

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00373  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: Hill-Hayes Building

B) Other names: 2023 downtown survey # DT-065

• **Location**

A) Street address: 125 W. Monroe 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): 7 Lot(s): Lot 4 - W 40' - also S 5' of W 40' of Lot 3

• **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

02D02: COMMERCE/TRADE / bank

02B04: COMMERCE/TRADE / insurance office

**B) Current functions**

02G02: COMMERCE/TRADE / restaurant

• **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

**A) Architectural classification**

05G: Late Victorian / Romanesque

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: 44-00373 Address: 125 W. Monroe 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

02: Architecture

**D) Period(s) of significance**

**E) Significant dates**

*Construction date*

1884  *check if circa or estimated date*

*Other dates, including renovations*

1919, 1965

**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 Lisa Oekten, Tina, & Pat Date: March 12, 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 reflects aspects of its original construction in 1884, first story remodel in 1919, and reduction from a three story building to two story building in 1965. The 1990 survey photograph shows glass block in all of the first story openings, likely installed in 1965 as well. The windows associated with the first story of the façade were then restored to windows in the early 1990s when Subway moved into this space. The unified Classical Revival design in stone of the first story dates to the remodel of two stores into one space for Farmers and Merchants Savings Bank in 1919. Cut stone was applied to the first story on the south side and wrapping around the west corner. The entry retains its stone columns and simple pediment, as well as its decorative three-part transom window. The stairs were moved to the east side in this 1919 remodel, with the second story offices accessed by the door at the east end of the first story. The second story reflects the Romanesque style of the original 1884 construction. The center one-over-one-light double-hung window is set in a full arch opening, while the triple one-over-one-light double-hung windows to either side are within segmental arch openings. The windows retain decorative arch panels and wood pilasters between the triple windows. The windows have stone sills set within a stone band and arch lintels with alternating brick and stone, giving the building a distinctive appearance. A stone band also extends across the façade at the base of the arches. As noted, the stone façade on the first story extends around the west corner, with a large window in this bay also restored from the glass block noted in 1990. The remaining four windows on the first story are typical double-hung window openings with segmental brick arch lintels and stone sills. These windows were also filled with glass block likely in 1965, and they retain the glass block. The last/north bay is an entry for a rear business space, which includes the one-story rear addition extending to the north. This section is clad in stucco, with a window to the left/north of the entry. Segmental arch brick lintels are visible for three basement windows along this side, which have been filled in. The second story of the west side has seven one-over-one-light double-hung windows with stone sills and segmental brick arch lintels. The visible second story of the rear (north) of the building has four one-over-one-light double-hung windows with stone sills and segmental brick arch lintels.

**8. Narrative Statement of Significance**

The Hill-Hayes 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, reflecting downtown development and business history over several periods. The original construction in 1884 reflects development in this period, with the significant remodel of the first story in 1919 reflecting the use of the building by Farmers and Merchants Savings Bank. The reduction in height of the building in 1965 reflects a period of improvement and modernizing in the downtown in the 1950s and 1960s that simplified the appearance of many buildings, including others on this block to the east. 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.

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*Developmental history of property*

This 2-story, brick commercial building, which was once a 3-story building, was built in 1884. Historic photographs confirm the original three-story height. The third story was removed in 1965.

P.C. Tiffany owned and operated the first hotel, the Tiffany House, at this corner of Jefferson and Monroe. It was destroyed by a fire in 1857 that burned this half block to the alley to the east, including the post office, book store, and jewelry store (MPS 1985: 10). P.C. Tiffany operated a store at the northwest corner of the square in the 1860s and 1870s, selling books, stationery, fancy goods, musical instruments, school books, inks, steel pens, etc. A one-story frame gable-roof building existed on this lot in 1869 bird-eye view and in a 1870s photograph. A fire in February 1882 then destroyed this building, stopped before spreading to the three-story building that housed the post office to the east and city hall to the north (Naumann 1991: E12; *Journal*, February 26, 1882). Thus, this lot was vacant at the time of the tornado in June 1882 that damaged the buildings on the north side of the square.

On 19 September 1882, P.C. Tiffany and wife sold this corner lot (W 40' of lot 4 block 7 and the S 5' of the W 40' of lot 3 block 7) to W.R. Hill (Transfer Book "A", page 49). The subsequent construction of the Hill Building in 1884 is well documented in *Free Press* articles. On July 17, 1884, page 3, "*The Hill building approaches completion. This week will see it ready for the roofing...its large proportions and tasty cornice of galvanized iron, will make it the conspicuous building of the city...*". Other progress reports appear on May 22, page 3 (*O.V. Stough has commenced the brick work on the Hill building. Everybody understands that when Omar starts, there is no whoa till the thing is done.*), June 12, page 3 (*The walls of the Hill building are nearly to the second floor.*), June 26, page 3 (*The iron work for the new Hill building is in place, and the walls are nearly to the second story.*), July 3, page 3 (*The Hill building is still going up – They are now setting the frames in the third story.*), July 10, page 3 (*The Hill building is nearing the end of the brick work, and will be ready for the roof in a few days.*) July 24, page 3 (*The roofing of the Hill building is nearly finished. The work has been done by Rukgaber, McGregor & Co., under the supervision of H.H. Ballard. The flooring is nearly completed.*) and August 28, 1884, page 3 (*The glass fronts for the first floor of the Hill building are in.*).

From the *Mount Pleasant Journal*, November 6, 1884: *The Bon Ton Opening – Fred Peifer, the enterprising clothier, gave a fine opening upon entering his new quarters in the Hill building. The large windows in the front and back are supplemented by two generous windows at the side, opening into the room of Wm. Warwick.*

The 1884-1885 *Iowa Gazetteer* advertises these two businesses, as well as the photography studio on the 3<sup>rd</sup> floor, though no addresses are given: Wm. M. Warwick (dry goods), Fred J. Peifer (clothing) and W.K. & J.R. Leisenring (photographers).

The Mount Pleasant *Free Press* from January 15, 1885, gives a detailed account of Leisenring's New Gallery in the Hill building, calling it "*the finest in the city*".

The 1886 Sanborn fire insurance map shows a 3-story, brick building with a central stairway leading to the 3<sup>rd</sup> floor and the basement level. On the 1<sup>st</sup> floor, main level, there is a divider/partition between the east and west sections of the building. A clothing store is on the east; a dry goods store is on the west. Above the dry goods store, on the west part of the 2<sup>nd</sup> floor, is a millinery shop. The west portion of the

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basement has a concrete floor and is used for a paint shop. The 3<sup>rd</sup> floor is a photography studio, with a large skylight near the back, north wall. The address is 107/108 Monroe. This odd numbering reflects earlier numbering for this building would have been No. 17 and No. 18 Monroe (numbered west-east).

The 1892 Sanborn fire insurance map shows the same footprint for the building as the previous map. There continues to be a divider/partition between the east and west sections of the building on the 1<sup>st</sup> floor, with a grocery store on the east and a dry goods store on the west. The concrete floor in the basement is no longer shown and there is no use given for the basement. Above the dry goods store, on the 2<sup>nd</sup> floor, is a millinery shop. The 3<sup>rd</sup> floor is a photography studio, with a large skylight near the back, north wall. The address is 107/108 W Monroe.

The 1893 Mount Pleasant City Directory indicates the following businesses were located in the building: J.S. Hill & Co. (grocery, 137 W Monroe), F. Gilchrist (World's Fair restaurant, 137 W Monroe), Wm. M. Warwick (dry goods, 139 W Monroe), Garvin & Weir (real estate, 127 W Monroe, Rms 1-2 Hill Block), T.M. McAdam (attorney, rooms 1-2 Hill block, 127 W. Monroe), and Miss Emma Goe (millinery, room 3, Hill block, 129 W. Monroe).

In December 1894, the *Mount Pleasant Journal* reported that W.M. Bartlett has rented the W.R. Hill building on the northwest corner of the square occupied by W.M. Warwick and J.S. Hill. A new storefront would be installed, and Mr. Bartlett would occupy both rooms. Miss Emma Goe would move from upstairs, with the second story rooms occupied by Drs. Ball & Jerrel and Dr. Pitcher, with a reception room between them. Other second story rooms were occupied by T.M. McAdam and H.O. Weir. The third story would continue to be occupied by Ihne & Losh. Gas and electricity were to be added to the building, as well as steam heat ("A Business Change," *Mt Pleasant Journal*, December 5, 1894, 2).

On 7 September 1897, J.S. Hill, et al, sell the property to Nelson J. Davis. For some reason, the transfer is recorded again on 11 October 1897: J.G. Newbold (Administrator for W.R. Hill, 1828-1896) to Nelson J. Davis (Transfer Book "B", page 14).

The 1899 Sanborn fire insurance map shows the same footprint for the building as the previous maps. The 3-story, brick building with a basement is 45' in height, with 12' ceilings on the first two floors and 16' ceilings on the 3<sup>rd</sup> floor. There continues to be a divider/partition between the east and west sections of the building on the 1<sup>st</sup> floor, with both sections used for a dry goods store. No usage is shown for the other levels. The address is 107/108 W Monroe.

An article in the *Mount Pleasant Daily News*, November 15, 1901, announces: W.A. Jones and John A. Lauger Form a Business Partnership – Have Secured Lease on the Davis Room on North Side, and will enter the clothing business. The article notes the "Davis" room was just east of Garman's dry goods store. In February 1902, Jones & Lauger advertised up-to-date clothing for sale in the Davis Building at the northwest corner of the square in Bartlett's old stand (*Mt Pleasant Daily News*, February 14, 1902, 1). The new telephone company also noted that they had leased three second story rooms in the Davis building on the north side of the square for five years. The rooms would be combined with ample room for the central exchange ("Has Leased Office Rooms," *Mt Pleasant Daily News*, February 7, 1902, 4).

In 1906, Jones & Lauger moved into the east building to the east, with J.L. Everett opening Everett Dry Goods in this location. In April 1908, J.L. Everett, of Everett Dry Goods, was served with a notice to

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vacate his store by owner Nelson Davis with a dispute over damage from pipes bursting in Dr. Ball's dental office damaging stock and the subsequent payment of rent. He had leased the rooms in the Davis building on the northwest corner of the square for three years. There were rumors that the premium corner space might be leased for a potential new bank in town ("Evertt Out Too," *Mt Pleasant Daily News*, April 6, 1908, 3).

In April 1908, a meeting was held to organize a new bank, the Farmers' and Merchants' Loan and Savings Bank. The corner room of the Davis building on the northwest corner of the square was leased for 10 years, the location occupied by Everett dry goods store. The building, owned by Nelson Davis, would be remodeled for the bank. The partition between the rooms on the first story had been taken out for the store of Everett, and the corner room fitted up for banking purposes. A vault would be added and the room remodeled. Several other locations were considered, with the Davis corner considered the best. The bank would not be ready to open until July or August ("New Bank Located," *Mt Pleasant Daily News*, April 20, 1908, 3). "New Bank Will Open" is the headline of an article appearing in the *Mount Pleasant Journal* on July 3, 1908, page 3. Farmers & Merchants Savings Bank was opened on Monday July 6, 1908, in the well known Davis building on the northwest corner of the square. A massive vault had been built in the center of the former Everett store. H.C. Weir was president, H.A. Geeseka was vice president, Ross Walker was cashier, and George Keeler was bookkeeper. Directors included H.C. Weir, Adam Weir, J.N. Dutton, F.B. Montgomery, R.S. Galer, H.A. Geeseka, Elmer Leech, J.R. Hughes, and Dr. C.F. Applegate ("New Bank Now Open," *Mt Pleasant Daily News*, July 7, 1908, 4)

On 23 April 1908, via warranty deed, Nelson J. Davis and wife, sell the property to Adam Weir, known to be their son-in-law, who married Lucy Davis on 2 June 1897. (Transfer Book "C", page 12). The building continued to be referenced as the Davis building over the next year.

In June 1908, W.E. Steadman moved his stock of groceries from his store on Jefferson street into the east room of the Davis building on the north side of the square. The newspaper noted that a grocery was once here before when John Hill operated a fancy grocery. The west half would be occupied by the new bank (*Mt Pleasant Daily News*, June 29, 1908, 4; "Steadman Leases New Room," *Mt Pleasant Daily News*, May 23, 1908, 3). A one-story rear addition was constructed to provide access directly to N. Jefferson St to the west and a store room for the grocery on the east side of the building. A new real estate firm opened on July 1, 1908, in the office rooms in the second story of the Davis building, just across from Dr. Ball's office. The firm consisted of C.G. Leedham and son R.W. Leedham. They would be known as the Leedham's Co-Operative Realty Company ("New Real Estate Firm," *Mt Pleasant Daily News*, June 23, 1908, 3).

The 1909 Sanborn fire insurance map shows the same footprint for the 3-story, brick building as previous maps. At the rear/north end of the building, a 1-story, brick store room has been added. The west room is used for a bank, with an address of 107 W Monroe. The east room is a grocery store, with an address of 108 W Monroe.

The 1911-1912 Henry County Directory shows the Farmers & Merchants Savings Bank at the northwest corner of the square, and W.E. Steadman operating a grocery store on the north side of the square. Mount Pleasant telephone directories list The Farmers & Merchants Savings Bank with an address of 107 W Monroe from 1913 through 1923. W.E. Steadman is listed with an address of 105 W. Monroe in the 1913 telephone directory. Felgar's grocery then advertises in Steadman's old stand on the north side

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of the square in September 1913 (*Mt Pleasant Daily News*, September 3, 1913, 4). In July 1915, Will H. Farmer sold his stock of groceries and fixtures in the Farmers & Merchants Bank building on the north side of the square to Lloyd Hanson (*Mt Pleasant Daily News*, July 24, 1915, 3).

On 23 December 1912, Adam Weir and wife, sell the lot to Farmers & Merchants Savings Bank (Transfer Book "C", page 12). In September 1913, the Farmers & Merchants Savings Bank issued a statement of their financial condition. H.C. Weir was president, and Ross Walker was cashier, with Henry Traut and R.S. Galer attesting to the statement as directors (*Mt Pleasant Daily News*, September 16, 1913, 4). In January 1916, the Mt Pleasant Stone Company was organized, including Adam Weir as president and Ross Walker as treasurer ("Officers are Elected," *Mt Pleasant Daily News*, January 19, 1916, 4). In May 1919, the Farmers and Merchants bank announced plans for their new banking house. The bank was planning to expand to occupy the full ground level, with the present center stairs moved to the east wall of the building to access the upper stories. The second floor was to be remodeled into modern offices of two and three room suites. The third story would be remodeled when they had a tenant ("Many Improvements," *Mt Pleasant Daily News*, May 16, 1919, 3; "Bank Plans Approved," *Mt Pleasant Daily News*, June 18, 1919, 3). In August 1919, the Athenian Club leased the third story of the Farmers' and Merchants' Bank building, which was in the process of being remodeled into a modern bank and office building. They moved from N. Main St, a location then taken over by the Masons who then remodeled that space ("To Have New Home," *Mt Pleasant Daily News*, August 8, 1919, 3; "Bystander Notes," *Mt Pleasant Daily News*, March 7, 1919, 2).

The 1920 Sanborn fire insurance map shows the same footprint for the building as previous maps. However, the first story is now shown as a single business, a bank. The central stairway is gone, and the first floor is no longer divided into two spaces. The top/3<sup>rd</sup> floor is a Hall, with the skylight removed. A fire escape has been added to the west, exterior wall. Two addresses are shown: 135 W Monroe and 107 W Monroe. Farmers & Merchants Savings Bank continues to be listed in telephone directories with an address of 107 W Monroe through 1923.

Other offices and businesses also operated in the bank building in the 1920s, as listed in the Farmers and Merchants Bank building and later the State Trust and Savings Bank building. In September 1924, George Thomas advertises that he has operated his plumbing and heating business for 29 years in one location – under the Farmers & Merchants Bank (*Mt Pleasant Daily News*, September 23, 1924, 2). Dr. W.A. Sternberg has an office on the second story, along with dentist Dr. G.P. McKibbin and chiropractor Dr. A.D. Creger. The attorney office of McAdam & Nelson were also listed here in this period. Katherine Baker also has an abstract office in the building.

On May 15, 1924, Farmers & Merchants Savings Bank closed. The directors voted to go into voluntary liquidation, without any effort to consolidate with another bank in town. The closure of the bank was a surprise to the community ("Farmers & Merchants Vote for Liquidation," *Mt Pleasant Daily News*, May 15, 1924, 1). By June, it was announced that it would be impractical to reorganize and reopen the bank. Thus, Philo Beattie, former cashier, was directed to sell the capital stock ("Will Organize a New Bank," *Mt Pleasant Daily News*, June 6, 1924, 4).

In March 1925, announcement was made of the sale of the Farmers and Merchants Bank building with the bank fixtures to J.W. Wallbank and J.A. Wallbank. They did not yet have a plan for the first story ("Farmers and Merchants Bank Building Sold," *Mt Pleasant Daily News*, March 10, 1925, 1). On 2 May

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1925, Robert L. Leach (receiver? of F. & M. Savings Bank) officially sold the property to J.A. & J.W. Wallbank for \$28,500.

In July 1926, a new bank was then opened in the building of the former Farmers and Merchants Bank. The new State Trust and Savings Bank hosted an open house on July 1, 1926, with more than 1,500 people attending. The space was leased from the Wallbanks, but the banking fixtures had been purchased. The bank was a completely different organization than the earlier bank. Officers included E.E. Phelps, president; Dr. M.C. Mackin, vice president; and Earl Huene, cashier. Directors included a number of well-known local residents: Dr. M.C. Mackin, O.L. Karsten, Roy Archibald, K.W. Nelson, Prof. H.O. Hendrickson, J.W. Young, and E.E. Phelps. In addition to regular banking, the new bank had a trust department to hand trust funds and estates, a new feature in Henry County banking ("Hundreds Visit the New Bank," *Mt Pleasant Daily News*, July 2, 1926, 1). State Trust and Savings Bank operated here until 1933, a year that many banks were closed. With review by state examiners in June 1933, the directors decided to go into voluntary liquidation and close the bank. Limited banking operations continued for a few weeks before the bank closed completely ("Bank Opens for Limited Business," *Mt Pleasant News*, June 13, 1933, 1).

On 28 December 1933, the Wallbanks sell the property to a group of individuals for \$20,000: W.L. Stewart, Ruth M. Dyall, C. Herbert Dyall, John R. Ford and Alva V. Cowgill (guardian). Between September-November 1935, this same group of individuals sold the lot to Central States Mutual Insurance Association (Transfer Book "1", page 9). The Central States Mutual Insurance Association was organized in 1928. In June 1934, E.A. Hayes remained as president, and O.T. Wilson remained as secretary. The board also included J.B. Woodside of New London, John Poulter, and John Budde ("Central States Mutual Insurance Association Meets," *Mt Pleasant News*, June 4, 1931, 6; "Central States Elects Officers," *Mt Pleasant News*, June 6, 1934, 1). The old State Trust and Savings Bank, recently purchased by Central State Company, was noted as being painted on the outside and remodeled on the interior in September 1935 ("The Bystander's Notes," *Mt Pleasant News*, September 18, 1935, 2; Insurance Offices in a New Location," *Mt Pleasant News*, October 1, 1935, 1). The remodeled building would include offices for the Central States Mutual Insurance Association, as well as the Henry County Mutual Insurance Association, both moving from the Brazelton Block. The expansion of business required additional space for the two companies. The insurance offices would be located on the first story. The second story would likely continue as offices for Dr. W.A. Sternberg, Dr. F.V. Coles, and Dr. H.T. Dickson, and attorney K.W. Nelson. The Athenian Club would remain on the third story ("State Trust Building Sold," *Mt Pleasant News*, September 12, 1935, 1).

The 1938 Mount Pleasant City Directory references the Central States Building at this location. The first story is occupied by Central States Mutual Insurance Association and Henry County Mutual Insurance Association. Additionally, the O.T. Wilson Insurance Agency is listed here. Offices on the second story include those of dentist Dr. F.V. Coles, chiropractor Dr. Hanson T. Dickson, Dr. W.A. Sternberg, attorney Kenneth W. Nelson, and Noel Studio (photography). George Thomas continues to be listed with a heating and plumbing business in the building, likely remaining in the basement.

The 1942 Sanborn fire insurance map shows the same footprint as previous maps, and indicates the building is used for a bank, with a Hall on the 3<sup>rd</sup> floor. Two addresses are shown: 135 W Monroe and 107 W Monroe.



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Both the Central States Mutual Insurance Association and Henry County Mutual Insurance Association continued to be listed in this building through the 1940s and 1950s. Dr. Sternberg and Dr. Coles continue to be listed in the Central States Building into the early 1950s. The attorney firm of Vance & Miner starts being listed here in the late 1940s and shifts to simply attorney Clifford M. Vance in the 1950s. In 1955, the address was 135 W. Monroe and the building was occupied by several businesses, mostly insurance agencies: Henry County Mutual Insurance Assn. (O.T. Wilson), Mutual Insurance Service (E.A. Hayes Agency & H.H. Hills' Agency), Dr. Frank V. Coles (dentist on the 2<sup>nd</sup> floor), and the Sky-Lite Club (3<sup>rd</sup> floor). By 1957, the address of the building changed to 125 W Monroe. Central States Mutual Insurance Association merged with United Fire and Casualty Company of Cedar Rapids effective on January 1, 1959 ("Announce Important Change in Central States Insurance Association," *Mt Pleasant News*, December 18, 1958, 1).

On 22 January 1960, Central States Mutual Insurance Association sold the property to E.A. Hayes (Transfer Book "2", page 8). E.A. Hayes was the long-time president of Central States, who had opened his own insurance office on the first story of the building. The second story was occupied by offices of Dr. F.V. Coles, attorney C.M. Vance, and the insurance office of A.D. Hayes Co. The third story had most recently been used as the Student Center ("Business Building Sold," *Mt Pleasant News*, January 29, 1960, 1). The one-story rear addition facing N. Jefferson became its own business space in 1961 when it was rented to Wayne Berkshire for a barbershop ("To Open Barber Shop on North Jefferson," *Mt Pleasant News*, May 1, 1961, 1). The 1964 city directory lists the E.A. Hayes Insurance Agency operating in the building, along with the Equitable Life of Iowa Savings & Loan, A.D. Hayes Company, Junior Chamber of Commerce, dentist Dr. Frank V. Coles, dentist Dr. Dale E. Garrels, and attorney Clifford M. Vance.

In February 1965, the *Mt Pleasant News* announced that the removal of the third story of the E.A. Hayes Insurance building at northwest corner of square will begin soon by contractor H. Eugene Smith. It was one of older structures in Mt Pleasant. The third story once housed the Athenian club, a local club of business and professional men. It had been most recently used as Student Center but had been vacant for a few years – "Removal of the third story is expected to enhance the appearance at that corner of the square" ("To Remove Third Story," *Mt Pleasant News*, February 26, 1965, 1). The alteration of the Hayes Insurance building from three story to two story was highlighted as one of the improvements in downtown in 1965 ("Year of Growth and Many Changes in Mount Pleasant," *Mt Pleasant News*, December 31, 1965, 1). It is likely that the glass block was installed in the first story windows at this time as well.

*A Comprehensive Plan for Mt Pleasant, Iowa* offered a rationale in September 1967 for the removal of the third story of buildings. The downtown buildings were predominantly two-stories, which was a good height as third story walk-up space in older buildings was difficult to rent. This building was highlighted as having recently had its third story removed, and it was thought that likely more buildings in the area would have their third story removed as there was no financial benefit to vacant space (Don C. Shafer and Associates. *A Comprehensive Plan for Mt Pleasant, Iowa*. Skokie, IL: Don C. Shafer and Associates, September 1967, 47-48).

The 1968 city directory lists the E.A. Hayes Insurance Agency and Howard H. Hills Insurance Agency on the first story, with A.D. Hayes Company, John W. Carter insurance, Northwestern Mutual Life Insurance, dentist Dr. Frank V. Coles, and attorney Clifford M. Vance on the second story.

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The 1976 city directory lists E.A. Hayes Insurance Agency and Howard H. Hills Insurance Agency on the first story, with A.D. Hayes Company, Mental Health Center of Henry and Louisa County, dentist Dr. Frank V. Coles, and attorney Clifford M. Vance on the second story.

Ernest A. Hayes died June 27, 1990, and on 30 June 1991, the estate sold the property to William D. Becker (Transfer Book "3", page 308).

The 1993 city directory lists Subway Sandwiches and Salads on the first story, with Henderson Photography as the only other tenant listed in the building.

The 2001 city directory lists Subway Sandwiches and Salads on the first story, with Heartland Foot & Ankle Clinic as the only other tenant listed in the building.

The building has been owned since November 2004, by Dowell-Thie Real Estate, LLC (Robert Dowell), who purchased the building from William D. Becker, owner of the adjacent building to the east.

This commercial building is currently occupied in 2023 by Subway, a sandwich shop.

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**Location map**



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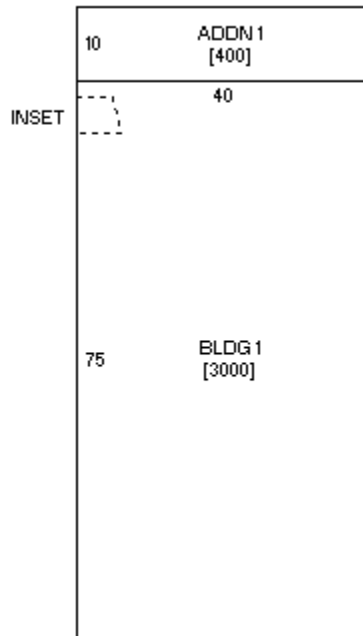
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**Building footprint**



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

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

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**Historic images**



**100 block of W. Monroe after June 1882 tornado (HCHT Facebook album)**

*corner lot to left of photo*

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**West end of 100 block of W. Monroe Street in early 1900s (HCHT Facebook album)**

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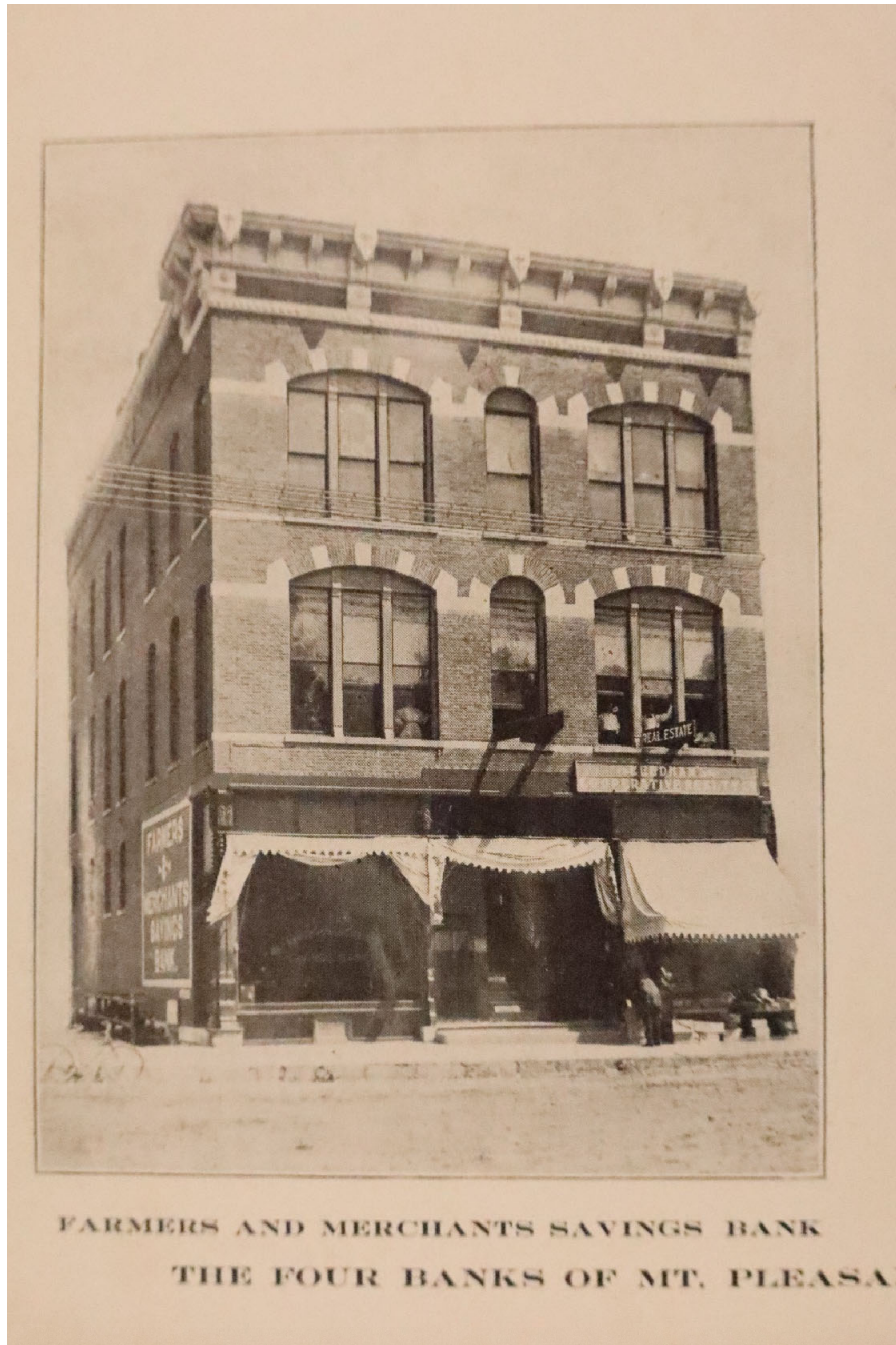
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**Building in 1909 (*Mt Pleasant Beautiful* 1909: 9)**



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**100 block of W. Monroe Street in 1910s (HCHT Facebook album)**

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**West end of 100 block of W. Monroe Street in 1956 (HCHT Facebook album)**

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100 block of W. Monroe Street in 1957 (HCHT Facebook album)

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**MT. PLEASANT FACE LIFTING.** The Hayes Insurance Co. building in downtown Mt. Pleasant is literally "flipping its lid." The top story of the 100-year-old building at the northwest corner of the square, is being removed as part of an exterior remodeling project.

Apr 4, 1965

**Removal of third story in April 1965 (*Mt Pleasant News*, April 4, 1965, HCHT clipping)**

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100 block of W. Monroe Street in 1965 (HCHT Facebook album)

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**Side of building along east side of 100 block of N. Jefferson in July 1965 (HCHT files)**

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**Building in early 1970s (HCHT files)**

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**100 block of W. Monroe Street in December 1981**  
**(Mt Pleasant News, December 2, 1981, 30, HCHT Facebook album / clippings)**



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1990 survey photograph (Naumann 1991)

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1990 survey photograph (Naumann 1991)



1990 survey photograph (Naumann 1991)

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**Digital photographs**



**Photograph 44-00373-001. South elevation, looking north (October 2023)**

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**Photograph 44-00373-002. West and south elevations, looking northeast (October 2023)**

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**Photograph 44-00373-003. West elevation, looking east (June 2024)**

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**Photograph 44-00373-004. North elevation, looking southeast (June 2024)**