Iowa Site Inventory Form State Inventory Number: 44-00245 ☐ New ☐ Supplemental 9-Digit SHPO Review & Compliance (R&C) Number: _____ **State Historic Preservation Office** (January 2016) □ Non-extant Year: Read the lowa 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 & Linn Building B) Other names: 2023 downtown survey # DT-098 Location A) Street address: 114 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 3 - N 36' Classification A) Property category: Check only one B) Number of resources (within property): If eligible property, enter number of: □ Building(s) If non-eligible property, ☐ District Contributing Noncontributing enter number of: ☐ Site 1 Buildings **Buildings** ☐ Structure Sites Sites ☐ Object Structures Structures Objects Objects Total **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 Historical Architectural Data Base # Intensive Level Historical and Architectural Survey of Downtown Mt Pleasant, Iowa HADB-02986 Function or Use Enter categories (codes and terms) from the lowa Site Inventory Form Instructions A) Historic functions **B)** Current functions 02E08: COMMERCE/TRADE / beauty shop 02E06: COMMERCE/TRADE / jewelry store 11D01: HEALTH CARE / pharmacy 02E: COMMERCE/TRADE / specialty store **Description** Enter categories (codes and terms) from the lowa Site Inventory Form Instructions A) Architectural classification **B) Materials** 05D: LATE VICTORIAN / Queen Anne Foundation (visible exterior): <u>04C: Limestone</u> 09F05: Commercial / brick front Walls (visible exterior): 03: Brick Roof: 15C: Rubber

Other:

Statement of Significance A) Applicable National Register Criteria: Mark your opinion of eligibility after applying relevant National Register criteria		
A) Applicable National Register Criteria: Mark your opinion of eligibility after applying relevant National Projector criteria		
Criterion A: Property is associated with significant events. Criterion B: Property is associated with the lives of significant persons. Criterion C: Property has distinctive architectural characteristics. Criterion D: Property yields significant information in archaeology/history.		
B) Special criteria considerations: Mark any special considerations; leave blank if none ☐ A: Owned by a religious institution or used for religious purposes. ☐ B: Removed from its original location. ☐ C: A birthplace or grave. ☐ D: A cemetery ☐ G: Property less than 50 years of page or 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 1898-99		
G) Cultural affiliation Complete if Criterion D is marked above H) Architect/Builder Architect		
Builder/contractor		
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		
• Form Preparation		
Name and Title: Rebecca Lawin McCarley / research by Pat White Date: April 16, 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 lowa 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 top 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 lowa 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:		
Comments:		

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7. Narrative Description

This is a two-story double-storefront brick commercial building that was constructed in 1898-99. The façade was simplified and storefront remodeled in 1948, and the second story oriel windows were removed in the last 10 years. The storefront continues to reflect the 1948 remodel, with the center recessed for the storefront and upper story entries. The upper story entry is centered. The entry to the south/right half is next to this upper story entry, with an angled display window and two front display windows on this half. The entry to the north/left half is in the angled wall from the upper story entry, with a smaller window next to it and two front display windows. The aluminum display windows have mulitcolor red brick bulkheads. The storefront transom area is clad in wood paneling. The second story has a centered double-hung window with a small transom. Historic photographs show a full height window. The window retains its jack brick arch lintel with keystone. The original oriel windows to either side were removed due to their deteriorating condition, with windows installed to reflect the configuration of the oriel windows. Each set of windows has a larger center window flanked by double-hung side windows. All the windows have small transoms, and there is a wide wood frieze and lintel above the windows. The earlier decorative cornice was removed in the 1948 remodel, typical of work in this period to simplify downtown buildings. This building was among the few buildings constructed with a decorative cornice in the late 1890s, and one of the few with oriel windows in downtown Mt Pleasant. A one-story tile block addition extends on the rear/east side of the building. It has a rear entry and metal stairs to access the roof and second story rear entry for the upper apartments. Smaller windows have been installed in the larger segmental arch window openings on the second story.

8. Narrative Statement of Significance

The Smith & Linn 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 periods of downtown development in the 1890s and 1940s. The building was home to several long-running businesses in downtown Mt Pleasant, including C.F. Decker Furniture and Nesbitt's. While the removal of the oriel windows detracts from the historic appearance of the building, the building overall 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. While the cornice was simplified and storefront remodeled over 50 years ago, the more recent removal of the bay windows has impacted the individual eligibility of this historic building.

Developmental history of property

This 2-story, double storefront, brick building, located at 114 North Main Street was built in 1898-99 by Dr. George E. Smith and Dr. Ellis G. Linn. James Brown was the contractor.

There was an earlier two-story frame building occupying this site prior to 1898. This building is referenced as the former Sol Hewitt residence at the time of the Budde & Singer fire to the south in January 1882.

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Thomas Morton is shown owning the N 36' of lot 3 block 9 in the 1860s. On 11 March 1867, Rachel P. Morton sells the property to Solomon Hewitt (Transfer Book "A", page 10; Deed Book D/440). The 1867 and 1870 Mount Pleasant city directories show Solomon Hewitt operating a queensware, grocery and feed store at 20 N Main. On 17 January 1882, Solomon Hewitt and wife, sell the lot to H.J. Walsh. And. on 23 January 1882, Homan J. Walsh sells the N 36' of lot 3 to H.C. Saunders (Transfer Book "A", page 54). "Mrs. E.M. Herrick Boyles has removed her Restaurant to the capacious rooms recently fitted up by H.C. Saunders, next to Troughton's meat market." (The Free Press, August 23, 1883, page 3). The 1884-1885 Gazetteer advertises the Cottage Restaurant on North Main, with Mrs. E.M. Boyles as proprietor. "She has just completed a new brick kitchen, which will prove a great benefit to her large and growing business," (The Free Press, May 8, 1884, page 3). The 1886 Sanborn fire insurance map shows a 2story, frame building, with a 1 story, open frame porch at the front, facing Main Street. There is a 1-story, frame addition at the back, with 2 small, 1-story frame sheds attached. A 1-story, brick structure (kitchen?) is also attached. The building does not share a wall with the buildings to the north or south, indicating its earlier construction as a residence not a commercial building. The building is "The Cottage Restaurant". The 1892 Sanborn fire insurance map shows the same footprint for this building as the previous map. The address is 114/419 N Main.

William Hoaglin moved to Mt Pleasant from Rome around 1886, working for his brother Hannibal Hoaglin who opened a store in the frame building ("The Ark") at 114 N. Main St (present location of the Smith & Linn building) ("The Bystander's Notes," *Mt Pleasant News*, June 14, 1938, 2). The dry goods store of H.A. Hoaglin was originally located on the east side of N. Main Street. The store occupied a two-story frame building, painted white, and set back from the street by 25 or 30 feet that had been built as a residence. The store was named "The Ark," and Hoaglin lived on the second story. The Smith & Linn Building was later built at the location ("The Bystander's Notes," *Mt Pleasant News*, May 23, 1949, 2). An advertisement in 1888 announced that H.A. Hoaglin had moved to the second door south of Bird's furniture store where he was dealing "Rare Bargains in Boots, Shoes, Ready Made Clothing and Groceries" (*Free Press*, Oct 4, 1888, p. 3). H.A. Hoaglin advertised as located at The Red Front on N. Jefferson St in November 1888, selling cheap clothing, dry goods, boots, and shoes (*Free Press*, November 1, 1888, 3). William Hoaglin would take over the dry goods store, expanding it to one of the largest stores in town in the early 20th century.

On 24 June 1898, H.C. Saunders and wife, sell the N 36' of lot 3 to Henry Melcher. On 1 July 1898, via warranty deed, Henry Melcher and wife, sell the lot G.E. Smith & E.G. Linn (Transfer Book "B", page 14-15).

The *Mount Pleasant Journal* chronicles the construction of this new building for Dr. George E. Smith & Dr. Ellis G. Linn in 1898-99:

- "The old "ark" building which was occupied by H.A. Duncan on North Main Street, is being torn down and removed. Henry Melcher, who purchased the lot on which the building stood, has sold it to Doctors Smith and Linn, who will erect a fine two-story, brick building. The lower floor will be occupied by Mr. Duncan's grocery and Pyles's Drug store, while the entire second story will be used by Doctors Smith and Linn for their office rooms." (*The Mount Pleasant Journal*, July 14, 1898, page 5).
- "Work on the foundation of Smith & Linn's new building on North Main is going rapidly forward" (*The Mount Pleasant Journal*, September 22, 1898, page 5).

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- "Contractor Brown has the contract for the Smith & Linn building...One of the lower rooms will be occupied by Pyle & Company, one-half the upper floor by Smith & Linn, the other half by Dr. A.L. Punton." (*The Free Press*, October 13, 1898, page 8).
- Work on the building is delayed due to weather. V.D. Morris & Company, jewelers & booksellers (at 106 N Main), announce they will occupy a new large room in the Smith & Linn building "About February 1st Our new room is just five doors north of our present location." (The Free Press, December 29, 1898, page 8).
- "On Saturday, the Pyle Drug Store was removed across the street to the Smith & Linn block where it is being handsomely fitted up and arranged for business, the first in the new block." (*The Free Press*, February 23, 1899, page 8).

The 1899 Sanborn fire insurance map now shows a double-storefront 2-story, brick building, 26' in height, sharing a common wall, and extending half-way to the alley. These buildings now share a wall with the buildings to the north and south. There is a 2-story, frame stable at the alley and a small, 1-story, frame shed. The north half is a jewelry store; the south half is a drug store. The address of the building overall is 114 N. Main Street.

By 1904, "E. Lines & Company, have moved from the north side of the square to North Main Street, west (?) of Duncan's grocery." (*Mount Pleasant Journal*, December 20, 1904, page 4).

The 1909 Sanborn fire insurance map shows the double-storefront, 2-story, brick building, 25' in height, with a dividing wall on the first story. There is a central stairway, leading to the second floor. The north building (114-B) is a jewelry store, has a skylight, a 1-story, brick addition and an open stairway to access the back of the property. The south building (114-A) is a drug store, with no additions. By the alley, there is a $1\frac{1}{2}$ story, frame stable and two, small 1-story, frame sheds.

On 27 December 1909, E.G. Linn and wife sell their undivided ½ interest in the N 36' of lot 3 to G.E. Smith (Transfer Book "C", page 14).

The 1911-1912 Henry County Directory shows F.S. Pyle & Company, druggist, at 114 N Main; E. Lines & company, jewelers, are at 116 N Main.

"Purchases Drug Store – Jack Dugdale Gets Store In Dr. Smith's Building" – Jack Dugdale has purchased the drug store stock of Dr. Geo. E. Smith, located in the Smith building on N. Main Street. This is the location where Pyle & Son conducted a store some years until they retired from the business. The purchase includes the soda fountain as well as all the drug stock and other equipment. (*The Mount Pleasant Journal*, April 30, 1914, page 5).

The 1920 Sanborn fire insurance map shows the same footprint for these two buildings as the 1909 map. The north half (114-B) is a jewelry store; the south half (114-A) is a drug store. The stable and sheds by the alley are gone.

Mount Pleasant city directories from 1914 through 1927 show J.M. Dugdale, drug store, at 114 N. Main St, and E. Lines & Co., Jewelry and Books, at 116 N. Main St, both operating their businesses in this building. The Dugdale drug store was sold to P.C. Brau in December 1927 (*Mt. Pleasant Daily News*,

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December 19, 1927, 1). The 1915 to 1927 telephone directories show Dr. G.E. Smith as located at 116-118 N. Main, which appears to be the second story of this building.

On 25 June 1931, Marcus A.J. Smith, et al (heirs of Dr. George E. Smith), transfer the N 36' of lot 3 to Georgia E. Smith (Transfer Book "1").

The 1938 Mount Pleasant City Directory shows E. Lines & Co. (Edgar Lines, jeweler) at 116 N Main. Brau Pharmacy and P.C. Brau are listed at 114 N. Main St. The 1941 Mount Pleasant City Directory shows E. Lines at 116 N Main and Mt. Pleasant Cleaners at 114 N Main. The 1942 Sanborn fire insurance map shows the same footprint for these two buildings as the previous map. The north half (114-B) remains shown as a jewelry store and the south half (114-A) as a drug store.

In February 1944, the Smith and Linn Building on North Main, owned by Georgia Smith Maxwell, was sold to Glenn W. Shannon, owner of the Shannon Dry Cleaners. This is one of the nice business buildings of Mt. Pleasant. Apartments above, and on street level, two large rooms, one housing the Blue Blazes Coal company and the other the local rationing board. ("Local Business Sold," *Mt. Pleasant News,* February 8, 1944, page 3). In March 1944, Georgia Smith Maxwell & Baldwin formally sell the property to Glenn W. & Frances M. Shannon (Transfer Book "1").

In April 1944, the *Mt Pleasant News* reported that a new front was being placed in the part of the Shannon building on N. Main to be occupied by the new Decker furniture store. The door would be moved to the side with one large display window ("New Front for Store," *Mt Pleasant News*, April 25, 1944, 1). A new furniture store owned by C.F. Decker then opened at 114 N Main in May 1944 (*Mt. Pleasant News*, May 19, 1944, 5). In July 1948, C.F. Decker was granted a permit to erect a new front on his building on N. Main St ("Council of Mt. Pleasant, Iowa," *Mt Pleasant News*, July 9, 1948, 7). This work appears to have included the current storefront as well as simplifying the cornice.

C.F. Decker Furniture appears here in city directories from 1944 to 1962. Charles F. and Joan Decker are the owners. The address during their ownership is 114-116 N Main.

In July 1963, announcement was made of the sale of the building on N. Main owned by the estate of Glen Shannon to Miles Nesbitt. The first story, the former location of Decker Furniture, would be remodeled and redecorated. It would be the location for Nesbitt Electric, which had been located across the street on N. Main to the north of Temple Theater. The remodeling included the removal of the center wall to make one large display room, improvement of floors, and lowering of the ceiling. The larger space would allow Nesbitt to display air conditioning and heating lines for both residential and commercial installations. Their lines of appliances would also be enlarged. A complete service department would be housed in the rear of the building. Work was expected to be completed by September. Nesbitt Electric Co had been located in the Dyall Building since 1965 and previously located on Monroe where Glanzman printing company was located ("Nesbitt Buys Building on North Main," *Mt Pleasant News*, July 31, 1963, 1).

On 19 August 1963, the Estate of Glenn W. Shannon (Elizabeth R. Shannon, et al) sells the N 36' of lot 3 block 9 to Louis Miles & D'Anne Nesbitt. Mount Pleasant city directories from 1966 to 1990 list Nesbitt's (Nesbitt Electric Co / Nesbitt's Appliances) at 114 N Main. The company offers T.V.s, radios, stereos (sales & service) and household appliances. L. Miles Nesbitt is the owner.

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An article on Operation Pride in April 1979 notes that the program had begun the previous year and would have tangible results by summer. Four projects had signed contracts for exterior work on their buildings as the second set of projects in 1979: Nesbitt's at 114 N. Main, Added Touch Decorating Center at 110 N. Jefferson, American Family Insurance building at 108 N. Jefferson, and new dental offices of Dr. Richard L. Buss on E. Monroe. The projects were focused on sandblasting and tuckpointing to clean and restore the original appearance of masonry, with an emphasis on restoring original features. The initial scope of work for Nesbitt's included sandblasting, tuckpointing, and restoration of the bay windows ("Operation Pride progress begins to show," *Mt Pleasant News*, April 6, 1979, 1).

The 1993 and 2001 city directories lists Wiley Nesbitts Inc at 114 N. Main Street.

Louis Miles Nesbitt sold the building to Jason and Lisa Goody in August 2006. A building permit for remodeling of the apartments was issued in 2006 to Goody. A sign permit for Miguel's Store II was also issued in 2006. The 2011 city directory just lists tenants in the apartments.

The building has been owned since August 2016, by Twinns, Inc. (Corey Mumme), who purchased it from Jason and Lisa Goody.

This 2-story, brick commercial building at 114 North Main Street is currently occupied in 2024 by Mirror Image Salon & Spa, at 114 N Main #102; 114 N Main #101 is vacant.

9. Major Bibliographical References

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Building and sign permits, City of Mount Pleasant, Iowa

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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

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

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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.

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

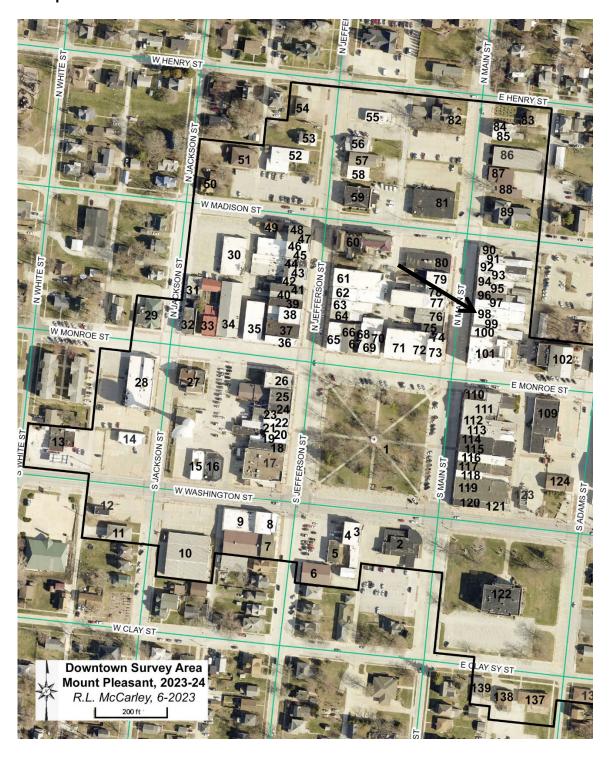
Sanborn Map Company. *Mount Pleasant, Iowa.* Fire insurance maps for 1886, 1892, 1899, 1909, 1920, 1942. Library of Congress, Geography and Map Division, Sanborn Maps Collection.

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Location map

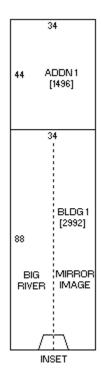


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Building footprint



Sketch by www.camavision.com

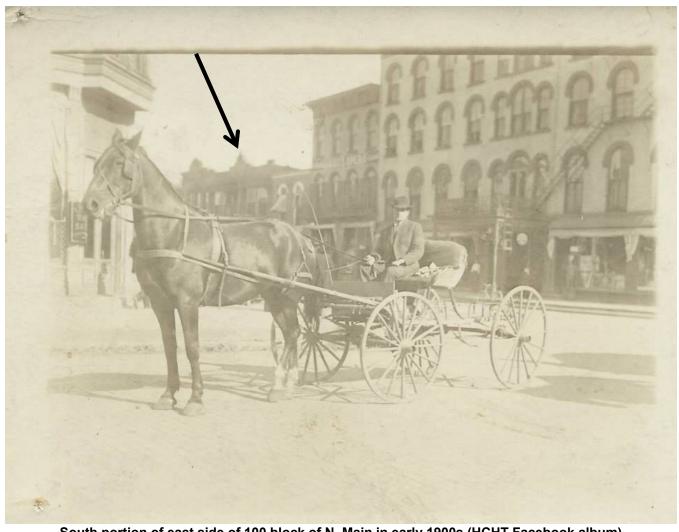
Henry County Assessor (https://beacon.schneidercorp.com)

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Historic images



South portion of east side of 100 block of N. Main in early 1900s (HCHT Facebook album)

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Building at left in 1920s (HCHT Facebook album)

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Building on November 11, 1963 (Nesbitt's opening) (HCHT Facebook album)

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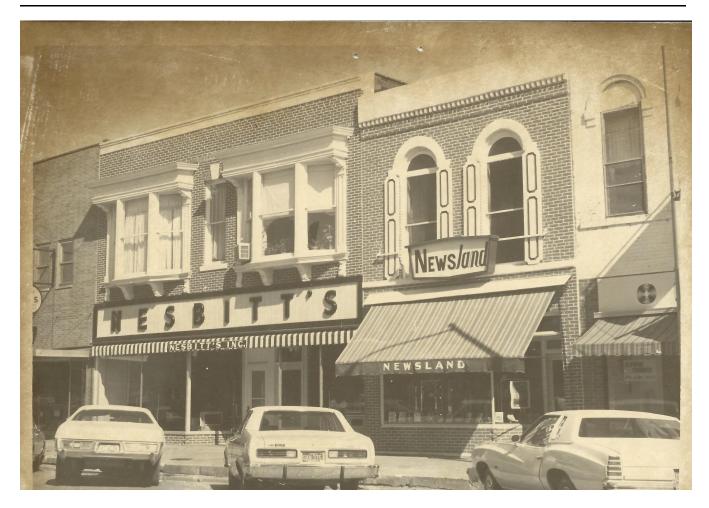


East side of 100 block of N. Main St in July 1965 (HCHT collection)



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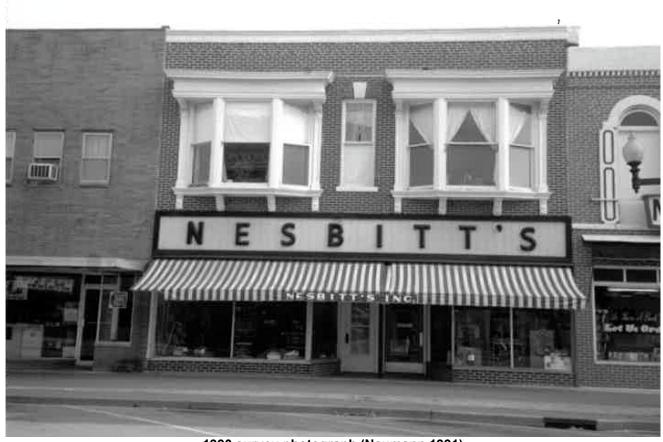
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Nesbitt's and Newsland on N. Main St after completion of Operation Pride projects in 1979 (HCHT collection)

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1990 survey photograph (Naumann 1991)

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East side of 100 block of N. Main St in 2011 (HCHT Facebook album)

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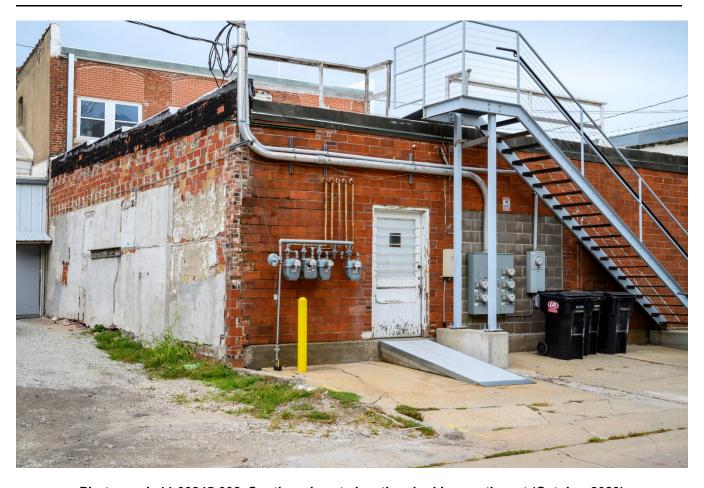
Digital photographs



Photograph 44-00245-001. West elevation, looking east (October 2023)

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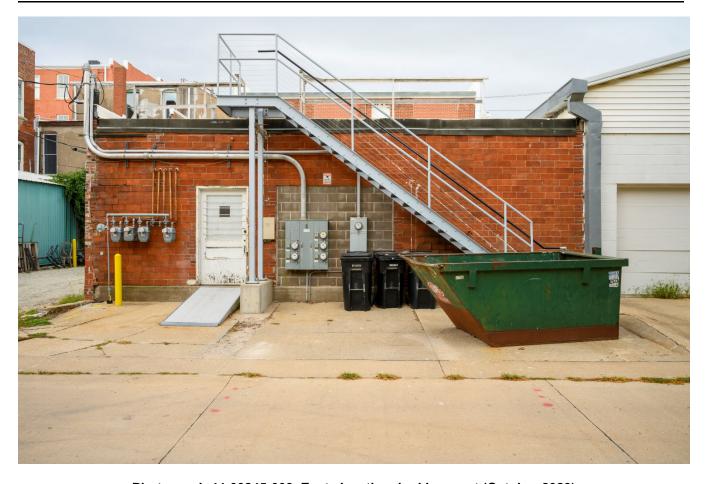
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Photograph 44-00245-002. South and east elevation, looking northwest (October 2023)

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Photograph 44-00245-003. East elevation, looking west (October 2023)