

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00205 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-024

• **Location**

A) Street address: 107 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 19' of N 22'

• **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

11D01: HEALTH CARE / pharmacy

02E: COMMERCE/TRADE / specialty store

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

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: 44-00205 Address: 107 S. Jefferson St 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 page 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

1865 *check if circa or estimated date*

Other dates, including renovations

2004

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 6, 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 building appears to have been constructed in the 1860s, and the current appearance reflects several periods of remodeling. The three-story brick building has an upper brick façade that has undergone two separate significant remodels. The original brick construction is evident in the brick walls and brick lintels above the third story windows. The segmental arch lintels have flared ends, reflecting details found on 1860s buildings in Mt Pleasant. The parapet originally had brick detailing as well, which was removed when the parapet wall was rebuilt and simplified. A remodel in the late 1960s or early 1970s infilled the second and third story windows openings between the pilasters, with only smaller windows remaining on the second story. This simpler façade appearance reflects other façade “improvements” in this period in downtown. Though the parapet reflects this simplified appearance, the second and third story window openings were restored during a remodel utilizing grant funds in 2004. One-over-one-light double-hung windows were installed in the three window openings on each story. The initial storefront remodel was completed in 1915, which included the installation of glazed white brick. This brick remains visible on either side of the storefront. The storefront was again remodeled in 1938, which resulted in the current configuration. Historic photographs show a streamlined Moderne design with the recessed center entry and three aluminum windows angled on each side. The storefront retains this configuration, though the windows have been replaced and the bulkhead under the windows is clad in wood panels. The upper stories on the rear elevation have been clad in stucco, with a rear entry exiting on to the roof of the rear addition and double-hung windows. The one-story rear addition extends further back, and it is constructed of later concrete blocks.

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, with a long history of drug stores operating at this location. The building reflects elements of the original construction in the brick details, remodel in the 1960s in the simplified parapet, and recent restoration of window openings. 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

This 3-story, brick commercial building may have been built in the 1850s during a period of intensive development related to the railroad or it may have been built around 1865, based on the brick details of the building and lack of occupants identified at this location at the time.

Earlier numbering started at the south corner of the block, and this was the twelfth storefront. As shown in the 1859-1860 Henry County Directory, there were three businesses located at #12 S Jefferson: Levi Snell (1st floor, Hats, Caps and Clothing Hall, an advertisement appears on page 1); Dr. H.G. Gibbs (2nd

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floor, Surgeon Dentist, an advertisement appears on page 56) and G.W. Edwards (3rd floor, Editor, *Home Journal*).

In January 1862, E. Baines, grocer, announced that he was removing his stock of goods to No. 12 Jefferson Street (*Home Journal*, January 25, 1862, 2). He advertised a full assortment of groceries, window glass, brushes, nails, glass, and queensware for sale at No. 12 on the west side of the public square through 1862 (*Home Journal*, September 13, 1862, 4). In September 1864, E. Baines advertised the Union Grocery Store at No. 12 west side public square – the largest and most complete stock of groceries and a good assortment of queensware, glass ware, etc (*Home Journal*, September 3, 1864, 4). The last ad for Union Grocery Store at No. 12 appears in November 1864. A photograph from around 1867 then shows him moved one building to the south.

John H. Randolph owned the property (S 19' of the N 22' of lot 6 block 5) in the 1860s (Transfer Book "A", page 6). John H. Randolph was a pioneer settler in Mt Pleasant, opening the first store in town in May 1836. He was active in many early endeavors in Mt Pleasant.

No businesses have been identified at this location in 1865 or early 1866. It is possible that an earlier building on this site was replaced with a new building in this period. The brick window lintels on this building are similar to the brick lintels on the building at 123-125 N. Jefferson St, built in 1867-68 for James Harlan.

In October 1866, Miller & Co started advertising their boots and shoes store at No. 12 west side of square (*Mt Pleasant Journal*, November 9, 1866, 2).

By January 1867, the firm of Shaw, Snyder, & Co at No. 5 Jefferson had dissolved, with the store of Snyder & Pickel located at No. 12 on the west side of the square (*Mt Pleasant Journal*, January 11, 1867, 2). The 1867 Mount Pleasant City Directory advertises Snyder & Pickel, offering "Tin and Sheet Iron Ware", at 12 Jefferson. In addition, Snyder & Pickel advertise stoves, holloware, agricultural implements, iron, steel, nails and springs. L.G. Palmer, attorney has office space at 12 Jefferson. A circa 1867 photo of the west side of the square clearly shows this 3-story brick building in this location. SNYDER & PICKEL, with HARDWARE printed beneath it, is shown in large, bold lettering, centered above the store's central entryway. This photograph shows the early, tall, three-light casement windows in each window opening.

On 18 September 1867, Susan A. Snyder sells the S 19' of the N 22' of lot 6 block 5 to James B. Hart (Transfer Book "A", page 6). It is unclear how Susan A. Snyder acquired this property and it is unclear how she is related to the Snyder who operated a hardware store in this location, as advertised in the 1867 Mount Pleasant City Directory. James B. Hart "erected several buildings in this city, which he rented, some for business' purposes" (*Portrait and Biographical Album, Henry County, Iowa*; Acme Publishing Company, Chicago, 1888, p 259). However, this building was located here prior to this date, based on the historic photograph showing Snyder & Pickel in the building.

The 1870 Mount Pleasant City Directory no longer lists Snyder & Pickel in this location, nor is Snyder & Pickel shown as a business. At No. 12 Jefferson is J. Miller, a retail grocer, with S. Herrick as his manager and H.C. Herrick employed as a clerk. Also shown at No. 12 Jefferson: G.C. Van Allen (Abstract of Titles), Le Roy G. Palmer (Attorney) and R.M. Pickel (Attorney).

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The 1884-85 Gazetteer advertises Van Cise and Company, Druggists (Edwin G and Isaac P VanCise). Note: Dr. Edwin G Van Cise (1810-1888) is the father of Isaac P Van Cise (1851-1914). The business was initially located two doors to the south at No. 10 (111 S. Jefferson). An advertisement for Van Cise & Co on May 1, 1879 (*Free Press*) lists the drug store at No. 10, west side of park. Dr. E.G. Van Cise is then listed above the drug store in 1879. Van Cise & Co continues to be listed at No. 10 in newspaper ads into May 1885. The business then moved into the first story of this building at No. 12 (107 S. Jefferson). They would be located in this building until they closed in 1914.

The 1886 Sanborn fire insurance map shows a 3-story brick building with an open doorway leading to a 1-story brick addition at the rear. There are interior stairs on the north wall at the front of the building. There are windows on the south side of the third story, overlooking the 2-story building to the south. The address is #12 Jefferson and the building is used for a drug store.

On 28 January 1892, via warranty deed, James B. Hart (widower) sold his ½ undivided interest in the S 19' of the N 22' of lot 6 block 5 to Isaac P. Van Cise. On the same date, R.S. Gillis, Trustee (Nat'l State Bank) sold a ½ undivided interest to Isaac P. Van Cise (Transfer Book "B", page 8).

The 1892 Sanborn fire insurance map shows a 3-story brick building with an open doorway leading to a 1-story brick addition at the back. The building's footprint has not changed from the previous map. There are still interior stairs at the front of the building. The address is now 115 S Jefferson, as well as #12. However, 109 is also shown as an address between 115 S Jefferson and 107 S Jefferson to the north. The building continues to be used for a drug store.

The 1893 city directory lists Van Cise & Co at 115 S. Jefferson, under the categories of drug store, books and stationery, and artist materials. They advertise paint for buildings, wagons, and buggies through the 1890s.

The 1899 Sanborn fire insurance map shows a 35' 3-story brick building. The footprint of the building has not changed from previous maps. The interior stairway is gone. The address is 115 S Jefferson, with no reference to #12 S Jefferson. 109 S Jefferson continues to be shown as an address between 115 S Jefferson and 107 S Jefferson, the building to the north. 115 S Jefferson is still a drug store.

The 1909 Sanborn fire insurance map shows a 34' 3-story brick building with a 1-story brick addition. There is now a frame stairway at the rear of the building, leading towards the alley. The address is 115/109 S Jefferson and the building is used for a drug store.

The 1911-12 Henry County Directory and the 1913 Mount Pleasant Directory continue to list Van Cise and Company / Isaac P. Van Cise as "Druggist". The 1911-12 location is west side of the square; by 1913, 115 S Jefferson is given as the address. The business continues to be listed as a drug store and under paint and wallpaper. Isaac P. Van Cise died on June 9, 1914.

On 1 March 1915, Mary Van Cise (wife of Isaac P. Van Cise, 1851-1914) et al, sell the property to Wm. Hoaglin (Transfer Book "C", page 160). The *Mt Pleasant Daily News* reported that William Hoaglin had recently bought the Van Cise building and would proceed with remodeling. It would be occupied by the drug store of Charles Walker. Hoaglin will put in a handsome new front of white glazed brick and

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handsome plate glass windows. Modern fixtures would be installed, along with a soda foundation and pharmacy ("New Pharmacy," *Mt Pleasant Weekly News-Journal*, April 21, 1915, 1; "New Pharmacy," *Mt Pleasant Daily News*, April 15, 1915, 3).

In May 1915, Charles Walker opened his drug store in the building "for many years occupied by the late I.P Van Cise." A new front had been built and new fixtures installed. He offered a complete stock of drugs and a soda fountain. (*Mount Pleasant Daily News*, May 11, 1915, page 3; *Mt Pleasant Weekly News-Journal*, May 5, 1915, 8). The drug store of Charles Walker is listed in telephone directories from 1919 to 1927, with the address of 115 S. Jefferson in the 1920s. The 1920 Sanborn fire insurance map shows a 34' 3-story brick building, with 1-story brick addition. The footprint of the building has not changed. The address is 115/109 S Jefferson and the building is used for a drug store. Walker Drug Store continued to advertise into 1933.

William Hoaglin transfers the property to Louise Spahr on 24 July 1923, via warranty deed. On 30 September 1931, Louise Spahr transfers the lot back to William Hoaglin, who in turn transfers the property to the Corn Land Investment Company on 17 December 1931 (Transfer Book "1", pages 6-7). The Corn Land Investment Company included various Hoaglin family interests. On August 26, 1941, the Corn Land Investment Company transferred this property (S 19' of the N 22' of lot 6) and the property to the south (S 18' of N 1/2 of Lot 6) 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.

The Godbey Drug store was opened on January 22, 1934, by M.I. Godbey in the former location of Walker Pharmacy. Mr. Godbey is an Iowa registered pharmacist. He moved here from Winfield, KS, having sold his interest in the College Hall drug store there. ("Several Merchants in Business Here Over Fifty Years," *Mt Pleasant News*, September 25, 1934, 5). The store advertised here in May 1935.

In November 1936, the *Mt Pleasant News* reported that a new modern soda fountain was being installed at the Potter drug company, formerly the Godbey drug store (*Mt Pleasant News*, November 28, 1936, 4). A new storefront was then installed on the Potter drug store on the west side of the square, with the old front removed in June 1938 ("New Front," *Mt Pleasant News*, June 7, 1938, 1). The 1937 telephone directory and the 1938 Mount Pleasant City Directory shows the W.W. Potter Drug Co at 115 S Jefferson, R. W. Potter, owner. The W.W. Potter Drug Co continues to be listed in telephone directories here through 1944. Potter's Drug advertises candy, makeup, and toiletries throughout this period. The 1942 Sanborn fire insurance map shows the building used as a drug store. It is a 34' 3-story brick building, with 1-story brick addition. The footprint of the building has not changed. The address is 115 S Jefferson. By May 1947, Potter Drug Company had relocated next to the Temple Theater on North Main Street.

Kelleher Electric then operated for a few years at this location, closing in February 1952 when Karl Kelleher enlisted ("Kelleher Electric To Close Out," *Mt Pleasant News*, February 15, 1952, 1).

On May 3, 1952, Hartrick's opened for business on the west side of the square in the former location of Kelleher Electric. It was a new appliance, wallpaper, and paint store operated by Henry Hartrick, who moved here from Fairfield. Remodeling and repainting was completed prior to the opening of the store ("New Store Will Open on Saturday," *Mt Pleasant News*, May 2, 1952, 1). The 1952 Mount Pleasant City Directory lists Hartrick's Appliance Store at 115 S Jefferson. Hartrick's remains in this location for more than 20 years (city directories, 1952-1974), though the address changed from 115 S Jefferson to 107 S

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Jefferson in 1956. The store was listed under Appliances, Paint & Wallpaper, and Radio Service. Henry A and Marian Hartrick operated the store as a partnership, offering electrical supplies and appliances (sales and service).

In the late 1960s or early 1970s, the upper two stories were remodeled to fill in window openings, creating smaller windows on the second story only.

On 1 August 1973, title of the part ½ interest of the S 19' of the N 22' of lot 6 block 5 is changed from the Wilfred B. Hoaglin Estate to the Wilfred B. Hoaglin Trust (Transfer Book "2", page 6).

Mary A. Hoaglin (widow of Wilfred B. Hoaglin, 1908-1970) et al sell the property to Wm. L. and Sarah A. Hassenfritz on 7 January 1977, via warranty deed. Wm. L. and Sarah S. Hassenfritz then sell the lot to Richard and Esther Schnicker on 14 January 1982 (Transfer Book" 3, page 6).

From 1976 and into the 1990s, Richard and Esther Schnicker operated Spudnut Shop and then Dick's Donut Shop at 107 S Jefferson, as listed in city directories.

By 2000, Little Mexico Restaurant is in this location and advertises the restaurant was established in 1999. The building has been owned since November 2000, by Kwok K. and Ana V. Pang, who also own the adjacent building to the south. The Pangs bought this building from Helen L. Keefe. They were awarded an exterior improvement grant from Main Street Mount Pleasant and the City of Mount Pleasant in 2003, with work completed over the next year. This work included the restoration of the window openings, which allows for the expansion of seating to the second story on the interior. Interior improvements were also made as part of the project. The storefront was later remodeled.

This commercial building is currently occupied in 2023 by Little Mexico Restaurant, offering Mexican classical food and frozen margaritas.

9. Major Bibliographical References

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Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

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

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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

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

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

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Location map



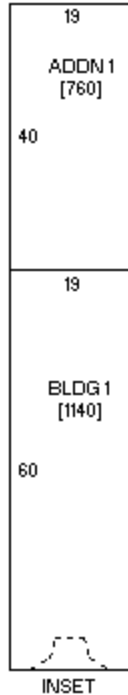
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Building footprint



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)



North end of west side of square (100 block S. Jefferson St) in 1890s (HCHS files, library)

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Van Cise & Co at 107 S. Jefferson St in 1890s (HCHT Facebook album)

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



West side of square (100 block S. Jefferson St) in 1940s (HCHT Facebook album)

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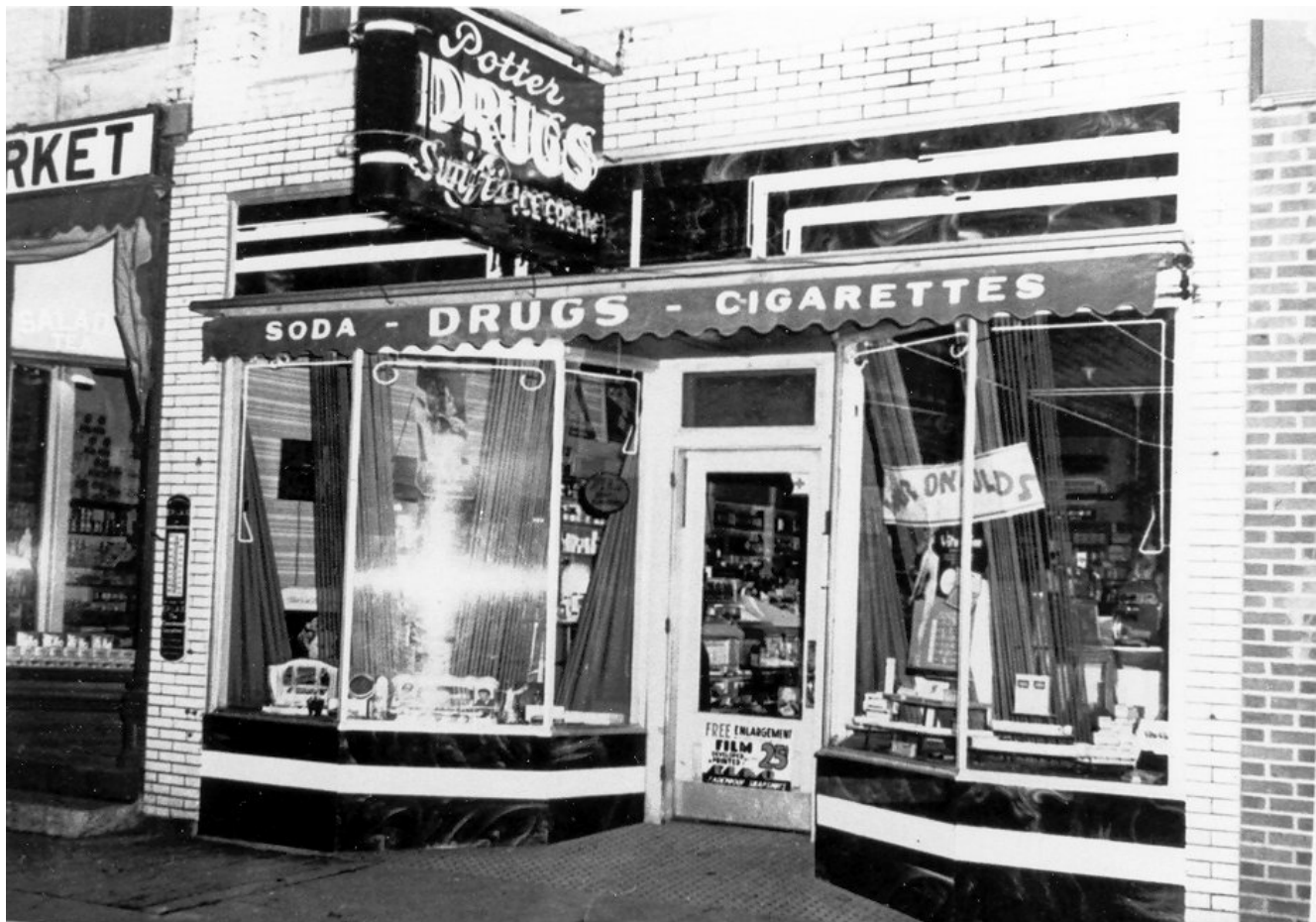
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Potter Drug Store after 1938 storefront remodel (HCHT Facebook album)

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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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North end of west side of square (100 block S. Jefferson St) in late 1960s (HCHT Facebook album)



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

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1990 survey photograph (Naumann 1991)

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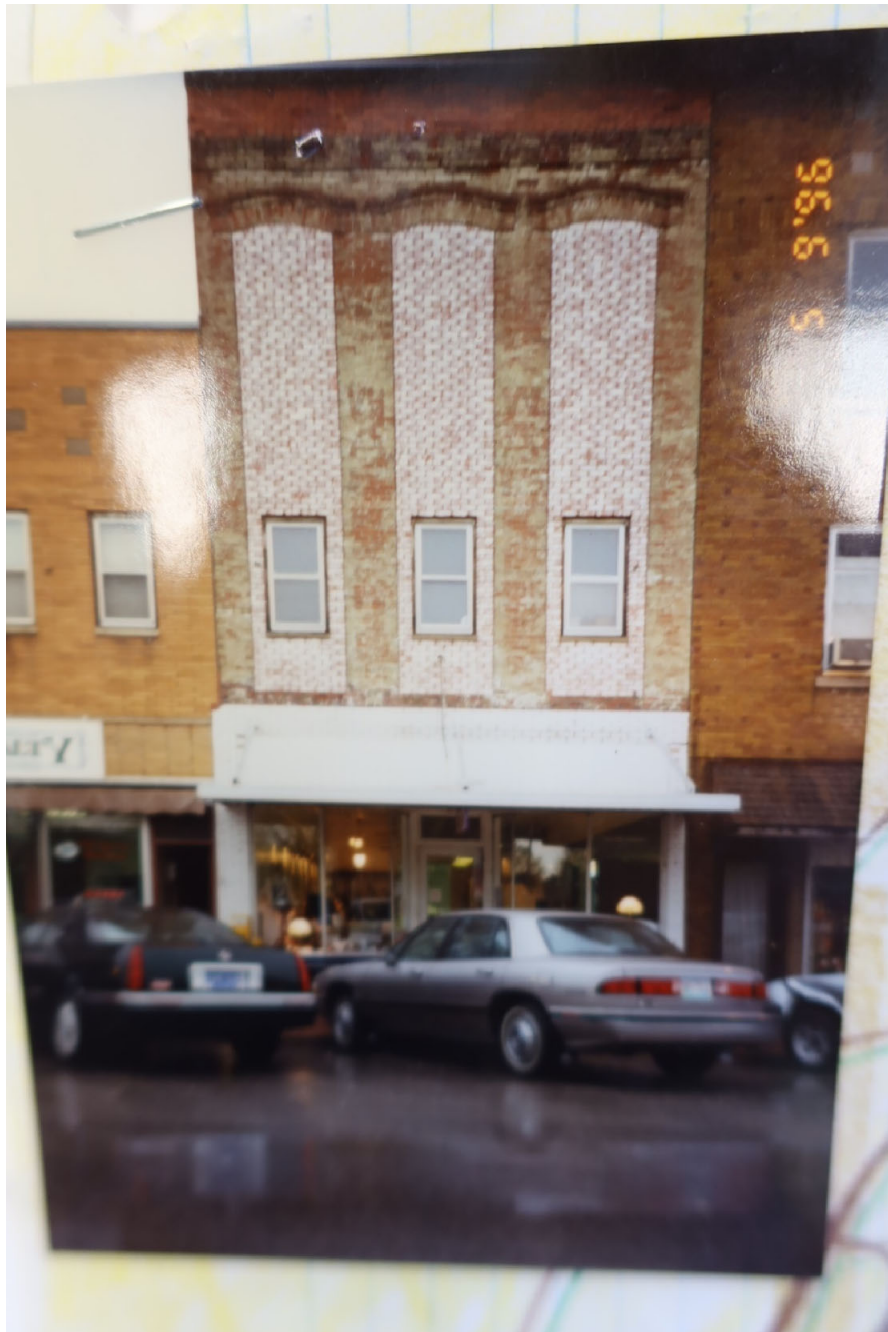
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Building in May 1996 at time of sign permit application (City of Mt Pleasant building permits)

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Storefront in March 2002 (City of Mt Pleasant building permits)

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Building at 107 S. Jefferson in early 2000s prior to rehab project (HCHT Facebook album)

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Site Number: 44-00205
Related District Number: 44-02280

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Commercial building	Henry
Name of Property	County
107 S. Jefferson St	Mount Pleasant
Address	City

Digital photographs



Photograph 44-00205-001. East elevation, looking west (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
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Site Number: 44-00205
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Commercial building

Henry

Name of Property

County

107 S. Jefferson St

Mount Pleasant

Address

City



Photograph 44-00205-002. Storefront on east elevation, looking west (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
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Site Number: 44-00205
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Commercial building

Henry

Name of Property

County

107 S. Jefferson St

Mount Pleasant

Address

City



Photograph 44-00205-003. Upper stories on east elevation, looking west (October 2023)

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Commercial building

Henry

Name of Property

County

107 S. Jefferson St

Mount Pleasant

Address

City



Photograph 44-00205-004. West elevation, looking east (October 2023)