

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00242 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: Pitcher Building

B) Other names: 2023 downtown survey #DT-076

• **Location**

A) Street address: 109-111 N. Main 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 7 - N 44' of S 60'

• **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

02E: COMMERCE/TRADE / specialty store

11D01: HEALTHCARE / pharmacy

02G02: COMMERCE/TRADE / restaurant

B) Current functions

02E08: COMMERCE/TRADE / beauty shop

08A02: RECREATION/CULTURE / movie theater

• **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: 44-00242 Address: 109-111 N. Main 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

D) Period(s) of significance

E) Significant dates

Construction date

1859 *check if circa or estimated date*

Other dates, including renovations

1924

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 Joy Lapp Date: April 5, 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: 44-00242
Related District Number: 44-02280

Page 1

Pitcher Building	Henry
Name of Property	County
109-111 N. Main St	Mount Pleasant
Address	City

7. Narrative Description

This two-story double-storefront brick building was constructed around 1859, with the façade remodeled with new brick in 1924. The most recent storefront remodel dates to 2006, with the current stucco applied over the multi-color brick installed as part of the 1979 remodel. The center entry leading to the apartments on the second story was retained, with the large display windows remodeled. The left/south storefront has a recessed single-door entry at the left/south, with a high rectangular window with wood trim. The north/right storefront has a recessed single door entry at the right/north, with brick installed in the earlier large window to the south/left as part of the conversion of this storefront for use as another screen for the movie theater to the north. This inset area has wood trim across the top, and it is currently used for movie posters. The multi-color brown brick on the second story dates to the 1924 remodel, along with the design of the windows and parapet. The window openings have rowlock brick sills and a course of soldier bricks extends across the façade above the windows. The center has a pair of double-hung windows, with the larger windows to either side composed of a large single-light center window (historically double-hung) flanked by double-hung windows. Historic photographs show that the second story windows had transom windows, with this area currently covered with paneling. The parapet includes inset rectangular detail above each of the three bays, with the center rectangle including the name plate (“Pitcher”). The center and sides of the parapet are stepped slightly higher than the remainder of the parapet. The building has a two-story rear addition on either side, built in the 1920s or 1930s to add additional space for the apartments on the second story. Wood stairs lead to a center entrance in a frame wall, with the brick walls of the additions to either side. The south portion has three double-hung windows and the north portion has four smaller double-hung windows.

8. Narrative Statement of Significance

The Pitcher 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 1920s. It is one of the earliest façade remodel projects noted in downtown Mount Pleasant, a trend that would continue to modernize buildings through the 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. 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 narrower building to the south. It is possible that it is showing two halves of this building. The commercial brick building at 109-111 N. Main may have originally been built as two separate buildings. The roof lines of the south section (109) and north section (111) have been slightly different, both historically and currently. Both halves were owned by Dr. William S. Marsh when they were likely built, but he may have built them as separate projects. Historic photographs show the same details on both halves – simple stone lintels and brackets

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 2

Pitcher Building	Henry
Name of Property	County
109-111 N. Main St	Mount Pleasant
Address	City

along the cornice. The earliest image of the building is the 1869 bird's eye map. The building is two stories with a row of five tall windows on each story, and the building appears to be a unified whole. For many years after 1868, the two halves were owned by different people. However, by 1923, both halves were under joint ownership of Dr. J.J. Pitcher. In 1924, he remodeled the entire façade, creating the current appearance of a single building and adding "Pitcher" as a name plate. Thus, the historic integrity of the building dates to this period. The history is organized below by the current addresses for the two halves of the building.

109 and 111 N Main: 1855-1866

The abstract for 107 N. Main shows that William S. Marsh purchased the S½ of Lot 7 in Block 7 for \$800 on September 3, 1855. 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 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 S½ of Lot 7 in Block 7 on September 3, 1855, for \$800. This purchase included the parcel for the building to the south (S 16', 107 N. Main St) plus the parcel for the portion of this building at 109 N. Main St (24'). He then acquired the south half of the north half of Lot 7 as well prior to the 1860s (portion of building at 111 N. Main St). 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." 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). Thus, it seems that at least the south section, which today is 109, where Dr. Marsh had his office from 1859 until 1894, was likely constructed by him around 1859. The 1859-60 city directory lists Marsh & Irwin, physicians, on Main St opposite the Brazelton House. The residence of Dr. William 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. Dr. Marsh also owned the lot on which the north part of the building stands (now 111 N. Main St) until he sold it to Sara Bereman on March 20, 1868.

109 N Main: 1867-1893

Dr. William S. Marsh's office was located in the south 24' of the building from 1859 until October 23, 1894, when he sold the N 24' of the S½ of Lot 7 to W. B. Cobb. The 1867 *City Directory* lists both Dr. W.S. Marsh and his son, Dr. Charles F. Marsh, located at 11 N Main, office and residence at the same address. In 1867, Dr. Marsh opened a new drug store at 11 N Main, 1 door north of the National Bank,

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 3

Pitcher Building	Henry
Name of Property	County
109-111 N. Main St	Mount Pleasant
Address	City

on the first floor (*Mt Pleasant Journal*, Sep. 6, 1867, p. 4). The store advertised a new and complete assortment of drugs, patent medicines, and toilet articles. The 1870 *City Directory* lists both W.S. Marsh and C.F. Marsh as Surgeons and Physicians at 11 N Main, and C.F. Marsh as Druggist at 11 N Main. However, their residence was no longer at this address. Their ad in the newspaper gives the address of their residence as "third corner from the Square, North Main Street" (*Mt Pleasant Journal*, Oct. 5, 1870, p. 1). By this time, Dr. C.F. Marsh had purchased one of the "Three Sister" houses known as the Brazelton House at 401 North Main. The Marsh drug store continued on the first floor until 1886 when Robinson & Waibel opened their new drug store at "Dr. Marsh's old stand" (*Mt Pleasant Journal*, Sep. 9, 1886, p. 3). In 1889, the partnership of Robinson & Waibel was dissolved, and the store continued as the Waibel drug store (*Mt Pleasant Journal*, Nov. 21, 1889, p. 2). The 1886 Sanborn map shows a two-story brick building with the use listed as drugs. The building has a one-story rear section on the south portion and a two-story rear section on the north portion, with exterior rear stairs to the latter. The 1892 Sanborn map also shows a drug store here, with another two-story rear section behind the first one in place of the stairs. The address on both maps for the south half of this building is 111 N. Main St, related to the earlier address of 11 N. Main St. The 1893 *City Directory* lists Theo Waibel Druggist at 109 N Main and Drs. W.S. and C.F. Marsh, Physicians, at 109 N Main. Presumably, the drug store was on the first story and the doctors' office on the second story. Newspapers ads in 1891 and 1893 note the office as one door north of the drug store, which may literally refer to a door that accessed the second story to the north of the storefront.

111 N Main: 1867-1893

Meanwhile, the situation of the north 20' of the building was completely separate. The 1867 *City Directory* lists the Post Office at 13 N. Main. Wm. S. Marsh sold the north part of this building (S $\frac{1}{2}$ of the N $\frac{1}{2}$ of Lot 7, which is 20'), which had been the Post Office, to Sara Bereman on March 20, 1868. On Oct 8, 1869, an ad for a New Scandinavian Furniture Store in the "Old Post Office Room" was run in the *HC Press* (p. 3). By Mar 2, 1870, the Scandinavian Furniture store had moved to Red Oak Junction (*HC Press*, Mar 2, 1870, p. 3). The 1870 *City Directory* lists Mrs. E. M. Elliott, Millinery and Fancy Goods, at 15 N Main, which would have been one storefront to the north. On Feb 8, 1871, the *Mt Pleasant Journal* reported the Mrs. E. M. Elliott had moved to the room formerly occupied by the Post Office, 3rd door n of bank (p. 1), which would then be this location (with storefronts to the south at No. 9 / 107 and No. 11 / 109).

On June 12, 1872, Sara Bereman sold the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of Lot 7 to Samuel Simpson, and on Sep 16, 1873, Samuel Simpson sold the same property to J. C. Harbin. On April 5, 1877, the *Free Press* reported that Mrs. Elliott had moved out and her millinery shop was now located over the Warwick Store (p. 3). On Nov 6, 1879, Miss C. L. McLeran announced opening a new fancy notion store at 13 N Main, next door to Marsh's drug store. She also advertised St. John's Sewing Machines (*Mt Pleasant Journal*, p. 2). By May 1881, she had moved to 121 W. Monroe (first door east of post office) (*Mt Pleasant Journal*, May 5, 1881, 2).

On November 2, 1880, J. C. Harbin sold the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of Lot 7 to Lucy A. Salter. In 1881, T. J. Sweeney opened a restaurant at 13 N Main, one door north of Marsh's drug store (*Mt Pleasant Journal*, Nov 17, 1881, p. 2). On Dec 29, 1881, Sweeney advertised, "Warm meals at all hours, board and lodging by day or week" (*Free Press*, p. 2). The restaurant was short-lived, as on Aug 3, 1882, the *Free Press*

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 4

Pitcher Building	Henry
Name of Property	County
109-111 N. Main St	Mount Pleasant
Address	City

reported that someone named Herrick had secured the vacant room just north of Marsh's drug store where he would be selling fresh fruit (p. 3).

On Nov 18, 1884, Lucy A. Salter sold the S½ of the N½ of Lot 7 to Paul Salter, by sheriff, and on July 28, 1885, Paul Salter sold the same property to Louisa Jericho. The 1886 Sanborn map shows a 2-story brick building with the usage listed as Express Office. This building is narrower (20') than the building to the south (24'), and it has stairs along the north wall on the interior. In 1887, the headquarters for the Woman's Christian Temperance Union were located "over the Express office" (*Mt Pleasant Journal*, Jan 13, p. 2). Dr. Clara J. Swan's vapor baths for women were also located over the Express office (*Free Press*, Sep 8, 1887, p. 3). The 1892 Sanborn map shows the same footprint as the 1886 map and the usage is still listed as Express Office. The address on both maps for the north half of this building is 113 N. Main St, related to the earlier address of 13 N. Main St. On Dec 29, 1892, Louisa Jericho sold the S½ of the N½ of Lot 7 to Leslie J. Carrons. The 1893 *City Directory* lists the Adams Express Company at 113 N. Main.

109 N Main: 1894-1922

On Oct 23, 1894, W.S. Marsh sold the N 24' of the S½ of Lot 7 to W.B. Cobb, who owned the building to the south. The *Free Press* reported on Dec 27, 1894, that Dr. Lessenger was now in the office recently vacated by Dr. Marsh (p. 1). On Oct 2, 1895, W.B. Cobb sold the N 24' of the S½ of Lot 7 to A. O. Pitcher, a well-known Mount Pleasant physician. In 1896, Dr. Lessenger's notice in the paper added the words "Over the Express Office," so apparently the Express Office had moved to this location by this time (*Free Press*, July 9, 1896, p. 1). The 1899 Sanborn map lists the building use as Express Office. In 1902, the Express Office on the first story of this half of the building and Waugh Drug Store changed places. Waugh Drug had been at 119 N Main, a building that Dr. A. O. Pitcher also owned. Before Waugh Drug moved in, Dr. Pitcher made some renovations. The floor was lowered to street level, a steel ceiling put in, and other improvements were made (*Mt Pleasant Journal*, July 11, 1902, p. 1). In 1904, Waugh Drug store closed (*Mt Pleasant Journal*, March 4, 1904, p. 1), and the Express office moved back to 109 N Main (*Mt Pleasant Daily News*, July 26, 1904, p 4). The 1909 Sanborn map lists the use as Express. The two initial rear additions are shown as incorporated into the two-story building, with the later two-story addition as a separate addition. The 1911-12 *City Directory* lists Adams Express at 109 N Main. The 1915 and 1919 Phone Books list Adams Express Co at 109 N Main. The 1920 Sanborn map continues to list the use as Express. The earlier rear addition appears replaced by a wider rear two-story addition.

Dr. Lessenger continued in the office on the second story on the south half (109) until May 1904. The *Free Press* reported that he was moving to 103 N Jefferson (May 26, 1904, p. 7). Dr. A. O. Pitcher, who had owned the south half of the building since 1895, moved his office there. A notice in the *MP Republican* on Aug 31, 1905, said that Drs. A. O. Pitcher and W. A. Sternberg could be found at 109 N Main (p. 6). The partnership between Pitcher and Sternberg was dissolved in August 1907 (*Mt Pleasant Journal*, Aug 5, 1907, p. 2), but Dr. A. O. Pitcher continued to have his office at 109 N Main until his death in 1915. In 1908, Dr. A. O. Pitcher took his son, Dr. Jay J. Pitcher into partnership, a partnership that continued until Dr. A. O. Pitcher's death (*Mt Pleasant Daily News*, Aug 3, 1908, p. 3). The 1911-12 *City Directory* lists Pitcher & Pitcher, Physicians at 109 N Main. The 1913 Phone Directory lists Pitcher & Pitcher, MDs, at 107 N Main, which would indicate that they moved to the building to the south, who also had a previous physician office on the second story. It is possible that they stayed in this location, with

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 5

Pitcher Building	Henry
Name of Property	County
109-111 N. Main St	Mount Pleasant
Address	City

the directory in error. However, Dr. J.J. Pitcher is then listed consistently at 107 N. Main St from the 1915 to 1927 telephone directory.

111 N Main: 1894-1922

In 1894, the Express Office was on the first floor of 111 N Main and Mrs. Fuller's Dressmaking was on the second floor (*Free Press*, Dec 27, 1894, p. 1). In 1896, the Express Office moved one storefront to the south to 109 N Main and Dan Desh opened a harness shop where the Express Office had been (*Mt Pleasant Daily News*, Dec 17, 1896, p. 4). On Feb 19, 1901, Jane Carrons (widow) sold the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of Lot 7 to Mary E. Willits. The 1909 Sanborn map lists the use as Harness. There is a one-story addition on the rear of the building, and the interior stairs are no longer shown. In December 1909, remodeling to the building owned by Willits included a new storefront with large plate glass windows and an elevator for Mr. Desh, who planned to use both floors (*Mt Pleasant Journal*, December 7, 1909, 4). The 1911-12 City Directory lists Dan Desh, Harness, 111 N. Main. Telephone directories from 1915 to 1919 listed Dan R. Desh on N. Main. In 1919, Dan Desh sold his harness business to Henry Leedham (*Mt Pleasant Daily News*, Dec 24, 1919, p. 3) The 1920 Sanborn map lists the use as harness. The footprint of the building is the same.

109 and 111 N Main: 1923-24

On June 1, 1923, Mary E. Willits sold the north section of the building (S $\frac{1}{2}$ of the N $\frac{1}{2}$ of Lot 7) to J. J. Pitcher for \$4500, and thus, he now owned both sections of the building, having apparently inherited the south section from his father, Dr. A. O. Pitcher, who died in 1915. The two sections have continued to be owned together from 1923 to the present. In 1924, the *Mt Pleasant Daily News* reported that "Dr. Pitcher is putting a new front on one of his buildings on North Main street. This will give him a double business house" (Nov 5, 1924, p. 3). A comment in the *Mt Pleasant News* in 1946 stated, "Many years ago the north part of the building was owned by Dan Desh and the south part by Dr. A. O. Pitcher. Later Dr. Pitcher bought the Desh half of the building and Dr. J. Pitcher remodeled the entire structure, modernizing the second floor and refinishing it" (April 19, 1946, p. 1). While it is incorrect that Dan Desh owned the north part, he did have his harness shop there for many years. Dr. J. J. Pitcher was remembered as having remodeled and modernized the whole structure. The name "Pitcher" still appears at the top of the building in the middle and may have been added at this time. Historic photos from the 1940s show an entirely changed façade that reflects J. J. Pitcher's remodel in 1924.

109 N Main: 1924-1945

The American Express Office was listed at 109 N Main in the 1925 and 1927 Phone Directories. In 1930, a new hat shop replaced the express office. The *Mt Pleasant News* reported that the store would be remodeled with a modern display window and new lighting (Jan 29, 1930, p. 1). In April, the *Mt Pleasant News* reported that the fronts of La Mode Hat Shop and the Craig Harness shop in the Pitcher building were being repainted (Apr 11, 1930, p. 13). In November 1932, Mrs. Lura Wright moved her beauty shop from the Model Barber shop to the Pitcher building, occupying the first story room recently occupied by the Republican headquarters (*Mt Pleasant News*, Nov 17, 1932, p. 3). The new shop opened as the

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 6

Pitcher Building	Henry
Name of Property	County
109-111 N. Main St	Mount Pleasant
Address	City

Vogue Beauty Shoppe on November 28, operated by Mrs. Lura Wright and Miss Freda Smith, former operators of the Model Beauty Shoppe (*Mt Pleasant News*, November 26, 1932, 4). The 1937 telephone directory and 1938 city directory list the Vogue Beauty Shoppe (Mrs. Lura Wright) simply on N. Main. The 1941 City Directory lists the Vogue Beauty Shop specifically at 109 N Main. The 1942 Sanborn map lists the use as Store. The two-story rear addition shown on the 1920 map has a two-story rear addition with a garage on the south half and a frame two-story porch/stairs on the north half. The Vogue Beauty Shoppe continues to be listed on N. Main through the 1944 telephone directory, then moving to the north side of the square by 1948.

On Feb 4, 1931, J.J. Pitcher transferred both the 109 section (S½ of the N½ of Lot 7) and 111 section (N 24' of the S½ of Lot 7) to his wife, Esther Pitcher, for \$1.00. On Oct 29, 1931, Dr. and Mrs. Pitcher moved from their home on N Adams to their apartment in the Pitcher building. In August 1932, Dr. Pitcher was injured in a car accident, with a lengthy recovery time anticipated (*Mt Pleasant News*, August 26, 1932, 1). In November 1932, Mr. and Mrs. Ralph Scott moved into the apartment that had previously been occupied by Dr. Pitcher's office and he moved his office to the first floor, where the Republican office had been located (*Mt Pleasant News*, Nov 14, 1932, p. 3). However, the Vogue Beauty Shop is noted only three days later as moving to the room recently occupied by Republican headquarters (*Mt Pleasant News*, Nov 17, 1932, p. 3). It appears that he may have closed his practice at this time or operated a small office in the rear part of the first story. Dr. Pitcher later died in 1936. The newspaper noted then on November 21, 1932, that the Pitcher apartments on N. Main have been subjected to a shuffling of occupants in the last week, now filled to capacity. Mr. and Mrs. Scott and Mr. and Mrs. Art Miller (moved from the Dyall building) occupied the two suites on the north side, and the Holley and Dusenberry families occupied two suites on the south side. Dr. and Mrs. Pitcher occupied rear rooms on the ground level, with Mrs. Lura Wright in the front room (*Mt Pleasant News*, November 21, 1932, 3). The 1938 city directory lists the Pitcher Apartments on N. Main. The 1941 City Directory lists the Pitcher Apartments at 109½ N Main.

111 N Main: 1924-1945

In 1930, the Craig Harness shop was at 111 N Main (*Mt Pleasant News*, Apr 11, 1930, p. 13). In 1931, Dave's Coffee Shop opened in the Pitcher Building (*Mt Pleasant News*, Apr 8, 1931, p. 1). The Coffee Shop is listed on N. Main in the 1939 city directory, and Dave's Kitchen advertises on N. Main in May 1939 (*Mt Pleasant News*, May 15, 1939, 4). In 1940, the *Mt Pleasant News* announced the Grand Opening of the New Temple Café, 1 door south of the Temple Theater (June 5, 1940, p. 6). The 1941 City Directory lists the Temple Café, 113 N Main. On Feb 17, 1941, the Furniture Mart moved to 113 N Main, which was formerly the Temple Café (Feb 17, 1941). The 1942 Sanborn map lists the usage as Store. A two-story brick addition has been constructed on the rear. In 1943, Wolf's Men's Shop announced that it had moved to the first door south of Temple Theater (*Mt Pleasant News*, Nov 23, 1943, p. 6). The 1944 telephone directory lists Wolf's Men's Shop on N. Main St. Art Wolf moved his tailoring business to the "rooms above Western Union" to the south at 105 N. Main in 1946 (*Mt Pleasant News*, July 15, 1946, p. 1).

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 7

Pitcher Building	Henry
Name of Property	County
109-111 N. Main St	Mount Pleasant
Address	City

109-111 N Main: 1946-1962

On May 1, 1946, Esther Pitcher and John W Gilbert (her second husband) sold the S½ of the N½ of Lot 7 and the N 24' of the S½ of Lot 7 to Robert and Elberta Potter. The *Mt Pleasant News* announced the Grand Opening of Potter Drug on Sep 6, 1946 (p. 5). The drug store occupied the entire first floor, both 109 and 111. In 1947, ownership of the property was transferred from Robert and Elberta Potter to Elberta Potter. The 1948, 1950, and 1952 telephone directories list the W.W. Potter Drug Co on N. Main St. The 1955 City Directory lists Potter Drug with slightly different numbering of addresses as 113 N Main.

In 1956, the *Mt Pleasant News* announced a change of ownership of the Potter Drug store which became the Kyle Drug store (July 30, 1956, p. 6). The 1957 City Directory lists Kyle Drug Store at 111-113 N Main and Mrs. Elberta Potter at 111½ N Main. The 1960 City Directory lists Kyle Drug at 111-113 N Main and Mrs. Elberta Potter at 111½ N Main. A historic photo of the Kyle Drug store (1956-1963) shows two large plate glass windows in the front of the building. There is a door between the two windows that opened to the stairway to the upstairs apartments. In 1962, Kyle Drug Store moved from just south of Temple Theater (N. Main) to new location in the former Harrison building on the east side of the square (108 S. Main St) ("Two Firms Move to New Locations," *Mt Pleasant News*, September 4, 1962, 1).

109 N Main: 1963-Present

In 1965, Elberta (Potter) and Virgil Trabert sold the S½ of the N½ of Lot 7 and the N 24' of the S½ of Lot 7 to Wendell and Margaret Smith, and WK and Olive Rogers. On Dec 29, 1965, WK and Olive Rogers transferred their interest in the property to Wendell and Margaret Smith. The storefront remodeling that added the brick across the first story as shown in the 1990 photograph was completed prior to 1982 while they owned the building.

In 1963, George's Pizza opened in the south section of the building (*Mt Pleasant News*, Oct 23, 1963, p. 6). George's Pizza is listed at 111 N Main in the 1964 City Directory. The 1966 City Directory lists George's Pizza at 111 N Main. The 1968 City Directory lists Jerry's Pizza at 111 N Main, while the 1973 and 1977 City Directories list Jerry's Pizza at 109 N Main, which is the current address for the south section of the building. The 1981 City Directory lists "No information."

The 1983 City Directory list Hutch's Sporting Goods and Trophies at 109 N Main. The 1986 City Directory lists Sunlife of Mt Pleasant at 109 N Main. The 1987 City Directory lists Jeans and Gems at 109 N Main. From 1989 to 2005, the City Directories list Performance Plus, a hair salon, at 109 N Main. From 2006 to the present, the City Directories list Hair Time at 109 N Main.

111 N Main: 1963-Present

In 1963, Farrell's Office Supply opened in the north section of the building (*Mt Pleasant News*, Dec 6, 1963, p. 6). Farrell's Office Supply is listed in the 1964 City Directory at 113 N Main. Bates Office Supply is listed in the 1968 City Directory, and Walker's Office Supply is listed in the 1977 City Directory.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 8

Pitcher Building	Henry
Name of Property	County
109-111 N. Main St	Mount Pleasant
Address	City

In June 1979, the *Mt Pleasant News* announced that the Temple Theater would be putting in a new theater in the space formerly occupied by Walker's Office Supply so that two films could be shown at the same time. The theater had leased the space from Wendell Smith and hired Jim Prottzman as general contractor. The floor of the building would be excavated so a sloping cement floor could be poured. The cost was estimated at \$50,000 (*Mt Pleasant News*, June 20, 1979, p. 1).

This space in the north portion of the building at 111 N. Main continues to be used as a theater.

109-111 N Main: 1999-Present

On Nov 11, 1999, Wendel Smith sold the N 44' of the S 60' of Lot 7 to Richard Lee Hand and Jackie Joyce for \$115,000. A storefront improvement project was undertaken in 2006, which included removal of the tan brick from the first story and a stucco-type material (Drivitt) installed. A separation ledge between the stories was included as a storefront cornice. An original plan to expose brick columns was not implemented. At the time, the building was occupied by Hair Time Salon, Temple Theater, and tenants in four apartments on the second story (City of Mt Pleasant building permits).

On Feb 10, 2012, Lowe Holdings purchased this entire building (N 44' of the S 60' of Lot 7), along with the Temple Theater to the north. They continue to own the property.

Hair Time remains at 109 N. Main, and the Temple Theater uses the space at 111 N. Main. Four apartments remain on the second story.

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, 1873, 1976, 1981, 1986, 1993, 2001, 2011. Manitowoc, WI: Johnson Publishing Co.

Cornerstones. Mt Pleasant: Mt. Pleasant Beautiful Committee, 1991.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 9

Pitcher Building	Henry
Name of Property	County
109-111 N. Main St	Mount Pleasant
Address	City

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: 44-00242
Related District Number: 44-02280

Page 10

Pitcher Building
Name of Property

Henry
County

109-111 N. Main St
Address

Mount Pleasant
City

Location map



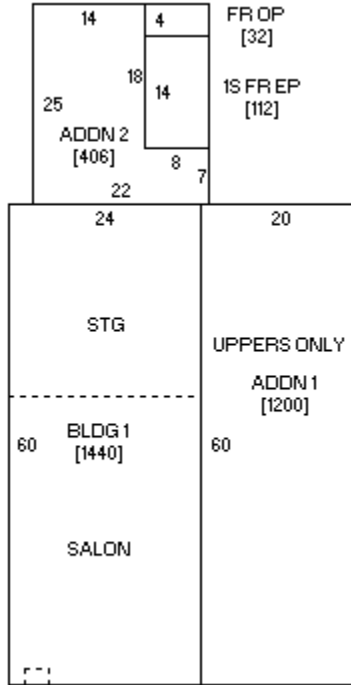
Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
 Related District Number: 44-02280

Page 11

Pitcher Building	Henry
Name of Property	County
109-111 N. Main 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: 44-00242
Related District Number: 44-02280

Page 12

Pitcher Building

Henry

Name of Property

County

109-111 N. Main St

Mount Pleasant

Address

City

Historic images



Cornice of building visible (HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 13

Pitcher Building
Name of Property

Henry
County

109-111 N. Main St
Address

Mount Pleasant
City



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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 14

Pitcher Building	Henry
Name of Property	County
109-111 N. Main St	Mount Pleasant
Address	City



100 block of N. Main St in late 1920s, looking south (HCHT Facebook album)

remodeled façade of building at right

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 15

Pitcher Building
Name of Property

Henry
County

109-111 N. Main St
Address

Mount Pleasant
City



Building at left in 1941 (HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 16

Pitcher Building
Name of Property

Henry
County

109-111 N. Main St
Address

Mount Pleasant
City



Building around 1962 (HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 17

Pitcher Building
Name of Property

Henry
County

109-111 N. Main St
Address

Mount Pleasant
City



Building at left in July 1965 (HCHT collection)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 18

Pitcher Building
Name of Property

Henry
County

109-111 N. Main St
Address

Mount Pleasant
City



**Photograph included in application for sign permit for 109 N. Main St in March 1982
(City of Mt Pleasant building permits)**

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 19

Pitcher Building
Name of Property

Henry
County

109-111 N. Main St
Address

Mount Pleasant
City



1990 survey photograph (Naumann 1991)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 20

Pitcher Building
Name of Property

Henry
County

109-111 N. Main St
Address

Mount Pleasant
City



**Rear of building in 2006 – 111 at left and 109 at center/right – different rooflines visible
(City of Mt Pleasant building permits)**

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 21

Pitcher Building
Name of Property

Henry
County

109-111 N. Main St
Address

Mount Pleasant
City

Digital photographs



Photograph 44-00242-001. East elevation, looking west (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00242
Related District Number: 44-02280

Page 22

Pitcher Building
Name of Property

Henry
County

109-111 N. Main St
Address

Mount Pleasant
City



Photograph 44-00242-002. West elevation, looking northeast (October 2023)