

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02263 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: Rukgaber Hardware

B) Other names: 2023 downtown survey # DT-068

• **Location**

A) Street address: 119 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 18.9' of E 56.5' - also S 16' of E 56.5' 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>	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

02E05: COMMERCE/TRADE / hardware store

02E: COMMERCE/TRADE / specialty store

B) Current functions

02A05: COMMERCE/TRADE / newspaper

• **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: 44-02263 Address: 119 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 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

1857 *check if circa or estimated date*

Other dates, including renovations

1952

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 13, 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: _____

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 1

Rukgaber Hardware	Henry
Name of Property	County
119 W. Monroe St	Mount Pleasant
Address	City

7. Narrative Description

This three-story building was constructed around 1857, with the full façade remodeled with buff brick and a new storefront in 1952. The storefront was partially remodeled around 1993, replacing the black tile under the display windows with buff brick similar to the façade. The storefront retains its earlier configuration, with a large aluminum display windows and a deeply recessed entry with a glass door and transom. An earlier awning remains on the building. The entry to the upper stories is located at the right/east of the storefront, retaining a wood door with a large window and a transom window. The buff brick façade of the upper two stories is a simple brick façade with no details, indicative of the 1950s. The building has three double-hung windows on each story, and they are set in simple brick openings with rowlock brick sills and no lintel detail. The windows have replacement one-over-one-light double-hung sashes. The building has a perpendicular rear section that extends from the rear of this building across the two adjacent buildings to the east to reach the alley, providing direct access to the alley for this building. This brick rear addition has been clad in stucco. It has a large door on the east side facing the alley and no other openings.

8. Narrative Statement of Significance

This commercial 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 1950s. Rukgaber Hardware operated in this building from the time of the 1952 remodel until the late 1960s. 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.

Developmental history of property

This 3-story, brick commercial building located at 119 West Monroe Street was likely built in 1857 after fire destroyed an earlier building on this lot. The entire front was remodeled in 1952.

P.C. Tiffany owned and operated the first hotel, the Tiffany House, to the west at the 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). By the original numbering system, this location would have been No. 22 Monroe (numbered west to east). The 1859-60 Directory of Henry County, Iowa, advertises on page 2 - Chas. Snider, wholesale and retail dealer in Drugs, Medicines and Paints, North side of the Public Square. He is listed again on page 65, "Charles Snider, druggist, Monroe, north side of public square". Newspaper ads from this period note it as the City Drug Store as well. The 1867 Mount Pleasant City Directory shows C. Snider at 22 W. Monroe, operating an apothecary and drug store, and also offering oils, paints, varnishes, etc. Charles Snider is shown as owning the E 1/6 of the W 3/4 of lot 4 block 7 and also the S 16' of the E 56' of lot 3 block 7 (Transfer Book "A", page 8). Charles Snider (1831-February 1891), "came to Iowa, and located in Mt. Pleasant, November, 1854. He engaged

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 2

Rukgaber Hardware	Henry
Name of Property	County
119 W. Monroe St	Mount Pleasant
Address	City

in the drug business in 1855, and has been in the business longer than any drug house in Henry Co” (The History of Henry County, Iowa – 1879). From Charles Snider’s obituary: “In April 1855, he began business here as a druggist, which he continued up to the time of his death, a period of nearly thirty-six years” (Mount Pleasant Journal, March 5, 1891, 2). The 1870 Mount Pleasant City Directory lists Charles Snider, druggist, at 22 north side of square.

Several physicians are noted with offices over Snider’s drug store, including Dr. J. Holmes (1859) and Dr. D.R. Robinson (1869). T. W. & Jno. S. Woolson, attorneys, were then noted above the drug store in May 1871. R.M. Campell, attorney at law, advertised his location in November 1872 as over Snider’s dry store, in the room formerly occupied by the *Henry County Press* (*Henry County Press*, November 29, 1872, 1).

The *Mount Pleasant Journal* (July 27, 1876, page 2) reports that “Chas. Snider is going to have a glass front...He has added an extra story to the rear of his store room, and will in a few days tear out the front of the same and replace it with glass and iron...The work, as in Mr. Ambler’s rooms, is under the supervision of W.L. Murphy”. The *Free Press* (Mount Pleasant, May 15, 1879) announces “Charles Snider & Co. have placed this week in their drug store as fine a soda fountain as there is in the city”. After the fire on the east end of this building in January 1883, Dr. Beers, a dentist, relocated over Charles Snider’s drug store (“Another Fire!” *Mount Pleasant Journal*, January 4, 1883, 3). The 1884-1885 Iowa Gazetteer advertises: Charles Snider & Co (Charles and Howard Snider), druggists. In January 1890, Dr. J.O. Ball, a dentist, advertised his location as over Snider’s Drug Store (*Mt Pleasant Journal*, January 30, 1890, 1).

The 1886 Sanborn fire insurance map shows a 3-story, brick building, with an open doorway at the back leading to a 2-story, brick section. The building is used as a drug store. There appears to be an opening on the front, west wall of the second floor leading into the adjoining building. The rear two-story section has stairs on the east wall and opens to a large, 2-story, attached brick building which spans across the back of the two buildings to the east and reaches to the midblock alley. This large, rear addition is used for a warehouse for the drug store, and it provides access from the alley for this building. The address is 111 Monroe.

Charles Snider died in 1891. He had run a drug store for many years in the community, was associated with the First National Bank and president at the time of his death, and was in charge of the Mt Pleasant Gas Company (“Death of Mr. Charles Snider,” *Free Press*, March 5, 1891, 2).

The 1892 Sanborn fire insurance map shows the same footprint for the building as the previous map. The building continues to be used for a drugstore. The address for the building is 127 W Monroe as well as 111 W Monroe.

The 1893 Mount Pleasant City Directory shows Garvin & McCloud operating a grocery store at 127 W Monroe. J.O. Ball, dentist, occupies an office at 127 W Monroe, along with Garvin & Weir (insurance, real estate), J.O. Ball and J.M. Holland (manufacturer of electric meters), and Leisenring's Gallery (photography). In July 1895, James L. Woolson advertises his law office in Snider Building over Bowman’s Grocery, in the room formerly occupied by Dr. Ball (*Mt Pleasant Daily News*, July 9, 1895, 1).

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 3

Rukgaber Hardware	Henry
Name of Property	County
119 W. Monroe St	Mount Pleasant
Address	City

On 18 February 1895, H.E. Snider and wife (as administrators) transfer the W 19' of the E 57' lot 4 and the S 16' of the E 56' of lot 3 to Mary E. Snider, et al. The deed was recorded on 10 January 1899 (Transfer Book "B", page 15).

The 1899 Sanborn fire insurance map shows the same footprint for the building as the previous maps. The 3-story, brick building is 34' in height, with 12' ceilings on each floor. The entire building, including the 2-story, attached brick addition which spans across the back of the 2 buildings to the east, is now vacant. The address for the building is 127 W Monroe.

In December 1899, the *Evening Journal* noted that "workmen are busy putting in a large plate glass in the Snider building on the north side." (*Mt Pleasant Evening Journal*, December 19, 1899, 4). On 2 July 1900, via warranty deed, the property was then sold to Wordon P. Nicholas (Transfer Book "B", page 17). Rev. W.P. Nicholas bought it as an investment property ("Snider Building sold," *Mt Pleasant Daily News*, July 2, 1900, 1). J.G. Koch moved his stock of boots and shoes to the Snider Building on the north side in late 1900, selling his stock at his former location prior to the move (*Free Press*, September 13, 1900, 8).

On 27 July 1909, W.P. Nicholas and wife, sold the lots to Jones & Lauger. On the same day, John A. Lauger and wife, transferred the property to W.A. Jones. (Transfer Book "C", page 12). An article on the sale of the property notes that the building was occupied by Koch Shoe Company in July 1909 ("Jones & Lauger Buy Building," *Mt Pleasant Journal*, July 27, 1909, 4). The 1911-12 county directory lists him on the north side of the square.

The 1909, 1920 and 1942 Sanborn fire insurance maps show the same footprint for the building as the previous maps. There is no longer an opening on the front, west wall of the second floor leading into the adjoining building. There appears to be a skylight in the 2-story, brick addition. During this entire time, the building is used for a boots and shoe store. The address is 127 W Monroe.

On 12 July 1921, Emma Jones (widow of W.A. Jones, 1859-July 1912) sold the property to Catharine Koch (Transfer Book "1", page 8). John G. Koch operated a shoe store in this location until his death on 15 August 1919. John G. and Catharine Koch's son, Fred Koch, then managed the store until his death in 1933. Telephone directories from 1913 to 1927 list the shoe store of John G. Koch in this building, noted as 127 W. Monroe St. It is advertised as "the pioneer shoe house" and "up-to-the-minute shoe house." On 25 February 1935, announcement was made that the Koch Shoe Firm Suspends Business (*Mt. Pleasant News*, page 1).

On 15 February 1935, Catharine Koch sold the property to William Crane (Transfer Book "1", page 8). A new storefront was then put in the former Koch building in September 1935, with a new shoe store to be established there ("The Bystander's Notes," *Mt Pleasant News*, September 18, 1935, 2)

By October 1, 1935, Harold Lamm opens a shoe store in the "William Crane" building on the north side of the square. A new front is placed in the room and the interior remodeled (*Mt. Pleasant News*, September 18, 1935). An article on the store in May 1939 notes that Lamm's shoe store on the north side of the square is known as a family store, building up their reputation over the last four years. They offered shoes for the whole family, as well as shoe repairing ("Modern Shoe Store Offers Lines to Meet Family Needs," *Mt Pleasant News*, May 15, 1939, 3). The building had been remodeled and new

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 4

Rukgaber Hardware	Henry
Name of Property	County
119 W. Monroe St	Mount Pleasant
Address	City

storefront installed prior to opening in this location. Lamm's Shoe Store is listed here in the telephone directories from 1937 to 1952.

On 29 September 1951, William and Effie Crane, sold the W 18'9" of the E 56'3" of lot 4 block 7 and the S 16' of the E 56'3" of lot 3 block 7 to Miles A. and Wilda Rukgaber (Transfer Book "2", page 8). In July 1952, the *Mt Pleasant News* reported that the brick was in the process of being replaced on the Rukgaber building. The building adjacent to the west would also get similar brick ("Third Major Improvement in Business Area," *Mt Pleasant News*, July 25, 1952, 1). Rukgaber Hardware is then listed in this building at 127 W. Monroe, with the address shifting to current number of 119 W. Monroe by the 1957 telephone directory. Rukgaber Hardware is listed here through the 1968 city directory. It was first operated by Miles A. Rukgaber (1897-1972) and then by his son, Miles J. Rukgaber (1923-2005).

Iowa Gifts and Souvenirs is then listed at 119 W. Monroe in the 1970, 1973, and 1976 city directories.

On 22 April 1974, the Estate of Miles A. Rukgaber changed the title of the property to Wilda Rukgaber (Transfer Book "2", page 8). On 27 August 1990, Wilda Rukgaber, widow, and her children (Miles J. Rukgaber and Evelyn Roth) sold the W 18'9" of the E 56 1/2' of lot 4 block 7 and the S 16' of the E 56' 5" of lot 3 block 7 to Phillip and Ardith Simms (Transfer Book "3", page 308).

Several businesses were located at 119 West Monroe, as shown in city directories: Sears Catalog Store (1980s); The Trading Post (1994); All American Sweet Shop (2007-2008); Wellspring Church offices (2011). The storefront was remodeled in 1993

The building has been owned since August 2015, by Dovetail Properties, LLC (Eric R. and Kirsten A. Heerd).

The *Mt Pleasant News* closed their location at 215 W. Monroe St on December 14, 2018, and moved up the street to 119 W. Monroe on the north side of the square (*Mt Pleasant News*, December 10, 2018, 7).

This commercial building is currently occupied in 2023 by Southeast Iowa Union, a regional newspaper.

9. Major Bibliographical References

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

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City and telephone directories, Mt Pleasant:

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

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Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 5

Rukgaber Hardware	Henry
Name of Property	County
119 W. Monroe St	Mount Pleasant
Address	City

Mount Pleasant Telephone Company. Telephone directories issued in 1913, 1915, 1918, 1921, 1925, 1927, 1937, 1939, 1944, 1948, 1950, 1952.

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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.

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

Koch, Augustus. *Birds-Eye View of the City of Mount Pleasant, Henry County, Iowa*. Chicago, IL: Merchants Lithographing Co, 1869. In collection of Henry County Heritage Trust and Mount Pleasant Public Library, Mount Pleasant, Iowa.

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

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.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
 Related District Number: 44-02280

Page 6

Rukgaber Hardware
 Name of Property

Henry
 County

119 W. Monroe St
 Address

Mount Pleasant
 City

Location map



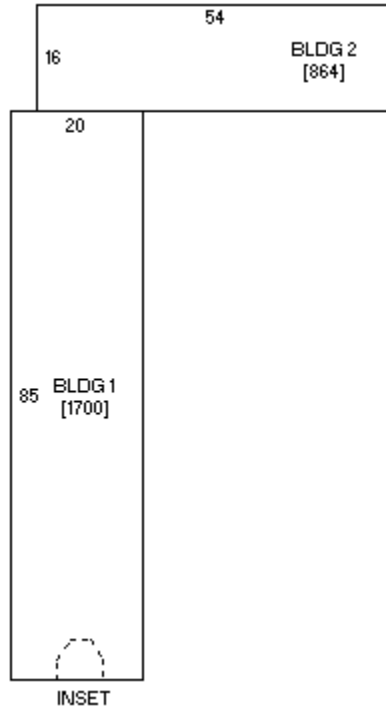
Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 7

Rukgaber Hardware	Henry
Name of Property	County
119 W. Monroe St	Mount Pleasant
Address	City

Building footprint



Sketch by www.camavision.com

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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 8

Rukgaber Hardware

Name of Property

Henry

County

119 W. Monroe St

Address

Mount Pleasant

City

Historic images



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

top of building damaged

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 9

Rukgaber Hardware
Name of Property

Henry
County

119 W. Monroe St
Address

Mount Pleasant
City



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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 10

Rukgaber Hardware

Name of Property

Henry

County

119 W. Monroe St

Address

Mount Pleasant

City



Building at left, around 1915 (HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 11

Rukgaber Hardware
Name of Property

Henry
County

119 W. Monroe St
Address

Mount Pleasant
City



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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 12

Rukgaber Hardware
Name of Property

Henry
County

119 W. Monroe St
Address

Mount Pleasant
City



Storefront at Lamm's at right in 1952 (HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 13

Rukgaber Hardware
Name of Property

Henry
County

119 W. Monroe St
Address

Mount Pleasant
City



100 block of W. Monroe Street in early 1952 (Don Lamm, HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 14

Rukgaber Hardware
Name of Property

Henry
County

119 W. Monroe St
Address

Mount Pleasant
City



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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 15

Rukgaber Hardware
Name of Property

Henry
County

119 W. Monroe St
Address

Mount Pleasant
City



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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 16

Rukgaber Hardware
Name of Property

Henry
County

119 W. Monroe St
Address

Mount Pleasant
City



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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 17

Rukgaber Hardware
Name of Property

Henry
County

119 W. Monroe St
Address

Mount Pleasant
City



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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 18

Rukgaber Hardware
Name of Property

Henry
County

119 W. Monroe St
Address

Mount Pleasant
City



1990 survey photograph (Naumann 1991)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 19

Rukgaber Hardware
Name of Property

Henry
County

119 W. Monroe St
Address

Mount Pleasant
City



Storefront prior to issuance of building permit for remodel in October 1993
(City of Mt Pleasant building permits)
black tile removed/clad

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 20

Rukgaber Hardware
Name of Property

Henry
County

119 W. Monroe St
Address

Mount Pleasant
City

Digital photographs



Photograph 44-02263-001. South elevation, looking north (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-02263
Related District Number: 44-02280

Page 21

Rukgaber Hardware
Name of Property

Henry
County

119 W. Monroe St
Address

Mount Pleasant
City



Photograph 44-02263-002. Addition along north elevation to side alley, looking southwest (October 2023)