

# Iowa Site Inventory Form

## State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00249  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: Burton Chiropractic

B) Other names: 2023 downtown survey # DT-078

### • Location

A) Street address: 119 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 6 - N 19' of S 39'

### • 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>	<b>Total</b>	<u>—</u>	<b>Total</b>

#### C) For properties listed in the National Register:

National Register status:  Listed  De-listed  NHL  NPS DOE

#### D) For properties within a historic district:

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

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

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

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

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

#### A) Historic functions

02E01: COMMERCE/TRADE / grocery

07C02: FUNERARY / funeral home

11D03: HEALTH CARE / doctor office

#### B) Current functions

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: 44-00249 Address: 119 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*

1867  *check if circa or estimated date*

*Other dates, including renovations*

1966

**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 9, 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 was constructed around 1867, with a new façade installed around 1966. The new façade brick is elongated, buff Roman brick. The brick is stacked on the first story and laid in regular courses on the second story. The remodel in 1966 was completed for a chiropractic office, which did not require large display windows. The entry is located on the left/south part of the first story, with a large window in the center. An upper story entry appears to have been bricked-in on the right/north portion of the first story, likely in the 1970s after a second story office is no longer listed. The second story retains two eight-over-eight-light double-hung windows, which are set into simple openings with concrete sills and no lintel detail. The upper façade is simple brick, with a lack of decorative detail typical of the façade remodels in downtown Mt Pleasant in the 1960s.

**8. Narrative Statement of Significance**

Burton Chiropractic Office 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 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*

This building was constructed around 1867 and remodeled with a new façade about 100 years later.

Chastine M. Snyder purchased the N¾ of Lot 6 of Block 7 by the 1860s. In the 1859-60 City Directory, C.M. Snyder is listed as a grocer on the north side of the Public Square, and the location of his home is given as Main Street, between Madison and Monroe. In 1867, a notice in the *Mt Pleasant Journal* announced that Hawley, Randolph & Clawson were opening a new hardware store on the north side of the public square “at the old stand of C. M. Snyder, one door east of Snider’s Drug Store” (August 19, 1867, p. 4). In September 1867, the *Mt Pleasant Journal* noted: “The fine new brick business house of C.M. Snyder, Sr. on Main Street is completed and it adds much to the appearance of our city in that locality. The lower room has been fitted up and will be occupied for a grocery by Mr. S. (“Completed,” *Mt Pleasant Journal*, September 6, 1867, 8). The Kaster Block, just to the south of Snyder’s grocery, was built in 1866 (*Mt Pleasant Journal*, Nov 16, 1866, p. 3). Historic photos show three tall windows on the second floor of Snyder’s building with arch brick hood molds that are similar to those found on the Kaster Block. The address given in the 1870 City Directory for C. M. Snyder, Sr, grocer, is 21 N. Main and his residence is listed as 23 N. Main. C. M. Snyder placed an ad in 1870 for “choice groceries such as teas, coffees, and sugars, etc.” (*Henry County Press*, March 2, 1870, p. 3). Another ad stated, “Farmers in need of seed corn will do well to call at C. M. Snyder’s grocery store” (*Henry County Press*, April 20, 1870, p. 3).

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In 1879, Mrs. W. A. Colby moved her dressmaking business to the “rooms over Snyder’s Grocery, North Main Street, just South of the Presbyterian Church” (*Mt Pleasant Journal*, May 15, 1879, p. 2). She apparently remained there until 1885 when she moved to “the Dewey property opposite the Harlan House” (*Mt Pleasant Journal*, July 16, 1885, p. 2).

The 1886 Sanborn map shows a 2-story brick building marked “Grocery” with a narrow, frame 2-story section across the back. The 1892 Sanborn map has the same footprint and also lists the use as “Grocery.” The 1893 City Directory lists C.M. Snyder, Sr., Flour and Feed, at 125 N. Main, with his residence at the same address. The 1893 City Directory also lists Laughery Clark, Barber & Baths at 125 N. Main. C.M. Snyder died in 1894 (*Mt Pleasant Journal*, June 21, 1894, p. 2) and several weeks later, on the fourth of July, the ladies of the Universalist church served dinner “in the vacant store room, No. 125 North Main street, (C. M. Snyder’s old stand)” (*Mt Pleasant Daily News*, July 3, 1894, p. 4).

On Sep 2, 1898, Fannie Brooks (C. M. Snyder’s daughter) and the heirs of C. M. Snyder sold the N½ of the S½ of Lot 6 to A. O. Pitcher, a well-known Mount Pleasant physician who had purchased another building on the block in 1895, four doors south, where he located his office. The *Dial of Progress* reported that Dr. Pitcher bought the old Snyder grocery for \$2000 and was renovating it for a drug store (June 30, 1898, p. 8). In September, Chester O. Rouse opened a new drug store in Dr. Pitcher’s building (*Free Press*, September 15, 1898, p. 5). The 1899 Sanborn map shows a short, two-story brick addition at the back of the building and the use of the building is listed as “Drugs.” An ad in 1900 gives the name of Rouse’s drugstore as The People’s Drug Store and the location as three doors south of the Presbyterian Church (*Mt Pleasant Journal*, March 6, 1900, p. 2), which would be this building.

In 1901, H. T. Waugh purchased the drug stock owned by C. O. Rouse and took over the business (*Mt Pleasant Journal*, August 27, 1901, p. 1). In September, Waugh invited the public to “Call at the new drug store of H. T. Waugh & Co. on N. Main Street” (*Mt Pleasant Daily News*, September 24, 1901, p. 4). In July 10, 1902, the *Mt Pleasant Journal* announced that the Waugh drug store would be trading places with the express office. Waugh was moving four doors to the south to the other building owned by Dr. A. O. Pitcher and the express office was moving north (*Mt Pleasant Journal*, July 11, 1902, p. 1). The express office remained in the building for about two years until H. T. Waugh closed his drug store and consolidated with John Holland’s drug store on Jefferson Street (*Mt Pleasant Daily News*, February 29, 1904, p. 3). In July of 1904, the *Mt Pleasant Daily News* reported that the Adams Express company was moving back south to the room “that until recently was occupied by the Waugh drug store.” The article went on to say that the express company was moving “to accommodate Jaeger & Co., the South Side undertakers who desire to get on to Main Street” (July 26, 1904, p. 4).

The 1909 Sanborn map footprint is the same as 1899, and the use is listed as “Picture Framing.” Jaeger & Co, the undertakers who had moved to the building in 1904, advertised that they also did picture framing and upholstery (*Mt Pleasant Journal*, June 1, 1906). In 1909, A. C. Jaeger took R. C. Smith as a partner in his undertaking and furniture business (*Mt Pleasant Journal*, September 21, 1909, p. 3). An advertisement on May 3, 1911 notes Jaeger & Co, funeral directors and embalmers (*Mt Pleasant Daily News*, May 1, 1911, 2). However, by May 6, Roy C. Smith is advertising as the successor to Jaeger & Smith, offering upholstery (*Mt Pleasant Daily News*, May 6, 1911, 3). The 1911-12 City Directory lists R. C. Smith, Undertaker at 117 N. Main. The 1913 Phone Directory lists Roy C. Smith, Undertaker at 117 N. Main. He also offered upholstery and picture framing.

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The 1915 Phone Directory lists J.W. Cookes & Son, Undertaker, at 117 N. Main. The 1917 Phone Directory lists Cookes & Reister, Undertaker at 117 N. Main. The 1919 Phone Directory again lists J. W. Cookes and Son, Undertaker and Picture Framing, 117 N. Main.

On April 8, 1920, Mary Jane Pitcher, deceased (wife of A. O. Pitcher) transferred ownership of the N 19' of the S 39' of Lot 6 to J. J. Pitcher (her son) by will. The 1920 Sanborn map shows another brick addition to the back of the building. The use is listed as "Undertaker."

D. L. Cookes, Undertaker, Funeral Director, and Embalmer, is listed in the telephone directories at 117 N. Main in 1921, 1923, 1925, and 1927. In the 1925 and 1927 directories, the County Coroner is also listed as located at 117 N. Main. Dr. John Laird, Physician, is listed upstairs at 117½ N. Main in the directories in 1923, 1925, 1927, 1937, and 1941. He was previously listed as simply on N. Main in the 1919 and 1921 directories, likely also in this location.

In 1935, the *Mt Pleasant News* reported that the office of the Iowa Southern Utilities had moved to 117 North Main which was formerly occupied by D. L. Cookes (August 30, 1935, p. 4). The 1938 city directory lists Iowa Southern Utilities as a gas and electric company, as well as selling stoves. Iowa Southern Utilities Co. is listed at 117 N. Main in the 1941 City Directory. The 1942 Sanborn map has the same footprint as 1920, and the use is listed as "Store." Iowa Southern Utilities Co is listed on N. Main in the 1944, 1948, 1950, and 1952 telephone directories. Newspaper ads through this period continue to advertise gas ranges for sale. The Iowa Southern Utilities Gas Co is listed at 117 N. Main in the 1955 City Directory. In the 1957 City Directory, the address for the Iowa Southern Utilities Gas Co has shifted to the current numbering of 119 N. Main. The 1962 City Directory continues to list Iowa Southern Utilities at 119 N. Main St. Iowa Southern Utilities then moved across the street to 116 N. Main St in August 1962.

J. V. Gray, Attorney, is listed upstairs at 117½ N. Main in the 1952 telephone directory and the 1955 City Directory. The address then shifts to 119 ½ S. Main St by the 1957 city directory. J. V. Gray continues to be listed at 119½ N. Main in the City Directories in 1962, 1964, 1966, and 1970.

On Aug 31, 1962, Alice Walker (brother of J. J. Pitcher) sold the N 19' of the S 39' of Lot 6 to the Masonic Temple Association.

The 1964 City Directory lists Neva Dakins, Chiropractor, at 119 N. Main. In March 1965, Dr Dakins and Dr. Burton, chiropractors, were located at 119 N. Main (*Mt Pleasant News*, March 15, 1965, 4). By 1966, only Dr. Charles Burton was located in this office, as well as maintaining hours at the Burton Chiropractic Office in Winfield (*Mt Pleasant News*, January 13, 1966, 3). The *Mt Pleasant News* noted in June 1966 that Dr. Burton's office at 119 N. Main St would be remodeled and enlarged while the Burtons are on a trip to Ft. Worth, Texas, to attend a seminar at the Parker Chiropractic Research Foundation (*Mt Pleasant News*, June 29, 1966, 3). The office was closed from July 2 to July 14. New office hours were implemented on his return, with the Winfield office closed permanently and a full-time practice from the Mt Pleasant office at 119 N. Main ("Notice," *Mt Pleasant News*, June 30, 1966, 3). In August 1967, the Henry County Chiropractic Society was organized, with Dr. Charles Burton named as president. Dr. L.D. Gilley was vice president, and Dr. Ledru Kauffman was secretary-treasurer ("Chiropractors Names to Offices in Organization," *Mt Pleasant News*, August 10, 1967, 2). The 1970 City Directory lists Dr.

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Charles Burton, Chiropractor, at 119 N. Main. In January 1971, Mrs. Robyalyn Droz, a new graduate of Palmer Chiropractic College in Davenport, joined Dr. Burton in his practice, as her husband became Henry County deputy sheriff ("Deputy county sheriff named," *Mt Pleasant News*, December 29, 1970, 1). The 1972 City Directory lists Burton-Droz Chiropractic Center at 119 N. Main. In July 1974, Dr. Charles Burton moved his office to his recently purchased property at 718 N. Lincoln St, which was used both as his office and residence ("Public Legal Notification," *Mt Pleasant News*, June 28, 1974, 14).

In August 1974, a building permit for remodeling the office at 119 N. Main St was issued to Larry Housh (*Mt Pleasant News*, August 8, 1974, 1). In December, Larry's Beauty Salon advertised as at their new location at 119 N. Main St (*Mt Pleasant News*, December 6, 1974, 6). The 1977, 1981, 1984, and 1988 City Directories list Larry's Styling Salon at 119 N. Main.

On April 1, 1988, the Mt. Pleasant Masonic Temple Asso sold the N 19' of the S 39' of Lot 6 to Peter J. and Jean K. Frederick who also purchased the Masonic Temple building at the same time. The building was used in conjunction with the Temple Theater for a few years. The building was used as the Henry County Democratic Party headquarters in 1992. A photograph then shows the name Circuit 2 Circuit printed on the window. Circuit 2 Circuit is listed in the 2006 through 2009 City Directories at 115 N. Main, which would indicate an entry to this building from the theater to the south. The *Winfield Beacon/Wayland News* reported in 2004 that there was a ribbon cutting ceremony for Circuit 2 Circuit in Mount Pleasant at 120 S. Main. The business was a combination fitness center for women and kids along with a computer learning center. Apparently, they then moved to 119 N. Main for several years.

On March 10, 2011, Fridley Theatres sold the building to Scott K and Judy A Keomanivong. They sold it to Khampoune Keomanivong and Saksayam Langkhunsen in September 2013. They then sold it to Bruce and Wari Workman in December 2014. The current owner is Pattapron Chaisin who purchased N 19' of the S 39' of Lot 6 from the Workmans on Dec 31, 2021, for \$75,000. The Pad Thai restaurant has been located in the building since 2014 and is still in business there today.

**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.
- Annawalt, 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.

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Johnson Publishing Co. *Mt Pleasant, Iowa*. City directories issued in 1955, 1957, 1960, 1964, 1966, 1968, 1970, 1873, 1976, 1981, 1986, 1993, 2001, 2011. Manitowoc, WI: Johnson Publishing Co.

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

Henry County Bicentennial Commission (HCBC). *The History of Henry County*. Dallas, TX: National ShareGraphics, Inc., 1982.

Henry County Historical Society. Vertical files and albums in files at Mt Pleasant Public Library.

Henry County Heritage Trust. Collection of historic images, in files and posted in Facebook albums. Collection in former Saunders School, Mount Pleasant, Iowa.

Henry County Recorder's Office / Henry County Auditor's Office. Property records, transfer books, and deed records. Henry County Courthouse, Mt Pleasant, Iowa

*History of Henry County, Iowa*. Chicago: Western Historical Company, 1879.

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

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

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

*Mount Pleasant, Iowa, Sesquicentennial, 1835-1985* (MPS). Mt Pleasant, IA: The Committee, 1985

Naumann, Molly Myers. *Architectural and Historical Resources of Mount Pleasant, IA*. National Register of Historic Places Multiple Documentation Form, May 1991. On file with the State Historic Preservation Office, Des Moines, IA.

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

Sanborn Map Company. *Mount Pleasant, Iowa*. Fire insurance maps for 1886, 1892, 1899, 1909, 1920, 1942. Library of Congress, Geography and Map Division, Sanborn Maps Collection.

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**Location map**



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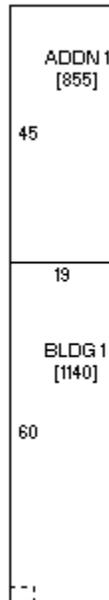
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**Building footprint**



INSET

Sketch by [www.camavision.com](http://www.camavision.com)

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

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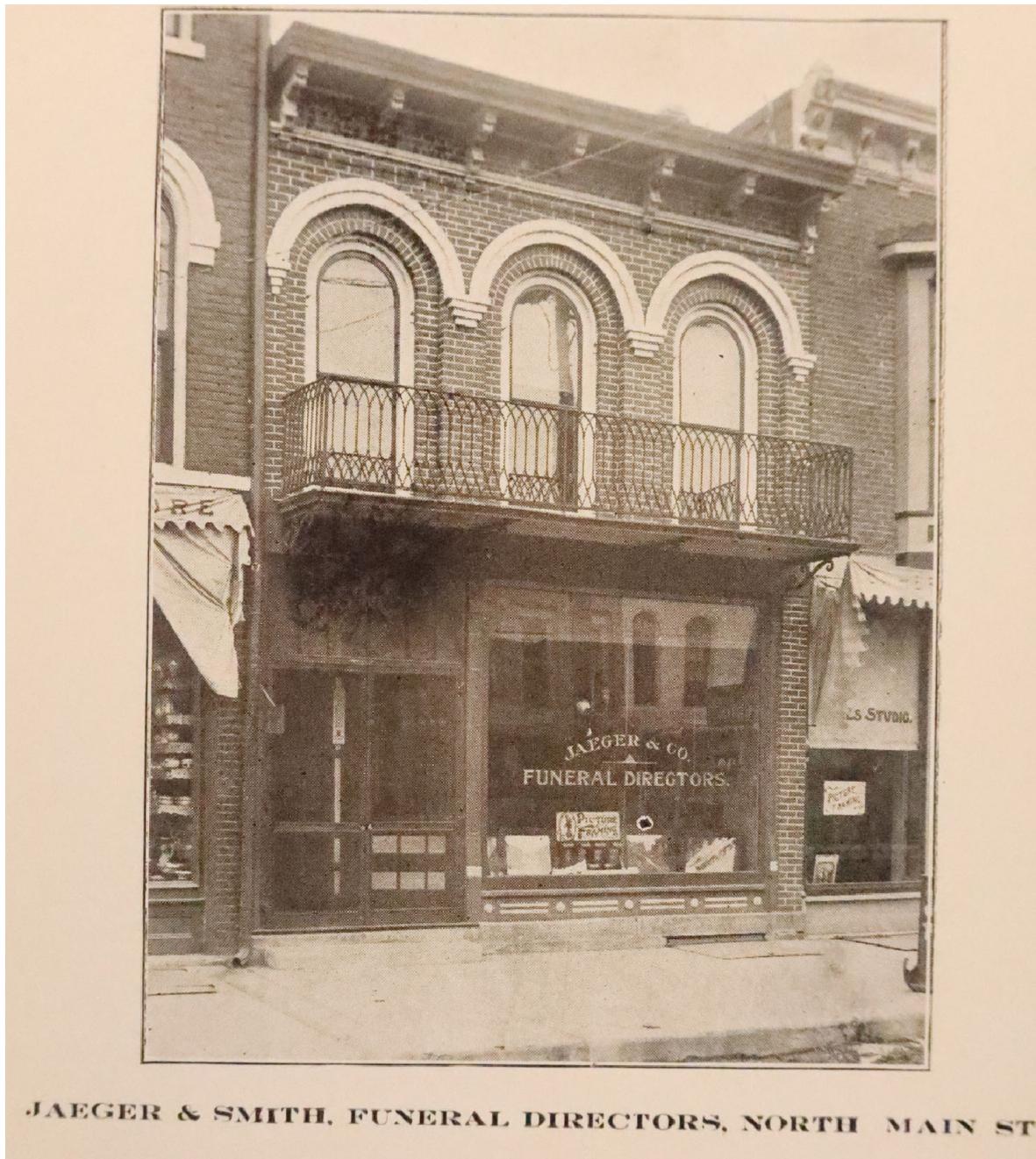
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**Historic images**



**JAEGER & SMITH, FUNERAL DIRECTORS, NORTH MAIN ST.**

**Building in 1909 (*Mt Pleasant Beautiful 1909: 17*)**

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Building in 1941 (HCHT Facebook album)

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100 block of N. Main St in late 1940s (HCHT Facebook album)

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**Building around 1960 (HCHT Facebook album)**

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The HAWK-EYE 3  
Burlington, Iowa  
Friday, March 26, 1965



MT. PLEASANT IMPROVEMENTS include remodeling, scheduled for completion in mid-April, of a building at 123 N. Main, owned by Charles Dyall. The front portion, to be faced in a colonial motif, will be occupied by a new business, the Thorp Finance Co., of Thorp, Wis. Dyall's photo studio will occupy enlarged quarters at the rear. The improvements are the first to the property since 1894, Mrs. Dyall reported.

**Building at left in March 1965 (*Burlington Hawkeye*, March 26, 1965, 3)**

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**Building in July 1965 prior to façade remodel (HCHT collection)**

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1990 survey photograph (Naumann 1991)

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**Digital photographs**



Photograph 44-00249-001. East elevation, looking west (October 2023)

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**Photograph 44-00249-002. West elevation, looking east (October 2023)**