

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00250 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: Bud's Flower Shop

B) Other names: 2023 downtown survey # DT-095

• Location

A) Street address: 120 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 2 - S 1/2 of N 1/2

• Classification

A) Property category: *Check only one*

- Building(s)
- District
- Site
- Structure
- Object

B) Number of resources (within property):

<i>If eligible property, enter number of:</i>		<i>If non-eligible property, enter number of:</i>	
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

02E05: COMMERCE/TRADE / hardware store

02A08: COMMERCE/TRADE / laundry

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: 44-00250 Address: 120 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

1857 *check if circa or estimated date*

Other dates, including renovations

1969

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 along with the building to the north, and the façade was remodeled in 1969. Historic photographs show that this building originally had the same early brick architectural elements as the building to the north, with a center window and shared entry on the first story to the second story offices. This south building was then remodeled with the new red brick façade in 1969, incorporating the center window and shared second story entry into this remodel. The building retains a high level of historic integrity from the 1969 remodel. The single-door entry with transom is located on the right/south portion of the storefront, with large windows with a stone sill and low brick bulkhead across the remainder of the storefront. A brick column separates the storefront from the second story entry at the left/north. The simple red brick façade with no decorative details extends across the upper façade over this entry, meeting the earlier brick of the building to the north. The second story has two smaller double-hung windows with concrete sills and no lintel detail. The lack of decorative details is characteristic of façade remodels in the 1960s in downtown Mt Pleasant. The rear/east side of the building has a two-story tile block addition constructed in the 1930s, with four double-hung windows on the second story. An earlier brick garage behind this addition has been demolished, with a one-story gable-roof addition clad in metal constructed. There is a garage door and pedestrian door on the east side.

8. Narrative Statement of Significance

Bud's Flower Shop 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 at the end of the 1960s. 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. The façade remodeling occurred during the time that Bud's Flower Shop operated in the building, with the integrity of the building associated with his period of operations. The shop was a prominent local downtown business for many years. The building retains excellent integrity reflect the 1969 remodel. Further research and 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 north. The façade was remodeled in 1969.

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 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

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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 north. 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 Pennington & Umstot operating a dry goods store on the east side of Main Street, between Monroe and Madison. The directory also lists W.W. Pennington and W.H. Umstot, each working at "P. & Umstot". W.H. Umstot is a boarder in the Pennington household. (W.H. Umstot marries W.W. Pennington's daughter.) Newspaper advertisements note: Pennington & Umstot – Dealers in dry goods, boots and shoes, "one door north of Darnall & Gregg's grocery store." (*The Home Journal*, May 5, 1859, page 1). "Store in the iron front brick block, north of the Brazelton House." (*The Home Journal*, August 11, 1859, page 4). "New goods for the fall trade, No. 22, North Main, One Door North of T. Popham's Grocery." (*The Home Journal*, September 15, 1860, page 3).

In 1861, the second floor of this building (and the adjacent building to the north) was used as a "hospital" for the soldiers training at Camp Harlan. Dr. Wellington 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 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."

G.W. Flora/Flory is shown owning the S ½ of the N ½ of lot 2 block 9 in the 1860s in the first transfer book (Transfer Book "A", page 10). George Washington Flory (1810-1898) and then his daughter Augusta L. Cozier (1849-1932) owned this property until 1910.

By 1867 (Mount Pleasant City Directory), both George L. Talbot (boots & shoes) and L.F. Willard & Company (harnesses & saddles) are located at 22 N Main. For a period of time, it appears Geo. L. Talbot and L.F. Willard had manufacturing shops (on N Main) and retail stores (on E Monroe) operating at the same time.

New Harness Shop – "L.F. Willard & Co., 22 North Main, north of the Brazelton House, for the purpose of manufacturing harness, saddles...our salesrooms are in Geo. L. Talbot, first door east of Brazelton

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House." (*The Henry County Press*, September 9, 1868, page 4). "L.F. Willard, No.22 North main, upstairs, one door south of J.H. White & Son's Grocery." (*The Henry County Press*, January 6, 1869, page 2). "L.F Willard, east Monroe, opposite Geo. Talbot's shoe store, and one door east of Congregational church." (*The Henry County Press*, May 12, 1869, page 2). The 1870 Mount Pleasant City Directory shows G.L. Talbot (boots & shoes) at 22 N Main. L.F. Willard (saddle & harness maker) has now moved to the south side of Monroe, 1 building east of Main.

By 1873, O.F. Griffith is operating a hardware and grocery store, "one half block north of Peacock House," (*The Henry County Press*, February 21, 1873, page 1). (Brazelton was then known as the Peacock House). In 1878, the "hardware, stoves and tinware" store at 22 North Main, is known as Griffith, Burket & Company (*The Free Press*, March 14, 1878, page 3).

The 1886 Sanborn fire insurance map shows a 2-story, brick building that shares a stairway (leading to the 2nd floor) and a first story brick wall with the building to the north. There is a 1-story, addition at the rear, used for a carpenter's shop. The front of the building is a barbershop and cigar store. The address is 416 Main.

The 1892 Sanborn fire insurance map shows the same footprint for this 2-story, brick building as the previous map. There is now a 1-story, frame addition. The building is used for a hardware store and the address is 128/416 N Main. The 1893 Mount Pleasant City Directory shows Griffith & Company located at 128 N Main. They offer hardware, stoves and tinware (Oliver F. Griffith is the manager).

"Goes Out of Business" – The hardware store of O.F. Griffith & Company was sold to Messrs. W.D. and M.D. Fernald/Fernald, of Chicago (*Mt. Pleasant Daily News*, May 19, 1894, page 1).

The 1899 Sanborn fire insurance map shows a 2-story, brick building 25' in height, with an opening to a 2-story, frame addition, which has an iron-clad wall on the north. A smaller, 1-story, frame addition is attached. The building is used for a hardware store and the address is 128 N Main. "W.D. Fernald has the exclusive agency for the sale of Cole's Original Hot Blast stoves...Call at Fernald's, 128 N Main." (*The Free Press*, September 20, 1900, page 8).

"Lee Wheeler has sold out. Mr. Wheeler has been here about two years and a half, having purchased the hardware stock of Mr. Fernald, which was kept in Mrs. Cozier's building on North Main." ("Hardware Stock Sold," *Mount Pleasant Journal*, May 26, 1905, page 1).

The 1909 Sanborn fire insurance map shows the building is used for a meat market, and the address is 128 N Main. It is a 2-story, brick building 24' in height, with an opening to a 2-story addition (colored green as a fire risk), which has an iron-clad wall on the north. There is a 3-horsepower gasoline engine in the center of the room. A 1-story, frame addition of the same size (also with iron-clad walls) is attached at the rear.

On 1 August 1910, Augusta L. Cozier sells the S ½ of the N ½ of lot 2 to Roderick & Forest E. Brown (Transfer Book "C"). R. Brown & Co operated the meat market in the building to the north, and it is possible that they were also utilizing this space in this period. The 1911-12 lists them with the address of the building to the north, with the address for this building not listed.

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The 1920 Sanborn fire insurance map shows the same footprint for this building (with additions) as the previous 1909 map. The front of the building continues to share an 8' wall with the building to the north (first floor only). The building is a shoe shine/cobbler at the front; the rear addition is for an auto. The address is 128 N Main.

Per an article in 1941, Star Cleaners opened in this location 20 years ago (*Mount Pleasant News*, October 31, 1941, page 1). In October 1923, Mr. James Papajohn and Mr. Nick Lenardakis have purchased the interest of Theo Bakachelous in the Star Cleaners on North Main. The shoe repairing department will be discontinued; the company devoting their entire time on dry cleaning ("Star Cleaners," *Mt. Pleasant Daily News*, October 3, 1923, page 1). The 1937 and 1939 telephone directories and 1938 city directory lists Star Cleaners at 132 N. Main St. The 1941 Mount Pleasant City Directory shows the Star Cleaners at 128 N Main; Nick Lenardakis is the owner. Star Cleaners moved to a new location in October 1941 (*Mount Pleasant News*, October 31, 1941, page 1).

On 21 March 1936, Roderick Brown sells his 1/2 interest in the S 1/2 of the N 1/2 of lot 2 to Forest E. Brown (Transfer Book "1"). On 13 October 1941, George L. Brown, Administrator for Forrest E. Brown, sells the N 1/2 of lot 2 block 9 to Cosimo Demma (Transfer Book "1", page 11). This includes this building and the building to the north at 122 N. Main St. *Brown Building Sold to Demma* – 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 (*Mount Pleasant News*, September 29, 1941, page 1). Mt. Pleasant Cleaners celebrated their 6th anniversary at 128 N. Main in January 1946 (*Mount Pleasant News*, January 19, 1946, page 3). The 1944 telephone directory lists Mt Pleasant Cleaners at 132 N. Main St.

The 1942 Sanborn fire insurance map shows a 2-story, brick building 24' in height, leading to a 2-story, brick addition, with a frame/iron-clad north wall on the 2nd floor. There are 2 smaller, 1-story, brick/tile additions at the rear. The building is still noted as a shoe shine cobbler shop (does not appear updated), and the address is 128 N Main.

On 5 July 1944, Cosima Demma transfers the S 1/2 of the N 1/2 of lot 2 block 9 to Harry J. and Rose E. Anderson (Transfer Book "1", page 11). The business also appears to have been sold to them.

Mt Pleasant Cleaners remains listed at 132 N. Main St in the 1944 and 1948 directories, with the address shifting to 128 N. Main St in the 1950 telephone directory. An application for a building permit was granted by council to Mt. Pleasant Cleaners in January 1947 ("Proceedings of the City Council of Mt. Pleasant, Iowa," *Mt Pleasant News*, January 28, 1947, 4). The extant of the work was not specified.

On 18 January 1951, Harry J. Anderson, et al, sell (warranty deed, \$16,500) the S 1/2 of the N 1/2 of lot 2 to Rudoph P. and Nellie G. Eckey (Transfer Book "2", page 10). "Mr. Harry Anderson, former owner and operator of the Mt. Pleasant Cleaners, has sold his business interests in Mt. Pleasant," (*The Mount Pleasant News*, October 31, 1951, page 3). Mt Pleasant Cleaners than moved to 211 W. Washington.

Sears, Roebuck & Co leased the store building on N. Main Street formerly occupied by the Mt Pleasant Cleaners from the owner, Harry Anderson in January 1951, with possession to be given by March 1 ("Sears Roebuck Leases Space Here," *Mt Pleasant News*, January 12, 1951, 1). Sears, Roebuck & Co held their grand opening of their catalog order store at 128 N. Main St on March 24, 1951 (*Mt Pleasant*

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News, March 22, 1951, 9). The 1955 Henry County Directory shows the Sears Roebuck & Company, catalog order office at 128 N Main. Kathleen Morrow is the manager. By 1960, the address for Sears Catalog Office has changed to 120 N Main. The 1962 Mount Pleasant City Directory shows Fashion First Fabrics at 120 N Main.

On 21 September 1964, Rudolph P. and Nellie G. Eckey sell to Wilbur P. Conrad the S ½ of the N ½ of lot 2 block 9 (Transfer Book "2", pge 10).

On May 15, 1958, Wilbur P. "Bud" Conrad opened Bud's Flower Shop at 208 North Main (*Mount Pleasant News*, May 15, 1958, page 1). An article in 1963 notes that the business celebrated its 5th anniversary on June 13, 1963 ("Bud's Flower Shop in Mt Pleasant is your Downtown Florist," *Mt Pleasant News*, June 21, 1963, 3). Wilbur P. ("Bud") Conrad remained at this address until 1964, and he then relocated his flower shop in August 1964 to 120 North Main, the former Fashion First Fabrics Shop. The store was completely redecorated prior to his move ("Bud's Flower Shop Has Moved," *Mt Pleasant News*, August 31, 1964, 1).

The 1966 city directory then lists Bud's Flower Shop at 120 N. Main St. In 1968, they celebrated their 10th anniversary in business. The firm offered complete floral service, including potted plants, cut flowers, corsages, permanent plants and flowers, and a gift line that included glassware and ceramics. They were a member of the Florist Transworld Delivery Association and the Teleflora Service, which allows them to send flower orders anywhere in the United States and to many other countries ("Bud's Flower Shop Complete Floral Service," *Mt Pleasant News*, January 20, 1968, 3).

The façade of the building was remodeled for Bud's Flower Shop in spring 1969 (see newspaper photo). A simple red brick façade was installed, which extended slightly to the north across the former location of the center window and incorporated the entry to the second story into this remodeling.

City directories through 1995 continue to list Bud's Flower Shop at 120 N Main. Bud Conrad retired in August 1995, with a lengthy article on the history of the business in the *Washington Evening Journal*. Bud started working for Bock's Flower Shop. In 1958, he had the opportunity to buy Smouse's flower business, and he relocated it to downtown, starting at 208 N. Main St. He was on the same block as the Weir Funeral Home, Case Memorials, and Drs. Couchman. Larry Willison joined him as a partner. They moved the store to 120 N. Main St in 1964. Once Mrs. Bergdahl accidentally drove her Oldsmobile into the front window, pushing the whole front of the building in but not breaking a plate glass window ("There is no business like flower business for 'Bud', *Washington Evening Journal*, August 9, 1995, 3).

Bud's Flower Shop was announced to be continued at this location under new ownership by John Hilemen and Roseanne Krasuski (*Mt Pleasant News*, June 26, 1995, 5). In November 1995, they applied for a sign permit for the building, with the business as Wildrose Florist and Gifts (City of Mt Pleasant building permits). Wildrose Florist and Gifts is listed here in the 2001 city directory.

The building has been owned since May 2001 by James A. and Cathy M. Hopkins. The 2011 city directory lists Quilters Paradise at 120 N. Main St. This 2-story, brick commercial building located at 120 North Main Street is currently occupied in 2024 by Quilters Paradise, a fabric store operated by Cathy Hopkins.

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9. Major Bibliographical References

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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

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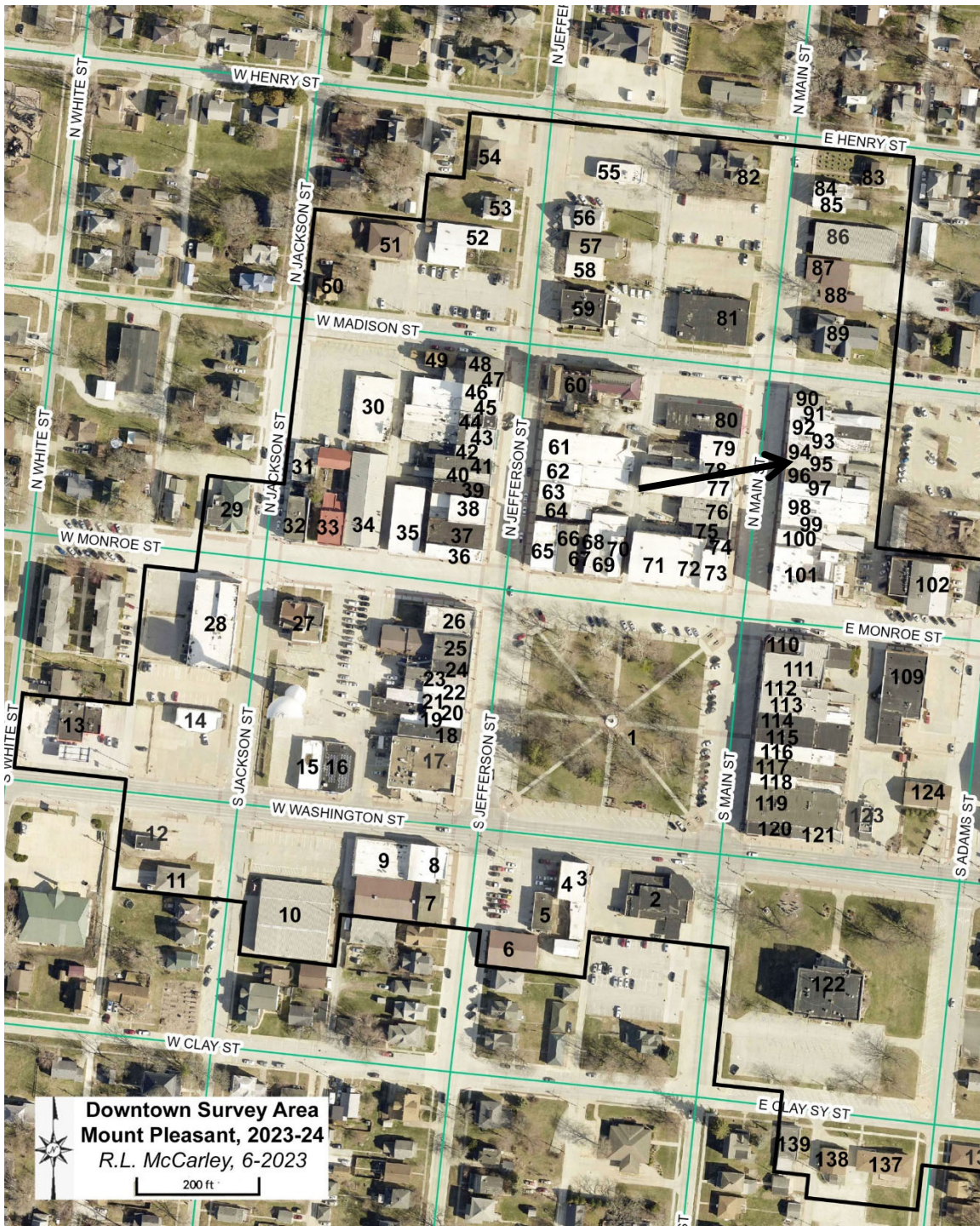
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Location map



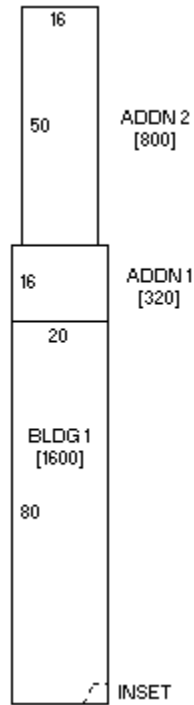
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Building footprint



Sketch by www.camavision.com

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

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Historic images



Building at left in 1900s (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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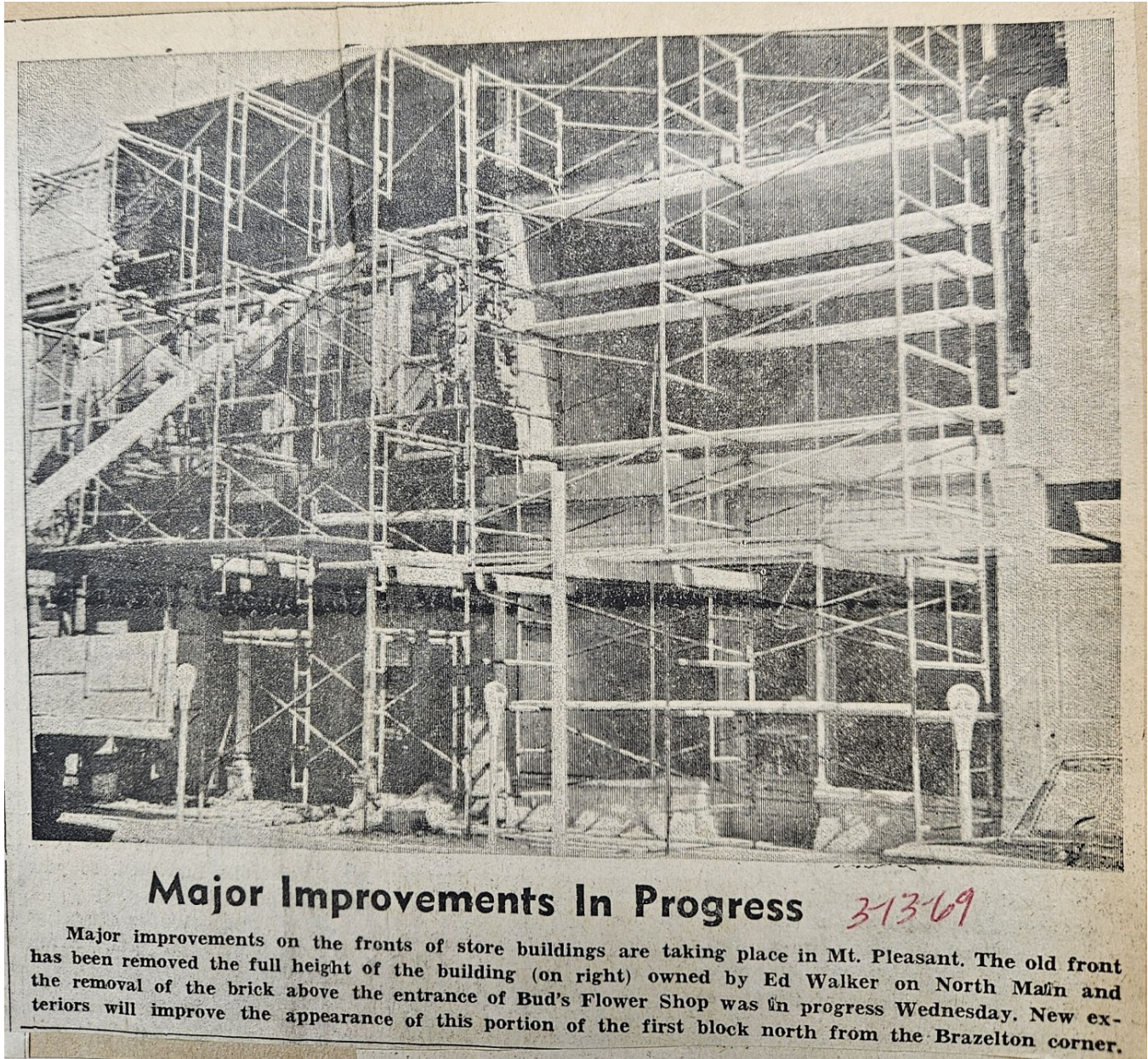
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Work on building in March 1969 (*Mt Pleasant News*, March 13, 1969, 1)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00250
Related District Number: 44-02280

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Bud's Flower Shop

Name of Property

Henry

County

120 N. Main St

Address

Mount Pleasant

City



Building in 1970s (HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
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Site Number: 44-00250
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Bud's Flower Shop
Name of Property

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1990 survey photograph (Naumann 1991)

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Bud's Flower Shop

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Digital photographs



Photograph 44-00250-001. West elevation, looking east (October 2023)

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Photograph 44-00250-002. Rear addition and east elevation, looking southwest (October 2023)