Iowa Site Inventory Form
State Historic Preservation Office
(January 2016)

State Inventory Number:	44-00241	🗌 New	Supplemental
9-Digit SHPO Review & Com	pliance (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: <u>Commercial building</u>	
B) Other names: 2023 downtown survey # DT-075	
Location	
A) Street address: <u>107 N. Main St</u>	
B) City or town: Mount Pleasant	( Vicinity) County: <u>Henry</u>
C) Legal description:	
Rural: Township Name: Township No.: Range No.	: Section:Quarter: of Quarter:
Urban: Subdivision: Original Block(s): 7	Lot(s): Lot 7 - E 1/2 of S 16'
Classification	
Building(s)     If eligible proper       District     Contributing       Site     1       Structure     Structure       Object     Structure	ources (within property):         rty, enter number of:       If non-eligible property,         Noncontributing       enter number of:         Buildings
<b>C) For properties listed in the National Register:</b> National Register status:  Listed De-listed NHL	
<ul> <li>D) For properties within a historic district:</li> <li>□ Property contributes to a National Register or local certified historic Property contributes to a potential historic district, based on prodistrict property <i>does not</i> contribute to the historic district in which it is an anticele structure of the struct</li></ul>	essional historic/architectural survey and evaluation.
Historic district name: <u>Mt Pleasant Downtown Historic Distr</u>	ict Historic district site inventory number: <u>44-02280</u>
E) Name of related project report or multiple property sta MPD title Intensive Level Historical and Architectural Survey of Down	Historical Architectural Data Base #
• Function or Use Enter categories (codes and terms) from the	ne Iowa Site Inventory Form Instructions
A) Historic functions	B) Current functions
02E03: COMMERCE/TRADE / clothing store	11D03: HEALTH CARE / doctor office
02E08: COMMERCE/TRADE / barber shop	
02B: COMMERCE/TRADE / professional office	
• Description Enter categories (codes and terms) from the low	va Site Inventory Form Instructions
A) Architectural classification	B) Materials
05: LATE VICTORIAN	Foundation (visible exterior): <u>04C: Limestone</u>
09F05: Commercial / brick front	Walls (visible exterior): <u>03: Brick</u>
	Roof: <u>15C: Rubber</u>
	Other:

C) Narrative description 🛛 SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

Statement of Significance	
A) Applicable National Register Criteria: Mark your opini Criterion A: Property is associated with significant events. Criterion B: Property is associated with the lives of significant pe Criterion C: Property has distinctive architectural characteristics. Criterion D: Property yields significant information in archaeolog	Image: Second state st
<ul> <li>B) Special criteria considerations: Mark any special constant of the special constant of the</li></ul>	
C) Areas of significance Enter categories from instructions 05: Commerce	D) Period(s) of significance
E) Significant dates Construction date <u>1869</u> ⊠ check if circa or estimated date Other dates, including renovations 1973, 1984	<b>F) Significant person</b> Complete if Criterion B is marked above
<b>G) Cultural affiliation</b> Complete if Criterion D is marked above	H) Architect/Builder Architect
	Builder/contractor
I) Narrative statement of significance SEE CONTINU	JATION SHEETS, WHICH MUST BE COMPLETED
Bibliography      See continuation sheets for the list research	
Geographic Data Optional UTM references See contri Zone Easting Northing NAD Zone      2      4      4	inuation sheet for additional UTM or comments Easting Northing NAD
Form Preparation	
Name and Title:         Rebecca Lawin McCarley / research           Organization/firm:         SPARK Consulting / Mt Pleasant HP           Street address:         1630 Park Ave SE           City or Town:         Cedar Rapids	
ADDITIONAL DOCUMENTATION Submit the following	ng items with the completed form
unique photo number. 3. Photo key showing each photo number on a ma number to indicate the location and directional vie	operty/building name, address, date taken, view shown, and ap and/or floor plan, using arrows next top each photo ew of each photograph. boundaries, public roads, and building/structure footprints. <i>istoric districts and farmsteads, and barns:</i>
State Historic Preservation Office (SHPO) Use Only B	elow This Line
The SHPO has reviewed the Site Inventory and concurs with ab         Yes       No         This is a locally designated property or part of a loc	ove survey opinion on National Register eligibility: nded
Comments:	

SHPO authorized signature:\_\_\_\_\_ Date: \_\_\_\_\_

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#### 7. Narrative Description

This two-story brick building reflects its original construction in the late 1860s, as well as later remodeling in 1973 and 1984. On the interior of the building, the north wall appears to be the original exterior south wall of the building to the north, built by Dr Marsh in 1859. Stone lintels and rowlock brick sills are visible on the south side of this north wall. Thus, this building was constructed after the building to the north in 1859, likely in the late 1860s (prior to the 1869 birds-eye view, which shows this building). The arch windows on the second story have decorative brick arch hoods with brackets/corbels and stone sills that reflect other buildings constructed in the early 1860s in downtown Mt Pleasant. The windows have been replaced. Historic photographs show a decorative gable brick parapet, which was simplified in the 1930s and partially rebuilt to the current stepped design during the 1973 remodel, which also included sandblasting the building to remove paint. The inset circle on the center and small brick brackets on the parapet remain from the earlier parapet design. The storefront was remodeled in 1973 and then remodeled again in 1984 to the current design. The storefront was extended slightly to the south to fill a gap between this building and the building to the south, with new multi-color brick and a wood cornice with brackets and rectangular panels on the frieze installed. The storefront has a single-door entry with stone lintel and a segmental arch display window. The rear wall of the building has been partially rebuilt with concrete block, with brick remaining on a portion of the first story. Wood stairs lead to a second story rear entry.

#### 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 development of the downtown in the 1860s. Several businesses began in this building that would later become prominent in other locations, and Cobb & Williams operated their barber shop here from 1893 to 1926. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

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

#### Developmental history of property

The 1859 map of Mt Pleasant appears to show this building, as well as a wider building to the north. It is possible that it is simply showing the double storefront building to the north. This two-story, two-bay building appears on the 1869 bird's eye map of Mount Pleasant.

William Marsh was noted as the first physician at Lowell, an early town in southeast Henry County (*History of Henry County* 1879: 550). Dr. William S. Marsh moved from West Point in Lee County to Mt Pleasant in spring 1855, noting 14 years of experience in treating diseases of this climate. In April 1855, he noted that his office was located at his residence on the east side of Main St, two blocks south of the public square ("Dr William S. Marsh," *Weekly Observer*, April 19, 1855, 3). With the railroad planned to arrive

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soon in Mt Pleasant, it was good timing to move to town. A week later, Dr. W.S. March of West Point and Dr. John Irwin announced that they had formed a partnership for the practice of medicine, with their office on the east side of the square, one door south of the Congregational Church ("Medical Card," *Weekly Observer*, April 26, 1855, 3).

William S. Marsh then purchased the S<sup>1/2</sup> of Lot 7 in Block 7 on September 3, 1855, for \$800. This purchase included the parcel for this building (S 16') plus the parcel for the building for the north (N 44' of S ½ of Lot 7). Newspapers for Mount Pleasant do not exist between 1855 and 1859. The abstract for the subsequent sale of the S 16' of Lot 7 on August 24, 1869, to H.N. Crane includes a note indicating that the sale included "half of the brick wall on the North of said 16 feet - being the South wall of the two story building occupied by said Wm. S. Marsh as a Drug Store for the purpose of joining thereto in building." Openings for the original windows of the building to the north are still evident in the north wall of this building, with stone lintels across the tops and brick sills at the bottoms. On March 17, 1859, Drs. W.S. Marsh and John Irwin ran a notice in the *Home Journal* that announced their office on Main Street "in the new brick building opposite the Brazelton House" (p. 1). On March 17, 1859, Drs. W.S. Marsh and John Irwin ran a notice in the Home Journal that announced their office on Main Street "in the new brick building opposite the Brazelton House" (p. 1). This appears to be the two-story building to the north of this building (109 N. Main St), which would have served as their office and drug store. The 1859-60 city directory lists Marsh & Irwin, physicians, on Main St opposite the Brazelton House. The residence of Dr. Wiliam S. Marsh is listed with a similar address, Main St opposite the Brazelton House. The 1867 city directory lists Dr. William S. Marsh at 11 N. Main St (now 109 N. Main), with his residence noted as the same. His son, Dr. Charles F. Marsh, is now his partner at this location.

Per the original numbering, this location would have been No. 9 North Main St. The first business identified at this location in the book store of H.N. Crane in 1869. On August 24, 1869, Hervey N. Crane purchased the S 16' of Lot 7 in Block 7 from William S. Marsh for \$1100. The price suggests that the building had been constructed prior to the time of this sale in 1869. Hervey Crane had operated a bookshop at 8 N. Main in the Brazelton Hotel prior to moving to the west side of Main. His ad in the Henry County Press on May 26, 1869 (p. 4) gave his address as "No. 8 Brazelton House Block," but a week later on June 2, 1869, the address for the same ad had been updated to "No. 9 North Main street, opposite the Brazelton House" (p. 6), so that must be when he moved. At that time, the building which is now 107 N. Main was called No. 9. He advertised school and miscellaneous books, stationery of all kinds, and a "host of miscellaneous articles such as are usually found in a first class Book and Variety store." He also repaired watches, clocks, and jewelry, and he made gold and silver jewelry to order. An ad for H.N. Crane's shop in 1873 gave the location as "first door north of National State Bank." The building that now stands between 107 N. Main and the former bank at the northwest corner of Main and Monroe was not constructed until 1883, so at that time, Crane's shop was the first door north of the bank. On November 2, 1876, Crane announced in the *Free Press* (p. 4) that he was removing to No. 28 on the north side of the square.

On December 14, 1877, John S. Woolson purchased the E½ of the S 16' of Lot 7 in Block 7 from Hervey N. and May A. Crane for \$2000. In the same month, there was an ad in the *Mt Pleasant Journal* (December 13, 1877, p. 4) for Pennington's dry goods store at No. 9 North Main Street. They advertised the latest styles and lowest prices in dry goods, including carpets and oil cloths. In 1879, R.D. Allen placed an ad in the *Mt Pleasant Journal* (June 19, p. 4) for cloth, cashmeres, and suits made to order. He gave his location as the "first door North of Whiting's Bank." The National State Bank was known as

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Whiting's bank in reference to Timothy Whiting, the founder and president. In 1881, the Bon Ton Clothing House advertised in the *Free Press* "the largest and nobbiest stock of Hats and Caps in the city" at the first door north of Whiting's bank (October 20, p. 3).

The 1886 Sanborn map shows a two-story rectangular brick building with a one-story square brick room attached at the back. The address is 107 N. Main St. The usage is noted as barber, although no further information could be found as to the name of the barber.

On June 16, 1888, James Leigh Woolson purchased the  $E\frac{1}{2}$  of the S 16' of Lot 7 in Block 7 from John S. and Mira Woolson for \$2490. James Woolson was a half-brother of John Woolson. The 1892 Sanborn map shows the same two-story brick building with the use as "h&c" which appears to be hats and caps. On September 1, 1892, Wm. Melcher, at 107 North Main Street, announced the "last excursion of the season on the Mississippi for \$1.25 round trip to Burlington and a 60 mile ride on the steamer Josephine" (*Free Press*, p. 3). On the same page, he announced a close-out sale of men's furnishing goods, hats, caps, etc. at his Men's Furnisher and Hatter shop (*Free Press*, September 1, 1892, p. 3). He ran his final close-out ad for hats, shirts, and ties on January 12, 1893 (*Free Press*, p. 3).

On April 22, 1891, William B Cobb and Fred Williams purchased the E<sup>1</sup>/<sub>2</sub> of the S 16' of Lot 7 in Block 7 for \$1400 from James L. Woolson. The Weekly News reported on March 29, 1893, that "Cobb & Williams have moved their barber shop into their own building, formerly occupied by Wm Melcher" (p. 8) and the Mt Pleasant Journal reported that "Cobb & Williams have removed their tonsorial parlor three doors south of their old stand" (April 27, 1893, p. 4). The 1893 City Directory lists "Cobb & Williams (baths), 107 N. Main" under the heading "Barbers." An article on Cobb & Williams in March 1893 notes that they came to Mt Pleasant about 8 years ago (1885), when James Davis, Mr. (Henry) Mosley and Mr. (Sam) McCracken had the leading barber shops of the city (all African American men). They did not know if they could make a barber shop pay. They started in a room occupied in 1893 by O.F. Griffith's hardware store with two chairs. With success, they moved across the street to where they remained located prior to moving in 1893. In March 1893, they were moving to their own building purchased some time ago from L. Woolson next to Morehart & Shepp's shoe store. They had fitted it up well with three chairs and a lovely bath room separated from main room with elegant Japanese portieres. They had saved enough to now have comfortable home ("Cobb & Williams," Mt Pleasant Journal, March 23, 1893, 4). Barber shops prior to 1885 were dominated by African American men, with Cobb & Williams appearing to open the first successful barber shop in Mt Pleasant by white men. Cobb & Williams advertised in the Mt Pleasant Daily News on July 10, 1895, "For a nice refreshing bath, either hot or cold" (p. 4). The 1899 Sanborn map indicates the use as "Barber, H&C." "H&C" likely referred to hot and cold baths. The 1900 census lists William Cobb (39, white, born in WI, barber) with wife Allie and two children living at 408 N. Adams and Fred Williams (39, white, born in IN, barber) with wife Jennie and one son living at 507 E. Washington. The 1909 Sanborn map indicates the use as "Barber" and the 1911-12 City Directory lists Cobb & Williams, 107 North Main, under "Barber Shops." The 1920 Sanborn map again indicates the use as "Barber." In December 1926, C.S. Rogers, publisher of the Mt Pleasant Daily News, commented in his column, "The Bystander's Notes," that Cobb & Williams were closing after a successful run of 41 years (Mt Pleasant Daily News, Dec 10, 1926, p. 3).

The second story was used as a physician's office in the 1910s and 1920s. The 1911-12 City Directory also lists J.N. Day, Physician, at 107 North Main. The 1913 telephone directory then lists Drs. Pitcher & Pitcher at this address. The 1915 to 1927 telephone directories list Dr. J.J. Pitcher at 107 N. Main St,

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likely on the second story. Dr. Pitcher owned the building to the north at 109 N. Main St, so it is possible that his office was actually in that location instead.

Cobb & Williams sold the E½ of the S 16' of Lot 7 in Block 7 to Harlan E. Smith for \$7000 on December 31, 1926. Smith's business, which he operated from 1927 to 1970, was called the Palace Barber Shop. An ad was placed in the *Mt Pleasant News* on March 6, 1928, for "Flat: good rooms. Inquire Palace Barber Shop." The 1942 Sanborn map lists the use of the building as "Barber." The Palace Barber Shop is listed in the 1939, 1941, 1955, 1957, 1960, 1962, 1964, and 1968 telephone and city directories.

During this period, additional businesses operated out of the first floor. Sickels Laundry Service listed 107 N. Main, "at the Palace Barber Shop," as a pick-up location for laundry (*Mt Pleasant News*, Feb. 18, 1933, p. 4). Sickels Laundry is listed in the 1938, 1939, 1941, and 1944 City Directories. Vera Barr's Beauty Shoppe announced that it would open at the back of Palace Barber shop on Dec. 28, 1934 (*Mt Pleasant News*, p. 4).

In 1949, Hobbie Realty announced their new location as 107 N. Main (*Mt Pleasant News*, September 28, 1949, p. 7). Hobbie Realty is listed at 107 N. Main in the 1950 Phone Directory, and 1955, 1957, 1960, 1962, and 1964 City Directories. It is not clear whether they were located on the first or second floor. In 1953, J. V. Gray, Attorney, ran a legal notice that listed his address as 107½ North Main, so it appears his legal office was upstairs (*Mt Pleasant News*, July 29, 1953, p. 6). Trabert's General Insurance Agency listed 107 N. Main as their address in the 1957 and 1960 City Directories. An ad in the *Mt Pleasant News* on April 2, 1962, gave their address as 107 N. Main. Likewise, it is not clear which floor they were on. The last ad that Smith ran was on August 26, 1970, "Apartment for rent. Inquire Palace Barber Shop."

On December 1, 1970, Ralph H. and Lois M. Johnson purchased the  $E^{1/2}$  of the S 16' of Lot 7 in Block 7 from Harlan E. Smith. The Palace Recreation Center, operated by Lois Johnson, opened in April 1971 (*Mt Pleasant News*, April 22, 1971, p. 1). The 1971 and 1973 City Directories list the Palace Entertainment Center at 107 N. Main.

On April 16, 1973, Leuellen's Incorporated purchased the  $E\frac{1}{2}$  of the S 16' of Lot 7 of Block 7 from Ralph H. and Lois M. Johnson for \$13,500. In August 1973, workmen were sandblasting this building formerly occupied by a pool parlor. Dick and Louis Leuellen planned to open a new boys' clothing store there when remodeling work was completed (*Mt Pleasant News*, August 23, 1973, 4). A photograph from this remodeling work shows the cornice as it currently appears, whether completed as part of this remodeling or earlier (*Mt Pleasant News*, August 15, 1973, 1). Leuellen's owned a children and women's clothing store at 107 W. Monroe beginning in the mid-1960s. On November 27, 1973, they announced the opening of a new store for boys' and young men's clothing at 107 N. Main called Leuellen's Vintage 107. The 1977 City Directory lists Vintage 107 at 107 N. Main.

On December 30, 1977, William Follas purchased the  $E\frac{1}{2}$  of the S 16' of Lot 7 in Block 7. He placed an ad in the *Mt Pleasant News* on November 4, 1977, announcing that he had purchased Vintage 107 from the Leuellens and would be selling men's clothing and sportswear under the name the Clothespost (p. 7). On November 20, 1979, he announced a Bankrupt Sale at the Clothespost, offering famous name brand men's apparel drastically reduced (*Mt Pleasant News*, p. 7). On September 17, 1980, the Mt. Pleasant Bank & Trust Co took possession of the  $E\frac{1}{2}$  of the S 16' of Lot 7 in Block 7 with a Quit Claim deed.

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On October 6, 1980, the grand opening of the Democratic Headquarters at 107 N. Main was announced (*Mt Pleasant News*, p. 1). On February 21, 1981, the *Mt Pleasant News* announced that 107 N. Main was for sale (p. 6). On June 25, 1981, an ad announced the opening of the Space Invaders Family Arcade (*Mt Pleasant News*, p. 4).

On November 4, 1983, Dixie McAllister purchased the E½ of the S 16' of Lot 7 in Block 7 from the FDIC. The *Mt Pleasant News* reported on February 16, 1984, that the City Council approved a construction permit at 107 N. Main for Rande McAllister to extend the roof line to create space for storage (p. 6). A building permit was then issued in October 1984 to remodel the storefront. A sketch with the building permit shows the current storefront with the arch windows and cornice. Per a letter from Dixie McAllister with the application, the design would be "very much in keeping with the old downtown restoration mode which has already been applied in the downtown." (City of Mt Pleasant building permits). The new, brick façade extended all the way to 105 N Main on the south, closing in a gap that had existed between the two buildings. The McAllisters also changed the direction of the staircase inside the front door so now the bottom of the stairs is at the west rather than east end of the stairs. They also made a ramp from street level to floor level inside the front door.

A grand opening for Main Street Frame and Art was held on July 8, 1985 (*Mt Pleasant News*, p. 14). They advertised professional custom framing as well as limited-edition art, prints, and posters. The 1986, 1995, and 2018 City Directories list Main Street Frame and Art at 107 N. Main. In about 2019, the brick wall on the south side had become dangerously unstable, so the owners completed a major renovation at that time to stabilize that wall, thus saving the building.

In 2024, the building is still owned by Dixie McCallister. The business in the building is called "My Chiro" which offers walk-in chiropractic adjustments for \$35. The business is based in Cedar Rapids with branches in Cedar Rapids, Hiawatha, Marion, Des Moines, and Mount Pleasant.

#### 9. Major Bibliographical References

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

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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
- History of Henry County, Iowa. Chicago: Western Historical Company, 1879.
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- Naumann, Molly Myers. *Architectural and Historical Resources of Mount Pleasant, IA.* National Register of Historic Places Multiple Documentation Form, May 1991. On file with the State Historic Preservation Office, Des Moines, IA.
- Portrait and Biographical Album of Henry County, Iowa. Chicago: Acme Publishing Co., 1888.

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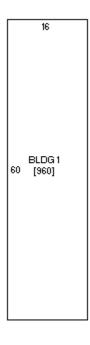
#### Location map



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#### **Building footprint**



Sketch by www.camavision.com

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

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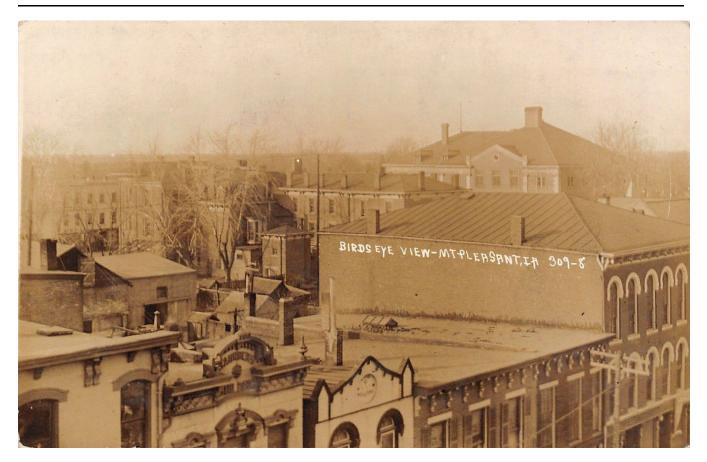
#### Historic images



View of building at 105 N. Main St (HCHT Facebook album)

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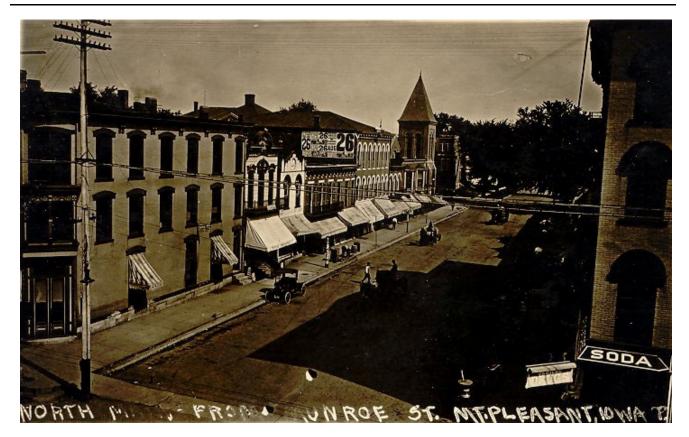
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Gable cornice of building visible (HCHT Facebook album)

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West side of 100 block of N. Main St in 1910s (HCHT Facebook album)



Building in 1916 (HCHT Facebook album)

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Building next to Western Union in 1938 (HCHT Facebook album)

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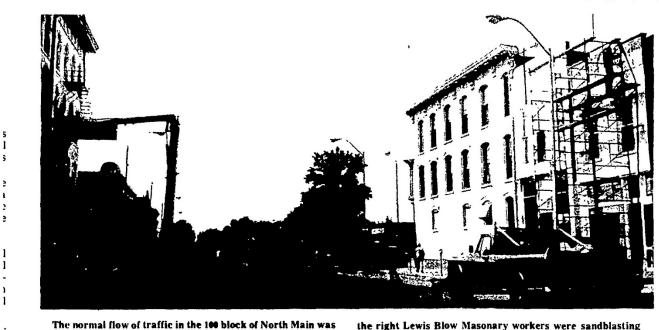
West side of 100 block of N. Main St in late 1940s (HCHT files)

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The normal flow of traffic in the 100 block of North Main was somewhat impeded Tuesday by three separate repair work projects. (In the left, in the photo by Stan Kerr, workmen for Eaton Decorating, Inc., of Washington were using a boom truck to paint the exterior of the Brazelton Hotel building. On the right Lewis Blow Masonary workers were sandblasting the front of a building owned by Dick Leuellen. And in the center of the photo are ISU employees, cutting off an old line which was replaced last spring.

Building at right in August 1973 (Mt Pleasant News, August 15, 1973, 1)

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Building at left showing remodeling work completed in 1973 in application for sign permit for 109 N. Main St in March 1982 (City of Mt Pleasant building permits)

L for Leuellen's in circle on parapet

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1990 survey photograph (Naumann 1991)

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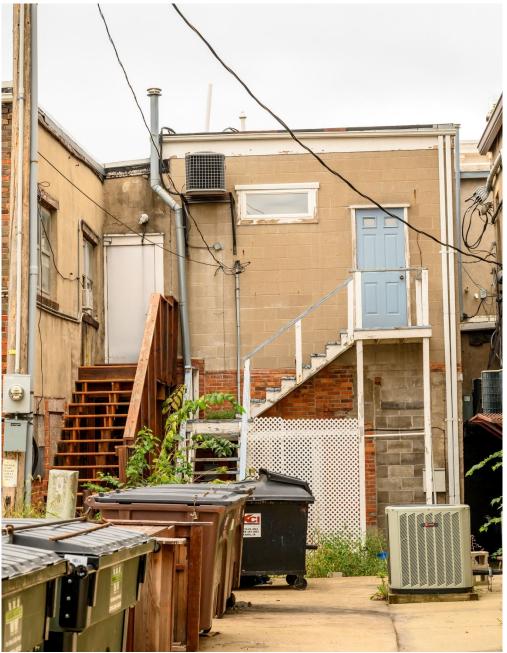
#### **Digital photographs**



Photograph 44-00241-001. East elevation, looking west (October 2023)

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Photograph 44-00241-002. West elevation, looking east (October 2023)