

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00256 ☐ 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: Main Street Café

B) Other names: 2023 downtown survey # DT-090

• Location

A) Street address: 130 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): 9 Lot(s): Lot 1 - N 21'

• 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

—	Buildings	<u>1</u>
—	Sites	—
—	Structures	—
—	Objects	—
—	Total	<u>1</u>

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

02E02: COMMERCE/TRADE / bakery

02G01: COMMERCE/TRADE / café

B) Current functions

10E02: INDUSTRY / communications - publishing

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

A) Architectural classification

09F: Commercial

B) Materials

Foundation (visible exterior): 04C: Limestone

Walls (visible exterior): 06: Stucco

Roof: 15C: Rubber

Other: _____

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

Site Number: 44-00256 Address: 130 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

D) Period(s) of significance

E) Significant dates

Construction date

1868 ☒ *check if circa or estimated date*
Other dates, including renovations
1960, c.2006

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 Date: April 18, 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

The core of this two-story commercial building was constructed around 1868, with a façade remodel completed in 1960 and a second façade remodel around 2006. The current appearance of the building primarily reflects the work completed around 2006, which significantly altered the appearance of the 1960 façade remodel. The 1960 façade remodel included a new storefront and simple buff brick façade with a lack of decorative detail. Elements of the current storefront appear to date to the 1960 remodel. The entry with transom is recessed at the left/north, with large display windows with a permastone bulkhead. The second story entry at the right has stucco cladding around it that dates to the circa 2006 remodel. This later remodel added pilasters, window surrounds on the second story, horizontal detail on the frieze, and a simple cornice. The addition of the stucco and these details substantially altered the appearance of 1960 remodel. The second story windows retain their configuration and wood sashes from the 1960 remodel. The center picture window is flanked by one-over-one-light double-hung windows, with a single one-over-one-light double-hung window to either side. The 1990 survey photograph shows the original north side elevation, with patches in the brick for the current entry on the center of the first story and window towards the front of the second story. A painted Colonial Bread sign also existed on the first story level. This side elevation has been painted, masking these changes and covering the earlier painted sign. The east/rear wall of the building was rebuilt with concrete block, tied into the north brick wall. This rear elevation has an entry on the first story, and wood steps that lead to an entry on the second story. There is also a set of three windows on the second story.

8. Narrative Statement of Significance

This commercial building will likely be classified as a non-contributing building in the potential Mount Pleasant Downtown Historic District. The building was constructed around 1868, with a façade remodel in 1960 that falls within the period of significance. Historic photographs show this simple façade of buff brick, simple window details, and a lack of decorative details. This remodel would fall within the period of significance for the potential historic district. However, the façade was remodeled again around 2006, cladding the brick in stucco and adding decorative elements. This work significantly altered the simple façade design of 1960, and thus it does not retain integrity from this earlier remodel within the period of significance. Thus, the building does not retain sufficient integrity to be considered a contributing building in the potential historic district. If the façade was reversed to its 1960 appearance, it should be re-evaluated as potentially a contributing building in the potential historic district.

Based on research and evaluation conducted to date, this building is not individually eligible for listing on the National Register of Historic Places.

Developmental history of property

On 8 February 1867, T.V. Taft (1806-1889) sells the N 61' of lot 1 block 9, original Mount Pleasant, to Levi Snell (1828-1893). This building appears to have been constructed by Levi Snell in 1868, along with the building to the south. Historic photographs show a similar cornice on both buildings, though a bay window was later added to the center of this building. In April 1868, "The new building of Levi Snell on North Main Street is advancing toward completion" (*Mt Pleasant Journal*, April 24, 1868, 8). In June 1868, the

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Mt Pleasant Journal reports that a new photograph gallery is being opened by Hover & Goucher in Snell's new building (*Mt Pleasant Journal*, June 12, 1868, 8). The new gallery of the Hover Brothers is then advertised by November 1868, remaining here in 1869. They were located on the north side of the square by 1870. A two-story building appears on this site on the 1869 birds-eye view of Mt Pleasant.

On 18 September 1869, L. Snell and wife sell the N 20' of lot 1 block 9 to R. Eshelman (Transfer Book "A", page 10). This is most likely Reuben Eshelman (1829-1915). Researching the property owners, it appears this lot continued to be owned for decades by the Reuben Eshelman Family and his descendants, specifically his son and daughter (Daniel Frederick Eshelman and Anna 'Mae' Eshelman Rauh). The 1867 Mount Pleasant Directory verifies that the early owners of this property, Levi Snell and Reuben Eshelman, operated their business establishments on the north side of the square (31 W Monroe and 29 W Monroe, respectively) and not on N Main. Both were early businessmen in Mt Pleasant who had the means in own real estate as an investment in this period.

The 1870 Mount Pleasant Directory list Frederick G. Ackerman as operating a bakery and residing at 42 Main. Fred Ackerman is enumerated in the 1870 Mount Pleasant, Henry County census, and his occupation is baker. Further, the Patron's Directory in the A.T. Andreas Atlas for 1875, advertises F.G. Ackerman, Confectionary and Bakery.

The 1886 Sanborn fire insurance map shows this 2-story, brick building with interior stairs on the front, south wall. It is located on the SE corner of the Main/Madison intersection. There is a 1-story small, brick extension with an open, frame porch, facing east. A 1-story, frame addition is behind, with an attached oven. A very large, 1-story frame storage building is by the alley. The address is 411 N Main, and the building is used for a bakery.

By August 1886, the Vienna Bakery and Mr. George Luburger, "Mt. Pleasant's boss baker have moved into R. Eshelman's newly improved store on North Main". (*The Free Press*, August 19, 1886, page 3). The Vienna Bakery, with Geo Luburger as proprietor, is located "Opposite the Presbyterian Church", which gives further evidence Luburger's bakery was located on this lot. (*The Free Press*, June 7, 1888, page 5).

The 1892 Sanborn fire insurance map shows this 2-story, brick building with an address of 411 N Main. The footprint of the building has not changed from the previous map. The building is used for a bakery.

The 1893 Mount Pleasant City Directory advertises the Geo Luburger Bakery at 148 N Main, with the Luburger family residence the same. This bakery then moved further south on the street in the late 1890s to 118 N. Main St.

The 1899 Sanborn fire insurance map shows this 2-story, brick building to be 25' in height, with 12' ceilings on both floors. A doorway leads to a small, 1-story, brick addition at back, with an open frame porch on the north. The 1-story, frame addition has extended to the east, and nearly surrounds the 1-story, brick oven. The large, 1-story frame storage building remains by the alley. The address is 411 N Main, and the building continues to be used for a bakery.

In January 1899, Crawford & Bell advertise their new restaurant and bakery, "Opposite Presbyterian Church" (*Mount Pleasant Evening Journal*, January 21, 1899). Then, in July 1899, the New Alhambra

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Bakery advertises opposite the Presbyterian Church on N. Main. They included a restaurant, lunch counter, and ice cream parlor. George Seaman was manager, with Morris and Hinebaugh as proprietors (*Free Press*, July 27, 1899, 5). The Alhambra restaurants, operated by Mr. Wilkins, closed permanently in May 1901 (*Mt Pleasant Daily News*, May 18, 1901, 1).

The 1909 Sanborn fire insurance map shows this 2-story, brick building to be 24' in height, with 12' ceilings on both floors. The basic footprint of the building has not changed from the previous map. However, the brick oven has been removed from the 1-story, frame addition. The large, frame storage building by the alleyway is now a 1 ½ story stable. The address is 411 N Main, and the building is now used for a restaurant.

The 1911-1912 Henry County Directory lists M and M Clawson operating a bakery at 144 N Main.

The 1920 Sanborn fire insurance map shows this 2-story brick building to be 24' in height, with 12' ceilings on both floors. The basic footprint of the building has not changed from the previous map. However, the 1-story addition at the rear is now part brick and part frame. The large stable by the alley is gone. The address is 411 N Main, and the building is used for a restaurant.

On 11 July 1941, Daniel Frederick Eshelman (1874-1957, son of Reuben Eshelman) sells "part" of his 1/3 interest in lot 1 block 9 to Florence Howard (niece of D.F. Eshelman and granddaughter of Reuben Eshelman). (Transfer Book "1", page 11)

As shown in the 1941 Mount Pleasant Directory, Crowl's Café is operating on this lot, with Maurice Crowl as manager. The address is 148 N Main.

The 1942 Sanborn fire insurance map shows the same footprint for the building as the 1920 map and the address continues to be 411 N Main. The building is used for a restaurant.

In December 1944, the trade name "Main Street Café" was filed with the county recorder by Ida L. Tovrea. The establishment was previously the Trumbo Café ("Trade Name Filed," *Mt Pleasant News*, December 20, 1944, 1). The Main Street Café opened for business on January 27, 1945 (*Mt Pleasant News*, January 25, 1945, 3). The restaurant would continue to operate here for many years, though under different owners. The Main Street Café is listed on N. Main in the 1948, 1950, and 1952 telephone directories. In August 1952, Vernon McCoy purchased the business from Jarvis and Leatherby. He was chief cook at the café and connected with the business since it first opened ("McCoy Buys Main Street Café," *Mt Pleasant News*, August 5, 1952, 1). In 1955, Vernon McCoy is the owner; the address is 148 N Main. By the 1957 city directory, the address has shifted to the current numbering of 130 N. Main St. Main Street Café is listed at 130 N. Main St in the 1960 city directory.

Main Street Café was sold to Melbourne and Dorothea Conn in 1959, with the restaurant across the street from the public library redecorated and remodeled for their grand opening on August 7-8, 1959 (*Mt Pleasant News*, August 7, 1959, 3). Major remodeling of the façade then occurred in June 1960. The entire façade was remodeled with new buff brick and glass storefront for the café owner Melbourne Conn by contractor Eugene Smith. The new front would extend to the second story of the building, which was owned by Florence Howard of Gary, IN. The café would be closed for two weeks during the project ("Installing New Front at Café," *Mt Pleasant News*, June 16, 1960, 1). Main Street Café remains listed at

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130 N. Main St through the 1964 city directory. The café was damaged by a fire in June 1964 (*Mt Pleasant News*, June 2, 1964, 1). It was then sold by Melbourne Conn in March 1965 (*Mt Pleasant News*, March 27, 1964, 1)

In 1966, Martin's Kozy Café is located at 130 N Main, Bernice Martin is owner of the restaurant. It remains listed here in 1968, and then simply the Kozy Café is listed here in the 1970 directory.

On 1 December 1967, the Estate of Florence (Rauh) Howard changes title of the N 21' of lot 1 block 9 to Raymond A. Howard, Jr. and Sr. And, on 22 October 1968, the Estate of Mae E. Rauh changes title to the 1/3 interest of the N 21' of lot 1 block 9 to Florence (Rauh) Howard. (Transfer Book "2", page 10)

From 1974 through 1983, as shown in telephone and city directories, the Kozy Café operated at 130 N Main. Lucille and John C. Billingsley were owners. They bought the café in March 1972 from Charles Shappell, who had operated it for two years (*Mt Pleasant News*, March 14, 1972, 7).

On 13 May 1986, Ray A. Howard, Sr., et al, transfer ownership of the N 21' of lot 1 block 9 via warranty deed to Lynn D. Richard. (Transfer Book "3", page 10; Deed Book 444, page 91). Richard Realty and Auction operated in the building to the south at 128 N. Main St, which Lynn D. and Karen Richard had bought in September 1985.

Domino's Pizza then opened at 130 N. Main Street in 1986. They remain here in 1990. Life Investors is listed at 130 N. Main Street in the 1993 directory. They are also listed here in the 2001 directory, along with the State Law Office.

A sign permit for Team Staffing Solutions in 2007 for the building to the south at 128 N. Main shows that the façade has been clad in stucco, as well as this building at the corner.

On July 11, 2008, Lynn and Karen Richard transfer the property to Holdfast LLP, noted as a corporate merger or reorganization.

By 2011, PrintGroup USA was located in this building.

The building has been owned since February 2015, by Dennis and Linda Krehbiel, who own the adjacent building to the south.

This commercial building is currently occupied in 2023 by PrintGroup USA, a printing service owned by Sal Alaniz.

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:

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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.

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

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

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

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

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

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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.

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

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Location map



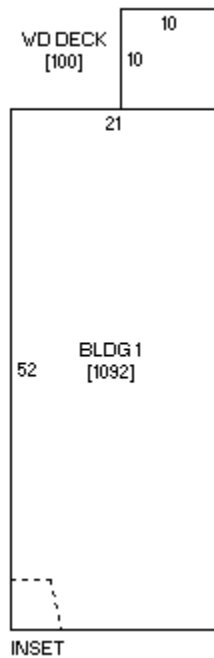
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Building footprint



Sketch by www.camavision.com

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

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Historic images



Looking south on 100 block of N. Main St around 1900 (HCHT Facebook album)

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Building in 1960s (HCHT Facebook album)

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East side of 100 block of N. Main St in July 1965 (HCHT collection)



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1990 survey photograph (Naumann 1991)

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1990 survey photograph (Naumann 1991)

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Building in early 2000s
Henry County Assessor (<https://beacon.schneidercorp.com>)

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Edge of building at left at time of sign permit application in May 2007 (City of Mt Pleasant building permit)

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Digital photographs



Photograph 44-00256-001. West elevation, looking east (October 2023)

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Photograph 44-00256-002. North and west elevations, looking southeast (October 2023)

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Photograph 44-00256-003. East elevation, looking west (October 2023)