

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00204  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: Hoaglin Variety Store

B) Other names: 2023 downtown survey # DT-025

• **Location**

A) Street address: 103 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 5 - S 36' - also N 3' of Lot 6

• **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>	<b>Total</b>	<u>—</u>	<b>Total</b>

**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**

02E03: COMMERCE/TRADE / dry goods

02E: COMMERCE/TRADE / specialty store

**B) Current functions**

02E: COMMERCE/TRADE / specialty store

• **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*

1936  *check if circa or estimated date*  
*Other dates, including renovations*

**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 is a three story brick building that reflects two earlier brick buildings that were connected with a joint façade and remodel in 1936 for Hoaglin Variety Store. The façade retains excellent historic integrity from this significant remodel. The storefront was remodeled at that time to have a recessed entry for each half of the building. Historic photographs show black and white structural glass under aluminum windows (which was also utilized on the storefront remodel on the building to the south in 1938, also by W.B. Hoaglin). The current storefront appears to date to a remodel in the 1980s, which retained the same configuration. The storefront has a recessed entry for each half, with the upper story entry at the left. The storefront retains large aluminum windows with a small bulkhead under the windows that is clad in white and green tiles. A pent roof awning installed as part of the remodel has been removed and replaced with a fabric awning. The buff brick on the upper stories dates to the 1936 remodel, with stone or concrete square and diamond accents. The second and third stories each have six one-over-one-light double-hung windows with concrete sills and no lintel detail. A row of soldier brick extends across the façade above the third story windows. The frieze on the parapet has three rectangle outlines in brick, with square stone corners. The center one has “Hoaglin” carved in a stone rectangle inset in the outline. The other two have stacked brick in the center of the rectangle brick outline. This detailing on the parapet is characteristic of commercial building designs in the 1920s and 1930s. The parapet wall has a simple stone cap. The diamond ends of four tie rods for structural stability are visible in the center and on the sides of the façade. The third story of the rear elevation of the building is visible above the rear additions. It has red brick and small windows. A small two-story addition is immediately behind the building, clad in vinyl siding. The two longer one-story rear additions that stretch back to the alley each have gable roofs that have been installed. Brick is visible on the rear additions on the south and west (rear) sides. The addition has tall eight-light metal windows remaining on these two sides. The north walls are clad in stucco. A wood walkway and stairs have been constructed across the top of the rear addition and down the west/rear side as access to the upper story apartments.

**8. Narrative Statement of Significance**

Hoaglin Variety Store 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 variety store operating here for several decades. The 1934 façade remodel reflects one of the earliest façade remodels in the downtown, and it reflects architectural characteristics from this period. 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 A and/or C. As noted, the façade represents one of the earlier remodels in the downtown, and it retains excellent integrity. Hoaglin Variety Store / Ben Franklin Store / Hoaglin’s 5c to \$1 Store / Hoaglin’s Store was also a significant business, or series of businesses, in town. Further research and assessment of the interior features and modifications would be required for a full evaluation of the individual eligibility of the building.

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*Developmental history of property*

This 3-story, brick commercial building appears to have been constructed in the 1850s, during a period of intensive building related to the arrival of the railroad. It was originally built as two separate buildings. The buildings were combined with a full façade remodel in 1936 for Hoaglin Variety Store.

The two buildings located on this site were originally numbered No. 13 and No. 14. The 1859-1860 Henry County Directory shows T.E. Hargrave operating a dry goods store at No. 14, west side of the public square (page 49). At No. 13 Jefferson, at least two businesses operated from the 2<sup>nd</sup> floor: Edward S. Brick, painter (page 52 advertisement) and Hall & Burnett, daguerrean artists (page 48). It is unclear if there was a business operating on the first floor during this period.

Hiram Burnett and George Cooper own the southern building at No.13 (S 16' of lot 5 and the N 3' of lot 6 of block 5) in the 1860s (Transfer Book "A", page 6). Other transactions from Transfer Book "A", page 6, relate to the north building at No. 14: William N. White to Lucinda Wollard (N 20' of S 36' of lot 5 block 5); on 3 January 1867, Lucinda Wollard to C C Housel (N 20' of S 36' of lot 5 block 5); on 9 November 1867, A.G. Wollard to Lucinda Wollard (N 20' of S 36' of lot 5 block 5); and finally, on 25 May 1868, C. C. Housel to Lucinda Wollard (N 20' of S 36' of lot 5 block 5). Note: Lucinda Vernon (1817-1891) married three times: Austin G Wollard (1838), Morris Phelps (1869) and William Myhill (1880).

The 1867 Mount Pleasant City Directory advertises Cooper & Garlick at #14 Jefferson. They are retail dealers in boots and shoes, as well as a dry goods store. Garlick & Garvin then advertise at No. 13 in May 1869. The 1870 city directory lists D Garvin & Co at #14 Jefferson, a dry goods store. In 1867 at #13 Jefferson, Evans & Umstot are also retail dealers in boots and shoes. They also offer dry goods and notions. As shown in the 1870 Mount Pleasant City Directory, W.H. Umstot & Co is located at #14 Jefferson, a dry goods stores.

Alexander S Hunter advertises his "Square Dealing" dry goods and notions store in the 1884-85 Gazetteer. He operates at #13 S Jefferson, west side of the public square.

The 1886 Sanborn fire insurance map shows two 3-story brick buildings, with a central stairway between the two. The building to the south has an address of #13 Jefferson and it is a clothing store. The building to the north has an address of #14 Jefferson and it is vacant, with a small, 2-story brick addition at the back. At the alleyway of #14 are two, small 1-story frame sheds.

Newspaper advertisements from 1873 to 1891 list George Cooper at No. 13 on the west side of the square, a clothing store and a tailor.

The 1892 Sanborn fire insurance map shows two 3-story brick buildings, with a central stairway between the two. #13 Jefferson to the south, also has an address of 107 S Jefferson. The building is used for a clothing store. A 1-story brick addition has been added to the back. #14 Jefferson to the north, also has an address of 105 S Jefferson. It is a notions store. It still shows a small, 2-story brick addition. Two, small 1-story frame sheds are by the alleyway.

On 26 July 1892, Fred E. Cooper acquires the north building (S 20' of the N 64' of lot 5 block 5) from the heirs of Lucinda Wollard Myhill (Transfer Book "B", page 8). Lucinda's husband, William Myhill died in

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July 1892 and it was “so willed, that after his death” the property (which was in her name) should go to her heirs (*The Weekly News*, Mount Pleasant, July 28, 1892, page 8).

At the time of the building’s transfer, Mrs. Reuben Eshelman “occupied” the ground floor as a millinery store, per *The Free Press*, July 14, 1892, page 3. In September, “Mr. Fred E. Cooper, who recently purchased the Myhill building on the west side is having extensive improvements done on the building. The floor is being lowered, the front repainted and an extension of about twenty feet will be built in the rear...” (*The Free Press*, September 1, 1892, page 3).

The 1893 Mount Pleasant City Directory advertises George Cooper Tailoring as moved into the north building at 105 S Jefferson; the West Side Grocery is at 107 S Jefferson, with F M Saunders managing.

On 17 August 1894, George Cooper and wife sell the south building (N 3’ of lot 6 and the S 16’ of lot 5) block 5 to their son, Fred E. Cooper (Transfer Book “B”, page 11). Thus, Fred Cooper owned both the south building at 107/13 and the north building at 105/14.

By February 1895, The Racket Store (operated by H.A. Hoaglin) is located in the Cooper Building, offering dry goods, notions, etc (*Mount Pleasant Journal*, February 21, 1895, page 3).

The 1899 Sanborn fire insurance map shows two, 35’, 3-story brick buildings, with a central stairway. 107 S Jefferson is the address of the building to the south. It continues to have a 1-story brick addition at the back and is now a grocery store. The small, 2-story brick addition at the rear of 105 S Jefferson has been replaced by a 1-story brick addition, equal in length to 107 S Jefferson to the south. 105 S Jefferson sells boots & shoes and is also a millinery shop.

The Johnson Brothers take over The Racket Department Store by March 1903, and Charles W and Frank Johnson take out a long-time lease on the Cooper Building. They cut two large archways, “so that customers can pass easily from one room to the other... Mrs. Anderson, who has occupied the Cooper Building with her millinery shop, will use the front room of the south side store for her goods. Johnson Bros. will use all of the north side”. (*Mt Pleasant Journal*, March 6, 1903, 1). The Racket Store was advertised for sale in 1904, with the stock sold a couple of times. The new Racket Store was opened on N. Main in summer 1905 (*Mt Pleasant Daily News*, June 9, 1905, 4)

In 1908, the Cooper Building is occupied by the Fair Store, per *Mount Pleasant Journal*, February 7, 1908, page 1. The Fair Store advertised locations on the west side of the square and the north side of the square in this period.

The 1909 Sanborn fire insurance map shows two, 34’, 3-story brick buildings. 105 S Jefferson is to the north; 107 S Jefferson is to the south. Each building has a 1-story brick addition at the back. 107 S Jefferson shows an interior stairway on the north wall, at the front of the building. 107 S Jefferson is a dry goods and notions store. 105 S Jefferson shows a skylight? in the addition, with a frame stairway leading out the back of the building. 105 S Jefferson is a dry goods store. The frame sheds are gone from the alleyway.

The Fair Store, with T.J. Phillips as proprietor, is listed at 105-107 S Jefferson in the 1911-12 Henry County Directory and Mount Pleasant Telephone Directories from 1911 to 1921. The 1920 Sanborn fire

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insurance map shows two, 34', 3-story brick buildings, each with a 1-story brick addition of equal length at back. There appears to be an open doorway between the two, 1-story additions. 105 S Jefferson is a dry goods and notions store, and 107 S Jefferson is a variety store, with interior stairs at the front, north wall. The Fair Store continued to be listed at 105-107 S. Jefferson St in telephone directories through 1927. The Fair Store, operated by Phillips in a building owned by Hoaglin, went out of business in March 1928 ("The Fair Store is Out of Business," *Mt Pleasant News*, March 15, 1928, 1).

A newspaper clipping from the *Mount Pleasant Daily News*, December 16, 1919, reports the Cooper Building, occupied by the Fair Store, was sold at a sheriff's sale. However, on 1 September 1923, F.E. Cooper sells the full property (S 36' of lot 5 and the N 3' of lot 6 block 5) to Wm. Hoaglin (Transfer Book "1", page 7). On 26 January 1931, William Hoaglin transfers the full property (S 16' & S 20' of lot 5 and the N 3' of lot 6) to the Corn Land Investment Company. "Variety Store Building" is noted. (Transfer Book "1", page 7). This same property is transferred back to W.M. Hoaglin on 31 January 1936, and then sold to Wilfred B. Hoaglin on 25 February 1936 (Transfer Book "1", page 7).

The Hoaglin Variety Store then opened in this location. Wilfred B. Hoaglin moved to Mt Pleasant in 1929 to manage the Hoaglin Variety Store, marrying Mary A. Shumaker in January 1930 ("Miss Mary Shumaker and Wilfred Hoaglin Married on Sunday," *Mt Pleasant News*, January 13, 1930, 1). The first anniversary sale of the Hoaglin Variety Store was held in May 1930, with special merchandise from Chicago purchased for the event ("Hoaglin's Variety To Stage Special Sale," *Mt Pleasant News*, May 15, 1930, 1). The Hoaglin Variety Store, a 5 cent to \$1 store, was closed starting in the second week of March 1936 for a month or more while extensive improvements were made to the building, which was owned by Wilfred Hoaglin. The entire front of the building was rebuilt from sidewalk to the roof. The new storefront had two entrances with double swinging doors and three display windows. The upper part of the front was rebuilt with new brick. The interior was completely refurnished and remodeled, with new fixtures and shelving, new metal ceiling, and new lights. New lines of merchandise were added. Improvements also were made for the second story apartments, with stairs moved to the opposite side of building ("Will Remodel Hoaglin Variety," *Mt Pleasant News*, February 27, 1936, 1). The 1938 Mount Pleasant City Directory advertises Hoaglin's 5 cent to \$1.00 Store at 105-107 S Jefferson. It is a variety store owned by Wilfred Hoaglin.

In July 1939, the Hoaglin 5 cent to \$1 Store became a Ben Franklin store, a voluntary chain organization. The store was then affiliated with more than 2,600 other Ben Franklin stores to better serve the public, though it would continue to be owned and operated by W.B. Hoaglin. A new sign was added to the building, recognizing it was "Ben Franklin Store" ("Local Store Joins Ben Franklin Chain," *Mt Pleasant News*, July 27, 1939, 1). The 1941 Mount Pleasant Directory advertises the Ben Franklin Store at this location. The Ben Franklin Store is listed on the west side of the square in the 1944 city directory as well.

The 1942 Sanborn fire insurance map shows the two buildings have joined into one, large 34' brick building, with two, 11' brick additions at the back, extending west, almost to the alley. There are two sets of open doorways leading from the front of the building to the two additions at back. The middle addition shows two skylights. At the front, there is now an opening between the two north/south buildings on the first floor, with steel girders. There are walls on the 2<sup>nd</sup> and 3<sup>rd</sup> floors separating the two buildings. The address is 105-107 S Jefferson, and the store does not have a specific use indicated.

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The association with Ben Franklin stores ended in the middle of the 1940s, with the name reverting to the Hoaglin 5c to \$1 Store. Wilfred B. Hoaglin remained manager until January 1947 when he was named president of the new bank in town, the Mt. Pleasant Bank and Trust. Clifford Thompson, formerly assistant manager, then became manager ("New Bank Names Wilfred Hoaglin," *Mt Pleasant News*, January 2, 1947, 1). Hoaglin's 5c to \$1 Store is listed on the west side of the square in the 1948, 1950, and 1952 telephone directories. The 1955 city directory then lists the store at 105 S. Jefferson, and the 1957 and 1960 city directories list it at 103-105 S. Jefferson. It remains listed as such through the 1960s, with Wilfred B. Hoaglin as owner. J. Arnold Schuetz was the manager in 1970.

Wilfred B. Hoaglin died on October 20, 1970. On 1 August 1973, the Wilfred B. Hoaglin Estate changed the title of the property (S 16' & S 20' of lot 5 and the N 3' of lot 6), and then sold it to Rande A. McAllister (Transfer Book "2", page 6).

Hoaglin's Store was then listed at 103 S. Jefferson in the 1974 city directory, with Arnold Schuetz as owner. It remained here through the 1970s, with Paul J. Trom noted as the owner in 1979. Howe Shoe Service also operated here in 1979, run by Richard C. Howe.

Rande A. McAllister sold the property to William L. and Sarah A. Hassenfritz on 25 March 1976. William and Sarah Hassenfritz then sold to Trailblazer West Ltd on 30 January 1981.

The 1983 city directory lists Trailblazer Ltd, a clothing store operated by Kathleen S. Voss, at 105 S. Jefferson St. Crafters Depot Gifts is listed at 105 S. Jefferson St in the 1993 city directory. There is no listing for 103. Sisters Attic is listed at 105 S. Jefferson St and Magic Nails is at 103 S. Jefferson St in the 2001 city directory. The 2011 city directory lists Total Connections at 103 S. Jefferson St and Second Chance at 105 S. Jefferson.

The building has been owned since October 2015, by Lowe Holdings, LLC, who purchased the property from the Louis A. Sutherland Living Trust.

This commercial building is currently occupied in 2023 by The Vintage Raven, an antique and collectible store established in 2016.

## 9. Major Bibliographical References

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

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City and telephone directories, Mt Pleasant:

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

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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.

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

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

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

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

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



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**Location map**



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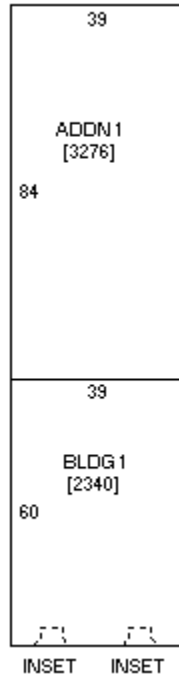
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**Building footprint**



Sketch by [www.camavision.com](http://www.camavision.com)

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



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**Historic images**



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



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) in 1940s (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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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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**Building in 2003 (City of Mt Pleasant building permits)**



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**Continuation Sheet**

Site Number: 44-00204  
Related District Number: 44-02280

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Hoaglin Variety Store

Name of Property

Henry

County

103 S. Jefferson St

Address

Mount Pleasant

City



Building in January 2006 (City of Mt Pleasant building permits)

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Hoaglin Variety Store

Henry

Name of Property

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103 S. Jefferson St

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**Main Street Iowa  
 Proposed Facade Renovation  
 Hoaglin Building  
 Mt. Pleasant, Iowa  
 Project #09205  
 January 25, 2006**



Existing

**Proposed**



**NOTES:**

- >The majority of the recommendations focus on the storefront level. The upper façade is primarily in need of repairs and maintenance. So no visual changes will be needed on the upper façade. All the windows should be repaired as needed and the brick maintained appropriately. Also central air conditioning should be installed to allow the removal of the window air conditioning units.
- >There are two major visual elements on the storefront level that have altered the original character of the façade. These are the kickplate treatment and the awning/canopy treatment. The recommendations address these elements.
- >The kickplates need a new siding treatment. The existing veneer brick material should be removed. It is not shown here, but it is possible that structural glass is intact behind the existing siding materials. (This is the same material that exists on Little Mexico.) This proposal shows a new wood kickplate panel treatment. This kickplate treatment option is a simple pattern of ceramic tile with diamond ceramic tile accents. The tile colors are beige and dark green to coordinate with the awning and general color scheme.
- >The existing shingle canopy should be replaced with a fixed fabric awning. The awning shown is Sunbrella brand fabric, style #4944 "Blended Green Tailored Bar Stripe". Any awning fabric should coordinate with the overall color scheme including signs.
- >Since the existing signs are mounted on the front edge of the awning/canopy new or relocated signs will be needed as well. The "Second Chance" sign should be easily relocated and mounted immediately above the awning as shown. The "Clocks and Collectibles" sign will need to be reconfigured or replaced. The new sign is constructed in a similar fashion (painted MDO plywood) and uses similar graphics, fonts and wording. Additionally, a new hanging (operable) clock has been shown on this option. This creates a strong visual identity for the business.
- >Additional matching window signs/graphics are also shown for each business. These are pedestrian oriented signs to reinforce store identity.
- >The original wood doors are also shown reinstalled on each storefront. The doors are in storage and would add another lever of authenticity to the storefronts if reinstalled. Without a center post, they also could help improve accessibility.

DRAWN BY: T. Reinders  
M. Wagler;

SHEET NUMBER 2 of 3

REVISIONS

**Proposed work in January 2006 (City of Mt Pleasant building permits)**



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**Digital photographs**



**Photograph 44-00204-001. East elevation, looking west (October 2023)**

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Photograph 44-00204-002. Storefront on east elevation, looking west (October 2023)



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Hoaglin Variety Store

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Photograph 44-00204-003. Upper stories on east elevation, looking west (October 2023)

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**Photograph 44-00204-004. Parapet on east elevation, looking west (October 2023)**



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**Photograph 44-00204-005. West (Rear) elevation of rear addition, looking east (October 2023)**

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Hoaglin Variety Store

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**Photograph 44-00204-006. South elevation of rear addition, looking north (October 2023)**



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Hoaglin Variety Store

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Photograph 44-00204-007. North elevation of rear addition, looking south (October 2023)