

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00206 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: Commercial building

B) Other names: 2023 downtown survey # DT-023

• **Location**

A) Street address: 109 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 6 - S 18' of N 1/2

• **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 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

02E: COMMERCE/TRADE / specialty store

02G02: COMMERCE/TRADE / restaurant

B) Current functions

70: Vacant

• **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

1957

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 5, 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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Commercial building	Henry
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7. Narrative Description

This is a two-story brick commercial building that has historically been slightly taller than the two-story building to its south. The core of the building dates to construction in the 1850s. The façade was remodeled in 1957, and the building retains historic integrity from this period. The building retains both its storefront and upper story from the 1957 remodel, which was significant as the first of three completed in that year on the west side of the square. The storefront has a recessed entry with wood door with a large window, which has a transom window above it. The storefront has large aluminum windows with horizontal stacked buff Roman brick on the bulkheads under the windows and across the transom area above the windows. The upper story entry is located on the right/north of the storefront, and it likewise retains its wood door, which has three wood panels and an upper window. It also has a wood transom window. An awning, which rolls out, remains in place above the storefront windows. The second story has buff Roman brick that dates to the 1957 remodel. The three one-over-one-light double-hung windows have simple concrete sills and no lintel detail. The frieze/parapet reflects some details of earlier Hoaglin remodels on other façades (such as the building two doors to the north), with a brick rectangular outline of a large area with a large concrete rectangle and four smaller concrete rectangles inside of the outline. This detail is more typical of the 1930s rather than the 1950s, and it adds more detailing to this remodel than typical of this period. The rear addition is two stories in height (as noted on Sanborn maps), and the rear wall is concrete block likely also from the 1950s or 1960s.

8. Narrative Statement of Significance

This commercial 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 1950s. This period was characterized by façade remodeling projects, updating older buildings to a “modern” appearance. The historic integrity of the building reflects the significant work completed in 1957, one of three buildings remodeled on the west side in this year. 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 under Criterion C. The building retains both the storefront and upper façade intact from the 1957 remodel, a period of significant remodeling of buildings in downtown Mt Pleasant. Further research, comparison of other buildings from this period, 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

As with several other buildings on the west side of the square, the core of this brick commercial building appears to have been built in the 1850s. The façade was remodeled in 1957 to the current brick, windows, and storefront configuration.

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This brick commercial building appears to have been built in the 1850s, during a period of intense construction in Mt Pleasant related to the arrival of the railroad. Buildings were originally numbered from the south corner of this block, with this building as the eleventh storefront. "Arms, Geo W, dry goods, &c, Jefferson No 11" is shown in the 1859-1860 Henry County Directory alphabetical listing of residents (page 39). The Arms dry goods store does not appear in the Advertisers Index of the directory (page 10). However, George W Arms is enumerated in the 1860 Mt. Pleasant, Henry County census; his occupation is merchant.

E Baines owned the property (S 18' of the N ½ of lot 6 block 5) in the 1860s (Transfer Book "A", page 6). A circa 1865 photo of the west side of the square clearly shows a 2-story brick building in this location. E. BAINES is shown in large, bold lettering above the store's center entryway. The 1867 and 1870 Mount Pleasant City Directories advertise E. Baines operating a grocery and provisions store at No 11 Jefferson.

On 27 March 1872, Edward Baines and wife sell the S 18' of the N ½ of lot 6 block 5 to Harriet E Saunders (Transfer Book "A", page 50), who on 12 April 1872, changed the title to her husband, W.G. Saunders (1815-1899). This transaction was not recorded until 25 February 1887 (Transfer Book "B"). Harriet E (Saunders) Saunders died 5 August 1886.

An advertisement in the *Free Press* on May 6, 1875, notes that Saunders & Garvin are located at No. 11, west side of the square. They were a dry goods store selling dress goods, carpets, tapestry, table linens, and terry sacking.

The 1886 Sanborn fire insurance map shows a 2-story brick building with a 2-story brick addition, accessed by an open doorway. Windows on the north and south walls of the second-floor addition overlook the one-story buildings to the north and south. The address is #11 S Jefferson and the building is used for a dry goods store.

The 1892 Sanborn fire insurance map shows a 2-story brick building with a 2-story brick addition, the same footprint as the previous map. The address is #11 S Jefferson as well as 117 S Jefferson. The building is vacant.

The 1893 Mount Pleasant City Directory advertises three businesses at 117 S Jefferson: Dennis Morony (fancy dry goods), Guisleman Sisters Dressmaking (Misses Franc, Mamie and Alice), and Jessie McDonald (milliner). Morony & Baker advertised fancy and dress goods in 1894. The firm of Mr. Morony and Miss Baker then dissolved in April 1895, with Mr Morony planning to continue the fancy goods business with less of a direct role ("Business Change," *Mount Pleasant Daily News*, April 4, 1895, 1). He then retired from the dry goods business and entered real estate in August 1897 ("Going into Real Estate," *Mount Pleasant Daily News*, August 24, 1897, 1)

In September 1896, the *Mount Pleasant Daily News* noted that "Mrs S. McDonald and daughter Jessie left this morning for Chicago to buy a fall and winter stock of millinery" (*Mount Pleasant Daily News*, September 14, 1896, 4). Mrs S. McDonald operated her millinery store one block south of the southwest corner of the square ("To The Ladies," *Mount Pleasant Daily News*, October 25, 1898, 1). At some unknown time, Jessie McDonald opened a separate millinery store.

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The 1899 Sanborn fire insurance map shows the building as a millinery shop. It is a 28', 2-story brick building; the footprint has not changed. The address is 117 S Jefferson, with no reference to #11 S Jefferson.

The millinery store of Jessie McDonald was noted as on the west side of the park in June 1903 (*Mount Pleasant Daily News*, June 23, 1903, 1). She was noted as two doors south of Hoaglin's Dry Goods Store in December 1903. As she was preparing to move locations, all her stock was on sale for the next 30 days (*Mount Pleasant Daily News*, December 10, 1903, 1). She then advertised a location on N. Jefferson St.

On 10 September 1903, the William G Saunders Estate, by will, transfers title of the S 18' of the N ½ of lot 6 block 5 to Susie Watts Hughes (Transfer Book "B", page 20). Sue Watts Hughes sold the property to William Hoaglin on 18 February 1915 (Transfer Book "C", page 160).

Edna Morrison, who was from Trenton in northwest Henry County, attended Howe's Academy in the mid-1890s (*Mount Pleasant Daily News*, October 22, 1895, 4). In March 1899, the *Mount Pleasant Daily News* noted that she was in Chicago in the trimming room learning the latest style in millinery (*Mount Pleasant Daily News*, March 20, 1899, 4), with additional notes on training in Chicago in 1900. In November 1907, the *Mount Pleasant Daily News* announced that Miss Edna Morrison of Trenton, who was for some time trimmer for Mrs. Eshelman, had decided to go into the millinery business for herself in this city. She had leased the vacant room on the west side just south of Van Cise & Co drug store (this building, as the drug store was to the north at 107 at this time). She would open a millinery store there as soon as the room was fitted up and stock of goods installed (*Mount Pleasant Daily News*, November 27, 1907, 4). The 1909 Sanborn fire insurance map shows the building used for a millinery shop. It remains a 27', 2-story brick building with a 2-story brick addition. The footprint of the building has not changed from the previous map, though the north wall of the front part of the building appears to be doubled or reinforced in some way. The address is 117 S Jefferson.

The 1911-12 Directory of Henry County shows Edna V. Morrison operating a millinery store on the west side of the square. The 1913, 1917 and 1919 Mount Pleasant directories continue to advertise Edna V. Morrison's Millinery Store on S Jefferson, though the address is 116 S Jefferson, which doesn't exist in any other directories or advertisements. This is likely a misprint for 117. On Sunday, January 7, 1917, Miss Morrison sustained a serious fall at her residence (*Mount Pleasant Daily News*, Tuesday, January 9, 1917, page 4). This news article confirms that Miss Morrison's residence was "over the Walker Drug Store" (115 S Jefferson), but her millinery store was in the adjacent building (117 S Jefferson). The 1920 Sanborn fire insurance map continues to show this 27', 2-story brick building with the same footprint as previous maps. The address is 117 S Jefferson and is still the location of a millinery shop. The telephone directories for 1919, 1921, 1923, 1925, and 1927 continue to list the millinery store of Miss Edna Morrison as located at 116 S. Jefferson, which should be 117 (116 would be in the park across the street). On July 24, 1947, Miss Edna Viola Morrison, 74, passed away "at her apartment on the west side of the square" which she had "occupied for over 40 years". "Until a few years ago, she operated a millinery store here" (*Mount Pleasant News*, July 24, 1947, page 1).

William Hoaglin transfers the S 18' of the N ½ of lot 6 block 5 (Morrison Building) to the Corn Land Investment Company via warranty deed. The transaction took place 26 January 1931 (Transfer Book "1", page 7). Reference to the "Morrison Building" in this legal transaction is further evidence that the

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Edna V. Morrison operated her millinery shop at 117 S Jefferson. The Corn Land Investment Company included various Hoaglin family interests. On August 26, 1941, the Corn Land Investment Company transferred this property (S 18' of N ½ of Lot 6) and the property to the north to William M. Hoaglin, trustee for Janet Hoaglin. On February 23, 1943, William M. Hoaglin, trustee, transferred both properties to Wilfred B. Hoaglin and Edith M. Hoaglin.

In March 1930, Floyd Hendricks of Fairfield and Harry Carter of Burlington open a cash and carry market in the "Hoaglin building...formerly occupied by Morrison's hat shop on the west side of the square" (*Mount Pleasant News*, Friday, March 14, 1930, page 1). Ad for the Rite Price Market on the west side of the square then appear starting in April 1930 (*Mount Pleasant News*, April 11, 1930, 8). In 1934, the Rite Price Market was noted as opened on March 22, 1930 by M.F. Hendricks on the west side of the square as a cash grocery and market; Hendricks came from Burlington (*Mount Pleasant News*, September 25, 1934, 5). The 1938 Mount Pleasant City Directory advertises the Rite-Price Market, Groceries and Meats at 117 S Jefferson. M.F. Hendricks is the owner. From 1941 through 1955, telephone and city directories list the Rite-Price Market on the west side of the square. In 1955, Frank Kerker was the owner. They were listed under groceries and meats.

The 1942 Sanborn fire insurance map shows this 27', 2-story brick building the 2-story brick addition. The building's footprint has not changed. The address is 117 S Jefferson. The specific use of the building is not noted.

In January 1957, Libby Lorence leases the first floor of the building to operate a restaurant in the "Wilfred Hoaglin building, formerly the Rite-Price market location", (*Mount Pleasant News*, January 8, 1957, page 1). In advance of the steak house opening at this location, the façade of the building was remodeled. In February 1957, the *Mt Pleasant News* reported that work was advancing on the new front on the building adjacent to Hoaglin's variety store on the west side of square, owned by Wilfred Hoaglin and to be occupied by a café operated by Libby Lorence. The new façade was one of several new ones planned by owners for the spring and summer. A photo of the building was included ("New Front," *Mt Pleasant News*, February 20, 1957, 1). New brick facades were then installed on two other buildings on the west side of the square in the spring and summer, two doors to the south for Kennedy's Dairy and four doors to the south for Ruby's Dry Cleaners. The work was noted as "rapidly changing the appearance of that side of the square" and a great improvement ("Ruby to Remodel West Side Building and Move to Site," *Mt Pleasant News*, July 2, 1957). The address of Libby's Steak House is 109 S Jefferson in the 1957 city directory, which was the first one to list the current numbering.

During the period from 1960 to 1966, the restaurant at 109 S Jefferson changed names and owners: It was listed as Anderson Café in the 1960 and 1962 city directories. In December 1962, George Septer then opened Star Café at this location (*Mount Pleasant News*, December 6, 1962). It was listed here in the 1964 city directory. He operated it through 1966.

Trabert Insurance Agency is listed here in the 1968 city directory. In 1970, Keefe-McBeth Real Estate was also listed here. Both companies were listed through the 1970s at 109 S. Jefferson.

On 7 January 1977, Mary A Hoaglin et al, sell the S 18' of the N ½ of lot 6 block 5 to Wm L and Sarah A Hassenfritz, who in turn sell the lot to the Trabert Insurance Agency, Inc on 2 January 1979. The Trabert

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Insurance Agency sells the property to Richard E and Beverly J Elefson on 29 September 1984 (Transfer Book "3", page 6).

In 1983, Hanna Real Estate and Trabert Insurance Agency are listed here.

In 1993, Realty Associates and Roth Insurance and Management are listed here, as well as South Park Apartments. Both Realty Associates and Roth Insurance and Management continue to be listed here in 2001 and 2011.

The property transferred from James Roth to Dianne Roth in 2012. Dianne Roth sold it to Kwok K. and Ana V. Pang in March 2016, who also own the adjacent building to the north. This commercial building is currently vacant.

9. Major Bibliographical References

Biographical Review of Henry County, Iowa. Chicago, IL: Hobart Publishing Company, 1906.

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.

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

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.

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

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

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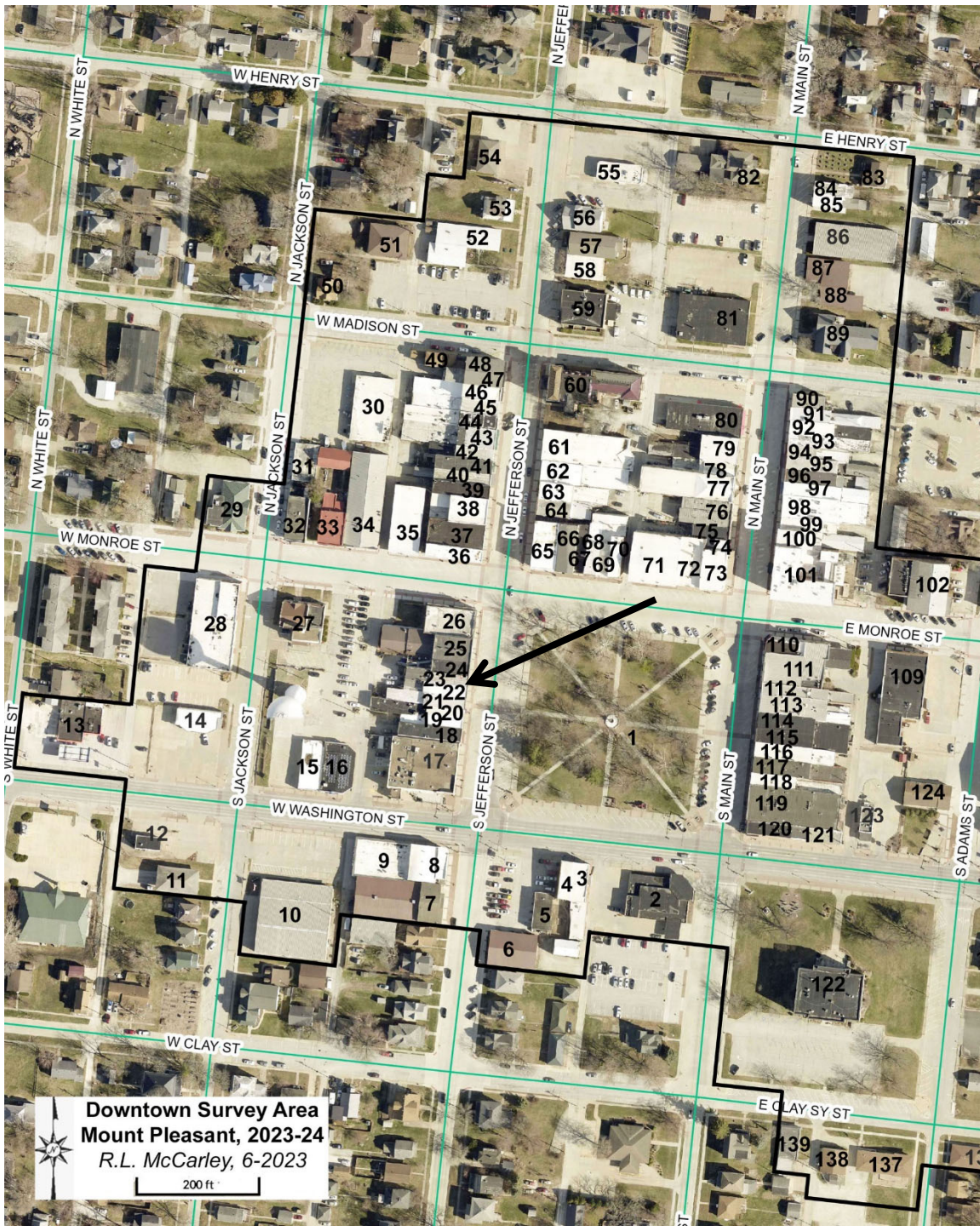
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Location map



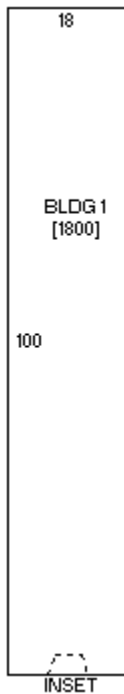
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Building footprint



Sketch by www.camavision.com

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

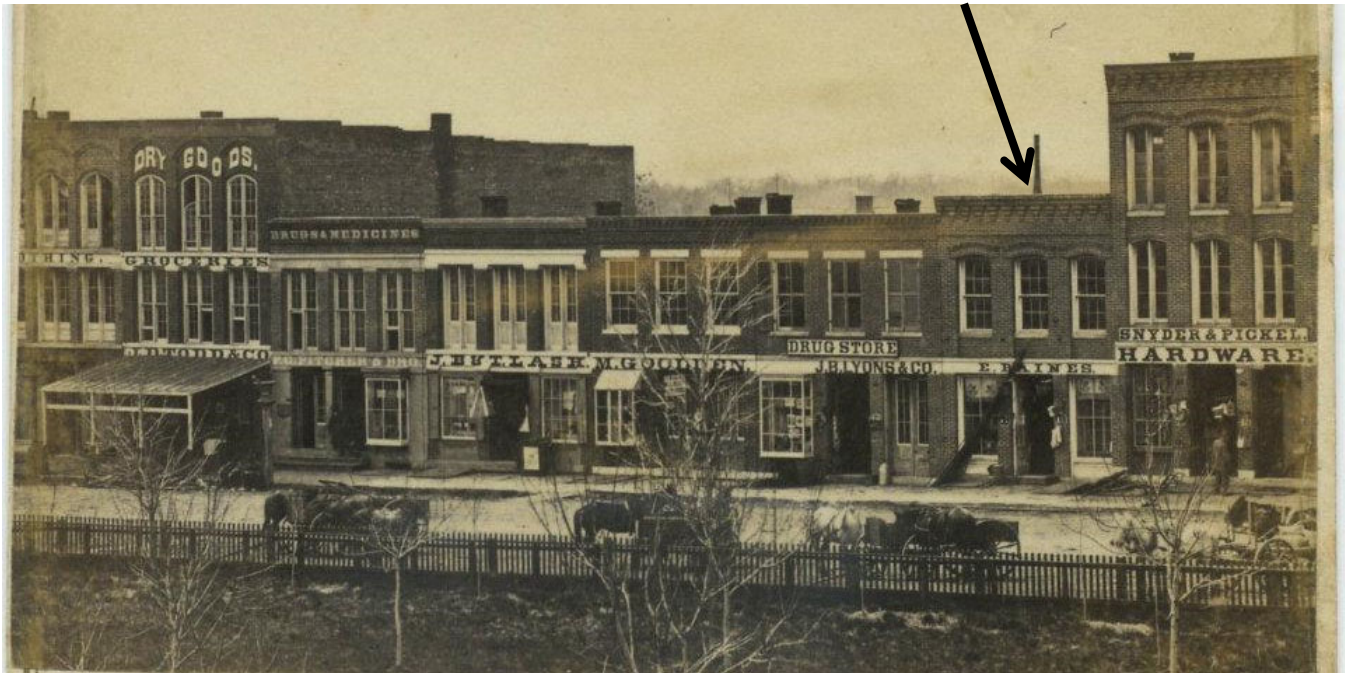
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Historic images



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 1940s (HCHT Facebook album)

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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)

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Building in June 1989 (City of Mt Pleasant building permits)

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1990 survey photograph (Naumann 1991)

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Digital photographs



Photograph 44-00206-001. East elevation, looking west (October 2023)

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Photograph 44-00206-002. Storefront, looking west (October 2023)

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Photograph 44-00206-003. Upper portion of east elevation, looking west (October 2023)

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Photograph 44-00206-004. West elevation, looking east (October 2023)