

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00190 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: C.C. Warhust Grocery

B) Other names: 2023 downtown survey # DT-040

• **Location**

A) Street address: 111 N. 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): 4 Lot(s): Lot 7 - S 1/2 (20') 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>	
<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

02E11: COMMERCE/TRADE / grocery

02B04: COMMERCE/TRADE / insurance office

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

1858 *check if circa or estimated date*

Other dates, including renovations

1914

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 Joy Lapp Date: April 25, 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 commercial building was constructed around 1858, with a new façade installed after the 1914 fire. The storefront was remodeled in 1965, and it was later remodeled in the middle of the 1980s. The entry is centered, with tall windows to either side that angle back to the recessed entry. The large storefront windows were replaced with bay windows, with tall narrow windows in each section of the bay window. The bulkhead is clad in stone. A pent-roof awning extends across the storefront transom, with asphalt shingles. The second story retains the glazed white brick installed as part of the façade remodel in 1914. The windows are set in simple rectangular openings. The center window is larger/wider with flanking narrow windows within the opening as well. The two windows to either side are typical size windows. The double-hung sashes have been replaced with single-light windows. The rear elevation is red brick and has segmental arch window openings. A rear entry is centered on the first story, a smaller door within a larger opening that has been partially infilled with brick. The windows to either side are partially filled with glass block and brick. The south window on the second story retains wide two-over-two-light double-hung wood sashes, the original style of window from prior to the 1914 fire and remodel.

8. Narrative Statement of Significance

The C.C. Warhurst Grocery 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 remodeling that occurred on this block after the June 1914 fire. The use of the white glazed brick is somewhat unique among the downtown buildings. 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 building was constructed in the late 1850s, with the façade remodeled in 1914 after a fire damaged the building. The building has historic integrity dating to this later period.

The initial entry in the transfer books is for James O.H. Kirkpatrick, who acquired the S½ N½ of Lot 7 in Block 4 at an unknown time. The 1859-60 City Directory lists J.B. Bass, Provision Store, at 29 Jefferson (the original numbering for this building). Thus, the building appears to have been constructed by 1859. An ad in the *Home Journal* in 1859 lists Bass & Hosick, New Flour Store, 29 N Jefferson (March 17, 1959, p. 4). An ad in the *Home Journal* in 1860 lists the new firm of JB Bass and Peter Melcher, Produce & Grocery, at 29 N Jefferson (Dec 15, 1860, p. 4).

In April 1867, Hiram Chase published a notice in the *Mt Pleasant Journal* that he had for sale “a fine assortment of Dry Goods” and also his “Store Room, situated on Jefferson Street” (April 12, 1867, p. 2).

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There is no listing for 29 Jefferson in the 1867 City Directory, nor a listing for Hiram Chase. On April 29, 1867, H. Chase and wife sold the S½ N½ of Lot 7 to G.W. Trout, who in turn sold it to John Shull on Aug 5, 1867. John Shull opened a new Grocery and Provision Store at 29 N Jefferson, "Formerly occupied by H. Chase" (*Mt Pleasant Journal*, Nov 1, 1867, p. 5).

On Jan 9, 1868, John Shull & wife sold the S½ N½ of Lot 7 to J.W. Hampton. In April 1869, Ira Irons purchased "the Grocery formerly owned by John Shull at No. 29, North Jefferson" (*Mt Pleasant Journal*, Apr 2, 1869, p. 5). The 1870 City Directory lists two businesses at 29 Jefferson: A.S. Perry, Grocery, and Thomas Farquhar, Lamps.

On Jan 10, 1872, J.W. Hampton sold S½ N½ of Lot 7 to A.B. Saunders. In 1874, Mrs. Herrick opened a lunch room and bakery at 29 N Jefferson (*Free Press*, Mar 12, 1874, p. 2). In 1879, A. Herrick expanded, moving the restaurant and bakery to No. 33 Jefferson, while using 29 N Jefferson as a Grocery and Market House (*Free Press*, Nov 13, 1879, p. 3). In 1880, Mrs. A. Herrick moved her stock of groceries from 29 N Jefferson three doors south to 23 N Jefferson (*Free Press*, Apr 29, 1880, p. 3).

The 1886 Sanborn fire insurance map shows a two-story brick building that is a vacant store on the first floor and a dwelling on the second floor. There are stairs near the front along the south wall. There are also an exterior stairs on the rear of the building.

On Sep 19, 1888, A.B. Saunders sold the S½ N½ of Lot 7 to Charles M Clark. In November, the *Free Press* reported that Charles M. Clark had completely rejuvenated his new store, located first door north of Harrison's meat market, with a new glass front, new counters, floors, and shelving (November 1, 1888, p. 3).

The 1892 Sanborn map shows a 2-story brick building with the same footprint as in 1886, with grocery indicated as the use. However, there is now a long, frame, one-story warehouse the same depth on the rear of the building, which then attaches to a one-story carriage house. The address is noted as 119 N. Jefferson St.

The 1893 City Directory lists Chas M Clark, Grocery, 119 N Jefferson. The 1899 Sanborn map has the same footprint as the 1892 map, but the frame section at the rear is marked "iron clad." The use is listed is grocery, with the warehouse in the rear section and then the carriage house.

In 1906, the *Mt Pleasant Journal* reported that C.M. Clark "has closed out his stock of groceries and closed up his store on North Jefferson street" (May 4, 1906, p. 3). In 1907, Carl S Lauger opened the "Pure Food Store" in "the room formerly occupied by Mr. C. M. Clark" (*Mt Pleasant Daily News*, Feb 7, 1907, p. 4).

The 1909 Sanborn map has the same footprint at the 1899 map and the usage is listed as "Grocery." The address is noted as 119 N. Jefferson St. In 1909, the Walter E. Shepp grocery advertised at 119 N Jefferson (*Mt Pleasant Daily News*, May 1, 1909, p. 4).

In October 1911, the *Mt Pleasant Daily News* reported that Walter Shepp was moving to the west side of the square and that C.M. Clark and his nephew, Clarence Warhurst, would open up a grocery store in the building (October 25, 1911, p. 3). The 1911-12 City Directory lists C.C. Warhurst, Feed and

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Groceries, 119 N Jefferson. C.C. Warhurst is also listed with a grocery store at 119 N Jefferson in the 1913 and 1915 telephone directories.

A fire struck the area to the rear of the west side of the 100 block of N. Jefferson St on June 17, 1914, starting in a barn at the rear of the grocery store of H.A. Duncan, spreading to the Warhurst store and then through the middle of the block. The iron-clad frame buildings were noted to be a fire trap, with no way to get water into the building to fight the fire. The fire had to be fought from the front of the buildings. Brick or concrete walls and iron roofs would be rule insisted on by city council in the rebuilding. The building owned by C.M. Clark had a \$2,500 loss, with Warhurst able to get out most of his stock ("Many Business Houses Are Destroyed by Fire," *Mt Pleasant Daily News*, June 29, 1914, 3). A historic photograph shows the front of the building after the fire.

In early July, the *Mt Pleasant Journal* reported that "Mr. C.C. Warhurst has opened for business at his old location and will continue his business there while the building is undergoing the process of being remodeled" (*Mt Pleasant Journal*, July 2, 1914, p. 2). A few weeks later, the *Mt Pleasant Daily News* noted that C.M. Clark had started to rebuild the back. It would only go back as far as Hoaglin's buildings to the south, not all the way to the alley ("Rebuilding Rapidly Going On," *Mt Pleasant Daily News*, July 22, 1914, 3).

On July 30, 1914, Charles M Clark sold the building (S $\frac{1}{2}$ N $\frac{1}{2}$ of Lot 7) to William Hoaglin. In August, the *Mt Pleasant Daily News* reported that Hoaglin would remodel the Warhurst grocery and the one next north (which he previously owned), formerly occupied by Duncan, "into two fine and modern stores." Warhurst would use the Duncan building until his building was completed (*Mt Pleasant Daily News*, August 5, 1914, p. 4). In September, the *Mt Pleasant Daily News* reported that the renovation of the Warhurst store was nearly complete: "It has a white enameled brick front, and fine display windows" (September 26, 1914, p. 2). In October, the *Daily News* reported, "Mr. C.C. Warhurst has moved his grocery stock into the fine new room belonging to William Hoaglin. This is the stand occupied by Mr. Warhurst previous to the fire" (*Mt Pleasant Daily News*, Oct 23, 1914, p. 4). In March 1916, the grocery stock of C.C. Warhurst was sold to Stevenson & Co, who intended to operate both stores in their present location ("Grocery Changes Hands," *Mt Pleasant Daily News*, March 28, 1916, 3).

The 1920 Sanborn map shows the new footprint of the building. The footprint of the original two-story brick building remains in the same location, with a two-story brick rear section extending the building to the depth of the buildings to the south. The building is noted with a height of 22'. The use is a grocery store, and the address is 119 N. Jefferson.

The grocery store of Paul O' Connor is first listed on N. Jefferson in the 1921 telephone directory. In 1925, the *Mt Pleasant Daily News* reported on a burglary at the Anderson Brothers Meat Market and Paul O'Connor Grocery Store on North Jefferson, which appears to have been located at 119 N Jefferson (May 4, 1925, p. 1). An ad in the *Mt Pleasant Daily News* on May 29, 1926, shows the O'Connor's Grocery at 119 N Jefferson. The 1923, 1925, and 1927 telephone directories continue to list him on N. Jefferson.

In 1938, C.S. Rogers, long-time publisher/editor of the *Mt Pleasant News*, wrote a history of William Hoaglin's department store on the occasion of its 50th anniversary in June 1938. He noted that this north room of a series of six storefronts owned by Willam Hoaglin was never occupied by him, but Hoaglin

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ensured that a good grocery always occupied the space ("The Bystander's Notes," *Mt Pleasant News*, June 14, 1938, 2).

On January 26, 1931, William Hoaglin sold the N½ of Lot 7 (and other property) to Corn Land Investment Co (a Hoaglin family company). On January 5, 1937, Corn Land Investment Co sold the N½ Lot (and other property) to Hoaglin's Inc. On February 23, 1943, The William Hoaglin Trust, et al transferred the S 20' N 40' Lot 8 to Sophia Hoaglin.

An advertisement for O'Connor's Food Market appears in the *Mt Pleasant News* on May 2, 1935. O'Connor's Food Market is then listed on N. Jefferson in the 1937 telephone directory under the category of Groceries & Markets. The 1941 City Directory lists O'Connor Food Market at 119 N Jefferson. The 1942 Sanborn map has the same footprint for this two-story brick building at 119 N. Jefferson St as the 1920 map, and the usage is "Groceries." The 1944, 1948, and 1950 telephone directories continue to list O'Connor Food Market on N. Jefferson. Paul O'Connor died on April 3, 1956, at age 59, noted as a well known businessman. He was proprietor of the O'Connor Food Market for many years, and he continued to work in the store after selling it a few years ago ("Paul O'Connor, Local Business Man, Is Taken," *Mt Pleasant News*, April 4, 1956, 1).

Walker's Food Market is first listed on N. Jefferson in the 1952 telephone directory. The 1955 city directory lists it specifically at 119 N. Jefferson, with the address shifting to the current numbering of 111 N. Jefferson by the 1957 city directory. The 1960 and 1962 City Directories list Walker's Food Market at 111 N Jefferson (the new building number) and apartments at 111½ N Jefferson.

On Sep 23, 1957, Sophia and Karl Hoaglin sold the S 20' N 40' Lot 7 to Greenberg Mercantile Corp for \$100. On Feb 3, 1965, John Green (formerly Hoaglin Dept Store) sold the S 20' N 40' Lot 7 to Martin E Dodds and Harold E Larson.

Announcement was made in the *Mt Pleasant News* in January 1965 of the purchase of the building on N. Jefferson by Morton Dodds and Harold E. Larson. The building was formerly the Walker grocery location and immediately north of the P.N. Hirsch store (formerly the John Green Store) and Brown Shoe Fit Co, and it had been vacant for the last few months. The Dodds Insurance Agency, associated with Larson, would move to the new location from offices above Crane hardware once remodeling and redecorating was complete. The firm had the REA group hospital insurance in a wide area in this section of the Midwest, handling life, hospital, medical, and other types of insurance ("Business Building Purchased," *Mt Pleasant News*, January 28, 1965, 1). A note at the end of the year also states that Dodds and Larson bought a business building on N. Jefferson, remodeled it, and moved to the location ("Year of Growth and Many Changes in Mount Pleasant," *Mt Pleasant News*, December 31, 1965, 1). Historic photographs show a flat canopy and aluminum windows that date to this remodel.

Dodds Insurance Agency is listed at 111 N Jefferson in the 1968 city directory. In January 1972, Dodds Insurance, Inc was incorporated at 111 N. Jefferson St by Morton E. Dodds, president; Randy N. Dodds, vice president, and Barbara J. Dodds, secretary and treasurer ("Legal Notice," *Mt Pleasant News*, February 18, 1972, 6). The City Directories list Dodd's Insurance Agency at 111 N Jefferson for the next several decades until 2014, with apartments at 111½ N Jefferson.

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On Feb 24, 2015, the Martin Dodds Estate transferred the S½ N½ Lot 7 to Randy Dodds for \$0, who in turn sold it to Dennis & Marsha Laux for \$52,000. They are the current owners.

The City Directories from 2016 to 2023 list the Weight Loss Center of SE Iowa at 111 N Jefferson.

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

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Annewalt, E.H., compiler. *Mount Pleasant City Directory.* Burlington: Daily Gazette, 1870.

Mount Pleasant City Directory for 1893. Mt. Pleasant, IA: Francis D. Craig, 1893.

Mason, George T. *Directory of Henry County, Iowa, 1911-12.* Mt. Pleasant, IA: The News, 1911.

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.

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

Naumann, Molly Myers. *Architectural and Historical Resources of Mount Pleasant, IA.* National Register of Historic Places Multiple Documentation Form, May 1991. On file with the State Historic Preservation Office, Des Moines, IA.

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



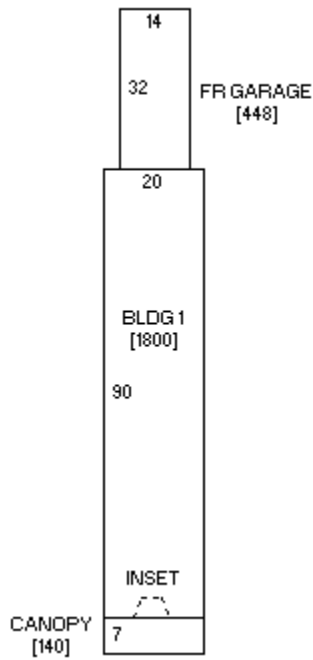
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Building footprint



Sketch by www.camavision.com

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

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Historic images



Looking north on 100 block of N. Jefferson St in early 1900s (HCHT Facebook album)

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West side of 100 block of N. Jefferson, looking southwest (*Mt Pleasant Beautiful 1909: 5*)

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Middle of west side of 100 block of N. Jefferson after June 1914 fire (Hayes collection, HCHT files)

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Middle of west side of 100 block of N. Jefferson St in July 1965 (HCHT files)

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West side of 100 block of N Jefferson St in early 1980s, looking southwest (HCHT Facebook album)

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1990 survey photograph (Naumann 1991)

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Digital photographs



Photograph 44-00190-001. East elevation, looking west (October 2023)

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Photograph 44-00190-002. West elevation, looking east (October 2023)