

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00192 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: Thompson Building

B) Other names: 2023 downtown survey # DT-041

• **Location**

A) Street address: 113 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 - N 20'

• **Classification**

A) Property category: *Check only one*

- Building(s)
- District
- Site
- Structure
- Object

B) Number of resources (within property):

<i>If eligible property, enter number of:</i>		<i>If non-eligible property, enter number of:</i>	
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

02E05: COMMERCE/TRADE / hardware

B) Current functions

03A02 SOCIAL / meeting hall – union hall

• **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: 44-00192 Address: 113 N. 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 age 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

1858 *check if circa or estimated date*

Other dates, including renovations

1890, 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 26, 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 two-story brick building that was built in the late 1850s, with remodeling historically in 1890 and 1914. The storefront was remodeled in 1993, retaining the configuration of the entries within a recessed area at the left/south and display windows to the north. The entry to the first story was moved from adjacent to the second story entry to the side of the front display window area. The diagonal wood paneling and windows date to this remodel. The second story have three double-hung window openings with stone lintels and sills. The stone lintels have a “bracket” detail at either end, which was also found originally on the building to the south that was constructed in the late 1850s as well. The two-over-two-light double-hung wood sashes have been replaced by single-light windows with a lower awning window in the last 10 years. The brick has been painted historically. A decorative metal cornice was added to the building in 1890 and then removed from the building in 1914. Thus, its current appearance reflects more of the earlier period. The rear (west) elevation has segmental arch openings on the first story and second story, all of which have been bricked in or covered with paneling on the visible exterior. A frame garage addition extends from the rear of the building.

8. Narrative Statement of Significance

The Thompson 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 1850s. S.N. Thompson ran a china and queensware store in this building from 1860 to 1887, followed by several groceries, a variety store, and a hardware store. 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

A two-story commercial building was constructed on this site by 1859, as it appears on the map from this date. It was likely built in the late 1850s. The 1859-60 City Directory lists Miller & Grant, Druggists, at 31 Jefferson (the original numbering for this location) and also lists James Grant, of Miller & Grant, living “over store.” R.S. Cole acquired the N¼ of Lot 7 in Block 4 in the 1850s. C.C. Miller advertised the Excelsior Drug Store, located in “Cole’s building,” in the *Home Journal* on March 17, 1859 (p. 4). A later ad in 1959 lists the owners of the Excelsior Drug Store as Miller & Grant (*Home Journal*, July 14, 1959, p. 4).

S.N. Thompson occupied this building from 1860 to 1887. In 1860, S.N. Thompson announced the “Removal” of the Mount Pleasant Crockery Store to 31 North Jefferson. He advertised a “New Supply” of Crockery, China, Queensware, Glass, and Earthenware (*Home Journal*, July 14, 1860, p. 3). The 1867 and 1870 City Directories both list S.N. Thompson, China, Glass & Queensware, at 31 N Jefferson. On February 25, 1870, J. Cole and others sold the building (N¼ of Lot 7) to S.N. Thompson. In 1885, a

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notice in the *Mt Pleasant Journal* said the Art Society was using the rooms “over S.N. Thompson’s china store” (*Mt Pleasant Journal*, January 22, 1885, p. 2). The 1886 Sanborn map shows a 2-story brick building that is marked as “Vacant,” with a stairs near the front along the south wall and an exterior rear stairs. The second story is noted as a dwelling. The *Free Press* reported in October that “S. N. Thompson has returned from the Eastern markets, having purchased at bottom prices, a splendid assortment of his line of goods” which included fancy and staple goods, as well as China, white and decorated (Oct 14, 1886, p. 3). In 1887, the *Mt Pleasant Journal* reported that “S. N. Thompson, the old reliable china store man, is removing his large stock to No. 7, West Side of the Square” (Aug 14, 1887, p. 2).

S.N. Thompson sold the building (N ¼ Lot 7) to James W. Cole on June 18, 1888, returning the property to the Cole family. James W. Cole was associated with the Cole Bros, who manufactured and sold pumps and lightning rods. He was in charge of the plant in Greencastle, IN in this period, owning this property as an investment. In 1890, the building was improved with at least a new metal cornice, perhaps with further reconstruction. The window lintel detail, however, appears to date to an earlier period, suggesting that the building was remodeled rather than rebuilt in this period. The storefront was likely remodeled at this time as well. No further information has been identified about this project or the occupant of the building at the time. Historic photos of the block show that this is the only building that had an ornate cornice of this type.

The 1892 Sanborn map shows a two-story brick building with the same footprint as the 1886 map and retaining the stairs along the south wall. The building is used as a grocery. A frame one-story rear addition has been constructed, noted as iron clad and a warehouse. The building has an address of 123 N. Jefferson St.

The 1893 City Directory lists John Morony, Grocery, 123 N Jefferson. John Morony had opened a grocery store at 19 Jefferson in 1887 (*Mt Pleasant Journal*, April 21, 1887, p. 2), and it is not clear when he moved to this new location, seven doors north. In 1896, John Morony announced he was closing out his grocery store at 123 N Jefferson (*Mt Pleasant Daily News*, February 25, 1896, p. 4).

Two young women, Turney & Osgood, opened a millinery store in the room “formerly occupied by John Morony” (*Mt Pleasant Daily News*, August 28, 1896, p. 4). In June, 1897, the remainder of the Turney & Osgood stock was moved to the Racket clothing store and closed out “at less than wholesale prices” (*Mt Pleasant Daily News*, June 2, 1897, p. 1). Hersey’s Cash Grocery opened in “John Moroney’s old stand” at 123 North Jefferson in July 1897, managed by G.H. Batchelder (*Mt Pleasant Daily News*, July 28, 1897, p. 4).

The 1899 Sanborn map has the same footprint as the 1892 map, with the brick section marked “Grocery” and the rear iron clad frame section as “Warehouse.” The building has a height of 27’ and the address of 123 N. Jefferson. There is a two-story stable / carriage house at the rear of the lot along the alley.

An article in November 1899 reported that the Hersey grocery had been sold to W.E. Steadman, who had a grocery on the south side of the square, which he intended to move to North Jefferson (*Mt Pleasant Journal*, November 28, 1899, p. 1). Steadman ran a grocery at 123 N Jefferson until 1908. In July, the *Mt Pleasant Journal* reported that “W E Steadman moved his stock of groceries into his new location on the north side of the square” (*Mt Pleasant Journal*, July 3, 1908, p. 6).

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The 1909 Sanborn map has the same footprint as the 1899 map. The store is marked "Vacant" and retains the 123 N. Jefferson St address. The stables / carriage house at the alley are indicated as 1 ½ stories with an address of 123 ½ N. Jefferson St.

J.W. Cole and wife sold the building to R.R. Grant on March 18, 1901. On Jan 17, 1910, Lena Grant et al sold the N 20' Lot 7 to Irma Hill. The following month, the *Mt Pleasant Daily News* reported that "Mr. Allen Ott has moved his drug stock and fixtures from the former location on North Jefferson to the new location a few doors south, where a fine new, modern front has been put into his building" (Feb 12, 1910, p. 4). The new owner of the property, Irma Hill, was a sister to Allen Ott's wife, Harriet. Also in 1910, Miss Jane O'Hearn "moved her dressmaking shop to the new rooms over Ott's drug store" (*Mt Pleasant Journal*, Mar 18, 1910, p. 2). The 1911-12 City Directory lists Miss Jane O'Hearn, Dressmaker, at 121 N Jefferson and Allen Ott, Druggist, at 123 N Jefferson. In July, 1912, the *Mt Pleasant Journal* announced the closing out sale of Ott's Drug Store on North Jefferson (July 11, 1912, p. 1).

On August 2, 1912, Harriet Ott and Irma Hill sold the building (N 20' Lot 7) to William Hoaglin, who owned several other buildings on the block. Later that year, H.A. Duncan moved his grocery store from the southeast corner of the square to "the room formerly occupied by the Ott drug store on North Jefferson street" (*Mt Pleasant Daily News*, Sep 20, 1912, p. 3).

A large 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 to the south 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 Hoaglin and occupied by Duncan had a \$2,500 loss, with the stock of Duncan as a complete loss ("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. Following the fire, Duncan bought the Virden grocery on Main Street and moved his grocery there (*Mt Pleasant Journal*, July 2, 1914, p. 5). William Hoaglin bought the building to the south in late July. In August, the *Mt Pleasant Daily News* reported that Hoaglin would remodel the Warhurst grocery and the one next north 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). This building had less of a façade remodel than the one to the south, but it is likely that the ornate cornice was removed from top of the building at this time, as the other buildings on the block that Hoaglin remodeled in this period had simple façade designs.

The 1920 Sanborn map shows the two-story brick building with the same footprint for this section but with a new brick two-story rear section that extends the depth of the other Hoaglin buildings to the south. The use is marked "Queensware" and address remains as 123 N. Jefferson. No buildings are found to the rear along the alley.

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In 1915, the Hulings Variety Store moved from North Main to the store “formerly occupied by H. A. Duncan” (*Mt Pleasant Daily News*, June 8, 1915, p. 4). Hulings’ advertised “Queensware, Aluminum Ware, Glassware, Stationery, Lamps, Hammocks, Etc.” (*MP Weekly News-Journal*, July 7, 1915, p. 8). In 1916, Mrs. Emma Lankford opened a dressmaking shop “over Huling’s Variety Store, North Jefferson street” (*Mt Pleasant Daily News*, Apr 17, 1916, p. 4). Telephone directories from 1917, 1919, 1921, 1923, and 1925 list Hulings Variety store on N. Jefferson. In April 1930, the Hulings’ Variety Store announced a “Gigantic Quitting Business Sale” (*Mt Pleasant News*, April 10, 1930, p. 5).

On Jan 26, 1931, William Hoaglin sold this building (N½ of Lot 7) and other property to the Corn Land Investment Co (a Hoaglin family company).

In September 1934, The Russell George Hardware opened for business (*Mt Pleasant News*, September 20, 1934, p. 6). Two months later, the Rukgaber Hardware announced: “We Have Purchased The Russell George Hardware Store and Will Be Open For Business Saturday, Nov. 24th” (*Mt Pleasant News*, November 23, 1934, p. 4).

On January 5, 1937, the Corn Land Investment Co transferred this building (N½ of Lot 7) and other property to Hoaglin Inc for \$1. On August 26, 1941, Hoaglin Inc transferred the N 40’ Lot 7 to Wm H Hoaglin, Trustee Janet Hoaglin. The 1942 Sanborn map has the same footprint as the 1920 map and still has the usage marked as “Queensware,” although the current business was now Rukgaber Hardware.

The 1938 city directory lists Rukgaber Hardware on N. Jefferson under the categories of hardware, stoves, washing machines, and bottled gas. They advertised Speed Queen washers in May 1939. The 1941 City Directory lists Rukgaber Hardware at 121 N Jefferson and an apartment at 121½ N Jefferson. The 1944 and 1948 telephone directories list them on N. Jefferson under Hardware & Implements. They remained on N. Jefferson in the 1950 and 1952 directories. In 1953, the Rukgaber Hardware moved from North Jefferson to the north side of the square (*Mt Pleasant News*, July 22, 1953, p. 1).

In 1954, Leo Bragg’s Davis Paint Store moved to “the store space formerly occupied by the Rukgaber hardware in the first block north of the square on Jefferson” (*Mt Pleasant News*, January 23, 1954, p. 1). The 1955 city directory lists Bragg’s Davis Paint Store at 121 N. Jefferson, with the address then shifting to the current numbering of 113 N. Jefferson by the 1957 city directory. In 1960, Bragg’s Davis Paint Store announced a “Removal Sale” with drastic reductions on wallpapers, gifts, and sewing machines, as they were moving to the east side of the square (*Mt Pleasant News*, March 22, 1960, p. 3). The 1960 City Directory lists 113 N Jefferson as “Vacant.”

The 1964 and 1968 City Directories list two businesses at 113 N Jefferson: Dodd’s Decorating and Becker’s Electronics. Becker’s Electronics is listed under Television Sales & Service, Stereophonic Sound Equipment, and Records. There is an apartment at 113½ N Jefferson.

The 1972 and 1977 City Directories list only Dodds Decorating at 113 N Jefferson, and an apartment at 113½ N Jefferson. Dodds Decorating remains here in the early 1980s.

On January 7, 1977, Mary A Hoaglin et al sold the building (N 20’ Lot 7) to William and Sarah Hassenfritz. On September 5, 1979, William and Sarah Hassenfritz sold the building (N 20’ Lot 7) to Wendell & Shirley Dodds.

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The 1989 and 1993 City Directories list Decorating Plus at 113 N Jefferson.

The 1994 City Directory lists Just for You at 113 N Jefferson. The 1996 City Directory lists B & D Toning and Tanning at 113 N Jefferson.

Dodds sold the building to Tasha Berhtol on December 17, 1996. The 1998 and 2002 City Directories list the Dance Academy at 113 N Jefferson, and Tasha Beghtol and Dennis Boecker living at 113½ N Jefferson.

On June 24, 2005, Tasha Beghtol sold the building (N 20' Lot 7) to AFSCME No. 2995 for \$80,000. The 2006 and 2007 City Directories list the AFSCME Union Local #2995 at 113 N Jefferson, but after 2007 the Directories say "Not Available" for this address. The American Federation of State, County and Municipal Employees (AFSCME) is the largest trade union of public employees in the United States. The directories list an apartment at 113 N Jefferson from 2009-2018. The current owner is the AFSCME Union Local #2995.

9. Major Bibliographical References

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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.

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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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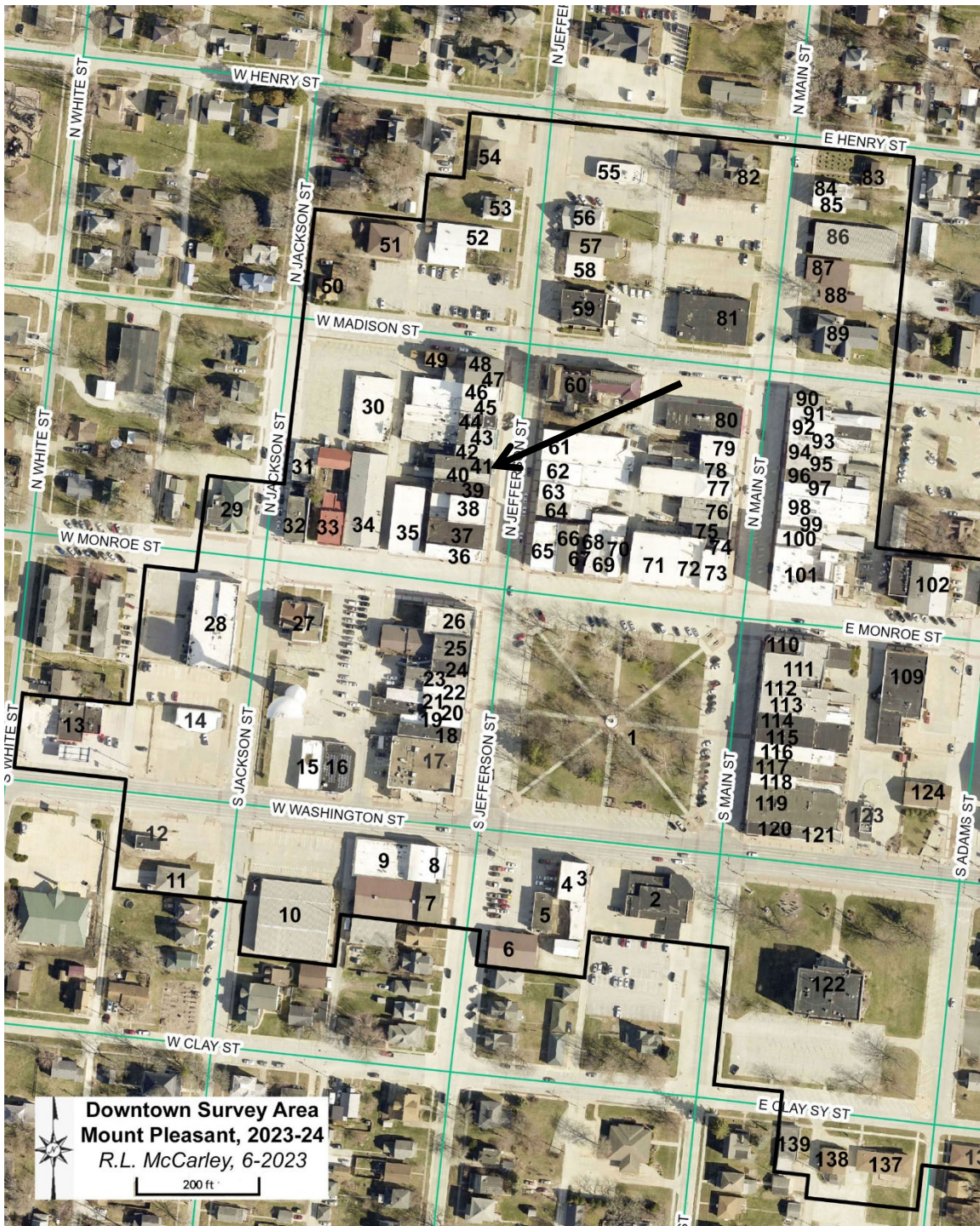
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Location map



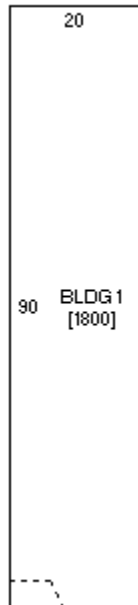
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Building footprint



INSET

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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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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Exterior painted white with awning
Building in 1993 prior to storefront remodel (City of Mt Pleasant building permits)

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Building in 1999 (City of Mt Pleasant building permits)

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Digital photographs



Photograph 44-00192-001. East elevation, looking west (October 2023)

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Photograph 44-00192-002. West elevation, looking southeast (October 2023)

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Photograph 44-00192-003. West elevation, looking east (October 2023)