is characteristic of the 1960s. The parapet wall has no decorative detail, with a simple concrete cap. The rear (west) elevation has red brick on the first story, with a center rear entry. Windows to either side have been filled with concrete block. The second story wall is tile block. An entry at the left is covered with wood, and two windows are filled with concrete block.

8. Narrative Statement of Significance

West Side Café and Tavern 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-60s. This period was characterized by façade remodeling projects, updating older buildings to a “modern” appearance. Though an older building, the historic integrity of the building reflects the significant work completed in 1960-61. 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 appears to be potentially individually eligible for listing on the National Register of Historic Places. West Side Tavern has operated here for decades, and it is one of the oldest businesses in downtown Mount Pleasant. Further research and 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 core of this brick commercial building appears to have been built in the 1850s. The building was originally a three-story building. It was reduced to two stories, with the façade remodeled in 1960 to the current appearance.

Buildings were originally numbered from the south corner, with this building as the sixth building. In the 1859-1860 Henry County Directory (page 52), an advertisement is shown for “George F. Dyche,

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WHOLESALE AND RETAIL GROCER, No. 6, Jefferson Street, west side Public Square, Mt. Peasant, Iowa." This same information is listed in the directory's alphabetical listing for Mt. Pleasant: "Dyche, Geo. F, groceries, No. 6 Jefferson, west side public square".

This 3-story brick building is clearly shown in a historic, circa 1860s picture of the west side of the square. At the roof-line (above the 3rd story windows), "Dry Goods" is advertised; above the 2nd story row of 3 windows, "Groceries" is written, and above the covered entryway, the words "J.D. Todd & Co." appear. John D. Todd acquired the N ½ of the S ½ of lot 7 in block 5, original Mount Pleasant (Transfer Book "A"-1867-84, page 6). Under the "Boots & Shoes" category, 1867 Mount Pleasant Directory, J.D. Todd & Co. is listed at #6 Jefferson as a retail dealer. J.D. Todd & Co. is again listed in the 1870 Mount Pleasant Business Directory at the same address, under the categories "Boots & Shoes" and "Hats & Caps". On 3 September 1878, J.D. Todd & wife sold the N ½ of S ½ of lot 7 to Michael Gilman and on 30 March 1880, Michael Gilman & wife sold the same property to George H. Teter (Transfer Book "A", page 50).

The 1886 Sanborn fire insurance map shows a 3 story-brick building with a 2-story brick addition to the rear. There is a frame (yellow) stable at the back of the lot by the alley. The address is shown as #6. This building shares a stairway with the 2-story building to the north, which has an address of #7. The use of the building at #6 is noted as a dry goods store.

The 1892 Sanborn fire insurance map shows this same 3-story brick building, now with an address of 133-135, as well as the previously used #6. The use was noted as a grocery store. The shared stairway, with building 129-131/#7 to the north, remains. The Mount Pleasant City Directory for 1893 lists "C.S. Howe, Grocer" operating a grocery store at 135 South Jefferson Street.

On 30 June 1893, George Teter & wife sell the N ½ of S ½ of lot 7 to Phoebe Flora(y). Phebe Flory & husband then sell the same lot to Augusta L. Cozier on 4 July 1896 (Transfer Book "B"). Note: Research shows Augusta L. Cozier to be the daughter of Phebe Flory.

The 1899 Sanborn fire insurance map shows a 2-story, open frame (yellow) porch has been added to the rear of the 2-story brick addition. There is no longer a shared stairway with the building to the north. The 35', 3-story brick front part of this building has an address of 133-135, with the use noted as a grocery store. At the rear of the lot, by the alley, a 1 ½ story, iron-covered frame stable is shown, with an address of 135 ½.

The 1909 Sanborn fire insurance map shows a similar building footprint for this 3-story building to the 1899 map and the use has not changed – grocery store. It appears a skylight has been added to the 2-story rear addition; the address is now 135.

On 9 March 1911, Augusta L. Cozier sells the N ½ of S ½ of lot 7 to F.B/P. Helphrey, who in turn sells the lot to Wm. Hoaglin on 13 September 1912 (Transfer Book "C").

Per a *Mount Pleasant Journal* article (January 4, 1910, page 3), Mr. Bickenbaugh (Bickenbach) moves his cigar business to the Theo Waible building on the west side of the square, after severing relations with Frank Lyons and their cigar business which had operated in the Schliep building on Main Street. The 1911-12 Directory of Henry County shows H Bickenbach & H Schnurr operating a cigar manufacturing business on the west side of the square. Prior to Henry Bichenbach's death in August

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1914, John Linch and Ed Rockey (AKA Rokey) purchased the retail department of Bickenbach's cigar store, with plans to remodel the store room and run a pool hall and cigar store (*Mount Pleasant Journal*, July 3, 1914, page 1). In September 1914, Theo Waibel (who owned the building to the north occupied by the Princess Theater) and Linch & Rockey were ordered to remove a dilapidated shed at the rear of the billiard parlors occupied by the latter (*Mount Pleasant News-Journal*, September 15, 1914, page 1). In May 1917, Linch & Rockey, who operated a pool room and cigar stand on the west side, were noted to have rented the building formerly occupied by Princess Theater and would move about June 1 (building to north at 117). (*Mt Pleasant Daily News*, May 4, 1917, 4). This business appears to have not lasted much longer.

A historic photograph from around 1918 shows C & R Café in this location at 119 S. Jefferson St (and Mt Pleasant Battery Station to the north). This appears to be operated by C. Cramer and Oscar Rokey. C. Cramer sold his interests to Oscar Rokey in September 1922 (*Mt Pleasant Daily News*, September 29, 1922, 4). William Hoaglin sold the N ½ of S ½ of lot 7 on 29 January 1920 to Oscar Rokey (sometimes shown as Rockey). The 1920 Sanborn fire insurance map shows the same building footprint as the 1909 map, with an address of 135. The frame stable by the alley is now gone. The building is used for billiards. The earlier West Side Café, located three doors to the north at 113 S. Jefferson next to Shepp's grocery, closed by April 1923 (*Mt Pleasant Daily News*, April 14, 1923, 3, 4). The O. Rockey Restaurant was listed as having tickets for the fair in July 1924 (*Mt Pleasant Daily News*, July 22, 1924, 4).

On 19 January 1925, Oscar Rokey and Josephine Rokey sold the property to Carl Stith (Transfer Book "1"). An article from this period states that Mr. Stith purchased the building from Oscar Rockey on the west side of the square, now occupied by the West Side Café. Stith also purchased the café business of Rockey and will continue it at this location. Prior to the purchase of this building and business, he sold his building on the east side of the square occupied by Bird Grocery ("Two Business Buildings Sold," *Mt Pleasant News*, January 20, 1925, 1) (Carl Stith bought this building on the east side in 1912, operating the Pastime Theater there until 1915).

The 1938 Mount Pleasant City Directory, in the category of Beer Parlors, lists the "West Side Café" on the west side of the square, with no address given. An advertisement within states, "WEST SIDE CAFÉ, Carl Stith, Owner; Established Jan. 1, 1925, The Best Filling Station in Town." In 1941, the address for the West Side Café is 135 South Jefferson. Telephone directories list the restaurant of Carl Stith operating on the west side of the square from 1937 to 1952. The 1942 Sanborn fire insurance map shows this 3-story brick building, with a 2-story brick addition and a frame, open porch at the rear. The address is 135 and it is a restaurant. Carl Stith also operated the Stith & Stith Café, or the S & S Café, at the south end of the block at 129 S. Jefferson (then 151 S. Jefferson).

The 1955 Mt. Pleasant City Directory shows the West Side Café in the "Cafes and Restaurants" category, located on the west side of the square. The alphabetical listings for the West Side Café (page 139), shows Carl Stith as the owner. By 1957, the address for the West Side Café is 119 South Jefferson; Carl Stith lives in an apartment above the business at 119 ½ South Jefferson. Carl Stith died on December 18, 1959, at age 80. The estate of Carl Stith transferred the property (N ½ of S ½ of lot 7) to Max R. Stith and Jean Galloway (son and daughter of Carl) on October 11, 1960.

In the 1960 directory, both the West Side Café and West Side Tavern are listed here, listed as 119 S. Jefferson. An article in June 1960 announced plans for a façade remodel of the West Side tavern,

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operated by Max Stith. The third story would be demolished, along with the third story of Western Auto Store to the south (121 S. Jefferson). The new storefront would be aluminum windows with tile, and a new brick front would be installed on the second story by contractor Eugene Smith ("New Front for West Side Building," *Mt Pleasant News*, June 18, 1960, 1). The work was completed in spring 1961. A grand opening was held in July 1961 for the remodeled West Side Café, which included not only the exterior work but a complete interior remodel. The new front was noted as installed a few months ago ("Grand Opening Announced by Café," *Mt Pleasant News*, July 13, 1961, 1). The 1962 and 1964 city directory continue to list both the West Side Café and West Side Tavern at 119 S. Jefferson. The half interest in the property (N ½ of S ½ of lot 7) was transferred from Jean and George Galloway to Max R. Stith on July 11, 1965.

The West Side Café / West Side Café & Tavern continued to be listed at 119 South Jefferson in city directories through the 1970s: 1966 - Tavern, Max Stith, Owner; 1976 - Max Stith, Owner / Virginia Cunningham, Mgr; 1979 - Max Stith, Owner / Paul Peppers, Mgr.

In April 1980, the city council granted a building permit to S and L Construction Co (Terry Stith and Bob Lamm) to remodel the storefront of the West Side Tavern. The large window was removed, replaced by small windows. The entire storefront was clad in new brick ("Council Oks rate increase for Cablevision," *Mt Pleasant News*, April 17, 1980, 1). This storefront remodel was one of several completed in 1979-1981 as part of the improvements for Operation Pride ("1980: year of progress, controversy, tragedy, lively elections," *Mt Pleasant News*, January 3, 1981, 1).

The 1983 directory lists West Side Tavern here, with Max & Doris Stith, Co-owners. Max Stith died on November 13, 1991, at age 82. The property then transferred to Sandra J. Brown (daughter of Max Stith) on June 15, 1993.

The 2000 city directory lists: West Side Tavern, Ltd., Sandra Brown (daughter of Max Stith), Owner, "Established 1920 - 7 employees". The business was taken over by Troy Stith in 2003 ("Behind the Scenes...on the square's West Side," *Mt Pleasant News*, July 28, 2006, 4A). The 2011 city directory continues to list West Side Tavern here.

The building is currently occupied in 2023 by the West Side Tap, a tavern, which is operated by Troy Stith (son of Max Stith, grandson of Carl Stith). The second story has an apartment.

9. Major Bibliographical References

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Mount Pleasant Telephone Company. Telephone directories issued in 1913, 1915, 1918, 1921, 1925, 1927, 1937, 1939, 1944, 1948, 1950, 1952.
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Henry County Bicentennial Commission (HCBC). *The History of Henry County.* Dallas, TX: National ShareGraphics, Inc., 1982.

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

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

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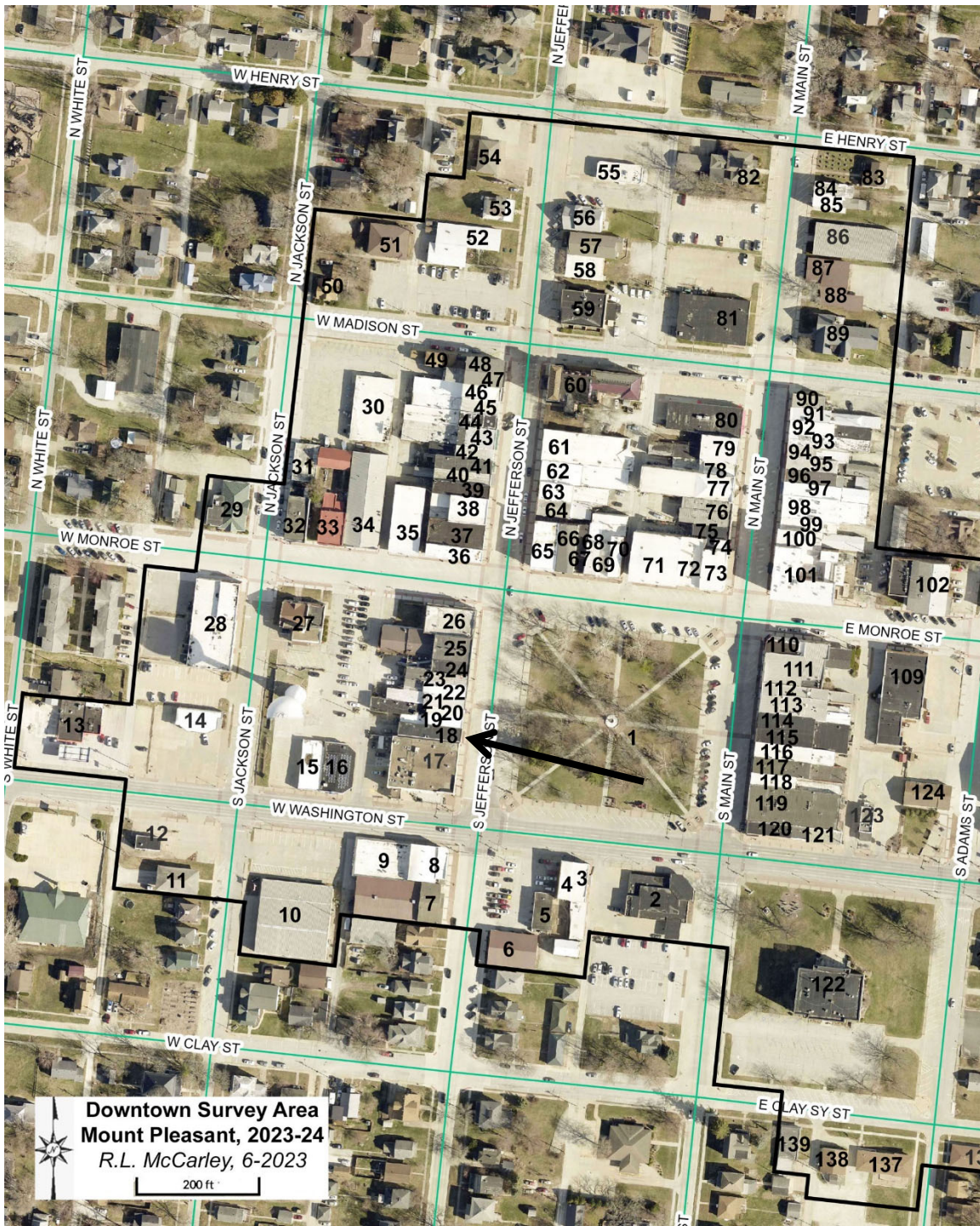
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Location map



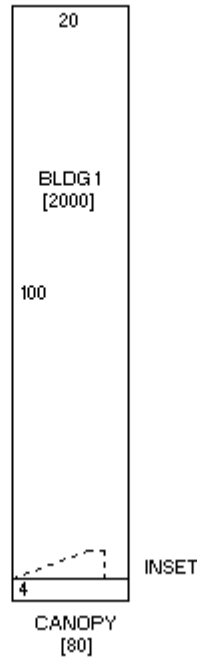
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Building footprint



Sketch by www.camavision.com

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

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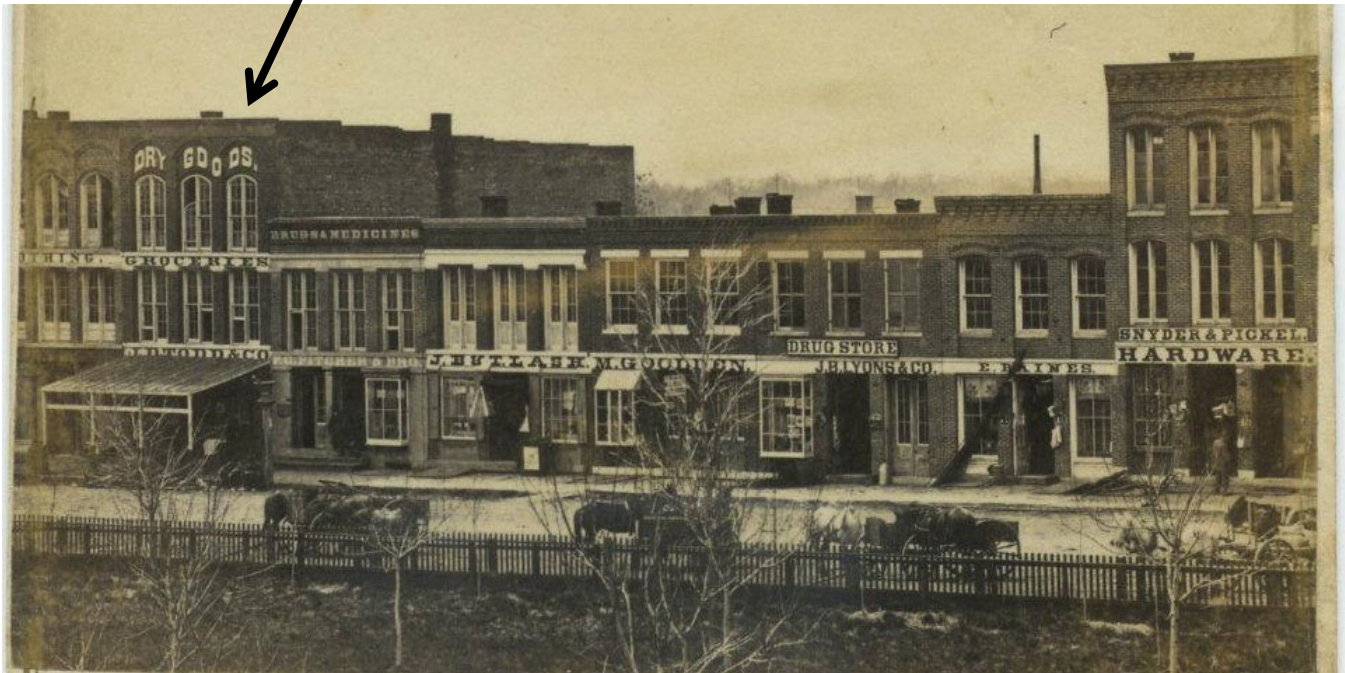
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Historic images



West side of square (100 block S. Jefferson St) in 1860s (HCHT Facebook album)



West side of square (100 block S. Jefferson St) around 1910 (HCHT Facebook album)

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West side of square (100 block S. Jefferson St) around 1918 (HCHT Facebook album)



West side of square (100 block S. Jefferson St) in 1950s (HCHT Facebook album)

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West side of square (100 block S. Jefferson St) in 1965 (HCHT collection)

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West side of square (100 block S. Jefferson St) around 1978 (HCHT Facebook album)



West side of square (100 block S. Jefferson St) in 1980s (HCHT Facebook album)

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West Side Café at 119 S. Jefferson St in 1960s (HCHT files)

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1990 survey photograph (Naumann 1991)

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Digital photographs



Photograph 44-00211-001. East elevation, looking west (October 2023)

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Photograph 44-00211-002. West elevation, looking east (October 2023)