

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00367 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: Crane Building

B) Other names: 2023 downtown survey # DT-072

• Location

A) Street address: 103-105 W. Monroe

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 8 - W 38.1' of E 75'

• Classification

A) Property category: *Check only one*

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

B) Number of resources (within property):

<i>If eligible property, enter number of:</i>		<i>If non-eligible property, enter number of:</i>	
Contributing	Noncontributing		
<u>1</u>	Buildings	<u>—</u>	Buildings
<u>—</u>	Sites	<u>—</u>	Sites
<u>—</u>	Structures	<u>—</u>	Structures
<u>—</u>	Objects	<u>—</u>	Objects
<u>1</u>	Total	<u>—</u>	Total

C) For properties listed in the National Register:

National Register status: Listed De-listed NHL NPS DOE

D) For properties within a historic district:

- Property contributes to a National Register or local certified historic district.
- Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
- Property *does not* contribute to the historic district in which it is located.

Historic district name: Mt Pleasant Downtown Historic District Historic district site inventory number: 44-02280

E) Name of related project report or multiple property study, if applicable:

MPD title Intensive Level Historical and Architectural Survey of Downtown Mt Pleasant, Iowa Historical Architectural Data Base # HADB-02986

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

A) Historic functions

02E06: COMMERCE/TRADE / jewelry store

02E03: COMMERCE/TRADE / clothing

04F: GOVERNMENT / post office

B) Current functions

02E: COMMERCE/TRADE / specialty store

02G02: COMMERCE/TRADE / restaurant

• 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: 44-00367 Address: 103-105 W. Monroe City: Mt Pleasant County: IA District Number: 44-02280

• **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

- Criterion A: Property is associated with significant events. Yes No More research recommended
Criterion B: Property is associated with the lives of significant persons. Yes No More research recommended
Criterion C: Property has distinctive architectural characteristics. Yes No More research recommended
Criterion D: Property yields significant information in archaeology/history. Yes No More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

- A: Owned by a religious institution or used for religious purposes. E: A reconstructed building, object, or structure.
 B: Removed from its original location. F: A commemorative property.
 C: A birthplace or grave. G: Property less than 50 years of age or
 D: A cemetery. achieved significance within the past 50 years.

C) Areas of significance

Enter categories from instructions

05: Commerce

D) Period(s) of significance

E) Significant dates

Construction date

1883 *check if circa or estimated date*

Other dates, including renovations

1920, 1983

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 & Pat White Date: March 15, 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 retains elements from three periods of construction and remodeling – the original construction in 1883, the reconstruction as a two-story building after a devastating fire in 1920, and the remodeling of the building in 1983. The overall design with a center bay, including the red brick and stone accents on the second story, dates to the original construction in 1883. While the building was largely destroyed by the 1920 fire, historic images show these elements on the façade of the earlier building. The center entrance on the first story, providing access to the second story, remains in its original location, and it is flanked by decorative cast iron columns dating to the 1883 construction. The slightly projected center bay on the second story is the lower section of a center bay that extended to the top of the building when it was three stories, retained with a modified top in the 1920 reconstruction. This section retains its original second story window opening with stone sill, narrow one-over-one-light double-hung window, and stone lintel with shoulders. The small square opening with stone lintel with pediment added as part of the 1920 rebuilding. As rebuilt in 1920, the second story windows were each a group of four one-over-one-light double-hung wood windows with transom windows, with the center two windows wider than the side windows. The window openings were reduced in size in 1983, with brick installed in the original transom area. While the windows retain this configuration of four windows in these sizes, smaller double-hung windows have been installed, with paneling above the windows. Each of the storefronts was also remodeled in the 1983 work, with brick added to the bulkheads under the large display windows. The transom area above the windows and entries is clad in vertical wood panels. A canopy with columns on short brick piers was also installed across the front of this building, as well as the corner building to the east, as part of the 1983 remodel of both of these properties. The rear (north) elevation faces an open space behind this building. Each half of the building has a rear entry on the first story and two windows on the second story. The windows have stone lintels and sills, with smaller double-hung windows and wood paneling installed in the openings.

8. Narrative Statement of Significance

The Crane 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. While it is a mix of periods of construction and remodeling, 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

The first brick building on this site was built in 1864. The *Home Journal* on April 30, 1864, notes that W.L. Smith and C.A. White removed old building east of Union Block and began work on new brick block. The new building would be three stories. The first story would be business rooms, the second story would be offices, and the third story would be halls for the Masons and Templars. The property was later owned by George Spahr for many years, and it had a serious fire. It was then purchased by F.B. Crane and

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reconstructed, eliminating the third story ("The Bystander's Notes," *Mt Pleasant News*, February 24, 1938, 2).

The 1869 birds-eye view shows a three-story building with a side gable roof on this property. It is slightly shorter than the building to either side. Per original numbering, the two stores in this building would have been No. 29 and No. 30, numbered west to east. George H. Spahr advertised his men's clothing store in the east half at No. 30 in May 1869, then moving two doors to the west into the east store of Union Block by 1870. The 1870 city directory lists John Shrock, professor of penmanship, in Harbin's block, No. 30, W. Monroe. Reuben Eshelman is listed with his clothing and men's furnishing stores at both 27 (in Union Block) and No. 29, W. Monroe. Dentist Henry R. Kern was in an office above No. 29. S. Bryan advertises his photography studio at No. 29 on the north side in May 1873.

John S. Woolson sold the W 20 ft of the east half of Lot 8 in Block 7 to George W. Spahr on October 1, 1878. J.C. Harbin then sold the W 18 ft of the E 56 feet of Lot 8 in Block 7 to George Spahr on February 28, 1883. Thus, George Spahr owned this full property – the west 38 feet of the east 75 of Lot 8.

George Spahr acquired the second parcel after a fire destroyed the buildings on the site. Fire broke out on the north side of the square in the Harbin and Talbot buildings on December 31, 1882. The clothing stock of George Allen and boots and shoes of John Wallbank were carried across to the park, and the fire threatened Union Block to the west and the bank building to the east. Hervey Crane's stock of stationary and jewelry in the east room of Union Block was removed as a precaution, as well as items in the bank building to the east. The fire was confined to the buildings owned by George Spahr, J.C. Harbin, and George Talbot. The front of the Spahr and Harbin buildings fell, though the Talbot front (to the east) was mostly left in place (Another Fire!" *Mount Pleasant Journal*, January 4, 1883, 3). George H. Spahr then built a new building on this site in 1883 – the three-story building with oriel windows depicted in historic photographs.

The 1886 Sanborn fire insurance map shows a three-story, brick building, with a central stairway on the interior. A center wall on the first floor divides the building into two commercial spaces. There are oriel windows on the 2nd and 3^d floors. The address of the west section of the building is 117 Monroe and it is used for a clothing store. The address of the east section of the building is 118 Monroe and the store offers books, watches and jewelry. The second floor of the building is used for offices. The third floor is a photography studio, with a skylight in the back, northwest corner.

The post office moved from the building second from the west end of the block at 123 W. Monroe to the east room of this building in the late 1880s.

The 1892 Sanborn fire insurance map shows the same footprint for the building as the previous map. The address of the west section of the building is 117 / 109 West Monroe, and it continues to be used for a clothing store. The address of the east section of the building is 118 / 105 West Monroe, and the space is now used for the Post Office. The second floor of the building is used for offices. The third floor is a photography studio, with a skylight in the back, northwest corner.

The 1893 city directory lists men's clothing and gent furnishings store of George W.S. Allen & Co at 107 W. Monroe, which would be the west half of this building. Likely on the second story, Mrs. M.V. Northrup

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is listed at 105 W. Monroe as a dressmaker. Photographer S. Cutler is also listed at 107 W. Monroe, likely on the third story.

The 1899 Sanborn fire insurance map shows the same footprint for the building as the two previous maps. The building is shown to be 40' in height. The address of the west section of the building is 109 West Monroe, and it continues to be used for a clothing store. The address of the east section of the building is 105 West Monroe it continues to be the Post Office. The second floor of the building is used for offices. The third floor is a photography studio, with a skylight in the back, northwest corner.

In June 1908, the room in the Spahr building on the north side of the square had been vacated by the post office, and it was being remodeled for the restaurant of James Allender. He had previously run a restaurant on the west side ("A New Restaurant," *Mt Pleasant Daily News*, June 23, 1908, 3).

The 1909 Sanborn fire insurance map shows the same footprint for this 3-story, brick building as the previous maps. The building is shown to be 38' in height, with 12' ceilings on each floor. The address of the west section of the building is 109 West Monroe and it continues to be used for a clothing store. The address of the east section of the building is 105 West Monroe and it is now used as a restaurant. The usage of the 2nd and 3rd floors is not shown, but there is still a skylight in the back northwest corner.

The 1911-12 city directory lists the restaurant of James F. Allender on the north side of the square. The clothing store of G.W.S. Allen & Co is also listed on the north side of the square, though they are listed for several years in newspaper ads between 1893 and 1911 on N. Jefferson.

On Christmas night of 1919, fire destroyed the building of George H. Spahr on the north side of the square. The Farmers and Merchants Bank and the B and D Café were on the first floor, with the offices of George B. Bartlett and the Commercial Rating Association on the second story. The third story was used for storage by Spahr (*Mt. Pleasant Free Press*, published in the *Washington Democrat*, December 31, 1919, page 4). Farmers and Merchants Bank were occupying this space while remodeling their building at the west end of the block at 125 W. Monroe in 1919, then moving back into their expanded space.

On 8 April 1920, George H. Spahr, via warranty deed, sold the W 38 ½' of the E 75' of lot 8 block 7 to F.B. Crane (Transfer Book "1", page 8). An article on the sale notes that property is just to the west of the National State Bank and one of the choicest business locations in town. The building had been recently gutted by fire ("Crane Buys Spahr Block," *Mt. Pleasant Daily News*, April 8, 1920, page 4).

In comparison of historic photographs from before and after the fire, portions of the old façade appear to have been incorporated into the new façade. In May 1920, work was noting as progressing rapidly on the Crane building. It was being rebuilt as a two-story, instead of three-story, building. F.B. Crane would occupy the west half of the building for his jewelry store. The second story would be offices for professional men (*Mt Pleasant Daily News*, May 17, 1920, 4). In September 1920, the *Mt Pleasant Daily News* reported that the new Crane building was filling up with tenants. F.B. Crane was occupying the west room on the first story, with the Women's Shop in the east room. On the second story, Dr. Westfall had the west front suite and Dr. Gardner the east front suite. The two rear suites were still available ("New Crane Building Filling Up," *Mt Pleasant Daily News*, September 4, 1920, 3).

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The 1920 Sanborn fire insurance map now shows a 2-story, brick building (26' in height; 12' ceilings) with a central stairway on the interior. A center wall on the first-floor divides the building into two commercial spaces. The oriel windows are now gone. The address of the west section of the building is 107 W Monroe and it is used for a jewelry store. The address of the east section of the building is 105 W Monroe and it is a clothing store.

On September 4, 1920 (*Mt. Pleasant Daily News*, page 3), C. Moon & Co. announced the opening of their Millinery and Women's Furnishing Goods store at 105 West Monroe, 1 Door East of F.B. Crane's Jewelry Store. By June 25, 1925, C. Moon & Co. are advertising a Closing Out Sale (*Mt. Pleasant, Iowa, Free Press*). Telephone directories list them on the north side of the square in 1921, 1923, 1925, and 1927.

Offices were listed on the second story of the Crane Building through the 1920s and 1930s, including Dr. E.A. Stewart (1923), attorney Joseph Newbold (1925), the Fair Association (1925-27), dentist Dr. M.W. Munger (1925-1957), Dr. J.T. McConnaughey (1937), Dr. George Sutton (1941-1950), and attorneys McCoid McCoid & McCoid (1937) and then McCoid & McCoid (1939-1952).

The 1938 city directory lists F.B. Crane & Son on the north side of the square, under categories of jewelry store, jewelry repairing, optometrist, and gift shop. They continue to be listed here in telephone directories through the 1940s. Newspaper ads noted F.B. Crane and his son B.D. Crane.

Spurgeon Mercantile Store, later Spurgeon's, opened a store in Mount Pleasant on April 10, 1924. The original location was in the building to the east at 101 West Monroe, on the northeast corner of the square. An article on the store in September 1934 notes that they had later enlarged their quarters by taking over the room in the Crane building to the west (no date noted) ("Several Merchants in Business Here Over Fifty Years," *Mt Pleasant News*, September 25, 1934, 5).

The 1942 Sanborn fire insurance map shows a 2-story, brick building, 26' in height, with a central stairway on the interior, leading to the 2nd floor. The address of the west section of the building is 107 W Monroe and it is used for a jewelry store. A portion of the east wall of the building's first floor has been removed and now opens into the adjoining building, which is a department store, with an address of 101-103 W Monroe.

An article in the *Mt Pleasant News* notes that the remodeling for Spurgeon's was completed, including new counters and new lighting on the interior. A new storefront was also installed on the west section of the store ("Spurgeon's Store Has New Look," *Mt Pleasant News*, December 9, 1948, 1).

On 19 November 1946, the title of the property was changed from Fred B. Crane to Edna D. Crane (Transfer Book "1", page 190).

Telephone directories in the early 1950s continued to list F.B. Crane & Son, Jewelers and Optometrists, in the west store of this building on the north side of the square. The 1955 city directory lists then at 107 W. Monroe, which then shifts to the new numbering of 105 W. Monroe by the 1957 city directory. F.B. Crane & Son continues to be listed here through the 1964 city directory.

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Offices continue to be listed on the second story. Gem Loan & Insurance Agency was listed above Crane's Jewelry store, and occasionally above Spurgeon's, in telephone and city directory from 1948 to 1966. The law office of Eugene C. McCoid is listed here in 1955 and 1957. The dentist, Dr. M.W. Munger, remained listed here through 1957. Dr. Wm H. Megorden is here from 1948 to 1951. William C. Swan, CPA, is listed in the Crane Building from 1952 to 1966.

On 1 January 1963, Baron Crane, et al, sold the W 38 ½' of the E 75' of lot 8 block 7 (plus other lots) to Charles R. McCuen (Transfer Book "2", page 8). The sale included this building (F.B Crane, part of Spurgeon's), the corner building (once a bank, now Spurgeon's), and the building to the north of the corner building (City Cab) ("Crane Building at Northeast Corner of Square Is Sold," *The Mount Pleasant News*, December 31, 1962, 1).

In April 1965, Baron D. Crane sold the F.B. Crane and Son jewelry store to Arnold DeJaynes of New London (*The Mount Pleasant News*, May 1, 1965, page 1). DeJaynes Jewelry Store, located on the north side of the square, celebrated a centennial anniversary...The store, first established in Mt. Pleasant in 1867 by Hervey N. Crane, was purchased by Mr. and Mrs. Arnold DeJaynes from Baron Crane in May of 1965 (*The Mount Pleasant News*, November 18, 1967, page 3).

Spurgeon's remained in the corner building and the east store of this building until the construction of their new building on N. Main was completed in 1970. The Essex operated in the space to the east from 1970 to 1973 (unknown if also in this space). On 18 September 1972, Charles R. and Alice Jean McCuen sell the property to the Iowa Investment Corporation. The wall between this corner building and the building to the west removed for Spurgeon's was likely rebuilt at this point, as separate stores then operated in each building.

The 1976 city directory lists Dee Jays Fabric at 103 W. Monroe and DeJaynes' Jewelers at 105 W. Monroe. The building was vacant in 1981.

On 31 March 1982, the Iowa Investment Corporation sold the property (along with other properties) to John L. Archer and Arnold G. Arledge, who in September of 1983, transferred the property into the Iris City Investment Company (Transfer Book "3", page 8).

"Three vacant downtown buildings will be renovated...(the buildings) feature four business fronts (and) adjoin one another in the 100 block of West Monroe. The buildings have been vacant for 4 ½ years" (August 15 - Events of 1983 - *The Mount Pleasant News*, December 31, 1983, page 3).

The wall between this building (103-105 W Monroe) and the corner building (101 W Monroe) that had been removed due to the expansion of Spurgeon's Department Store, was replaced during this major renovation.

"Baskin-Robbins will be located at 105 West Monroe...Prottzman's store will be located at 103 West Monroe, immediately west of Fashion Crossroads" (*The Mount Pleasant News*, April 11, 1984, page 1).

On 31 December 1985, the Iris City Investment Company transferred the W 38.1' of the E 75' of lot 8 block 7 (2984 square feet) to DE-WY Partners, known to be DeJaynes & Wyse (Transfer Book "3", page 8).

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The 1986 city directory lists Cobblestones Clothiers at 103 and Baskin Robbins at 105, with apartments above each store. The 1993 city directory lists Vantrump Clothing at 103 and Charles & Charles Records at 105. The 2001 city directory lists 103 as vacant and 105 as Farmers & Merchants Bank & Trust. The 2011 city directory lists Classique Design at 103 and Farmers & Merchants Bank & Trust at 105.

The building has been owned since August 2019, by J. & L. Enterprise Properties, LLC (John D. and Lin Klopfenstein), who purchased the building in November 2005.

This commercial building is partially occupied in 2023 by Classique Design, a salon and spa, located at 103 W Monroe (east side of the building). Tres Tacos Mas Taqueria, a restaurant specializing in authentic Mexican cuisine, recently closed. The restaurant operated at 105 W Monroe (west side of the building).

9. Major Bibliographical References

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Building and sign permits, City of Mount Pleasant, Iowa

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

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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

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Location map



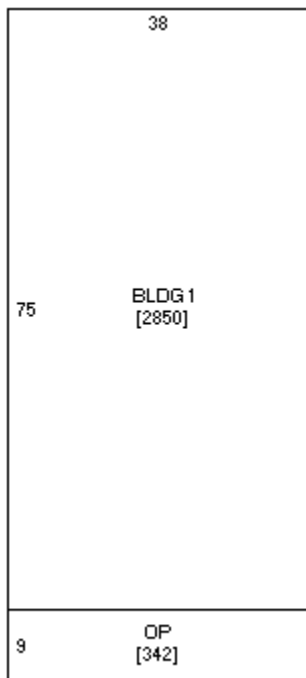
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Building footprint



Sketch by www.camavision.com

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

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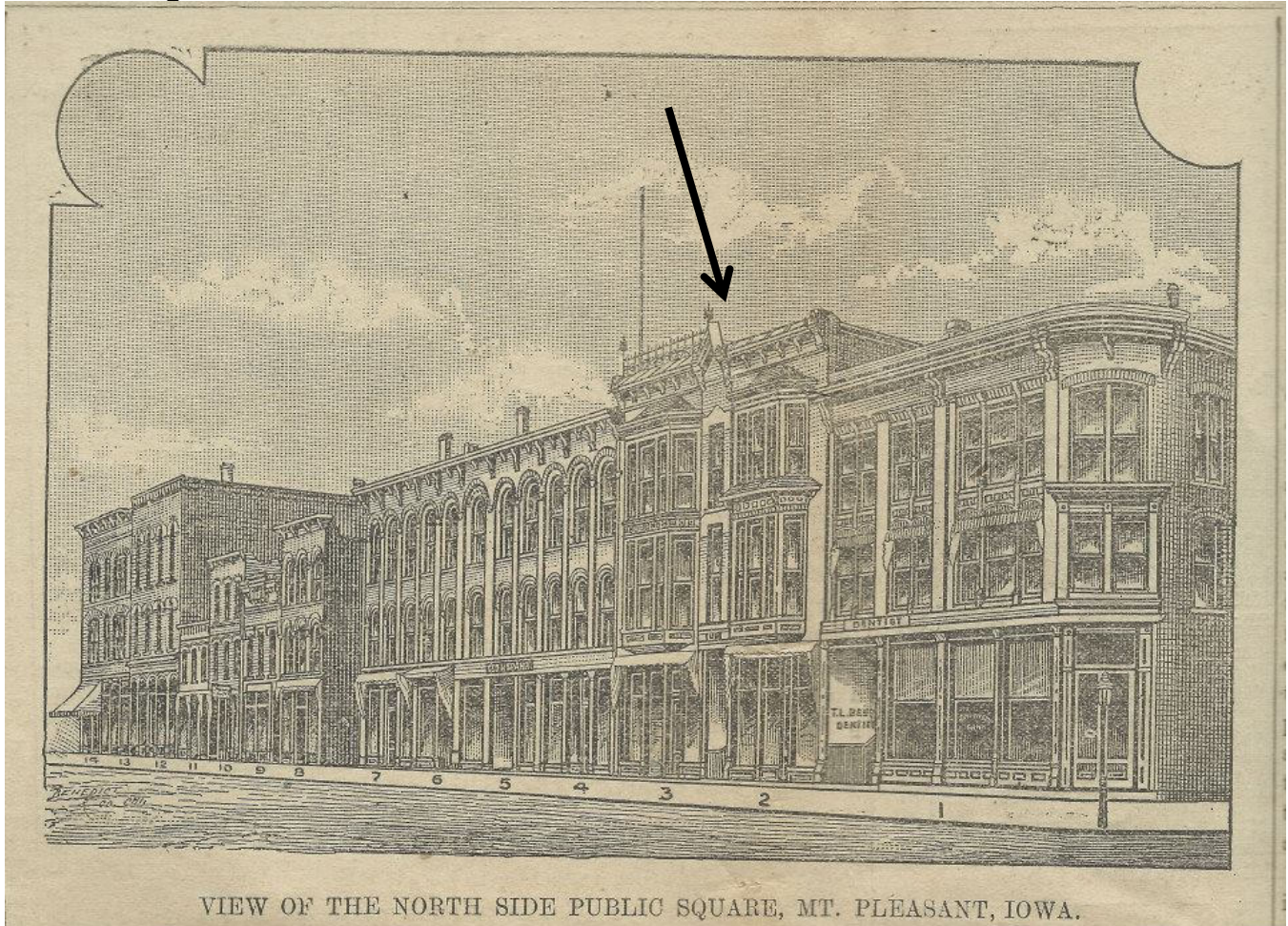
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Historic images



100 block of W. Monroe St in 1890 (Free Press, May 1, 1890, scanned by HCHT)

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100 block of W. Monroe Street in the 1900s (HCHT Facebook album)

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100 block of W. Monroe Street in 1936

(Will Dyall photo from Maisie Green, HCHT Facebook album)

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

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Spurgeon's in early 1960s (HCHT Facebook album)

circa 1948 storefront remodel

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Crane Building
Name of Property

Henry
County

103-105 W. Monroe St
Address

Mount Pleasant
City



East half of north side of square in July 1965 (HCHT collection)

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Crane Building
Name of Property

Henry
County

103-105 W. Monroe St
Address

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City



Building at 105-103 W. Monroe and corner building at 101 W. Monroe in 1970s (HCHT Facebook album)

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Crane Building
Name of Property

Henry
County

103-105 W. Monroe St
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City



**Building at 105-103 W. Monroe and corner building at 101 W. Monroe in September 1983
(Mt Pleasant News, September 15, 1983, HCHT clippings)**

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1990 survey photograph (Naumann 1991)

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Digital photographs



Photograph 44-00367-001. South elevation, looking north (October 2023)

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Crane Building
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Photograph 44-00367-002. Cast iron column detail on south elevation, looking north (October 2023)

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Crane Building
Name of Property

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Photograph 44-00367-003. North elevation, looking southeast (October 2023)