

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00252 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: McClure Building

B) Other names: 2023 downtown survey # DT-094

• **Location**

A) Street address: 122 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): 2 - N 20'

• **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

02E12: COMMERCE/TRADE / meat market

02E: COMMERCE/TRADE / specialty store

B) Current functions

11D: HEALTH CARE / medical business/office

• **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: 44-00252 Address: 122 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

1859 *check if circa or estimated date*
Other dates, including renovations

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 17, 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 1857, one of five storefronts to be built north of the Brazelton House in this year. This building reflects the simple details of the earlier brick commercial buildings in Mt Pleasant, not adopting the arch windows utilized for the new hotel. The windows on the second story are separated by brick pilasters, with historic photographs showing the double-hung windows set into these framed openings with stone lintels. The pilasters end at the continuous stone sill across the building under the windows. Smaller double-hung windows have been installed in the openings, with stucco obscuring the original stone lintels and size. The brick frieze is slightly projected, and the cornice has simple brick dentils. While windows modifications detract from the historic appearance of the building, the brick pilasters, continuous stone sill, frieze, and cornice with brick dentils reflect the 1850s construction date of this building. This building is the only of this set of buildings constructed in 1857 on the block to retain these early architectural features, with three other buildings remodeled with new facades in 1959 and 1969. The use of brick pilasters separating window bays is reflected on Union Block and the McCandless Building on the north side of the square, known to be built by William McCandless in 1861 and 1862. The current storefront dates to a remodel in the late 1950s or early 1960s for Lauser's Paint and Wallpaper store. The entry with transom window is centered, with large aluminum display windows to either side. The windows have a simple concrete sill and low brick bulkhead.

8. Narrative Statement of Significance

The McClure 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 1850s. Dr. McClure and Dr. Bird invested in the construction of this building and the one to the south in 1857, building up this block to the north of the new Brazelton House and leading to the depot at the railroad tracks to the north. Features of this building reflects early architectural features of commercial buildings in the 1850s in downtown Mt Pleasant. 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, brick commercial building located at 120 North Main Street appears to have been built around 1857, in conjunction with the building to the south. The style of the building with the inset rectangular windows (not arch) reflects an earlier commercial style in downtown Mt Pleasant, similar to the building at 115 S. Jefferson.

The 1856 Map of the City of Mount Pleasant (McBride Waite & Co, Civil Engineers, St. Louis, MO, 1856) shows a building on lot 2 block 9, owned by Dr. W. Bird. The construction in 1856 of the Brazelton House

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at the south end of the block was noted as a catalyst for the construction of other brick buildings. The *Home Journal* noted in September 1857: "There are a large number of buildings under way in our City now; and every day adds to the number. We notice five brick stores going up in one block, north of the Brazelton House ("Improvements," *Home Journal*, September 9, 1857, 3). This building appears to have been one of these five stores, along with the one to the south. Historic photographs show three second-story windows on each of these buildings, with a narrow center window above the shared second story entry. Dr. Wellington Bird was the first trained physician in Mt Pleasant, moving here from Ohio in 1849. He was active in early community development. He also owned and sold the building to the south of this building in April 1857. Drs. Bird & McClure advertised as located in the new building two doors north of the Brazelton in May 1859 (*Home Journal*, May 4, 1859, 1). The 1859-60 city directory lists the office Dr. W. Bird on the east side of Main St, between Madison and Monroe, with Dr. A.W. McClure listed in the same general location.

The 1859-1860 Henry County Directory shows A. Roads operating a grocery store on the east side of Main, between Madison and Monroe. William P. McClure is a clerk with A. Roads. The directory also shows Dr. A.W. McClure and Dr. W. Bird with an office on the east side of Main, between Madison and Monroe. Genealogy research confirms that A. Roads married Nancy McClure, the sister of William P. McClure.

From copies of the abstract, in possession of Henry County Heritage Trust, Mount Pleasant:

- District Court, Fallenstein & Gauss vs. Paul & McClure, Box 66, Discovery: "W.P. McClure states that he owns the N ½ N ½ lot 2 block 9, as a dwelling and store and that he holds said property under a bond for a deed executed to him by J.S. McGregor...dated 19 January 1858."
- 10 March 1864, John S. McGregor and Martha McGregor to A. Roads, N ½, N ½ Lot 2 in block 9, WD \$95.00.
- 5 April 1864, Addison Roads and Nancy Roads his wife to O.K. Serviss, N ½ N ½ lot 2 in block 9, WD \$2,000.
- 8 September 1864, O.K. Serviss and Maria V. Serviss his wife to Isaac W. White, N ½ N ½ lot 2 in block 9, WD \$1,800.
- 4 April 1866, Isaac W. White and Lucy White his wife to Frederick Kueck, N ½ N ½ lot 2 in block 9, WD \$2,000.
- 6 November 1866, F. Kueck and Matilda Kueck to James H. White, N ½ N ½ lot 2 block 9, WD \$2,100.
- 8 February 1872, James H. White and Emeline M. White his wife to William H. Corkhill, N ½ N ½ lot 2 block 9, WD \$3,200.

In 1861, the second floor of this building (and the adjacent building to the south) was used as a "hospital" for the soldiers training at Camp Harlan. Dr. Wellinton Bird & Dr. A.W. McClure had their medical offices here, and McClure served as "surgeon" for the 4th Iowa Cavalry. Though short-lived, this location served as an infirmary for the 4th Iowa Cavalry and the 25th Iowa Infantry, during their training at Camp Harlan/Camp McKean (to the west of town). A Civil War era shoe was found in an attic wall above 120 N Main, while repair work was being done, after a fire on July 22, 2011. (*Mt. Pleasant News*, November 28, 2011, page 1). A history of the regiment notes: "There was nothing very serious, however, until the measles appeared. This disease increased with great rapidity, until fully one third of the men in camp had taken it. As many as possible were moved to a hospital established by Surgeon McClure in the

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town...*The first death was that of Benjamin Ullery...who died in the hospital in Mount Pleasant.*" (*The Story of a Cavalry Regiment-Fourth Iowa Veteran Volunteers*, Wm. Forse Scott, 1893, page 19). From (*Mt. Pleasant News, The Bystander's Notes*, C.S. Rogers, editor, December 1943): "They should place a marker set into the walls of the building on the east side of North Main and now occupied by the Rural Elec. Ass'n. On the second floor of this building was the military hospital for the sick of the two regiments encamped here."

Addison Roads has just received a fresh stock of sugars, coffee, fruits, etc. at 24 N. Main on January 19, 1861 (*The Home Journal*, June 29, 1861, page 2). W.D. Leedham buys the A. Road's stock of groceries, at No. 24 North Main, February 7, 1863 (*The Home Journal*, March 7, 1863, page 3). By September 1865, I.W. White opens a "New Grocery" at No 22 Main (*The Home Journal*, September 15, 1865, page 4) and on January 5, 1866 (*The Home Journal*, page 3) announces "It Don't Pay! To Sell Groceries On Credit", I.W. White, No 24 Main Street. The 1867 Mount Pleasant City Directory advertises White & Brother at 24 N Main, offering groceries, flour & feed.

On May 1869, J.H. White & Son sell their grocery store to Isaac Phillips. Mr. Wm. McKibben is mentioned as Phillips' "gentlemanly clerk". (*The Mount Pleasant Journal*, May 7, 1869, page 3 and *Henry County Press*, May 12, 1869, page 3). Note: It is possible that William McKibben takes over the grocery from Isaac Phillips, but no references have currently been found to confirm this. McKibben operates the "Model Grocery, Main Street, 1st door south of Holcomb & Andrews Queensware store from 1872-1878, when he removes to No. 41 North Jefferson (*Henry County Press*, December 13, 1872, page 1 and *The Free Press*, October 24, 1878, page 3).

The 1886 Sanborn fire insurance map shows a 2-story, brick building that shares a stairs (leading to the 2nd floor) and a first story brick wall with the building to the south. There is a 1 ½ story, frame stable by the alley. The building is used for a tinware and stoves store, and the address is 415 Main.

The 1892 Sanborn fire insurance map shows the same footprint for this 2-story, brick building, but a small, 1-story, frame addition with iron-clad walls has been added. The stable is by the alley. The building is now a meat market, and the address is 132/415 N. Main.

In October 1892, the meat market of Mr. Violand on N. Main St was sold to Mr. Hinebaugh (six), formerly of the Asylum ("Local Matters," *Weekly News*, October 13, 1892, 5). S.D. Heinbach and Teaman originally ran the market, with Roderick Brown then buying Teaman's interest in 1893 ("Several Merchants in Business Here Over Fifty Years," *Mt Pleasant News*, September 25, 1934, 5). The 1893 Mount Pleasant City Directory advertises Heinbaugh & Brown Meat Market (S.G. Heinbaugh & Roderick Brown). The address is 132 N Main. Heinbaugh & Brown advertise sausage for sale, either link or bulk, in February 1895 (*Mt Pleasant Daily News*, February 12, 1895, 4). In September 1898, R. Brown & Co announced that they would be successors to Heinbaugh & Brown, and would continue the business in the old location. They would keep their market full of the best meats available (*Mt Pleasant Daily News*, September 9, 1898, 4).

The 1899 Sanborn fire insurance map shows a building used for a meat market, with a sausage factory in the rear addition. It is 2-story, brick building, 25' in height, with 12' ceilings on each floor. The building shares a stairway with the building to the south. The 1-story addition is coded green for an increased fire risk, with iron-clad walls and a boiler (4-horsepower engine). The stable is gone from the alley. The

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address is 132 N Main. The 1909 Sanborn fire insurance map shows the same footprint for this building as the previous maps. The 1-story addition is used for rendering. The building is a meat market, and the address is 132 N Main.

The 1911-1912 Henry County Directory advertises R. Brown & Company, meat market, at 132 N Main, owned by Roderick & Forrest E. Brown. Note: Roderick Brown (1851-1937) and Forest E. Brown (1879-July 1941) are father and son. The 1920 Sanborn fire insurance map shows the same footprint for this building as the 1899 and 1909 maps. The 1-story addition is now frame, with an iron-clad, wall at the rear and a 6-horsepower gas engine. The building is used for a meat market and the address is 132 N Main. Mount Pleasant telephone and city directories show the meat market of R. Brown & Company located at 132 N Main until 1941. A 1934 history of R. Brown & Co notes that it had been located in the same place for the last 41 years. Forest Brown, the current proprietor of the market, bought in with his father in 1908 ("Several Merchants in Business Here Over Fifty Years," *Mt Pleasant News*, September 25, 1934, 5).

On 1 August 1910, Augusta L. Cozier sold the S ½ of the N ½ of lot 2 to Roderick & Forest E. Brown (Transfer Book "C"). This is the building at 120 N. Main St. No separate use was identified for this building in the 1910s, so they may have been using both storefronts. The 1909 map identifies "meat" as the use for both buildings. Star Cleaners then moved into the south storefront in 1921. On 28 May 1923, H.C. Putnam and wife sell the N 20' of lot 2 to Roderick & Forest E. Brown for \$3,800 (Transfer Book "1", page 11). Note: H.C. Putnam's first wife was Cora Corkhill (1858-1881), daughter of Wm. H. Corkhill (1816-1880). On 21 March 1936, Roderick Brown transfers his interest in both lots to Forest E. Brown (Transfer Book "1", page 11). On 13 October 1941, the Forest E. Brown Estate transfers the property (full north half of lot 2) to Cosimo Demma (Transfer Book "1", pge 11). This includes this building and the building to the south at 120 N. Main.

In September 1941: "Sale of the former location of Forest Brown's meat market and the room occupied by the Star Cleaners is announced. Demma, proprietor of the Mt. Pleasant Cleaners (in the Smith building on North Main) expects to move the plant to this new location" ("Brown Building Sold to Demma," *Mount Pleasant News*, September 29, 1941, page 1).

The 1942 Sanborn fire insurance map shows a 2-story, brick building, 24' in height, sharing a stairway to the 2nd floor with the building to the south. The buildings share a wall on the 1st floor only. The 1-story addition is brick/tile and has been extended. The building is still noted as used for a meat market, and the address is 132 N Main.

In March 1942: "The R.E.A. office, located in the Brazelton building, soon will be moved to a location on North Main, the former Brown meat market building." ("To Move R.E.A. Offices," *Mount Pleasant News*, March 9, 1942, page 1).

On 5 July 1944, via warranty deed, Cosimo Demma transfers ½ interest in this property to Harry J. and Rose Anderson (Transfer Book "1", page 11). She sold them full interest in the building to the south. On 26 May 1947, Cosimo Demma and Harry & Rose Anderson sell the N 20' of lot 2 to Cleo G. Lauser (Transfer Book "1", page 11). "The building occupied by the R.E.A. offices, sold to Cleo Lauser. The building was owned by Sam Demma and Harry Anderson, who have the adjacent building housing the cleaning establishment." ("Building on North Main Sold," *Mount Pleasant News*, April 26, 1947, page 1).

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Mount Pleasant city directories show the R.E.A. offices at 132 N Main in 1948 and 1950. The Southeast Iowa Cooperative Electric is also shown at 132 N. Main St in the 1944, 1948, and 1950 directories.

On 28 February 1949, Cleo G. and Louise H. Lauser sell the N 20' of lot 2 to Clarence A. Cottrell (Transfer Book "2", page 10).

The 1955 Mount Pleasant/Henry County Directory lists Lauser's Paint & Wallpaper store at 132 N Main, Gerald F. & Lillie B. Lauser, owners. By 1957, the address of Lauser's Paint & Wallpaper Store has shifted to the current numbering of 122 N Main. Mount Pleasant city directories show Lauser's (Paint, Wallpaper & Hobbycraft) at this address from 1960 through 1990. The storefront was remodeled in the late 1950s or 1960s while Lauser's occupied the building. From 1962-1978, Cleo Guy Lauser is listed as owner. From 1979-1990, Edith Coe is shown as owner.

The facade of the building to the south was remodeled in 1969, with the center window and second story entry incorporated into that remodel. This building retained its three second-story windows and earlier brick details with the pilasters separating the windows.

On 20 September 1961, the C.A. Cottrell Estate changes the title of the property to Emma E. Cottrell (Transfer Book "2", page 10). On 2 February 1973, Emma E. Cottrell sells the property to Paul L. & Sharon K. Dennison, and on the same day the property is transferred to Robert E. and Barbara T. Welander (Transfer Book "2", page 10). On 1 December 1975, Robert E. and Barbara T. Welander sell the property to John W. and Virginia Carter (Transfer Book "2", page 10). On 13 May 1993, the John W. Carter Estate sells the N 20' of lot 2 block 9 to Cynthia C. Elmquist (Transfer Book "3", page 10).

The 1993 city directory lists Lauser's Craft Store at 122 N. Main St.

The building has been owned since April 1999, by Alcohol & Drug Dependency Service (ADDS), who purchased it from Wilbur P. Conrad.

The 2001 city directory lists Alcohol & Drug Dependency Service, as well as Young House Family Services. The 2011 city directory lists Alcohol & Drug Dependency Service

This 2-story, brick commercial building, located at 122 N Main is currently occupied in 2024 by the Alcohol & Drug Dependency Services of Southeast Iowa.

9. Major Bibliographical References

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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.

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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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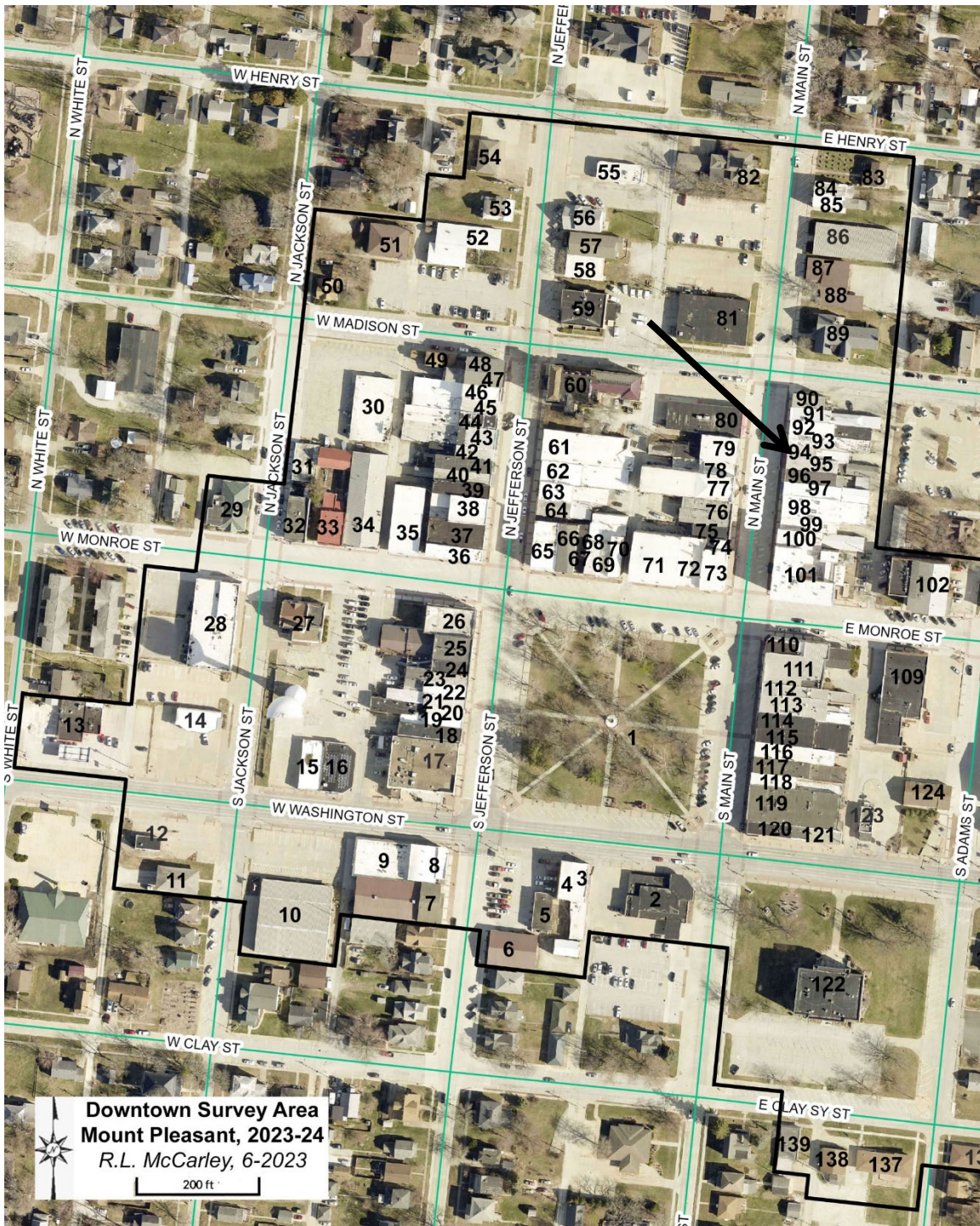
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Location map



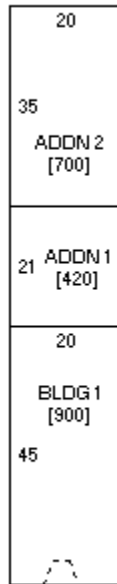
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Building footprint



INSET

Sketch by www.camavision.com

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

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Historic images



Building at left in 1900s (HCHT Facebook album)

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Edge of building at far right in late 1930s (HCHT Facebook album)

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East side of 100 block of N. Main St in October 1960 (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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Building at left edge of photograph in 1970s (HCHT Facebook album)

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1990 survey photograph (Naumann 1991)

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Digital photographs



Photograph 44-00252-001. West elevation, looking east (October 2023)

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Photograph 44-00252-002. East elevation, looking west (October 2023)