

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00247  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: Smith Building

B) Other names: 2023 downtown survey # DT-097

• **Location**

A) Street address: 116 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 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>	<b>Total</b>	<u>—</u>	<b>Total</b>

**C) For properties listed in the National Register:**

National Register status:  Listed  De-listed  NHL  NPS DOE

**D) For properties within a historic district:**

- Property contributes to a National Register or local certified historic district.
- Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
- Property *does not* contribute to the historic district in which it is located.

Historic district name: Mt Pleasant Downtown Historic District Historic district site inventory number: 44-02280

**E) Name of related project report or multiple property study, if applicable:**

MPD title 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

02E03: COMMERCE/TRADE / clothing 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: 44-00247 Address: 116 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*

1959

**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 is a two-story brick commercial building built in 1857 that had its façade remodeled initially in the 1880s and later in 1959. The building retains a high level of historic integrity from this latter period, with the storefront and upper façade retaining their design and materials from this date. The buff brick is a common material utilized in this period. The storefront reflects a typical design from this period with angled display windows that extend back to the recessed entry. The south part of the storefront is then squared with display windows on the west and north sides. The aluminum windows and door with transom from the 1959 remodel remain intact. The upper story entry is located at the left edge of the storefront/building, as it is shared with the building to the north. The facade brick extends to a middle line above this entry. The second story has three one-over-one-light double-hung windows in simple brick openings with concrete sills. There is no further decorative detail on the brick wall, as typical of the façade remodels in downtown Mt Pleasant in the 1950s and 1960s. While likely built in conjunction with the building in the north, the earlier façade remodel extended the parapet, with this building remaining slightly taller than the building to the north. A one-story rear brick addition extends the building to the alley. The side of this addition is clad in stucco. The rear/east side is concrete block, with a rear entry and a garage door.

**8. Narrative Statement of Significance**

The Smith 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 1950s. The Smiths remodeled the façade in 1959, and it retains a high level of integrity from this date. While Geraldine’s Little Prince and Princess Shop operated here for a few years, the building has been occupied for the majority of its history since the remodel by the office and store of Iowa Southern Utilities. 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. As mentioned, the building retains a high level of integrity from the 1959 remodel, and it was occupied by Iowa Southern Utilities for several decades. 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 116 North Main Street appears to have been built around 1857, in conjunction with the building to the north. The façade was remodeled in 1959, with the historic integrity of the building dating to this later period.

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

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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 north. 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 abstract for the building to the north shows Dr. Wellington & Sarah Bird selling that building in April 1857 to T.J. Stockton & W.C. Darnall for \$1200, a price that suggests that construction was complete by this date.

S. Herrick, Main St, advertises in *The Home Journal* (March 17, 1859) offering apple juice, honey, corn, oats, etc. The effective date (?) of this announcement is dec 23. Another ad (*The Home Journal*, February 4, 1860, page 2) announces "Just Received at Herrick's, No. 18, N Main St." Samuel Herrick, grocer, is shown in the 1859-1860 Henry County Directory (page 49), though Herrick does not appear in the directory's Advertisers Index (page 10). Samuel Herrick appears in the 1856 census - Mount Pleasant City, Henry County, Iowa. He is a 37-year-old merchant (native of Massachusetts) and has not resided in Iowa for even one year.

Sylvanus McFarland is shown owning the S½ of the S½ of lot 2 block 9 in the 1860s per the first transfer book (Transfer Book "A", page 10).

The 1867 Mount Pleasant City Directory shows McFarland & Brother at 18 N Main. They offer groceries & provisions and flour & feed. Research indicates the brothers are James H. McFarland and William McFarland, sons of Sylvanus McFarland. In October 1869: "Having purchased J.H. McFarland & Bro's stock of groceries, I expect to continue the trade at the old stand...E.J. Putnam" (sic) (*Mount Pleasant Journal*, October 15, 1869, pge 3). "WANTED. Turkeys and Chickens...for which the highest price in cash be paid, at our store north of the Brazelton House - E.J. PUTMAN." (*Mount Pleasant Journal*, January 7, 1870, page 2).

On 24 August 1871, S. McFarland and wife sold the S ¼ of lot 2 to P.T. Twinting (Transfer Book "A", page 10). "P.T. Twinting proclaims, he will remove his stock of groceries, provisions, confectionaries, wooden ware, & c. to No. 18 North of Brazelton House..." (*Henry County Press*, July 26, 1872, page 4). Per the 1879 *History of Henry County, Iowa*: T. P. (sic) Twinting, merchant, dealer in groceries and provisions, Mt. Pleasant; born in Germany, on the Rhine, in 1825; emigrated to America in 1848; he came to Iowa in 1862, and has been successfully engaged in business in Mt. Pleasant since 1869; an extensive trade. In September 1881, Twinting's Groceries advertises at No. 18. North Main Street (*Mount Pleasant Journal*, September 22, 1881). In September 1883, the *Free Press* noted: "P.T. Twinting is making a decided improvement in his business house on North Main. He has extended his cellar out under the walk, making a fine place to store coal, and will put up a new front of pressed brick, finishing up with a handsome iron cornice. This street has caught the spirit of the times and is bound to keep up with the boom (*Free Press*, September 27, 1883, 3)

The 1884-1885 Gazetteer lists Peter T. Twinting, grocer. The 1886 Sanborn fire insurance map shows a 2-story, brick building, with a small, 2-story addition, which has a frame, open porch on the 2<sup>nd</sup> floor, overlooking a 1-story, long brick warehouse (with no openings). A 1-story, frame shed extends to the alley. At the front, the building shares a central stairs and a 1<sup>st</sup> story brick wall with the building to the north. The address is 418 Main, and the building is used for a grocery store. The 1892 Sanborn fire insurance map shows the same footprint for this building as the previous map. The warehouse now has a 1-story,

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brick addition (not frame) that extends to the alley. The address is 122/418 N Main and the building is used for a grocery store.

In February 1893: "This week one of the oldest, best and most popular business houses in our city changed hands, that of Mr. P.T. Twinting, on North Main Street, Mr. Twinting having sold his entire establishment to Messrs. Hackney & Speers, formerly of Fairfield. Mr. Twinting is one of the oldest business men in our city, having removed from Madison, Indiana, to Mt. Pleasant, Nov. 8th, 1861. He spent eight years on what is known as the James Forbes farm, two miles south of the city. In 1869, Mr. Twinting bought the grocery business of Geo. B. O'Kell, & Co., formerly the property of E. Hill, on the south side of the square, where he remained until 1872, when he purchased the building on North Main Street, which he has occupied ever since, making twenty-one years in this building." ("P.T. Twinting," *Mount Pleasant Journal*, February 23, 1893, page 4).

Based on historic photographs of the block, it appears that the façade of this building was remodeled during the period that Twinting owned and occupied the building (1872-1893). The decorative cornice and heavy window hoods distinguish it from the simpler brick façade of the building to the north that was likely built in conjunction with this building, with the shared central stairs to the second story.

The 1893 Mount Pleasant City Directory lists Hackney & Speer (F.N. Hackney & J.M. Speer) operating a grocery store at 124 N Main.

On 12 May 1897, via warranty deed, Jane & Ida M. Twinting transfer their 2/3 interest in the property to Theo F. Twinting (Transfer Book "B", page 13). (Jane Twinting is the widow and second wife of P.T. Twinting; Ida M. Twinting is their daughter. Theo F. Twinting is P.T. Twinting's son by his first marriage.)

*Notice of Dissolution* – The firm of Hackney & Speer, grocers, has been dissolved: J.M. Speer retires. F.N. Hackney and V.L. Hackney will operate under the firm name Hackney & Son. (*Mount Pleasant Journal*, April 14, 1898, page 3).

*H.A. Duncan* – Having bought the stock of groceries of Hackney & Son, has removed his own stock to Hackney & Son's former stand, 112 North Main (*The Free Press*, October 6, 1898, p 5).

The 1899 Sanborn fire insurance map shows the same footprint for this 2-story, brick building as the previous maps. The building is 26' in height, with 12' ceilings on each floor. The building continues to share a central stairs and a 1<sup>st</sup> story brick wall with the building to the north. The address is 122 N Main and the building is used for a grocery store.

*Ely Buys Grocery* – Is Now in Possession of the H.A. Duncan Stock – New Firm will be Ely & Son (*Mount Pleasant Daily News*, April 23, 1907, page 4). *New Grocery Store*. Robt. Ely & Son – 118 North Main Street (*Mount Pleasant Journal*, December 6, 1907, page 8).

The 1909 Sanborn fire insurance map now shows a 2-story, brick building, 25' in height, almost extending to the alley, eliminating the previous 1-story warehouse. The shared stairway and the 1-story brick wall with the building to the north are not shown. The address is 122 N Main and the building is used for a grocery store.

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The 1911-1912 Henry County Directory advertises Ely & Son, grocers, at 118 N Main. Robert Ely & Son are shown in Mount Pleasant city directories at this address in telephone directories from 1913 to 1927.

On 2 December 1914, Katherine Hume, et al (heirs of T.F. Twinting), sell the lot to Regina Twinting (Transfer Book "C", page 14). The 1920 Sanborn fire insurance map shows the same footprint for this building as the previous map. The address is 122 N Main, and the building is used for a grocery store.

On 28 September 1927, Regina Twinting sells the S 20' of lot 2 to Robert E. Ely (Transfer Book "1", page 11). On 29 October 1934, Robert E. Ely sells the property to Ray E. and Lucy D. Ely (Transfer Book "1", page 11).

The 1938 Mount Pleasant City Directory lists the Ray Ely Grocery at 118 N Main. The 1941 Mount Pleasant City Directory shows Ely's Grocery (Ray Ely) at 122 N Main. Telephone directories from 1937 to 1952 list Ray Ely Grocery on N. Main.

The 1942 Sanborn fire insurance map shows the same footprint for this building as the 1909 and 1920 maps. The address is 122 N Main, and the building is used for a grocery store.

The 1955 Mount Pleasant City Directory shows the Ely's Grocery at 118 N. Main. The address shifts to the current numbering of 116 N. Main St in the 1957 city directory.

On 3 April 1959, Ray E. Ely sells the S 20' of lot 2 block 9 to Francis L. and Geraldine L. Smith (Transfer Book "2", page 10). The former Ely grocery was completely remodeled with a new front installed prior to the opening of Geraldine's Little Prince and Princess Shop in the building. Mrs. Francis Smith opened the children's shop in this newly remodeled location in August 1959. It was noted as another improvement on N. Main St ("Opening New Children's Wear Shop," *Mt Pleasant News*, August 10, 1959, 1). The 1960 and 1962 Mount Pleasant city directories show Geraldine's Little Prince & Princess Shop at 116 N Main. The store offers children's clothing.

Iowa Southern Utilities moved their office and store from the location north of the Temple theater across the street to the building formerly occupied by the Little Prince and Princess store in September 1962 ("Two Firms Move to New Locations," *Mount Pleasant News*, September 4, 1962, page 1). The Mount Pleasant city directories from 1966 through 1993 show the Iowa Southern Utilities office at this location – 116 N Main.

First of Mt Pleasant is listed at 116 N. Main St in the 2001 city directory.

On November 9, 2006, Francis L. & Geraldine L. Smith transferred the property to Francis L. Smith. He then sold it to Nathan S. and Amanda Milks on June 29, 2007.

Renapli is listed at 116 N. Main St in the 2011 city directory.

The building has been owned since August 2011, by Holaday Properties, LLC (James L. Holaday), who purchased it from Nathan S and Amanda D. Milks.

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This 2-story, brick commercial building, located at 116 North Main Street, is currently occupied in 2024, by KS Massage Therapy.

**9. Major Bibliographical References**

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

Building and sign permits, City of Mount Pleasant, Iowa

City and telephone directories, Mt Pleasant:

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

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

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

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

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

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

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

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

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

Henry County Bicentennial Commission (HCBC). *The History of Henry County.* Dallas, TX: National ShareGraphics, Inc., 1982.

Henry County Historical Society. Vertical files and albums in files at Mt Pleasant Public Library.

Henry County Heritage Trust. Collection of historic images, in files and posted in Facebook albums. Collection in former Saunders School, Mount Pleasant, Iowa.

Henry County Recorder's Office / Henry County Auditor's Office. Property records, transfer books, and deed records. Henry County Courthouse, Mt Pleasant, Iowa

*History of Henry County, Iowa.* Chicago: Western Historical Company, 1879.

Jaynes, Peter H., ed. *Highlights of Henry County History 1833-1976.* Burlington, IA: Doran & Ward Lithographing Co., 1977.

Koch, Augustus. *Birds-Eye View of the City of Mount Pleasant, Henry County, Iowa.* Chicago, IL: Merchants Lithographing Co, 1869. In collection of Henry County Heritage Trust and Mount Pleasant Public Library, Mount Pleasant, Iowa.

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

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*Mount Pleasant, Iowa, Sesquicentennial, 1835-1985* (MPS). Mt Pleasant, IA: The Committee, 1985

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

*Portrait and Biographical Album of Henry County, Iowa*. Chicago: Acme Publishing Co., 1888.

Sanborn Map Company. *Mount Pleasant, Iowa*. Fire insurance maps for 1886, 1892, 1899, 1909, 1920, 1942. Library of Congress, Geography and Map Division, Sanborn Maps Collection.



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**Location map**



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**Building footprint**



INSET

Sketch by [www.camavision.com](http://www.camavision.com)

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



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**Historic images**



**Building at left in 1920s (HCHT Facebook album)**

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**Edge of building on left on November 11, 1963 (Nesbitt's opening) (HCHT Facebook album)**  
*new façade brick by this date*

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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 in 1970s (HCHT Facebook album)**

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1990 survey photograph (Naumann 1991)



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**Digital photographs**



**Photograph 44-00247-001. West elevation, looking east (October 2023)**



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**Photograph 44-00247-002. East and north elevations, looking southwest (October 2023)**