

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00258  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: Garrison Building

B) Other names: 2023 downtown survey # DT-085

## • Location

A) Street address: 208 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 – S 20' – also N 5' of Lot 2

## • 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>	<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

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**

02E13: COMMERCE/TRADE / carpentry

02E: COMMERCE/TRADE / specialty store

**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

Roof: 15C: Rubber

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

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

Site Number: 44-00258 Address: 208 N. Main St City: Mt Pleasant County: IA District Number: 44-00258

• **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*

1909, 2000s

**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 around 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 vinyl siding in the 2000s. 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 storefront was remodeled in the 2000s, with new windows, doors, and vinyl siding installed. The storefront retains large display windows. An earlier flat awning supported by brackets was replaced a fabric awning. The second story retains an oriel window centered on the façade, similar to the one on the building to the north constructed around the same time as this building. The 1990 photograph shows the center window was a picture window with a transom, which has been replaced by a single light window. The side windows have replacement one-over-one-light double-hung vinyl windows. The south side of the building has two tall double-hung windows on the front/west half of the first story, and it has paired double-hung windows and a single double-hung window on the rear/east half that have been slightly reduced in height. The second story retains three tall double-hung windows. The building was originally constructed with a one-story rear section. The building was a carpentry/repair shop and residence of the owner initially, with the rear section likely originally part of the shop and then converted later to a residence. The section immediately behind the two-story section of the building has a south and north second story addition, with a side entry into this section. The main gable-roof one-story section then extends to the rear/east. It has an entry and two windows on the south side. A shed-roof addition was built to the rear/east of the gable-roof addition, with a lean-to shed-roof addition then built on to the earlier addition. The additions are all clad in vinyl siding as well.

**8. Narrative Statement of Significance**

The Garrison 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 E.P. (Pink) Garrison.

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.

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The *Mt Pleasant Journal* reported on February 12 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 of Lot 1) and the property sold to Pink Garrison (S 20’ of Lot 1). While mentioned jointly at the time of the sale, the buildings constructed on each half of the south half of Lot 1 have functioned as two separate properties, with separate owners, businesses, and modifications. 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). However, it was not until November 1901 that T.P. Hollowell and wife officially transferred the S 20’ of lot 1 block 13 to E.P. Garrison for \$375 (Transfer Book “B”, page 18).

On February 19, 1901, an announcement appears in the *Mount Pleasant Journal* (February 19, 1901, page 1) announcing that “Pink Garrison moved his carpenter shop yesterday from his old stand west of the Harlan House to his lot he and Ed Spry just purchased south of the Cottage Hotel on Main Street”. Newspaper ads appear over the next month announcing that “E.P. Garrison has moved his Repair Shop to North Main Street on the old Hallowell property. He is ready to do all kinds of carpenter work, repair work, upholstering, etc. Saw filing a specialty (*Mt Pleasant Journal*, February 26, 1901, 3). As no new construction would have occurred within the month, it is likely that he moved his shop into the outbuilding along the alley depicted on the 1899 Sanborn map.

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). If this building on the south 20’ of the lot was built at the same time, then it would have been completed by this date. However, the later transfer in November 1901 for \$375 would suggest that the building had not yet been completed, unless it was simply a fulfillment of an earlier contract.

On 16 June 1905, E.P. Garrison transfers the S 20’ of lot 1 to Jane C. Garrison, reserving a life interest (Transfer Book “C”, page 18).

E.P. Garrison advertises his business at 208 N Main Street in the *Mount Pleasant Journal*, May 3, 1907, page 6: “All kinds of Carpenter Work; Furniture Repairing, Saw Filing, etc...”

The May 1909 Sanborn fire insurance map shows this 2-story, frame building, with a 1-story, frame addition to the back/east, accessed through an open doorway. Attached is an open-frame porch. The building to the north does not have an identical footprint, with a deeper two-story footprint and a rear porch. 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 to the north and south. The address is 208-A North Main, and the building is used for a repair shop. The address of the building to the north is 208-B 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). It is unclear if the bay window on the building to the north at 208 N. Main St was then original or added. It is possible that this building

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to the south was constructed as a residence, with the carpentry shop on the rear portion of the lot. Then, it was remodeled to a more “commercial” appearance to match the building to the north in 1909.

On 3 February 1911, Alice M. and M.P. Ellis sell the N 5' of lot 2 block 13 to E.P. Garrison (Transfer Book “C”, page 18). The 1911-12 Henry County Directory (page 44) shows Ephraim P. Garrison, carpenter, and his wife Jane C. Garrison, residing at 208 N Main Street.

The 1920 Sanborn fire insurance map shows the same footprint for the building as the previous map, with the two-story front section and one-story rear section. The stable at the alley has been replaced by a 1 ½-story, frame garage behind the building to the north, with a small one-story outbuilding on the south part of the lot. The address is 208-A North Main, and the building is used for a furniture repair shop. The address of the building to the north is 208-B North Main.

Jane Garrison, wife of E.P. Garrison, passed away at her home on N. Main St in December 1921 (“Death of Mrs. Garrison,” *Mt Pleasant Daily News*, December 21, 1921, 3).

In March 1929, E.P. Garrison, who had run a furniture repair shop on N. Main for many years, had removed his machinery and was remodeling the front part of the building into a fine modern show room, with a room to the rear that might be used for an office or work room. To the rear of this room was a smaller room that Garrison would reserve for himself. The front rooms would be rented to a business (*Mount Pleasant News*, March 13, 1929, page 1). E.P. Garrison is “Taken By Death” on September 22, 1929, with his obituary noting that “he, for many years, ran a furniture repair shop on North Main Street. Recently he leased the front half of the building to Lawsons plumbing establishment and he moved to the rear of the building...” (*Mount Pleasant News*, September 23, 1929, page 1).

In March 1930, the E.P. Garrison Estate sells the S 20' of lot 1 and the N 5' of lot 2 to C. Herbert Dyll, who in turn sells the property to John S. and Georgina Lawson on 17 April 1930 (Transfer Book “1”, page 15). The newspaper notes that the estate had transferred the deed to C.H. Dyll for the building on N. Main St that was occupied by the Lawson plumbing firm. Dyll had then sold the building to John Lawson, who will continue to operate the plumbing establishment at that place and may move into the apartment in the building (“Garrison Building On N. Main Sold,” *Mt Pleasant News*, March 25, 1930, 1).

Thus, the Lawsons then owned the building where they had moved their plumbing business. Lawson & Brady were listed previously in the 1920s two doors to the north at 212 N. Main St. The telephone directory from 1937 still shows John S. Lawon at this earlier address, though it appears that he moved to 208 N. Main St in 1929. The 1938 city directory simply lists John S. Lawson, heating and plumbing, on N. Main St. The telephone directories from 1939 to 1952 continue to show him at the 212 address, though he was in this building (and Case Memorials was clearly at 212 starting in 1945). By the 1955 city directory, Lawson Plumbing & Heating is correctly listed at 208 N. Main St. They are also listed here in the 1957 city directory.

The 1942 Sanborn fire insurance map shows the same footprint for the building as the previous maps. A 1-story, frame garage has been built at the alley behind this building. The address is 208-A North Main, and the building use has not been updated, still showing as a furniture repair shop.

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In April 1957, announcement was made that E.E. Taft & Sons, owned by the Kitch brothers, had purchased the supplies and equipment of Lawson Plumbing and Heating from John Lawson. The firm was founded many decades ago by the late John Lawson, Sr. ("Tafts Buy Lawson Plumbing Supplies," *Mt Pleasant News*, April 4, 1957, 1).

On 11 June 1957, title to the property changes twice, from the Estate of John S. Lawson to John and Georgina Lawson. And then, from the Estate of Georgina Lawson to John Lawson. Note: John S. Lawson (1882-1955) and Georgina Lawson (1884-1956) are the parents of John Lawson, who ultimately owns the lot after the title changes.

On May 15, 1958, it is announced that Bud Conrad has leased the Lawson building at 208 North Main and will open a flower shop. He had worked at Bock's Flower Shop and was opening his own shop. He would reside in an apartment at the rear of the shop (*Mount Pleasant News*, May 15, 1958, page 1). Bud's Flower Shop was listed at 208 N. Main St in the 1960, 1962, and 1964 city directories. An article in 1963 notes that the business celebrated its 5<sup>th</sup> anniversary on June 13, 1963. Bud's Flower shop offered a huge selection of potted plants, cut flowers, corsages, artificial plants and flowers, wreaths, centerpieces, novel vases and planters, and specialty gift items. Floral delivery was free in Mt Pleasant and offered for a small fee to select other Henry Co towns. Bud's was a member of the Floral Telegraph Delivery Service, which allowed him to order flowers in other cities for customers. The store was located just two blocks north of the square, known as "your downtown florist" ("Bud's Flower Shop in Mt Pleasant is your Downtown Florist," *Mt Pleasant News*, June 21, 1963, 3). Wilbur P. ("Bud") Conrad (1923-2013) remained at this address through 1964, then relocated his flower shop to 120 North Main.

On 21 May 1965, John and Laura M. Lawson sell the S 20' of lot 1 and the N 5' of lot 2 block 13 to Morton E. Dodds and Harold E. Larson. On 10 March 1969, via warranty deed, Morton E. Dodds, et al, sell the property to Harold E. and Alice E. Larson (Transfer Book "2", page 14). Jennie's Beauty Shop, a hair salon, was listed at 208 N. Main St in the 1966, 1968, and 1970 city directories. Jenny Foggy was also listed as living at this address. Mrs. Lois Ross and Richard Ross were listed as living at 208 ½ N. Main St in 1970. Graber Real Estate and Tax Service is listed at 208 N. Main St in 1974, with Graber Realty here in the 1976 city directory. Howe Shoe Service is listed here in 1981, 1983, and 1986. Nellie Conner also lived at the address.

On 1 November 1990, the Harold E. Larson Estate, with Alice E. Larson as widow and executor, sell the property to James O. Matheney and Donna Ehrhart (Transfer Book "3", page 13; Deed Book 524/198). Yaley McClintic Insurance is listed at 208 N. Main St in 1993. King's Barber Shop was located here from 1997 to the early 2000s. The occupant was noted as "not available" in the 2011 directory.

James O. Matheney and Donna Ehrhart sold the property to Brad H. and Connie A. Dyll in June 2003. Brad's Barber Shop was here for several years.

The building has been owned since October 2016, by Brian D. and Barbara A. Leslie, who purchased the building from Brad and Connie Dyll.

This commercial building is currently occupied in 2023 by Euphoria Salon, a full-service beauty salon owned by Lexie Leslie.

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**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, 1973, 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.

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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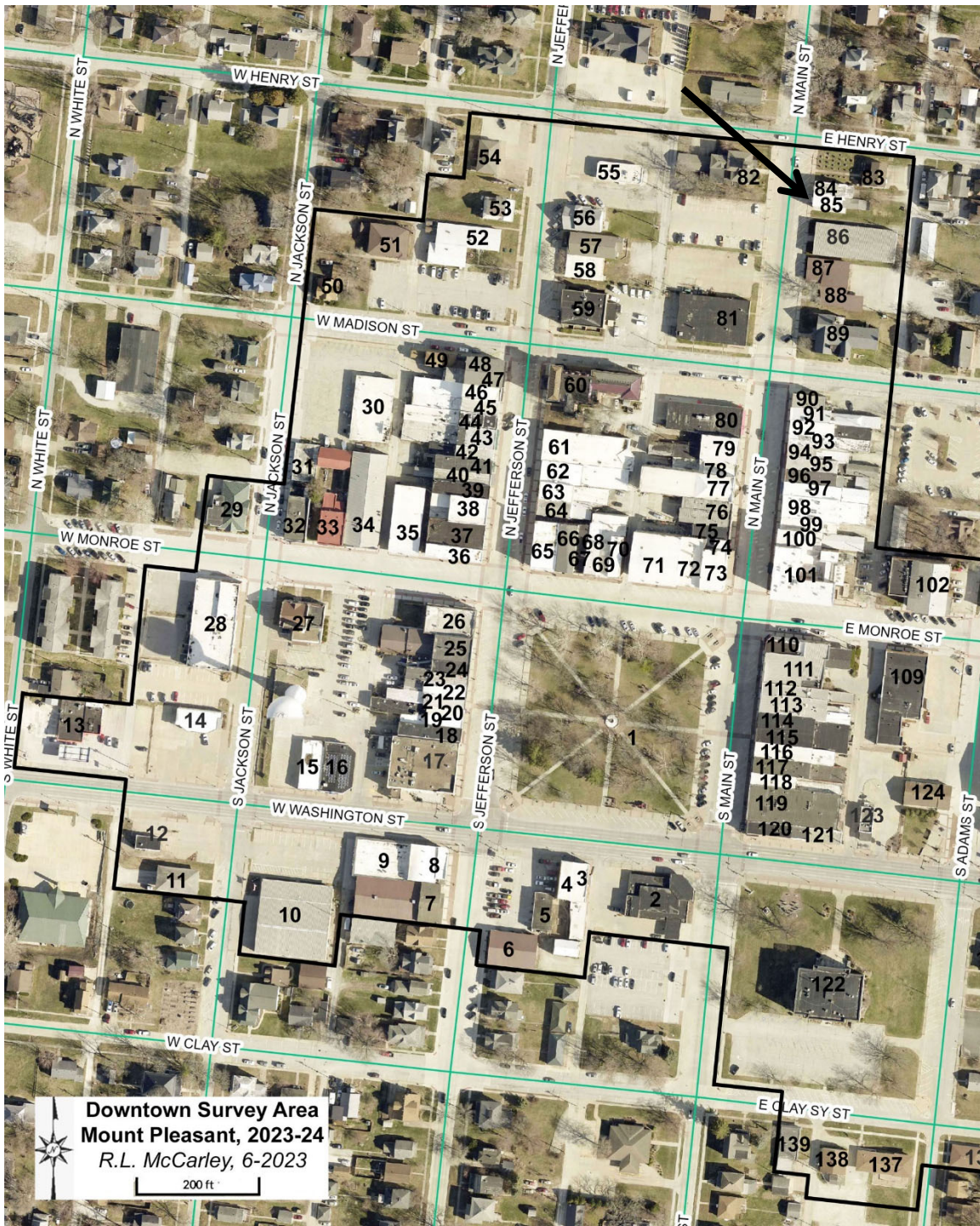
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**Location map**





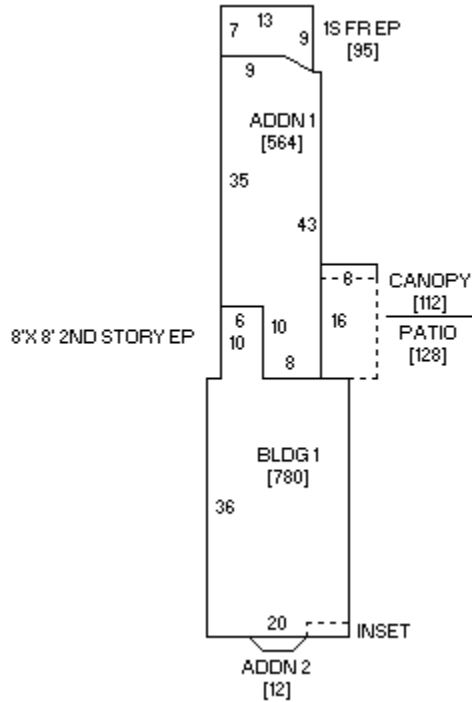
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**Building footprint**



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

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

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**Historic images**

Bud Conrad, owner of Bud's Flower Shop, is pictured in front of his shop at 208 North Main. Beautiful window displays have become a trade mark at Bud's conveniently located store.



Exquisite centerpieces, novel vases, special gift items, fresh flowers and artificial plant arrangements are in evidence everywhere in Bud's Flower Shop.

Bud's new delivery truck has become a familiar sight in Mt. Pleasant as floral deliveries are made. No charge is made for local deliveries, and Bud's also take flower orders to Memorial Hospital twice daily.



**Building in June 1963 (*Mt Pleasant News*, June 21, 1963, 3)**

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

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**Building at right, 1990 survey photograph (Naumann 1991)**



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



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**Digital photographs**



**Photograph 44-00258-001. West elevation, looking east (October 2023)**

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**Photograph 44-00258-002. West and south elevations, looking northeast (October 2023)**



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**Photograph 44-00258-003. East elevation, looking west (October 2023)**