

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00255  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: Snell Building

B) Other names: 2023 downtown survey # DT-091

## • Location

A) Street address: 128 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 - S 20' of N 41' - exc N 4' of E 88'

## • 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**

02E: COMMERCE/TRADE / specialty store

02E11: COMMERCE/TRADE / grocery

02B04: COMMERCE/TRADE / insurance

**B) Current functions**

02B04: COMMERCE/TRADE / insurance

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

**A) Architectural classification**

05: LATE VICTORIAN

**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: 44-00255 Address: 128 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*

1868  *check if circa or estimated date*

*Other dates, including renovations*

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**

This two-story brick commercial building was constructed in 1868, with the façade remodeled around 2006. The cladding of the façade in stucco at this time detracts from the historic appearance of the building, with original window details lost in this work. The smaller windows were installed in 1977, with vinyl windows installed around 2006. The building retains its 1868 decorative metal cornice, which has distinguished this building over the decades and remains as a rare example of early cornice. The offset window configuration on the second story also remains intact, with historic photographs showing the paired set of windows on the south/right and then two single windows to the north. Thus, this building did not have a symmetrical second story as typically found on buildings in downtown Mt Pleasant, but this building had a second story window centered above the first story entrance. The first story store entrance was traditionally not centered on the width of the building, but it was offset to one side, with an entry to the second story on one side or the other of the storefront. The building retains its historic storefront configuration of a store entry centered between windows, with the second story entry at the right/south. Overall, these distinctive features reflect the overall historic design of the building.

**8. Narrative Statement of Significance**

The Snell 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. The building retains an elaborate metal cornice from the 1860s, a rare feature in downtown Mt Pleasant. The overall form and design of the building remains discernible, though the cladding in stucco hides the original brick. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district. Removal of the cladding and restoration of the original window size would increase the historic integrity of the building.

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. The cladding of the brick and installation of smaller windows detracts from the historic integrity of the building.

*Developmental history of property*

On 8 February 1867, T.V. Taft sells the N 61' of lot 1 block 9 to Levi Snell (Transfer Book "A", page 10, Deed Book D, page 417). It is unclear when or how T.V. Taft acquired this lot. On 22 July 1868, Levi and Elvira Snell sell a ½ interest in the S 20' of the N 41' of lot 1 block 9 to John S. Wertz (Transfer Book "A", page 10, Deed Book E, page 97).

This 2-story, brick commercial building appears to have been built in 1868 by Levi Snell, along with the building to the north. Historic photographs show a similar cornice on both buildings, though the façade of the one to the north was later remodeled. 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 July 1868, "Levi Snell is about completing a fine store room on Main Street (*Mt Pleasant Journal*, July 24, 1868, 8). Levi Snell and John S. Wertz advertise the opening of a "Ladies' Store, on Main Street, north of the Brazelton House

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and opposite the Presbyterian Church" (*Henry County Press*, Mount Pleasant, September 23, 1868, page 2). The Ladies' Store was located in Snell's new building, under the management of Misses Wertz and Saunders. It was in full operation in September, with a large stock. Ladies now know where they could buy with lady clerks (*Mt Pleasant Journal*, September 11, 1868, 8). The 1869 birds-eye view of Mt Pleasant shows a two-story building on this lot.

J.S. Wertz and wife sell their ½ interest in the lot to D.J. Holcomb & N.B. Andrews on 29 March 1869. On the same day, Levi Snell and wife sell their remaining ½ interest in the S 20' of the N 41' of lot 1 block 9 to D.J. Holcomb and N.B. Andrews (Transfer Book "A", page 10).

The 1870 Mount Pleasant City Directory lists Holcomb & Andrews at 30 N Main. They operate a China, Glass & Queensware store.

In May 1876, D. Holcomb and wife sell their interest in the S 20' of the N 41' of lot 1 (ex strip of E 88') to N.B. Andrews.

In 1879, the business became Van Vost & Andrews, still a crockery and queensware store on N. Main Street. They had the latest styles (*Free Press*, July 24, 1879, 3). Nelson B. Andrews advertises his crockery store in the 1884-85 Gazetteer.

The 1886 Sanborn fire insurance map shows this 2-story, brick building with stairs on the south wall. A doorway leads to a 1-story, brick addition which is used as a warehouse. There are exterior stairs at the rear of the building, leading towards the alley. There is also a small, open frame porch. The address is 412 N Main, and the building is used for a queensware store.

The 1892 Sanborn fire insurance map shows the footprint of this 2-story, brick building, with a 1-story brick addition has not changed from the previous map. The 1-story, frame porch (along the outbuilding to the at the rear of the building, north side of the lot), now extends to the alley. This structure is perhaps a loading dock. The address is 144 N Main and the building is used for a queensware store, with a warehouse in the back. The 1899 Sanborn fire insurance map shows the footprint of this 2-story, brick building (25' in height) has not changed from the previous map. The address is 144 N Main, and the building is used for a queensware store.

The 1893 Mount Pleasant City Directory shows N.B. Andrews operating a queensware store at 144 N Main; Andrews' residence is at the same address. On April 4, 1901, an article in *The Free Press* announces: "The Nelson B. Andrews crockery store has been removed from North Main to North Jefferson street by the present proprietors, Grant and Cook...".

"David Nudd & Co were given the right to install a box-ball alley in the Andrews building next to Eshelman's restaurant on Main street" (*Mount Pleasant Journal*, Friday, March 19, 1909, page 1). The 1909 Sanborn fire insurance map shows this 2-story, brick building to be 24' in height, with an open doorway leading to a 1-story, brick addition. The rear exterior stairs and loading dock, as shown on the previous map, are gone. The address is 144 N Main, and the building is used for bowling.

The 1911-12 Directory of Henry County, shows C.G. Swanson operating a grocery store at 142 N Main. C.G. Swanson is listed selling staple & fancy groceries at 144 N. Main St in the 1913 telephone directory,

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and Swanson & Peterson were listed here in the 1915 telephone directory. The grocery of Felgar & Stevenson were then listed at 144 N. Main in the 1919 telephone directory.

On 13 July 1915, A.E. Andrews, et al, sell the S 20' of the N 41' ex 4' of E 88' of lot 1 block 9 to William Hoaglin (Transfer Book "C", page 14). Nelson Brockway Nelson (1843-1915) died on June 2, 1915. His wife had died previously, and they had no children.

On 25 September 1919, William Hoaglin sells the lot to C. Herbert Dyall (Transfer Book "1", page 11). Dyall operated a photography studio on the west side of the block.

The 1920 Sanborn fire insurance map shows this 2-story, brick building to be 24' in height, with an open doorway leading to a 1-story, brick warehouse room. A 1-story, brick/tile addition for autos extends the building to the alley. The address continues to be 144 N Main, and the building is used for a grocery store.

The C.S. Anderson Grocery is listed in the May 1921 telephone directory. Anderson partnered with Sam Williams and the grocery became The Williams Grocery Co. (*Mount Pleasant Daily News*, July 20, 1921, page 4). The Williams grocery store owned by C.S. Anderson was then sold to G.B. Gilliland in January 1922. The new store would be operated on a cash and carry plan, with the highest grade groceries offered at the lowest possible price. Sam Williams would be retained in the new store ("Williams Grocery Sold," *Mt Pleasant Daily News*, January 30, 1922, 3). G.B. Gilliland operated a grocery store on North Main from 1922 through the early 1930s, based on several newspaper advertisements.

Guy Lauser started the Lauser Wallpaper and Paint Store in 1924 on W. Monroe. He moved in 1927 to 126 N. Main St, one door south of the present (September 1934) location. He then moved to his location at 128 N. Main in 1934 in the former Gilliland Grocery store location to carry a larger stock of paints and wallpaper. He has enjoyed a good painting and decorating business ("Several Merchants in Business Here Over Fifty Years," *Mt Pleasant News*, September 25, 1934, 5). The 1938 city directory lists Lauser's Wallpaper & Paint Store on N. Main under the categories of paints, wallpaper, glass, and painter and decorator. The 1941 Mount Pleasant City Directory shows Lauser's Wallpaper and Paint Store at 146 N Main. They continue to be listed at this location through the 1953 telephone directory. By 1955, they moved further south on the block to 122 N. Main, a building purchased by the Lauser family.

The 1942 Sanborn fire insurance map shows the footprint of this 2-story, brick building has not changed from the previous map. The address is 144 N Main. The building is used for a paints and wall paper store.

Henry County Mutual Insurance is listed at 128 N. Main starting in the 1957 city directory, remaining listed here through the 1983 city directory. Other insurance offices were also listed here during this period. Wilson Insurance Agency (Richard A. Wilson) is listed here in the 1957 to 1966 city directories. Doane Agricultural Services was listed here in the 1962, 1964, and 1966 city directories. New York Life is listed here in 1966.

After forty years of ownership by the Dyall Family (1919-1959), C. Herbert Dyall, et al, transfer the property via QCD to Ruth Margaret Dyall on 28 October 1959, who in turn sells the lot to Paul W. Glanzman on 1 April 1965 (Transfer Book "2", page 10). Glanzman Printing Co is also listed here in the

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1966 city directory. They remain listed at 128A N. Main St through the 1970s. Sloan's Printing Service was then listed at 128A in the 1981 city directory.

The storefront was likely remodeled around 1965, after the sale of the building. A building permit was issued in 1977 to the Glanzman Printing Co to install four smaller windows on the second story, remove the skylight from the roof, and complete additional interior remodeling at 128 ½ N. Main St (City of Mt Pleasant building permits).

Paul W. and Edith Glanzman sell the lot to Lynn D. and Karen Richard on 10 September 1985, (Transfer Book "3"). Richard Realty and Auction, Inc is listed at 128 N. Main St starting in the 1986 city directory into the 2000s.

A sign permit for Team Staffing Solutions in 2007 shows that the façade has been clad in stucco, the current façade material.

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

The 2011 city directory lists USDA Rural Development at 128 N. Main St.

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

This commercial building is currently occupied in 2023 by Krehbiel Insurance, an insurance agency.

## 9. Major Bibliographical References

*Biographical Review of Henry County, Iowa*. Chicago, IL: Hobart Publishing Company, 1906.

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

Bowron, Watson. *Henry County Directory for 1859-60*. Burlington, IA: Watson Bowron, 1859.

*Annawalt & Lawrence's Bi-ennial Mt Pleasant Directory*. Burlington, IA: Hawk-Eye Steam Printing House, 1867.

Annewalt, E.H., compiler. *Mount Pleasant City Directory*. Burlington: Daily Gazette, 1870.

*Mount Pleasant City Directory for 1893*. Mt. Pleasant, IA: Francis D. Craig, 1893.

Mason, George T. *Directory of Henry County, Iowa, 1911-12*. Mt. Pleasant, IA: The News, 1911.

Mount Pleasant Telephone Company. Telephone directories issued in 1913, 1915, 1918, 1921, 1925, 1927, 1937, 1939, 1944, 1948, 1950, 1952.

Groce, W.H. *The City Directory of Mt. Pleasant, Iowa*. Mt Pleasant: Groce, 1938.

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

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

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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.

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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**Building footprint**



Sketch by [www.camavision.com](http://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 at left edge in late 1930s (HCHT Facebook album)**

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Building at left edge in November 1961 (HCHT Facebook album)



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

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**Building at time of sign permit application in May 2007 (City of Mt Pleasant building permit)**



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**Digital photographs**



**Photograph 44-00255-001. West elevation, looking east (October 2023)**

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**Photograph 44-00255-002. East elevation, looking southwest (October 2023)**

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**Photograph 44-00255-003. North elevation, looking south (October 2023)**



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Photograph 44-00255-004. East elevation, looking west (October 2023)