

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00193 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: Martin & McAdam Building

B) Other names: 2023 downtown survey # DT-042

• **Location**

A) Street address: 115 N. Jefferson

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 6 - S 18'

• **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

02E03: COMMERCE/TRADE / dry goods

02E02: COMMERCE/TRADE / bakery

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 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

1866 *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 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 commercial building that was constructed around 1866, likely built around the same time as the building to the north. The storefront was remodeled in 1965, with entries to the store on the first story and apartment on the second story recessed at the right/north side. The store door is glass/aluminum with a transom, with large aluminum display windows and a brick bulkhead on the remainder of the storefront. The three double-hung windows on the second story have simple stone lintels and replacement windows. Historic photographs show two-over-over-light double-hung wood windows on the building. A stone sill appears to have been added within the window opening, with a rowlock brick sill under the stone. It is possible that the windows were modified with the stone sills originally matching the building to the north turned and reset in the openings for the slightly smaller replacement windows. A simple projected course of brick extends across the building a few courses above the windows, with additional projected courses and a brick dentil on the frieze/cornice. These brick details continue across the building to the north, again suggesting construction around the same time. A one-story concrete block addition was built on the rear of the building in 1914 after a fire destroyed the earlier rear section, which was later demolished. The rear of the building appears to be the rear of the two-story rear brick addition also built in 1914, with stairs to a rear apartment entry and window on the second story.

8. Narrative Statement of Significance

The Martin & McAdam 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. 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

The commercial two-story brick building at 115 N Jefferson appears to have been built in 1866, as evidenced by an 1866 ad for Martin & McAdam, Merchant Tailoring, announcing their business at their "New Brick Store Room on North Jefferson Street, first door north of Thompson's Queensware Store" (*Mt Pleasant Journal*, November 9, 1866, p. 2). There is no entry for this address in the 1859-60 City Directory, and the lot is vacant on the 1859 map. The first transfer book notes that P & A Saunders were the owners of the south 50' of Lot 6. Presley Saunders and his brother Alvin Saunders were early businessmen, associated with the first bank in Mt Pleasant in the 1850s. There is a note next to the description, which notes that the property was then divided and sold in three parcels. It is possible that the Saunders jointly constructed the three storefronts in 1866 prior to selling, but no sale date is noted in the transfer book. The south 18' was sold to H.P. McAdam, the next 16' to Ira Jones, and the north 16' to Thomas Evans. Later entries in the transfer book note that Joshua Martin and/or George W. McAdams

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sold these parcels to those owners in 1867 and 1868, with a note in the newspaper about the construction completed by Martin & McAdam on North Jefferson street (*Mt Pleasant Journal*, September 20, 1867, p. 8). Later maps show this south store with its own stairs along the south wall, while the two stores to the north share a center stair, indicating unified construction of those two storefronts.

Early numbering listed this building as 33 N. Jefferson. As noted, Martin & McAdam, Merchant Tailoring, announced their business at their "New Brick Store Room on North Jefferson Street, first door north of Thompson's Queensware Store" in November 1866, which would be this building (*Mt Pleasant Journal*, Nov 9, 1866, p. 2). The 1867 City Directory lists Martin & McAdam, Tailors, at 32 [sic] North Jefferson. On Aug 10, 1868, Joshua Martin & wife sold this building (S 18' of Lot 6) (or their interest in it) to Geoge W. McAdam and wife. On Aug 25, 1868, G.W. McAdam and wife sold the same property to Hugh P McAdam. An ad in the *Henry County Press* in September 1868, announced that Joshua Martin, Merchant Tailor, at 33 North Jefferson was the "successor to Martin & McAdam" (Sep 9, 1868, p. 3). The next spring, Joshua Martin announced that he would "close out his Readymade Clothing and Merchant Tailoring business in the City of Mount Pleasant" (*Henry County Press*, Apr 7, 1869, p. 2).

In June 1869, Gordon & Jones, agents of the Jacksonville, Illinois Woolen Mills moved into the quarters "formerly occupied by Martin & McAdam, on Jefferson street, with a large stock of Domestic Woolen Goods" (*Mt Pleasant Journal*, Jun 4, 1869, p. 8). No further trace of the wool business was found after June, 1869.

The 1870 City Directory lists OJ Gimble, Grocer, at 33 N Jefferson. A notice in the *Henry County Press* stated that the "choicest groceries" were available from OJ Gimble at No. 33 North Jefferson street. He then moved south to 25 N. Jefferson. In 1873, Singer Sewing Machines moved to 33 North Jefferson Street, "Near S. N. Thompson's China Store" (*Henry County Press*, November 14, 1873, p. 5). In 1874, the Mt. Pleasant Shirt factory, at No. 33, North Jefferson street, ran an ad for "A man to canvass and take orders for Shirts" (*Free Press*, October 1, 1874, p. 3). In 1876, the *Mt Pleasant Journal* reported that Arnold & Lyons had opened a new drug store at No. 33, North Jefferson (December 7, 1876, p. 2). Their drug store later moved to 35 N Jefferson and then 41 N Jefferson.

In 1879, Mrs. A Herrick, who had a grocery and served lunch at 29 N Jefferson, expanded and opened a restaurant at 33 N Jefferson, while keeping the grocery at 29 N Jefferson (she moved the grocery to 23 N Jefferson in 1880). She advertised hot meals, lunches, coffee and tea. Dinner was served from 12:00 to 2:00 for 25 cents (*Free Press*, November 13, 1879, p. 3). In 1880, the name of the restaurant changed to Charles Roberts' European Restaurant, which promised to serve "the best meals victuals you ever ate in your life" at 33 North Jefferson (*Mt Pleasant Journal*, December 2, 1880, p. 3). In 1881, the *Free Press* reported, "Henry county people who are in the habit of getting their dinners in town will be gratified to learn the Mrs. Herrick has gone back to the restaurant business again. She will be found at the old stand just north of Thompson's China store" (*Free Press*, April 21, 1881, p. 3). An ad in 1881 advertised the Good Luck Restaurant at 33 North Jefferson, run by Mrs. A Herrick and her daughter, Mrs. EM Boyles (*Free Press*, May 19, 1881, p. 2). The Good Luck Restaurant on North Jefferson street is last mentioned in 1884 (*Free Press*, May 29, 1884, p. 3)

The 1886 Sanborn map shows a 2-story brick building with the use marked as "Wool." While there had briefly been a wool business at this location in 1869, no mention of wool could be found in the 1886 era.

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Woolen goods were sold by several retailers in town. The two-story building has a stairs to the second story indicated near the front along the north wall.

On Mar 27, 1890, H.P. McAdam and wife sold the building (S 18' of Lot 6) to G. Jericho. A "City Directory" column in the *Free Press* on Feb 14, 1889, lists "Allison Sheets, 33 N Jefferson, upstairs" under Billiard Rooms. No further information could be found regarding a billiard room at this location. On Mar 27, 1890, Gustav Jericho sold the S 18' of Lot 6 to Geo E Smith.

The 1892 Sanborn map shows a two-story brick building with a small brick rear addition labeled "oven." The usage of the building is marked "Bakery." The stairs continue to be indicated along the north wall, and the address of the building is 125 N. Jefferson.

In 1892, Mrs. Ackerman & Co advertised a Bakery, Confectionary, and Lunch Room on North Jefferson, but no building number is mentioned (*Free Press*, January 14, 1892, p. 3). Since there is only one bakery on North Jefferson on the 1892 Sanborn map, presumably it is Mrs. Ackerman's.

On Feb 15, 1893, Geo E Smith sold the S 18' of Lot 6 to Mary E Wheeler. In April 1893, the *Free Press* reported that John Wheeler had opened a new bakery and restaurant on North Jefferson (April 6, 1893, p. 3). The 1893 City Directory lists J Wheeler, Baker, at 125 N Jefferson. He continued to operate the bakery here until 1900.

The 1899 Sanborn map shows significant construction on the rear of the building. The main two-story brick building has the same footprint as the 1892 map, with the height indicated as 27'. A one-story brick rear addition has been constructed, with a small brick oven attached to the rear of the addition. A frame one-story addition then wraps the oven, with a one-story rear addition behind the other additions to stretch the dull depth of the lot to the alley. The rear frame additions are noted as iron clad, which would become an issue in 1914. The address is 125 N. Jefferson St.

In 1900, the *Mt Pleasant Journal* reported that "Mr. Wheeler has sold his bakery to Chas Wilkins of Audubon, who will take immediate possession. Mr. Wheeler has been in business here since March 22, 1893" (August 10, 1900, p. 1). Wilkins ran a notice in the *Free Press* saying "Don't fail to visit the New Home Bakery, North Jefferson St. (Wheeler's old stand)" (August 30, 1900, p. 8). An ad in 1903 listed Wilkin's Bakery at 125 North Jefferson, selling "Delicious Bread, Twenty-six loaves for one dollar" (*Mt Pleasant Daily News*, Aug 28, 1903, p. 4).

On July 6, 1904, John Wheeler & wife sold the S 18' of Lot 6 to Adam Weir for \$3000. On April 20, 1908, Adam Weir & wife transferred ownership of the S 18' of Lot 6 to Nelson J. Davis (Adam's father-in-law, his wife Lucy's father).

In 1907, Charles Wilkins sold the bakery to A.V. Coles, who ran it for a few years and returned to the meat market business. In 1910, Miss Zualena Roberts moved her dressmaking shop to the rooms over Coles bakery (*Mt Pleasant Journal*, January 28, 1910, p. 1). In 1910, the *Mt Pleasant Journal* reported, "The New Home Bakery owned by A. V. Coles on North Jefferson St. has been sold to Mr. Chas. Wilkins the former proprietor" (November 8, 1910, p. 1). The 1911-12 City Directory lists Charles Wilkins, Bakery, at 125 N Jefferson. The 1913 telephone directory lists the bakery of C. Wilkins at 125 N. Jefferson.

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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, to the rear of the Wilkins' bakery to the north, and then further on 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 Nelson Davis, had a \$1,000 loss, with another \$1,000 loss for Charles Wilkens who had stock on the first story and lived on the second story ("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. This building occupied by Wilkins and the three buildings to the north, all of which were noted to be owned by Adam Weir, then had one-story fireproof rear additions constructed that extended the length of all four stores to the alley with an unified appearance ("Rebuilding Rapidly Going On," *Mt Pleasant Daily News*, July 22, 1914, 3). Nelson Davis died in August 1914, and the building was transferred to his daughter Lucy Weir.

The telephone directories in 1915 and 1917 continue to list the bakery of Charles Wilkins at 125 N Jefferson.

In 1917, the bakery changed hands. The *Mt Pleasant Daily News* ran the following notice in October: "Get your Pies, Bread, Cakes and Buns at the New Home Bakery, Christian Rinehart [sic] proprietor, 125 North Jefferson St" (October 12, 1917, p. 2). The telephone directories in 1918 and 1919 list Reinhart's Bakery at 125 N Jefferson.

The 1920 Sanborn map shows the brick sections of the building remained intact after the fire, with area with the earlier frame additions replaced by a large one-story concrete block addition. The building was used as a bakery, with electric motors noted in the main section and rear brick section. The bake oven remained labeled as well.

The telephone directories in 1921, 1923, 1925, and 1927 list Reinhart's Bakery or Chris Reinhart at 125 N Jefferson. The 1937 City Directory lists the Chris Reinhart Bakery at 125 N Jefferson. In 1938, Mr. and Mrs. C. J. Reinhart ran the following announcement in the *Mt Pleasant News*, "Having discontinued our bakery business we wish to thank the merchants and people of Mt. Pleasant and Henry County for their past patronage" (May 4, 1938, p. 3). The 1942 Sanborn map shows the same footprint and information as the 1920 map, and it incorrectly marked "Bakery," as it is now a barber shop.

In 1939, the Model Barber Shop ran an ad announcing that they were open "till 11 p. m. Saturday nights" on North Jefferson Street (*Mt Pleasant News*, July 6, 1939). They moved to this location from a storefront in the west half of Union Block on the north side of the square. The 1941 City Directory lists the Model Barber Shop and the Model Beauty Shop at 125 N Jefferson. The 1955 City Directory lists the Model Barber Shop and the Vanity Beauty Shop at 125 N Jefferson. By the 1957 directory, the address shifts to the current numbering of 115 N. Jefferson. The 1957 City Directory lists the Model Barber Shop and Vanity Beauty Shop at 115 N Jefferson and an apartment at 115½ N Jefferson.

On Jul 11, 1958, the Lucy Weir estate transferred ownership of the building (S 18' of Lot 6) to Davis Weir and Helen Weir Martin, with a change of title. The building is listed as "Vacant" in the City Directories in 1960, 62, and 64.

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In 1965, the newspaper noted that Ray and Richard Elefson bought a business building on N. Jefferson. They remodeled the building and moved their office to it ("Year of Growth and Many Changes in Mount Pleasant," *Mt Pleasant News*, December 31, 1965, 1). The 1966 city directory lists the R.O. Elefson Agency at 115 N. Jefferson under real estate (sales, rentals, management) and insurance. On May 22, 1969, Davis Weir et al officially sold the building (S 18' of Lot 6) to the Elefson Agency Inc. Elefson Agency Inc is listed at 115 N Jefferson in the City Directories in 1970, 1972, and 1973.

On Jun 18, 1975, the Elefson Agency Inc transferred ownership of the S 18' of Lot 6 to Raymond and Edna O Elefson. The Elefson Agency Inc remains listed at 115 N Jefferson, with an apartment at 115½ N Jefferson, in the City Directories in 1976, 1977, 1981, 1982, 1983, and 1984.

On Jun 21, 1985, the Edna O Elefson estate transferred the S 18' of Lot 6 to Richard Elefson and Donald Orr. The 1985 City Directory lists the Montgomery Ward Catalog Center at 115 N Jefferson and an apartment at 115½ N Jefferson.

The City Directories in 1987-1996 list Edward D. Jones, Mike Henderson, at 115 N Jefferson and an apartment at 115½ N Jefferson.

The City Directories from 1997-2009 list Henderson Photography at 115 N Jefferson and an apartment at 115½ N Jefferson.

The City Directories from 2011-18 list Broeker Photography at 115 N Jefferson and an apartment at 115½ N Jefferson. The 2022 City Directory lists Broeker Photography and Anywear Apparel at 115 N Jefferson.

The building was sold in December 1996 to Michael and Kalen Henderson, who then sold it to Brent and Wanda Broeker in July 2006. They sold it on contract to M & M Brick & Mortar, LLC, in November 2017, with the deed transferred in March 2023.

The current business is Holistic Gypsiez, who moved here from across the street in 2023. Their website describes their business as "the leading metaphysical supply store serving Washington, Fort Madison, West Point, Cedar Rapids, Iowa City and surrounding areas since 2018."

9. Major Bibliographical References

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

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

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

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

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

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

Johnson Publishing Co. *Mt Pleasant, Iowa*. City directories issued in 1955, 1957, 1960, 1964, 1966, 1968, 1970, 1873, 1976, 1981, 1986, 1993, 2001, 2011. Manitowoc, WI: Johnson Publishing Co.

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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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.

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Location map



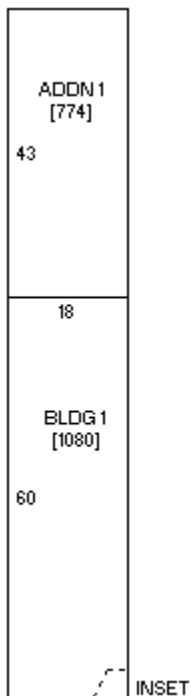
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Building footprint



Sketch by www.camavision.com

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

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Historic images



West side of 100 block of N. Jefferson St in 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 1961 (HCHT files)

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JUL 25 1965

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

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1990 survey photograph (Naumann 1991)

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Building in 1999 (City of Mt Pleasant building permits)

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Digital photographs



Photograph 44-00193-001. East elevation, looking west (October 2023)

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Photograph 44-00193-002. West elevation, looking east (October 2023)