

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00370  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: Lane's Ready to Wear

B) Other names: 2023 downtown survey # DT-069

• **Location**

A) Street address: 117 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 18.75' of E 37.5' - also E 18.75' of N 15' of Lot 4

• **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 / clothing store

**B) Current functions**

06A: RELIGION / religious facility

• **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: 44-00370 Address: 117 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*

1857  *check if circa or estimated date*

*Other dates, including renovations*

1941

**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: \_\_\_\_\_

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**7. Narrative Description**

This building was constructed around 1857, with a complete façade remodel completed in 1941. Thus, the building retains historic integrity from this later period. The storefront appears to date partially to a remodel in 1966. The entry with a glass door is recessed in the center, with large aluminum display windows to either side. The bulkhead under the windows is clad in wood panels. The floor of the entry area retains historic tile in a multi-color pattern. The entry to the second story is located at the right/east of the storefront. The glass blocks in the transom area of the storefront, which appear in the 1990 photograph to have several broken blocks, are covered by wood panels. The orange-blond brick of the second story dates to the remodel in 1941. The building façade has simple details, which are more than the plain façade remodels in the downtown by the 1950s. The second story has three windows, which retain one-over-one-light double-hung wood sashes. The windows have rowlock sills and three courses of projected bricks as a lintel definition that includes simple shoulders. The frieze of the building has two projected bands of three courses of brick, which extend across most of the building. The top of the parapet is defined by a course of rowlock brick. The building includes a rear section that extends east behind the building to the east to the midblock alley. This east elevation along the alley retains red brick, though the openings appear to have been modified at a similar period as the façade. The first story has a single-door entry and a large window with a rowlock brick sill. The three windows on the second story have stone sills and no lintel detail. They retain one-over-one-light double-hung wood sashes.

**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. The façade remodel in 1941 reflects one of the earliest improvements of this type in the downtown, a trend that would continue through the 1950s. It retains simple brick details that distinguish its earlier date from the later remodels. The building was occupied by Lane's Ready to Wear from the time of the remodel in 1941 until 1954, and then it was occupied by two subsequent women's clothing stores. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

Based on research and evaluation conducted to date, this building does not appear to likely be individually eligible for listing on the National Register of Historic Places. Assessment of the interior features and modifications would be required for a full evaluation of the individual eligibility of the building.

*Developmental history of property*

This two-story, brick commercial building was likely built around 1857. The entire façade of the building was remodeled in 1941.

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. 23 Monroe (numbered west to east).

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William D. Snyder and C.M. Snyder each acquire a ½ interest in the W ½ of the E ¼ of lot 4 block 7 by the 1860s. On 6 February 1867, C.M. Snyder, William D. Snyder and their wives sell the property to W.C. Hawley. In April/July 1867, W.C. Hawley and wife sell the lot to John H. Randolph (Transfer Book "A", page 8).

The 1867 Mount Pleasant City Directory shows Hawley, Randolph & Clawson operating a hardware and agricultural implements store at 23 W Monroe.

On 31 July 1869, J.H. Randolph and wife sell the property to J.A. Throop & Company (Transfer Book "A", page 8). On 1 March 1871, James A. Throop & Company acquire the N 15' of the E 18' 9" of lot 4 block 7 from L.W. Taylor and wife (Transfer Book "A", page 49; Deed Book A/501).

As advertised in the 1870 Mount Pleasant City Directory, James A. Throop & Company now own the hardware and agricultural implements store at 23 W Monroe. The later biography of James A. Throop notes that he started in business by selling lightning rods and pumps, and then he expanded to a retail hardware store. In 1872, James A. Throop and Edwin Van Cise bought the *Free Press* from Dr. D.W. Robinson, operating it together until 1877 when Throop became sole proprietor. He then expanded the newspaper to one of the influential publications in state. It was the only Democratic newspaper in Henry County, which was heavily Republican. He sold the *Free Press* to C.S. Rogers and Milo Huston in August 1905, who were proprietors of the *Evening News* and *Daily Journal* (*Biographical Review of Henry County* 1906: 54-56). The newspaper had been located in the building to the west, moving into the second story of this building in 1872, which appears to coincide with his purchase of it. Edwin Van Cise advertises his law office at the *Press* office building in the 1870s. The print shop of Van Cise & Throop advertised in May 1879, and a May 1881 ad notes the hardware store of Van Cise & Throop at No. 23 on the north side of the park. James A. Throop advertises cooking stoves for sale at No. 23 on the north side in May 1883. He also advertises a loans, real estate, and notary public office in the building. The 1884-1885 *Gazetteer* shows James A Throop as proprietor of the *Free Press*, a Mount Pleasant newspaper.

James A. Throop, et al, transfer the W ½ of the E ¼ of lot 4 plus the N 15' of the E 18 ¾' of lot 4 to W.F. Bruning on 9 May 1885 (Transfer Book "B", page 1).

The 1886 Sanborn fire insurance map shows this building has a rear section that extends to the east to the alley, similar to the building to its west. The 2-story, brick building has an interior stairway on the east wall, leading to the 2<sup>nd</sup> floor. At the far, northeast corner of the east wall, an open doorway leads to a 2-story, brick room, which is situated at the rear of the adjacent building. This small room is used for a tin shop. The first floor of the building is a hardware store. The second floor is used for printing. The address is 112 Monroe.

The 1892 Sanborn fire insurance map shows the same footprint for the building as the previous map. A hardware store is on the first floor and the second floor is used for printing. The address for the building is 125 W Monroe, as well as 112 W Monroe.

The Mount Pleasant City Directory for 1893 advertises the Free Press Publishing Company at 125 W Monroe. John R Ott, druggist, is also located in the "Free Press Building". The Ott Drug Company advertises on the north side of the square in May 1901.

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W.F. Bruning (unmarried) transfers the property to Horace L. Throop and Rowena B. Throop, via quit claim, on 25 April 1898 (Transfer Book "B", page 14). H.L. Throop, wife, et al, sell to Charles R. Hughes on 24 April 1899 (Transfer Book "B", page 15).

The 1899 Sanborn fire insurance map shows the same footprint for the building as the previous maps. The 2-story, brick building is 22' in height. The building is used for a drugstore; no use is shown for the 2<sup>nd</sup> floor. The address for the building is 125 W Monroe.

On 13 June 1900, Charles R. Hughes and wife, via warranty deed, sell the property to John E. Holland for \$7,000 (Transfer Book "B", page 17).

In August of 1902, Ott and Drummond operate a drug store at 125 W Monroe (*Mount Pleasant Journal*, August 29, 1902, page 8).

The 1909 Sanborn fire insurance map shows the same footprint for the building as the previous maps. The 2-story, brick building is shown to be 22'-25' in height and it appears there are skylights? In the middle and rear of the building. The building is used for a drugstore. The address is 125 W Monroe.

The 1911-12 Henry County Directory lists only O.M. Drummond operating a drug store on the north side of the square. He is listed at 121 W. Monroe in the 1913 telephone directory. On September 4, 1913, it was announced that the Drummond Drug Store was purchased by the Turkington Drug company (*Mount Pleasant Journal*, page 5). The Turkington Drug Company is also listed at 121 W. Monroe St in the 1913 and 1915 telephone directories. Dr. H.J. Gilfillan is listed with his office over Turkington Drug in 1915 and 1917 directories.

In November 1916: "*The Turkington drug store on the north side of the square has been sold to Dr. J.E. Holland, who has taken possession and is in charge.*" (*Mt. Pleasant Daily News*, November 27, 1916, page 4). The 1917 telephone directory lists J.E. Holland, drug store, at 121 W. Monroe St.

The 1920 and 1942 Sanborn fire insurance maps show the same footprint for the building as the previous maps. In 1920, a millinery shop is in the building. The address is 125 W Monroe. Anna Carrigan moved from her location on the west side of the square to the north side of the square in 1919. She is listed with his millinery store on W. Monroe in the 1921 to 1927 telephone directories.

In February 1934, G.B. Gilliland announced that he had leased the Holland building on the north side of the square, the former location of the Carrigan hat shop. He would move on April 1. A new basement would be put under the store, and the interior remodeled and redecorated before he moved in. The building had an L extension at the rear behind the Princess Kandy Kitchen to the east ("*Gilliland Grocery to New Location,*" *Mt Pleasant News*, February 3, 1934, 1). G B Gilliland & Co is then listed on the north side of the square in the 1937, 1938, and 1939 directories. His store was a grocery and meat market. He then went to work for the new modern store of Nifti Thrift in January 1941 ("*Nifti Thrift to New Location,*" *Mt Pleasant News*, December 6, 1940, 1).

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On 22 August 1940, Lovica Caris, et al, via warranty deed, sell the property to Gino Sodini and Roy Bacino for \$15,000 (Transfer Book "1", page 8). Note: John E. Holland (1862-1939) is the brother of Lovica (Holland) Caris (1861-1956).

The building owned by Ray Bacino and Gino Sodini was getting an "entirely new front" in January 1941, including a new storefront and removing the brick on the second and third stories. The building was the former Gilliland store location, and the Silvermans planned to open a ready-to-wear clothing store in the building ("Entire New Front on Local Building," *Mt Pleasant News*, January 9, 1941, 1). The building had a "striking new front" by the time of the open house for Lane's Ready to Wear opened by Mr. and Mrs. Silverman in March 1941 ("Open House at New Store Friday," *Mt Pleasant News*, March 6, 1941, 1). Lane's Ready-to-Wear is located in the building from 1941 through 1954. Telephone directories from this period list them on the north side of the square.

In July 1954, George H. and Juanita E. Essex purchase the store, negotiating a new lease with Roy Bacino. They rename it The Essex, Women's Wear (*Mount Pleasant News*, July 14, 1954, page 1). The Essex is listed at 123 W. Monroe St in the 1955 city directory, with the address shifting to the new numbering of 117 W. Monroe St by the 1957 directory. They remain listed here through the 1966 city directory. The Essex remodeled and redecorated the store in March 1966 ("Many New Commercial Buildings and Changes in Year," *Mt Pleasant News*, December 31, 1966, 1)

On 15 October 1968, the title of the Gino Sodini Estate's 1/2 interest is changed to Nellie May Roppel Sodini (Transfer Book "2", page 8).

Rodd's Women's Wear was then listed at 117 W. Monroe Street in the 1968 to 1976 city directories. The store was then sold to Ruth Wilson. An article on Ruth's Fashions in April 1977 notes that The Essex, a women's clothing store, operated here before Rodd's Women's Wear operated here from 1967 to 1976. Ruth Wilson had owned and operated a women's clothing store at this location since March 1, 1976 (*Mount Pleasant News*, April 1977, HCHT clipping). Ruth's Fashions remained listed here in the 1981 city directory.

On 20 May 1985, the title of the Roy Bacino Estate's 1/2 interest is changed to his children: Joseph Nicholas Bacino, Vincent Richard Bacino and Sara Jane Peiffer, who in turn (30 September 1987) sell the property to Shirley Sodini Henderson, daughter of Gino (Transfer Book "3", page 8).

Several other businesses were located at 117 W Monroe: Ellie's Country Store (1986), Home Town Realtors (1991), Sound Advice/Radio Shack (2001), and Curves for Women (2011).

The building has been owned since August 2019, by J. & L. Enterprise Properties, LLC (John D. and Lin Klopfenstein), who purchased the building in June 2017, from Steven and Diane Dallner.

This commercial building is currently occupied and used by a Hispanic church, Iglesia Aposento Alto.

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**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:

Bowron, Watson. *Henry County Directory for 1859-60.* Burlington, IA: Watson Bowron, 1859.

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

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

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

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

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

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, 1973, 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

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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.

*Portrait and Biographical Album of Henry County, Iowa*. Chicago: Acme Publishing Co., 1888.

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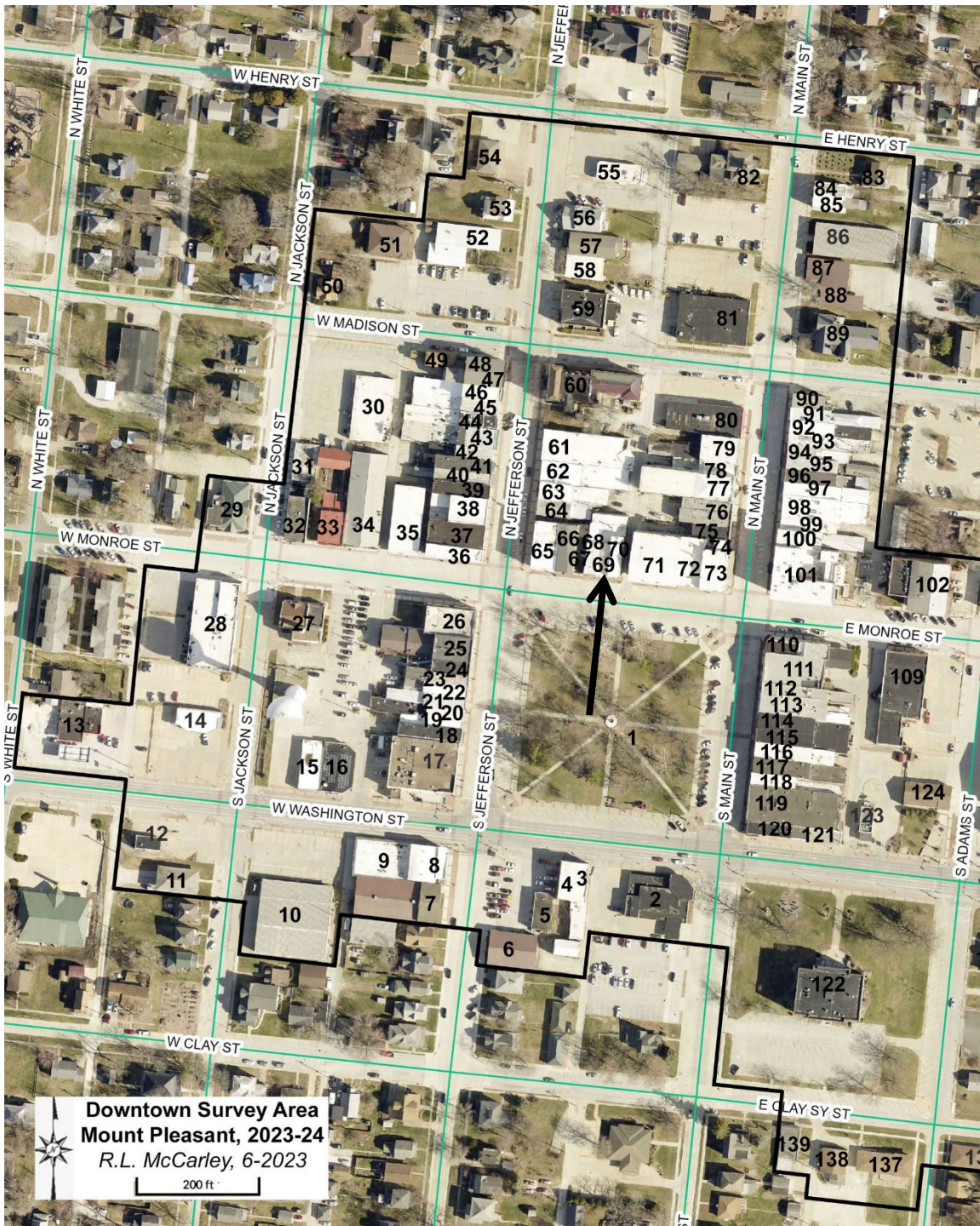
117 W. Monroe St

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**Location map**



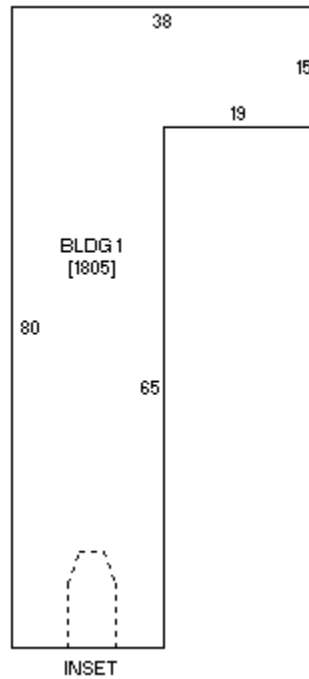
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**Building footprint**



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)**

*top of building damaged*

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

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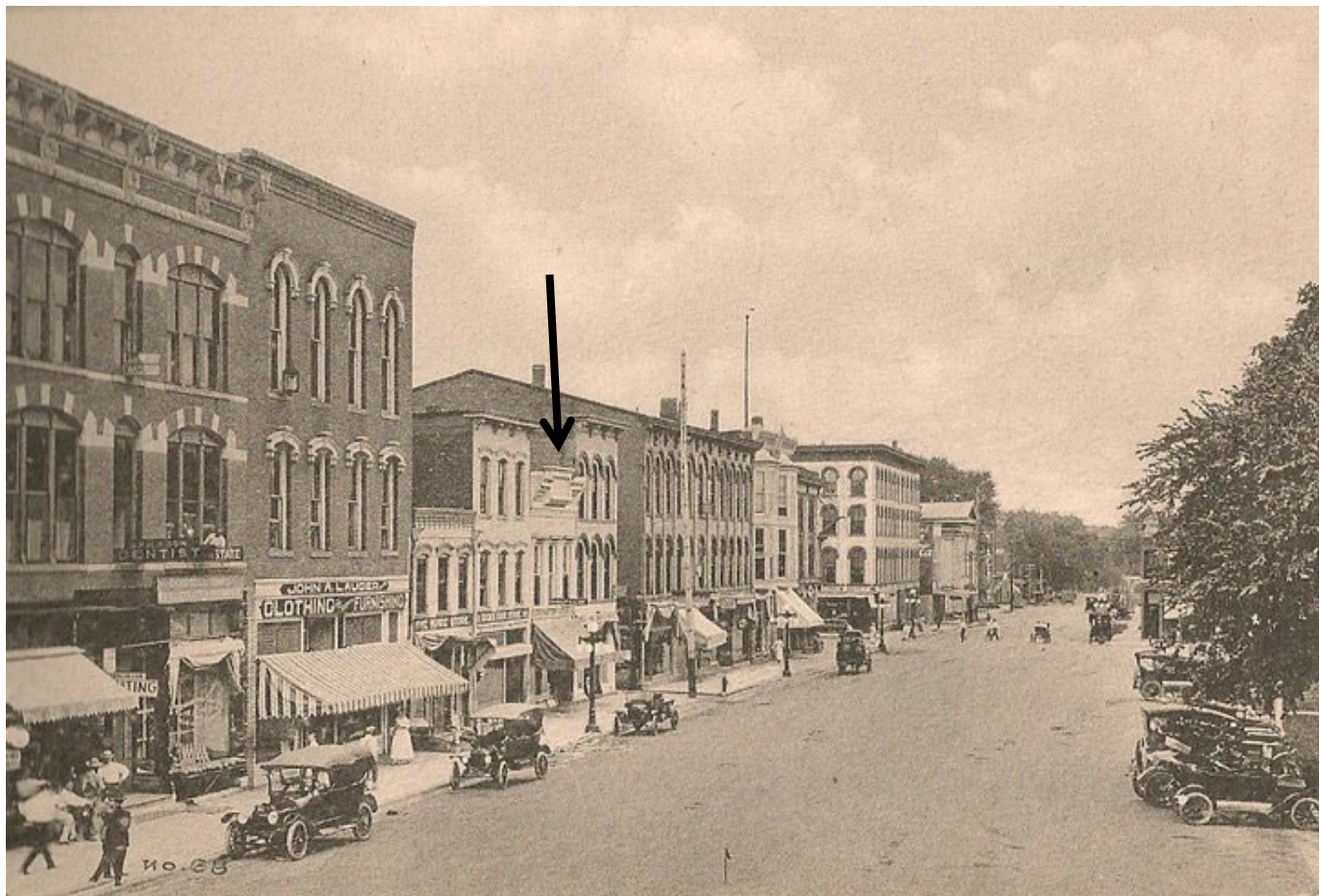
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**100 block of W. Monroe Street in the late 1910s (HCHT Facebook album)**

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**Building around 1915 (HCHT Facebook album)**

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100 block of W. Monroe Street in the 1940s (HCHT Facebook album)

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**100 block of W. Monroe Street in early 1952 (Don Lamm, 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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100 block of W. Monroe Street in 1965 (HCHT Facebook album)

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**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: 44-00370  
Related District Number: 44-02280

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Lane's Ready to Wear  
Name of Property

Henry  
County

117 W. Monroe St  
Address

Mount Pleasant  
City



1990 survey photograph (Naumann 1991)

**Iowa Site Inventory Form**  
State Historic Preservation Office  
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Site Number: 44-00370  
Related District Number: 44-02280

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**Digital photographs**



Photograph 44-00370-001. South elevation, looking north (October 2023)

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**Photograph 44-00370-002. Tile entry in storefront, looking north (October 2023)**

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Photograph 44-00370-003. East elevation of rear section that extends east to midblock alley, looking west (October 2023)