

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00253b 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: Bergdahl Building

B) Other names: 2023 downtown survey # DT-092

• Location

A) Street address: 126 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): 1 - N 20' 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>	Total	<u>—</u>	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 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

02E11: COMMERCE/TRADE / grocery

02E: COMMERCE/TRADE / specialty store

B) Current functions

02E: COMMERCE/TRADE / specialty store

• 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: 44-00253b Address: 126 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

02: Architecture

D) Period(s) of significance

E) Significant dates

Construction date

1870 *check if circa or estimated date*

Other dates, including renovations

1937

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

K.A. Bergdahl (1937 façade)

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 is a two-story brick commercial building that was built around 1870. The façade was remodeled in conjunction with the building to the south in 1937, though these are separate buildings under separate ownership. The new facade was built using buff brick, popular in the 1930s. The simple rectangular outline with rowlock brick around the second story windows and across the façade is also typical of architectural detail on commercial buildings in this period. Historic photographs show that it retains its 1937 storefront, with black tile under the aluminum windows. It has a recessed entry with transom, large display windows, black tile bulkheads, and the upper story entry at the right. The transom area has wood paneling cladding it. The second story has a pair of windows with a single window to either side. All of the windows have one-over-one-light double-hung vinyl sashes. The windows are slightly recessed in their openings and have rowlock brick sills and no lintel detail. The parapet has a simple concrete coping. The second story of the rear elevation is clad in stucco, covering the earlier rear brick wall. It has two windows and a rear entry. A long one-story brick rear addition extends to the alley. It has wider (garage) opening on the rear/east wall with paneling and a set of French doors installed.

8. Narrative Statement of Significance

The Bergdahl 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, and it reflects the period of downtown development in the 1930s. The building retains a high level of integrity from the 1937 remodel, with the façade brick, simple brick details, and storefront intact. 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 appears to be potentially individually eligible for listing on the National Register of Historic Places under Criterion C for its architecture. Further research and assessment of the interior features and modifications would be required for a full evaluation of the individual eligibility of the building. Any potential individual NRHP nomination would need to consider if the building to the south at 124 N. Main St would be included as part of the nomination/listing.

Developmental history of property

This 2-story, brick commercial building located at 126 North Main Street appears to have been built around 1870. It was remodeled in 1937, with a joint design with the separate building to the north at 126 N. Main St. However, while visually connected, the two buildings functioned as separate properties.

On 8 February 1867, T.V. Taft sells the N 61' of lot 1 block 9 to Levi Snell (Transfer Book "A", page 10). On 10 September 1867, Levi Snell and wife sell this property, the N 20' of the S 39' of lot 1 block 9, to Mary Davis (Transfer Book "A", page 10, Deed Book E, page 18). On 19 July 1870, C. Davis and wife sell the lot to George B. Corkhill (Transfer Book "A", page 10, Deed Book A, page 66). He previously acquired the S 19' of Lot 1 in 1867. Then, on 5 July 1876, G.B. Corkhill and wife sell the property (N 20' of the S 39' of lot 1 block 9) to M.A. Corkhill (Transfer Book "A", page 54). M.A. Corkhill is most likely

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G.B. Corkhill's mother, Mary A. Corkhill (1817-1879). Upon her death, it appears Mary's daughter, Cora *Corkhill* Putnam (1858-1881, first wife of H.C. Putnam) inherited this property.

This building was likely built around 1870 by George B. Corkhill. While a two-story commercial building with a flat roof is depicted to the south of this site on the 1869 birds-eye view of Mt Pleasant, this lot is depicted as vacant. Unlike other buildings to the south with shared staircases, these two buildings were constructed and functioned independently, with separate stairs on the south side of both buildings. Col. George B. Corkhill was a prominent resident of Mount Pleasant in this period. He was a graduate of Iowa Wesleyan in 1859, lawyer in partnership with Judge Palmer, private secretary for Senator James Harlan, and served in the Civil War. He returned to the practice of law after the Civil War and became District Attorney in southeast Iowa. He then moved to Washington D.C. in 1872 ("Obituary," *Frees Press*, July 8, 1886, 3).

Several groceries operated on N. Main in this period, including one in this building. The 1886 Sanborn fire insurance map shows this 2-story, brick building with no additions. There is an interior stairway on the south wall and an exterior stairway at the rear of the building, leading towards a small, 1-story, frame shed. The address is 413 N Main, and the building is used for a grocery store.

The 1892 Sanborn fire insurance map shows this 2-story, brick building now has a large, concrete extension at the back, with iron clad walls. A 7 horse-power engine is used and a boiler? is shown. Attached at the rear is a small, 1-story, frame shed. Two addresses are shown: #140 and #413 N Main. The front of the building is used for a barber shop. The rear of the building is used for a steam laundry.

On January 14, 1892, the *Mount Pleasant Weekly News* (page 4) announces A NEW INDUSTRY. It will be known as the Troy Steam Laundry, with Mr. Charles Green as proprietor. The laundry is located on North Main, in the same building with J.H. Mosely (Mosley) ("A New Industry," *Mount Pleasant Weekly News*, January 14, 1892, 4). By September 22, 1892, Mrs. H.C. Thomas has taken charge of the Troy Steam Laundry (*The Weekly News*, page 8). In October 1892, it was then sold to Charles Green (*Weekly News*, October 13, 1892, 5). The 1893 Mount Pleasant City Directory lists J.H. Moseley running a barber shop at 140 N Main. J.H., or Henry, Mosley, an African American barber, operated at several different locations in the downtown, moving to the east room on the south side of the Brazelton House in 1888, then located here, and then located above Eshelman's store by 1895. In the 1880s, the three leading barbershops in Mt Pleasant were owned by James Davis, Henry Mosley, and S.H. McCracken, all African American men ("Cobb & Williams," *Mt Pleasant Journal*, March 23, 1893, 4).

The 1899 Sanborn fire insurance map shows this 2-story, brick building to be 25' in height, with 12' ceilings on both floors. There is an open doorway at the back, leading to a 1-story, frame addition. A smaller, 1-story, frame shed is at the rear of the building. The address is 140 N Main. The front of the building is used for a grocery store; the back addition is used for storage.

In November 1900, J.P. Brenholts advertises at 140 N. Main St. He carries Marshall's best flour, Gold Coin flour, Chase & Sanborn's Coffee, Heinz's Vinegar, Pickles, and Bottled Goods (*Mt Pleasant Daily News*, November 19, 1900, 4). In 1909, C.G. Swanson advertises as the successor to Brenholts (*Mt Pleasant Journal*, January 1, 1909, 3). He is then listed at 142 N. Main St in the 1911-12 city directory, which may be this building or the building to the north.

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The 1909 Sanborn fire insurance map shows this 2-story, brick building to be 24' in height. There is a doorway at the back, leading to a 2-story, open-frame porch, which overlooks a 1-story, frame addition, with a skylight at the front. The north wall and the rear wall of the addition are iron-clad. There is a small, 1-story frame add-on that extends to the alleyway. The address is 140 N Main, and the building is used for a grocery store.

The 1920 Sanborn fire insurance map shows this 2-story, brick building to be 24' in height, with 8' ceilings on both floors. There is a doorway at the back, leading to a 2-story, open-frame porch, which overlooks a 1-story addition which is now brick and extends to the alley, a change from the previous map. The rear addition has a cement floor, with wood posts on the north and south walls. The address is 140 N Main and the building is used for battery charging, with room for 3 autos in the addition.

W. W. Battery is listed on N. Main St in the 1921 telephone directory, and then specifically at 121 N. Main St on the west side of the street by the 1923 telephone directory.

On 21 January 1925, H.C. and Louise Putman (sic) sell the N 20' of the S 39' of lot 1 block 9 for \$2,700 to Thomas Osborn, who on 2 February 1926, via warranty deed, transferred the lot back to H.C. Putman (sic). Horace C. Putnam died on 24 September 1932, and ownership of the lot changed hands (between Putnam's second wife Louise, and his heirs) for the next few years, ultimately being owned by the Henry County Savings Bank.

Guy Lauser started the Lauser Wallpaper and Paint Store in 1924 in the building occupied by Cash Feed Store on W. Monroe in 1934. He later moved to this building on N. Main St, one door south of the present (September 1934) location. He then moved to his location at 128 N. Main 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). Lauser Wallpaper and Paint Store advertised on N. Main St in 1927 (*Mt Pleasant Daily News*, February 4, 1927, 4).

Lauterbach Variety to New Location – The variety store which has been located on North Jefferson will be moved to the building vacated by the Lauser wallpaper and paint store on North Main. (*Mount Pleasant News*, October 10, 1934, page 1).

In April 1937, a new modern front was being installed in the Virden building at 124 N. Main St to the south of this building (*Mt Pleasant News*, April 6, 1937, 4). The next day, the newspaper reported that contractor K.A. Bergdahl had bought the building to the north on N. Main occupied by Lauterbach variety store from the Henry Co Savings Bank. He planned to completely remodel the front of the building and will arrange some modern apartments on the second floor. It would be the second front to be installed in that part of the block this month. Work had already started on the front of the Virden building occupied until recently by Green's grocery. The Lauterbach store would be kept open during the remodel ("Bergdahl Buys Business Building," *Mt Pleasant News*, April 7, 1937). In July 1937, the Lauterbach store was closed after 28 years in business in Mt Pleasant, with the stock sold to Wilfred Hoaglin (*Mount Pleasant News*, July 6, 1937, page 1). The full two-story remodel of the K.A. Bergdahl and Virden buildings were highlighted as the latest fronts to be installed in Mt. Pleasant business buildings in August 1937. The overall appearance was streamlined, with the storefront including black glass at the bottom for a striking

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appearance. The Bergdahl building was being used for services for the Presbyterians while their church was being redecorated ("New Front on Two Store Rooms," *Mt Pleasant News*, August 14, 1937, 1).

Raines Brothers To Open Store Here – Fairfield men lease the K.A. Bergdahl building on North Main and will open a grocery store. The store, formerly the Lauterbach variety store location, has been remodeled and a new front has been installed since Bergdahl bought the building a few months ago. (*Mount Pleasant News*, September 24, 1937, page 1). Nothing more appears in newspaper advertisements or directories about this announcement of a new store.

The 1938 city directory lists the IGA Market, operated by Overton and Ridien, at 138 N. Main St.

In October of 1939, Henry Bennett, of Bennett's Grocery Store on North Main, celebrated his fifth year in the grocery business (though at different Mount Pleasant locations). Bennett was previously in the Conover building on N Main, but moved to this location closer to the business district. A photo of the store front appears in the October 30, 1939, edition of the *Mount Pleasant News*. In the 1941 Mount Pleasant City Directory, Bennett's Grocery & Market is listed at 138 N Main, with Henry E Bennett, owner.

The 1942 Sanborn fire insurance map shows the same footprint for the building as the 1920 map. The address is 140 N Main. No specific use is given for the front of the building; the addition has room for 3 autos.

The 1944 and 1948 telephone directories list Hallowell Paint & Hardware Store at 140 N. Main St. Garfield Hallowell also has an insurance office in the building.

The 1950 and 1952 telephone directories list Christie Seed & Supply at 140 N. Main St.

On 27 March 1954, the K.A. Bergdahl Estate changed the title of the property to Lenart Bergdahl (Transfer Book "2", page 10).

On June 27, 1953, the *Mount Pleasant News* announces the opening of a new store: Bill Pickens of Fairfield, will open a Firestone store in the North Main Street store building, formerly the site of the Christie seed store. Work had been started on remodeling and redecorating. Pickens Firestone Store is listed at 138 N. Main St in the 1955 Mount Pleasant City Directory. Wm. R. Pickens offers home and auto supplies. On August 10, 1955, Dwight Mehaffy and Lawrence Peterman took over the Pickens Firestone Store and changed the name to the P & M Firestone Store (*Mount Pleasant News*, page 1). The 1957 city directory lists the P&M Firestone Store at 126 N. Main St, with the address shifting to the current numbering. They are listed under the categories of tires, tires service, batteries, auto parts and accessories, GE televisions and radios, and home supplies. They remain listed at 126 N. Main St in the 1960, 1962, and 1964 city directories, then moving to a new building on the east edge of town at 1305 E. Washington St, across from Hy-Vee. White's Furniture Store is also listed at 126 N. Main in the 1957 directory and then 124-126 N. Main in the 1960 and 1962 directories. Then they are listed simply at 124 N. Main St.

Lenart Bergdahl, a carpenter, is listed at 126 ½ N. Main St in the 1964 city directory.

In 1966, Leuellen's operated a children's clothing store in this building at 126 N. Main St.

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In November 1970, KILJ Radio Station held their grand opening at 126 N Main. The radio station remained at this location through the late 1970s.

On 2 June 1983, the Lenart Bergdahl Estate changed the title of the property to Effie A. Bergdahl (Transfer Book "3", page 10).

Several other businesses were located at 126 North Main Street, as shown in city directories: Adult Probation/Henry County 8th Judicial District (1983); Jeans & Gems (June 1987-1990, clothing and tanning salon, Mary & Pat Connelly, owners); Advanced Communications (1993-1997), Electronic Engineering Company (2000-2011).

The building has been owned since December 2020, by Adam and Halee Lane, who purchased the property from Daniel C. Peterson.

This commercial building located at 126 North Main Street is currently occupied in 2024 by Meraki Day Spa, a full-service beauty salon.

9. Major Bibliographical References

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Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

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

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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.

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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.

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

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Location map



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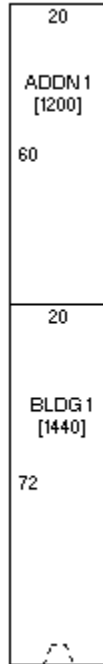
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Building footprint



INSET

Sketch by www.camavision.com

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

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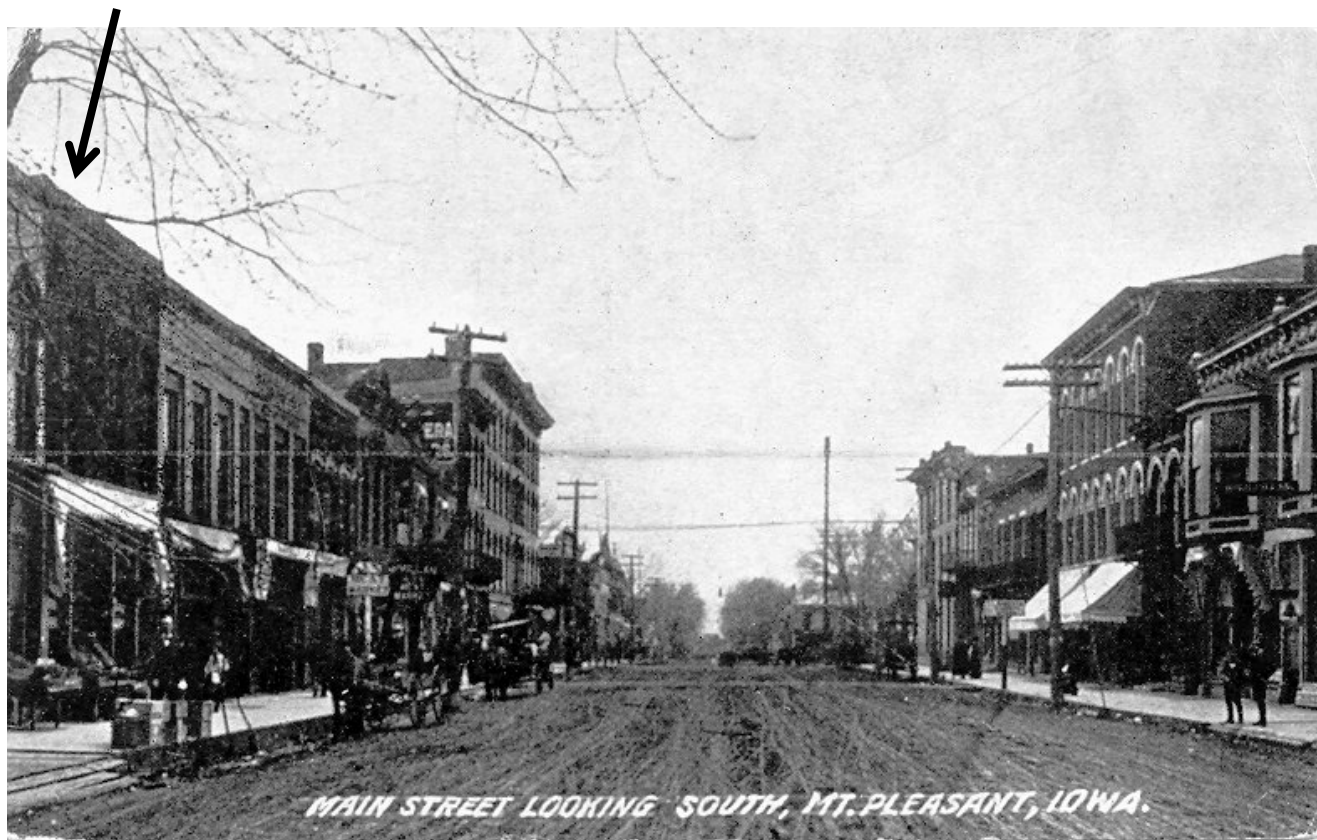
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Historic images



Building at left in 1900s (HCHT Facebook album)

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Building in late 1930s after façade remodel (HCHT Facebook album)

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Building in November 1961 (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 March 2003 (City of Mount Pleasant building permits)

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Digital photographs



Photograph 44-00253b-001. West elevation, looking east (October 2023)

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Photograph 44-00253b-002. East elevation, looking west (October 2023)