

# Iowa Site Inventory Form

## State Historic Preservation Office

(January 2016)

State Inventory Number: 44-02257 ☒ 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: Spry Building

B) Other names: 2023 downtown survey # DT-084

### • Location

A) Street address: 210 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): 13 Lot(s): Lot 1 – N ½ of S ½

### • Classification

#### A) Property category: Check only one

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

#### B) Number of resources (within property):

If eligible property, enter number of:

Contributing Noncontributing

1 Buildings —

— Sites —

— Structures —

— Objects —

1 Total —

If non-eligible property,

enter number of:

— Buildings

— Sites

— Structures

— Objects

— 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

Historical Architectural Data Base #

Intensive Level Historical and Architectural Survey of Downtown Mt Pleasant, Iowa

HADB-02986

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

#### A) Historic functions

02E11: COMMERCE/TRADE / grocery

11D03: HEALTH CARE / doctor office

#### B) Current functions

02E08: COMMERCE/TRADE / beauty shop

### • Description Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions

#### A) Architectural classification

05D: Queen Anne

#### B) Materials

Foundation (visible exterior): 04C: Limestone

Walls (visible exterior): 15B: Vinyl / 05E: Aluminum

Roof: 15C: Rubber

Other: \_\_\_\_\_

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

Site Number: 44-02257 Address: 210 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*

1901 ☐ *check if circa or estimated date*

*Other dates, including renovations*

1980s

**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 Pat White & Barb Welander Date: April 11, 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 is a two-story frame commercial building constructed in 1901 on the 200 block of N. Main St, extending the commercial development further on this block to the north. The frame building was clad in aluminum siding in the 1960s, with vinyl siding then installed on the façade in the 1980s. The wood siding likely remains under the later siding. The storefront retains a store entry and an entry on the opposite side that accesses the apartment on the second story. The remainder of the storefront has been clad in vinyl siding with small windows installed and a shed-roof awning across the width. The second story retains an oriel window centered on the façade, similar to the one on the building to the south constructed around the same time as this building. The oriel window has replacement vinyl windows. The north side of the building has four one-over-one-light vinyl windows on the second story. A rear porch has been enclosed on the east side, with a second story added.

## 8. Narrative Statement of Significance

The Spry 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, representing the commercial development that extended further north on Main St. While the building has been clad in modern siding, it retains its overall form and oriel window, a common turn-of-the-century feature on commercial buildings that remains on few downtown buildings. 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 2-story, frame commercial building appears to have been built in 1901 for Ed Spry. It was known for many years as the Conover Building.

The 1886, 1892 and 1899 Sanborn fire insurance maps do not show any buildings or structures on the south ½ of lot 1 block 13, other than a 1 ½ story outbuilding along the alley that extends into the north half of the lot as well. On 7 February 1901, T.P. Hollowell and wife sold the N 20' of the S ½ of lot 1 block 13 to Ed E. Spry for \$475, via warranty deed (Transfer Book "B", page 17).

The *Mt Pleasant Journal* reported that the lot south of the old Hollowell building on Main Street has been sold by H.C. Weir to Pink Garrison and Ed Spry. The consideration was \$850. This lot was a desirable one, with a 40-foot front. The purchasers expect to put up a building in spring. The type of building had yet to be determined – might be a dwelling or restaurant and small hotel or business houses or residence and business house combined ("Real Estate Transfers," *Mt Pleasant Journal*, February 12, 1901, 1). The 40-foot front would have included the property sold to Ed Spry (N 20' of S ½) and the property sold to Pink Garrison (S 20' of S ½). While mentioned jointly at the time of the sale, the buildings constructed

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on each half of the south half of Lot 1 have functioned as two separate properties, with separate owners, businesses, and modifications.

In August 1901, Ed Spry advertised that he had opened his new grocery at 210 N. Main St. He sold staple and fancy groceries, flour, feed, etc. Produce was wanted to sell (*Mt Pleasant Journal*, August 2, 1901, 3).

On 28 October 1903, Ed E. Spry and wife sold the N ½ of the S ½ of lot 1 block 13 to Albert S. Williamson for \$1,500 (Transfer Book "B", page 20). "The Ed Spry Grocery on Main Street Purchased By J.O. Kinney" - Kinney has already taken possession (*Mount Pleasant Daily News*, November 25, 1903, page 1). Jesse O. Kinney's operation of the grocery is short-lived, as announced in the *Mount Pleasant Journal*, April 26, 1904, page 1: "Mr. Spry Buys His Former Store Building". On 3 May 1904, Albert S. Williamson and wife sold the building back to Ed E. Spry (Transfer Book "B", page 21).

On 2 September 1905, via warranty deed, Edward E. Spry and wife sell the N ½ of the S ½ of lot 1 block 13 to J.D. Trowbridge for \$1,500 (Transfer Book "C", page 18). On 31 October 1905, J.D. Trowbridge and wife sell the lot to E.P. Moore for \$1,800 (Transfer Book "C", page 18). "Ed Moore has just opened up his new grocery at the former Ed Spry location on North Main street", per an article in the *Mount Pleasant Journal* on December 15, 1905. He had conducted grocery stores in other locations in the city, and he was known as conducting one of the cleanest and neatest grocery stores possible. The walls had been painted, the floor oiled, and new shelving put in ("Ed Moore's Grocery," *Mt Pleasant Journal*, December 15, 1905, 3).

The 1909 Sanborn fire insurance map shows a 2-story, frame building, with a 1-story, open-frame porch attached at the back/east. The building to the south does not have an identical footprint, with a shorter depth and then a one-story rear addition. This difference supports that they were constructed as two separate buildings. There is a large, 2-story, frame stable at the alley, with smaller, 1-story, frame sheds adjoining it to the north and south. The address is 208-B North Main, and the building is used for a grocery store. The address of the building to the south is 208-A North Main.

In July 1909, the newspaper noted that "Pink Garrison is placing a bay window and new front on his residence on North Main Street" (*Mt Pleasant Journal*, July 23, 1909, 4). This would be the building to the south of this building. It is unclear if the bay window on 210 N. Main St was then original or added. It is possible that the building to the south was remodeled to a more "commercial" appearance to match the building to the north in 1909.

The 1911-12 Henry County Directory shows Edward P. Moore operating a grocery store at 208 N Main. This is also the residence of Moore and Anna, his wife. Mount Pleasant City Directories from 1913 through 1919, continue to advertise the grocery store of Ed Moore on North Main.

The 1920 Sanborn fire insurance map shows the same footprint for the building as the previous map. The stable at the alleyway has been replaced by a 1 ½-story, frame, garage (auto). The address is 208-B North Main, and the building is used for a grocery store.

On 25 June 1925, E.P. Moore and wife sell the property (N ½ of S ½ of Lot 1) to I.D. and Maude L. Conover for \$3,000 (Transfer Book "1", page 15). Edward P. Moore died January 8, 1931, and his

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obituary noted: "Mr. Moore operated a grocery store for many years in the site of the I.D. Conover store, retired from active business a few years ago" ("Ed Moore Dies Suddenly at Home," *Mt Pleasant News*, January 9, 1931, 1). The 1925 and 1927 telephone directories list the grocery store of I.D. Conover at 210 N. Main Street, and he continued to operate the grocery store here into the 1930s.

In October 1936, the Conover grocery on Main and Henry streets was sold to Mr. and Mrs. Henry Bennett, effective on November 1. Mr. and Mrs. I.D. Conover, who have operated the store for several years, planned to continue to reside in their apartment on the second story. The Bennetts had previously operated a grocery store on Broadway ("Conover Grocery Sold to Bennetts," *Mt Pleasant News*, October 27, 1936, 1). The 1937 and 1939 telephone directories list Bennett's Grocery at 210 N. Main St.

In spring 1939, the Bennetts moved their grocery store one block to the south to 126 N. Main St, and I.D. Conover announced that he would again open a grocery store in this location at 210 N. Main St. They expected to move back to the apartment over the store where they had resided before buying their current home on N. Jefferson ("Conover to Open Grocery Store," *Mt Pleasant News*, May 23, 1939, 1). The 1941 city directory again lists I.D. Conover with a grocery at this location. His obituary notes that I.D. Conover was born in 1878, attended school, worked at the old planing mill for 20 years, and spent 21 years in the grocery business. He was remembered as the owner of the Conover grocery store in the 200 block of N. Main St ("Irvin D. Conover Taken By Death," *Mt Pleasant News*, 1959).

The 1942 Sanborn fire insurance map shows the same footprint for the building as the previous maps. There is also still a 1-story, frame garage at the alleyway. The address per the map remains as 208-B North Main, and the building continues to be used for a grocery store.

In February 1946, the I.D. Conover grocery at N. Main and Henry was sold to Robert Coghlan, who had recently returned from service. Conover returned possession of the building ("Coghlan Buys Conover Store," *Mt Pleasant News*, February 22, 1946, 1). The 1948 telephone directory lists Lamm Groceries at 210 N. Main St. The building remains used for a grocery store in 1950 (Kennedy's Market) and 1951 (Thompson's Food Shop), per city directories. The address is 210 N Main.

By the 1955 city directory, Dr. Phillip G. Couchman and Dr. Mary P. Couchman are listed at 210 N. Main St. This husband-and-wife medical team opened their practice here in the Conover building in the 1950s, later constructed their own building at 202 N. Jackson (now 205 W. Madison St) in 1964 (Jaynes 1976: 151). They remain listed in this building at 210 N. Main Street through the 1964 city directory.

On 11 September 1959, the Estate of I.D. Conover changes the title of the N ½ of the S ½ of lot 1 block 13 to Maude Conover. On 14 August 1970, the title of the lot is changed from the Estate of Maude L. Conover to Margaret Kathleen Hebbel and Mary Elizabeth Bennett (Transfer Book "2", page 14). Note: Hebbel and Bennett are the daughters of Maude L. Conover.

By the 1966 city directory, optometrist Dr. Baron Crane opened his office in this building. He remained listed at 210 N. Main St through the 1979 city directory.

On 11 February 1981, the Estate of Margaret Kathleen Hebbel and all other heirs changed the title of the N ½ of the S ½ of lot 1 block 13 to Builders, Inc. (Transfer Book "3", page 13).

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Hair Affair, a beauty salon, is listed at 210 N. Main St in the 1983 and 1986 city directories. A building permit was issued in this period to install vinyl siding on the front. Classique Design, also a beauty salon, is then listed here in the 1993, 2000, and 2011 city directories.

Builders Inc sold the building in February 2000 to James & Donna Matheney, who then sold it in June 2003 to William E. King. He sold it to Mark and Linda Kimzey in July 2004. The building has been owned since June 2008 by Cameron and Michelle Gardner.

This commercial building is currently occupied in 2023 by Hair Designers, a full-service beauty salon, owned by Michelle Gardner.

## 9. Major Bibliographical References

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

*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.

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

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

*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.

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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.

## Location map



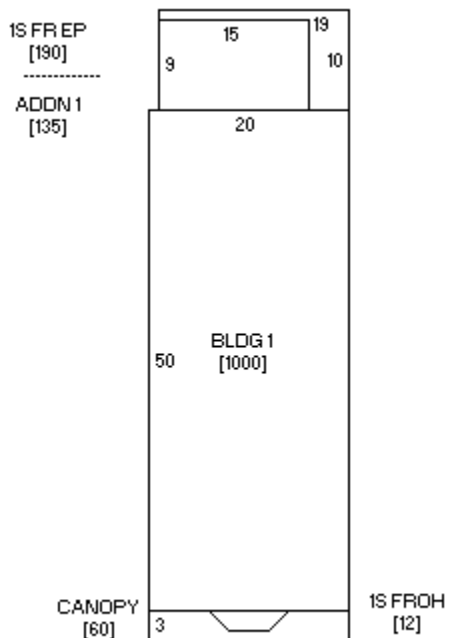
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**Building footprint**



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

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

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**Historic images**



**Building in April 1964 (HCHT files)**

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Building at left, 1990 survey photograph (Naumann 1991)

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**Digital photographs**



**Photograph 44-02279-001. North and West elevations, looking southeast (October 2023)**

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Photograph 44-02279-002. West elevation, looking east (October 2023)

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**Photograph 44-02279-003. North elevation, looking southwest (October 2023)**

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Photograph 44-02279-004. East elevation, looking west (October 2023)