

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00248 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: Walker Building

B) Other names: 2023 downtown survey # DT-096

• Location

A) Street address: 118 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 - N 1/2 of S 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

02E11: COMMERCE/TRADE / grocery

02E02: COMMERCE/TRADE / bakery

02G02: COMMERCE/TRADE / restaurant

B) Current functions

11D: HEALTH CARE / medical business

• 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: 44-00248 Address: 118 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, with a new façade installed in 1969. The building retains excellent historic integrity from this later period. Both the storefront and the upper façade date to this remodel. The single-door entry with transom is located on the right/south side of the storefront, with large aluminum storefront windows across the remainder of the storefront. Buff Roman (elongated) brick was utilized for the façade remodel in 1969, including the storefront columns and bulkhead under the windows. The share second story entry with transom is split between this building and the building to the south, with the brick line centered above this entry. The second story has two smaller one-over-one-light double-hung windows with concrete sills and no lintel detail. There is a lack of decorative detail on the building, characteristic of façade remodels in the 1960s. The rear/east elevation has a two-story concrete block rear addition, with entries on both stories. Wood stairs lead up to a wood porch on the second story. There is a carport behind the building on the property.

8. Narrative Statement of Significance

The Walker 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 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 building retains a high level of integrity from the 1969 remodel. This remodel reflects several key architectural characteristics of this period, including the buff Roman brick, aluminum storefront windows, and smaller upper story windows set into simple openings. Further comparison of other remodels in this building 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 118 North Main Street appears to have been built around 1857 in conjunction with the building to the south, and it was originally used as a grocery store. The façade appears to have been remodeled in the 1960s.

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 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 segmental arch windows on each of these buildings, with a narrow center window above the shared second story entry. The façade of the building to the south was remodeled initially in the 1880s. Dr. Wellington Bird was the first trained physician in Mt Pleasant, moving here from Ohio in 1849. He was active in early community development. His sale to

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T.J. Stockton & W.C. Darnall in April 1857 for \$1,200 suggests that construction was completed prior to this sale.

From the abstract, in possession of the current (2024) property owner, Stephen R. Gray:

- 1 April 1857, Wellington & Sarah Bird to T.J. Stockton & W.C. Darnall, N ½ of S ½ of lot 2, WD \$1,200.
- 13 August 1857, T.J. & Lavina Stockton to J.M. Stagg, Und ½ of N ½ S ½ of lot 2, WD \$575.
- 15 April 1858, J.M. Stagg to Wm C. Darnall, Und 1/3 of N ½ of S ½ of lot 2, WD \$1,200.
- 15 April 1858, J.M. Stagg and Wm C. & Louisa J. Darnall to M.B. Darnall, Und 1/3 of N ½ of S ½ of lot 2, WD \$383.33.
- 8 May 1858, Wm C. & Louisa J. Darnall to M.B. Darnall, Und 1/6 of N ½ of S ½ of lot 2, WD \$600.
- 17 November 1863, M.B. & M.C. Darnall to Wm Darnall, Und ½ of N ½ of S ½ of lot 2, WD \$100.
- 31 January 1865, William & Mary Darnall to John Syp, Und ½ of N ½ of S ½ of lot 2, WD \$850.
- 18 October 1862, Wm T. Spearman (Henry County Sheriff) to Timothy Whiting, Und ½ of N ½ of S ½ of lot 2, Sheriff Deed \$221.82.
- 7 March 1866, T. Whiting & S.A. Whiting to John Syp, Und ½ of N ½ of S ½ of lot 2, WD \$850.
- 25 November 1865, John Syp & Sarah A. Syp (wife) to J. Alberson, N ½ of S ½ of lot 2, WD \$1,810.

Excerpts from *The History Of Gentry And Worth Counties, Missouri*, St. Joseph, MO-1882, pp. 405-407: Judge Thomas J. Stockton: "In 1850 settled in Henry County, Iowa... He built a store building in Mount Pleasant, Iowa, and for a time was engaged in selling goods. This adventure proved unprofitable, and through a dishonest partner he lost \$6,000... It was owing to his enterprise that the town of Mount Pleasant was laid out and built up."

T & R Popham, dealers in groceries and provisions, advertise in *The Home Journal* (May 19, 1859, page 2). They are "in rooms formerly occupied by Darnall & Gregg, Main Street, North of the Brazelton House." T. Popham (now alone) advertises again in *The Home Journal* (May 26, 1860, page 2): Groceries and Provisions – No. 20, North Main Street.

The 1859-1860 Henry County Directory lists T. & R. Popham (Thomas & Richard), groceries, east side of Main, between Monroe and Madison.

The 1867 and 1870 Mount Pleasant city directories list several grocery stores operating on N Main. More research is needed to determine which of these stores operated at this site.

On 27 March 1872, J. Alberson (only, of NY) sells the N ½ of the S ½ of lot 2 to Martha A. Beardsley for \$2,000 (Transfer Book "A", page 54; Deed Book F/381). On 12 April 1877, via quit claim deed, A.C. Beardsley & Malissa (heirs of Martha) transfer the lot to John L. Beardsley (Transfer Book "A", page 54; Deed Book H/39). On 21 April 1877, J.L. Beardsley (single) sells the N ½ of the S ½ of lot 2 to Nathaniel Harmison for \$3,000 (Transfer Book "A", page 54; Deed Book G/123).

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On 28 December 1882, N. Harmison & wife (Sarah Jane) sell the property to Alexander Short for \$2,000 (Transfer Book "A", page 54).

The 1886 Sanborn fire insurance map shows a 2-story, brick building, with an opening leading to a 2-story, brick addition. At the front, the building shares a stairway and a 1-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 grocery store, and the address is 417 Main.

On 9 April 1887, Mary Short, et al, sell the lot to William Short for \$3,033 (Transfer Book "B", page 3). Per the abstract, William Short, died 8 September 1903, his heirs: wife, Rose Short & infant son, George A. Short. The Short family retained ownership of this building for several decades.

Mr. J.M. Sherrick has sold his grocery business to Messrs. Charles & Jones (*The Free Press*, March 12, 1891, page 2). Charles & Jones grocery advertisements appear in several editions of the 1892 *Free Press*, though listing different addresses: January 1892 - 118 N Main and June 1892 - 126 N Main. The 1892 Sanborn fire insurance map shows the same footprint for this 2-story, brick building as the 1886 map. A 1-story, frame warehouse, with iron-clad walls has been added at the rear. The stable by the alley is gone. The building is used for a grocery store, and the address is 417/126 N Main.

The 1893 Mount Pleasant City Directory shows Charles & Jones (J.M. Charles & C.A. Jones) operating a grocery store at 126 N Main.

The 1899 Sanborn fire insurance map shows the same footprint for this 2-story, brick building, with a 1-story, frame addition as the previous maps. A brick oven, surrounded by a 1-story, frame addition with iron-clad walls has been added. The building is used for a bakery, and the address is 126 N Main. The 1909 Sanborn fire insurance map shows a long, 2-story, brick building, 24' in height, leading to a long, 1-story, frame addition, with iron-clad walls at the rear. There is a skylight on the second floor at the front of the building. The building is used for a bakery, and the address is 126 N Main.

The 1911-1912 Henry County Directory shows Luberger Bakery at 120 N Main, with George Luberger Sr, Mary Luberger, and son George C Luberger residing at the same address. In 1912: "Some improvements are being made in ... remodeling the front of the Luberger bakery on North Main. A new front is being put in and other changes made...friends were glad to see (George Luberger, Sr) down stairs in the store yesterday". (*Mt. Pleasant Daily News*, April 30, 1912, page 4). Mount Pleasant telephone directories from 1913 to 1919 show Luberger Bakery on N Main.

The 1920 Sanborn fire insurance map shows the same footprint for this 2-story, brick building, with 1-story, frame addition. However, the frame addition now extends to the alley and the rear wall is brick/tile. The front of the building is a bakery; the rear is an ice cream factory, with a brick, bake oven. The address is 126 N Main.

Luberger Bakery Sold – Purchased by Messrs Edward Virden and Ernie Melburg – Luberger's in Business 35 Years – Started in a small way by Mr. and Mrs. George Luberger, Sr, and later assisted by George Luberger, Jr. (*Mt Pleasant. Daily News*, April 20, 1921, page 3). The May 1921 telephone directory lists the Virden and Melburg Bakery on North Main, with no address given.

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In July 1924, Lloyd Shipton and George Windman purchase the bakery (*Mt. Pleasant Daily News*, December 10, 1924, page 2). By 1925, the partnership is dissolved, and Shipton continues running the bakery alone (*Mt. Pleasant Daily News*, August 18, 1925, page 1). Ralph Cord purchases the bakery in 1931 (*Mount Pleasant News*, February 16, 1931, page 1). Scotty's Bakery is mentioned in the mid-1930s (*Mount Pleasant News*, August 24, 1934).

The 1941 Mount Pleasant City Directory shows Vorhies & Foss (W.T. Vorhies & O.E. Foss), Home Appliances, at 126 N Main. An ad (April 1, 1940) gives the location "Opposite Temple Theater".

The 1942 Sanborn fire insurance map now shows a 2-story, brick building, 24' in height, with no additions. The building is still noted as used for a bakery, and the address is 126 N Main.

In the early 1940s, Furniture Mart moved from the south side of the square to N. Main, originally south of the Temple Theater. They announced in May 1943 that they had moved across the street from their former location, taking over both floors of the building on N. Main. The second story was devoted to rebuilding and reupholstering furniture (*Mt Pleasant News*, May 27, 1943, 3). They are listed on N. Main in the 1944, 1948, 1950, and 1952 telephone directories. The 1955 Mount Pleasant City Directory shows White's Furniture Mart at 126 N Main (Arthur E. White & Doris). White's Furniture Mart advertised a moving sale in December 1957, moving further north on the block to the Foss Appliance store building. They planned to occupy a portion of the building, selling as much merchandise as possible before the move (*Mt Pleasant News*, December 26, 1957, 4).

On 16 January 1958, George A. Short & May Short sell the N ½ of the S ½ of lot 2 to William Glenn Kiger & Jessie Lauger Kiger (Abstract, Deed Book 250/213). The 1960 and 1962 city directories list Kiger Billard Parlor at 118 N. Main St, and then the Kiger's Recreation Center is listed here in the 1964 and 1966 city directories. The address is not listed in the 1968 city directory.

Historic photographs show the building retaining its segmental arch windows in October 1960, after the façade remodel of the building to the south in 1959. A circa 1970 photograph of the building to the north shows the edge of this building with the new brick. Thus, the new façade appears to have been added in the 1960s, but a specific date has not been identified. It reflects a similar style as the 1959 façade remodel of the building to the south.

A building permit was issued to Ed Walker for 118 N. Main St on March 5, 1969 (*Mt Pleasant News*, March 13, 1969, 5). The full façade of the building was remodeled for Ed Walker in March 1969, with new brick installed (*Mt Pleasant News*, March 13, 1969, 1). On September 4, 1969, Jessie L. Kiger officially sold the property to Edward N. Walker (Abstract, Deed Book 300/159).

In July 1969, The Spudnut Shop held their grand opening in this building across from the Temple Theater. It was operated by Richard, Esther, and Vicki Schnicker (*Mt Pleasant News*, July 7, 1969, 3). The 1970 and 1974 city directories lists Spudnut Shop (Richard Schnicker). It then moved to 107 S. Jefferson in 1974.

In 1983 and 1986, The Matador (Kim and Klaus Tolander) is listed here. In 1990, it is the Golden Dragon Chinese Restaurant.

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In September 2000, Mary Walker Cornell & Roger A. Walker sell the N ½ of the S ½ of lot 2 block 9 to Larry & Georgia McDaniel for \$45,500 (Abstract).

In 2001, New Shanghai Restaurant is listed at 118 N. Main.

Larry & Georgia McDaniel sold the building to Virgil and Linda Barr in September 2002. Barr's Salon and Sun is then listed here. They remain here in the 2011 city directory.

The building has been owned since December 2009, by Stephen R. and Susan C. Gray, who purchased it from Virgil E. and Linda K. Barr.

This 2-story, brick commercial building located at 118 North Main Street is currently occupied in 2024, by EveryStep Hospice, providing care & support services.

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

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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.

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

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.

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

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Location map



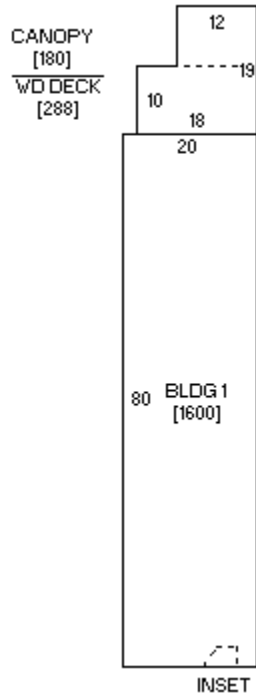
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Building footprint



Sketch by www.camavision.com

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

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Historic images



Building at left in 1900s (HCHT Facebook album)

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Building at left in 1920s (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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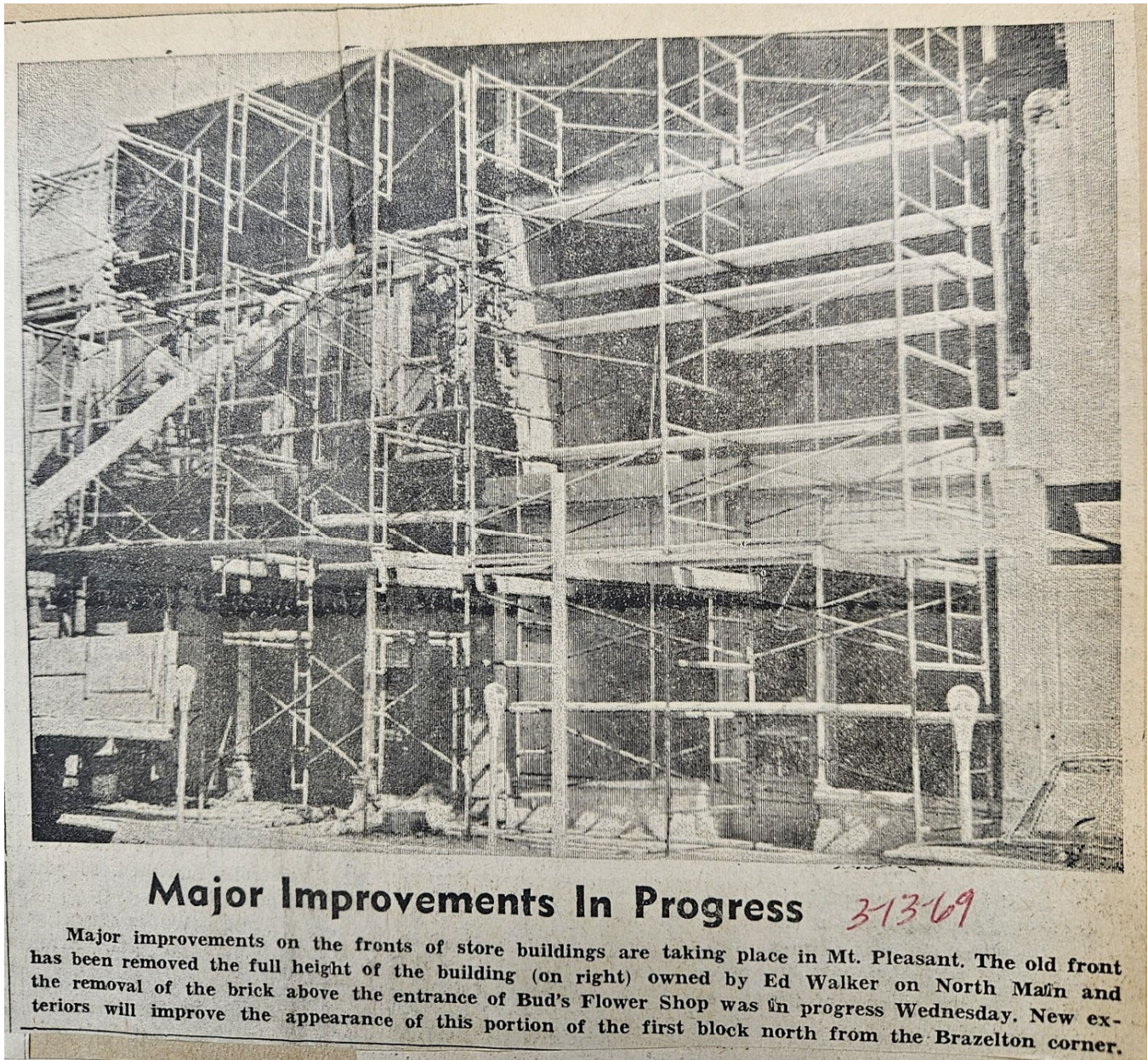
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Work on building in March 1969 (*Mt Pleasant News*, March 13, 1969, 1)

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Building with new façade brick at right edge of photograph, c.1970 (HCHT Facebook album)

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1990 survey photograph (Naumann 1991)

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Digital photographs



Photograph 44-00248-001. West elevation, looking east (October 2023)

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Photograph 44-00248-002. East elevation, looking west (October 2023)