

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00244 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: Dilger Building

B) Other names: 2023 downtown survey # DT-099

• Location

A) Street address: 112 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 - S 18' of N 54'

• 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>	
<u>Contributing</u>	<u>Noncontributing</u>		
<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

02E12: COMMERCE/TRADE / meat market

09A10: AGRICULTURE / creamery/dairy

B) Current functions

70: VACANT

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

09F05: Commercial / brick front

05B: LATE VICTORIAN / Italianate

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: 44-00244 Address: 112 N. Main St City: Mt Pleasant County: IA District Number: 44-02280

• **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

- Criterion A: Property is associated with significant events. Yes No More research recommended
Criterion B: Property is associated with the lives of significant persons. Yes No More research recommended
Criterion C: Property has distinctive architectural characteristics. Yes No More research recommended
Criterion D: Property yields significant information in archaeology/history. Yes No More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

- A: Owned by a religious institution or used for religious purposes. E: A reconstructed building, object, or structure.
 B: Removed from its original location. F: A commemorative property.
 C: A birthplace or grave. G: Property less than 50 years of age or
 D: A cemetery achieved significance within the past 50 years.

C) Areas of significance

Enter categories from instructions

05: Commerce

D) Period(s) of significance

E) Significant dates

Construction date

1857 *check if circa or estimated date*
Other dates, including renovations

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Builder/contractor

I) Narrative statement of significance **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

• **Bibliography** *See continuation sheets for the list research sources used in preparing this form*

• **Geographic Data** *Optional UTM references* *See continuation sheet for additional UTM or comments*

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1				2			
3				4			

• **Form Preparation**

Name and Title: Rebecca Lawin McCarley / research by Pat White Date: April 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 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: _____

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 1

Dilger Building	Henry
Name of Property	County
112 N. Main St	Mount Pleasant
Address	City

7. Narrative Description

This two-story brick commercial building constructed around 1857 reflects the Italianate style in the arch windows on the second story, though lacks more elaborative decorative detail. The storefront was likely remodeled when Newsland moved into the building in 1973, though may date to the 1960s. The single-door entry with transom is located at the right/south, with an angled window and large front window. The windows have a brick bulkhead. The brick on the storefront area has been painted blue, with the blue continued partly up the south corner of the second story. The brick on the remainder of the second story was painted/stained green likely as part of the 1979 remodeling, which also added the shutters to the second story windows. The shutters partially block the brick brackets/corbels at the ends of the full arches above the second story windows. The windows currently have smaller double-hung windows with a wood panel under the windows and an arch transom above the windows. The earliest historic photograph appears to show multi-light casement windows under the arch transom (also a feature of the early buildings in Mt Pleasant), with earlier double-hung windows later installed that fit the full height of the openings. The cornice has simple brick dentils, reflective of the 1850s construction. A slightly taller/simpler parapet was added above the row of dentils by the 1960s. The rear/east elevation of the building is clad in vertical metal siding, as well as the one-story rear addition. The addition has a rear entry and an entry to stairs to the second story. The second story has a pair of double-hung windows.

8. Narrative Statement of Significance

The Dilger 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. The Fankhauser Dairy was a significant local business that operated here for several decades. The architecture of the building reflects the earliest period of downtown development in the 1850s, as well as the efforts to improve buildings in the 1970s. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

Based on research and evaluation conducted to date, this building does not appear to likely be individually eligible for listing on the National Register of Historic Places. Assessment of the interior features and modifications would be required for a full evaluation of the individual eligibility of the building.

Developmental history of property

The completion of the Brazelton House in 1856 at the south end of the block was noted as a catalyst for the construction of other brick buildings. By September 1857, five brick buildings under construction or completed to the north of Brazelton ("Improvements," *Home Journal*, September 9, 1857, 3). This building appears to have likely been one of these buildings.

The first owner noted for this property in the transfer books is I. Dilger. Illuminat Dilger born in Baden, Germany in 1810, immigrated to Ohio in 1841, ran a successful clock store in the 1840s, and then moved west to Burlington and then Mt Pleasant in the 1850s, where he was a successful merchant. In 1875, he and his wife Martha retired to Quincy, Illinois, where he lived until his death in 1896 (*Quincy Daily Whig*,

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 2

Dilger Building	Henry
Name of Property	County
112 N. Main St	Mount Pleasant
Address	City

January 29, 1896, 3). 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 was likely one of these stores, located immediately to the north of Brazelton House. It is unclear if this brick building is depicted on the 1859 map to the north of the Brazelton Block (which would have adjoined this building at this time). "Dilger, J. (sic), grocery, Main east side in Brazelton block" appears in the 1859-1860 Henry County Directory (page 44) alphabetical listing of residents. However, the Dilger grocery does not appear in the Advertisers Index of the directory (page 10). An advertisement for J. Dilger at No. 12, North Main St, adjoining the Brazelton Block, appears in the *Home Journal* (page 2) on December 15, 1860 (ad start date of October 13, 1860). He sold groceries, provisions, and notions of all kinds. The 1860 census lists I. Dilger (age 50, born in Germany) with no specified occupation, though he owned \$3,000 in real estate and \$2,000 in personal property, both significant sums.

In the 1867 Mount Pleasant Directory (Business Directory, "Groceries and Provisions", page 96) J. (sic) Dilger operates a business at 12 N Main. The 1870 Mount Pleasant Business Directory does not advertise Dilger's grocery. I. Dilger is listed as a retired merchant in the 1870 census. He had \$4,000 in real estate and \$20,000 in personal property.

I. Dilger owned the N 18' of the S 44' of lot 3 in block 9 in the 1860s (Transfer Book "A" – 1867-1884, page 6). (Note: This lot description is the same as the S 18' of the N 54' of lot 3). On 3 June 1875, I. Dilger and wife sell the S 18' of the N 54' of lot 3 to Wm. R. Hill. The *Mount Pleasant Journal* noted that the sale included his store room and dwelling adjoining the residence of Mr. Hewitt, north of the Commercial House (Brazelton). It was noted as one of the best stands in the city. Mr. Hill was rumored to plan to open a grocery in it (*Mount Pleasant Journal*, June 10, 1875, 2). W.R. Hill operated a grocery on the south side of the square, and he appears to have remained there.

On 29 November 1882, William R. Hill and wife sell the property to Alexander Short (Transfer Book "A", page 54). Alexander Short was retired by this time, and he appears to have simply acquired the property as an investment. He died in 1887.

At the time of the January 1882 fire of the Budde & Singer building to the south, this building was occupied by H. Troughton as a meat market, with his family living on the second story. "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). H.C. Saunders owned the building to the north, so Troughton's meat market would be in this building. In October 1888, Harry Harrison opened his new meat market on N. Main St at the Troughton's old stand, which had been thoroughly renovated. Mr. Troughton remained in charge as manager, with Harrison also continuing the business at his current location (*Mt Pleasant Journal*, October 11, 1888, 2).

The 1886 and 1892 Sanborn maps show a meat market in this building. The 1886 Sanborn fire insurance map shows this 2-story brick building with a 1-story, small brick addition, accessible through an open doorway. A smaller, 1-story frame addition is to the rear. There are no openings on the front, north wall, which overlooks a frame structure on the adjoining lot. A small, frame shed is by the alley. The 1892 Sanborn fire insurance map shows the same footprint as the 1886 map. The address is shown with two addresses, 420, as well as 112 N Main.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 3

Dilger Building	Henry
Name of Property	County
112 N. Main St	Mount Pleasant
Address	City

On 14 February 1893, via warranty deed, Mary Short, et al, sell the S 18' of the N 54' of lot 3 block 9 to John Henne (Transfer Book "B", page 8). Mary Short is the widow of Alexander Short (1814-1887).

John Henne operated a restaurant at this location for several years, though there is a discrepancy in the address. The 1893 Mount Pleasant City Directory advertises John Henne's Restaurant at 110 North Main. An article in *The Free Press*, February 20, 1896, announces JOHN HENNE, Restaurant, 114 N Main, and that "he has been in the restaurant business here for three years...the room is 18 by 70 feet".

The 1899 Sanborn fire insurance map shows this 2-story brick building to be 24' in height, with the same small, 1-story brick addition. The walls are 12' in height. The footprint of the building has not changed from the previous map. The building is now used for a restaurant and the address is 112 N Main.

By early 1905, John Henne (1835-1906) wants to sell his restaurant, north of the Brazelton House block, in a building he has owned for fifteen years or more. (*The Free Press*, January 12, 1905, page 1)

The 1909 Sanborn fire insurance map shows this 2-story brick building to be 22' in height, with 12' ceilings on both floors. The length of the building has increased compared to the previous map. There is a frame, iron-clad wall at the rear (with an opening), leading to a 1-story brick addition with a frame, iron-clad rear wall. There are stairs out the back. The address is 112 N Main, and the building is used for a pool hall.

In February 1909, Katherine Henne (second wife of John Henne) et al, transfer their interest in the property to J.E. Mehl. During John E. Mehl's ownership of the building, J.S. Craig operated a pool and billiard hall (*Mount Pleasant News*, May 11, 1911, page 4). J.S. Craig then sold the business to C.H. Shriver, who operated the pool room, as advertised in the 1911-12 Directory of Henry County (page 80). The address is 112 N Main. On 23 January 1913, J.E. Mehl and wife sold the building to J.C. Campbell (Transfer Book "C", page 14).

From May 1912 through August 1922, the Campbell Family (James Cornelius/Neal Campbell (1862-1952) and his son, Ralph C. Campbell (1893-1964)) operated the Pleasant Hill Dairy at this location, 112 N Main. Campbell family descendants confirm this history. In August 1915, the Pleasant Hill Dairy started a milk route in Mt Pleasant, delivering milk and cream to customers (*Mt Pleasant Daily News*, August 27, 1915, 4). Pleasant Hill Dairy is listed on N. Main in the 1913 to 1921 telephone directories.

The 1920 Sanborn fire insurance map shows this 2-story brick building to be 22' in height, with 12' ceilings on both floors and a frame, iron-clad wall at the rear. There is a 1-story brick/tile addition (8' ceilings), with a cement floor, extending almost to the alleyway. An open, frame loading dock is at the back. The front of the building is a meat shop; the back is a creamery, with 2 10-horsepower motors being used. The address is 112 N Main.

By 1922-1923, property owner transactions show (Transfer Book "1", page 11), all interest in the S 18' of the N 54' of lot 3 block 9 has transferred from Ralph C. Campbell and wife to Charles R. & A.W. Fankhauser (brothers) and then finally to C. R. Fankhauser.

In 1921, Charles Fankhauser associated himself with the Pleasant Hill Dairy, spending the summer becoming acquainted with the trade and the needs and requirements of the community. Plans were announced in May 1922 that he would take over the dairy operations in fall, with Ralph Campbell

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 4

Dilger Building	Henry
Name of Property	County
112 N. Main St	Mount Pleasant
Address	City

intending to move out of Mt Pleasant. Fankhauser was noted as one of the most competent dairymen in Iowa, being brought up in the business and organizing successful dairies in West Virginia and Ohio. He completed a special course at Ames under Prof. Mortinson for the manufacture of ice creams, butter, cheese, and kindred matters. The Dairy would specialize in pure creamery butter, ice cream, and fancy cheese. Fankhauser intended to personally supervise all cream testing and ice cream making ("A Business Change," *Mt Pleasant Daily News*, May 2, 1922, 4). In August 1922, Pleasant Hill Dairy officially became the Fankhauser Dairy Company, operated by Charles Fankhauser and his brother A.W. Fankhauser of Pittsburg. Charles was an experienced butter maker, ice cream, and dairy man, and was a graduate of the dairy department of Iowa State College at Ames. A.W. was an accountant who would be in charge of bookkeeping. All local cream from farmers was anticipated to be manufactured into products and sold locally, rather than be shipped away ("Important Business Change," *Mt Pleasant Daily News*, August 2, 1922, 4).

Fankhauser Dairy is listed on N. Main in the 1923, 1925, and 1927 telephone directories. Fankhauser Dairy is listed specifically at 112 N. Main in a newspaper advertisement in May 1933, advertising ice cream and butter. Fankhauser Dairy was noted in 1934 as having started in its present location on N. Main St, making Queen Quality butter and ice cream. They had increased in business, added to the floor space with modern equipment, and have become a bug outlet for dairy products ("Several Merchants in Business Here Over Fifty Years," *Mt Pleasant News*, September 25, 1934, 5). Fankhauser Dairy is listed in the 1938 city directory under the categories of creamery, cream station, butter, ice cream manufacturer, dairy, and milk dealer. It remains listed on N. Main in the 1939 to 1952 telephone directories.

The 1942 Sanborn fire insurance map shows the same footprint for this 2-story brick building as the 1920 map and the address continues to be 112 North Main. The front of the building is now used as a restaurant; the 1-story addition at the back of the building continues to be a creamery.

On 27 April 1955, via warranty deed, the building was sold by Charles R. Fankhauser, et al, to Glenn C. Fankhauser (1909-1997), who continued operation of the Fankhauser Dairy until June 1972, when "*Fankhauser's Closes After 51 Years*" (*Mount Pleasant News*, June 28, 1972, page 1). Fankhauser Dairy Co is listed specifically at 112 N. Main St by the 1957 city directory. It remains listed in subsequent directories here through 1972.

In December 1972, a building permit was issued to Newsland of Burlington to remodel the Fankhauser Dairy building (*Mt Pleasant News*, December 7, 1972, 1). Mt Pleasant Newsland is listed at 112 N. Main in the 1976 city directory.

Glenn C. Fankhauser and wife sold the building to Wholesale Distributors Incorporated of Burlington on 15 February 1977 (Transfer Book "3", page 10). Wholesale Distributors distributed several publications.

From 1974 through 1990, per city directories, Newsland operated at 112 N Main, with Tom Hines as owner of the business.

In July 1979, the second phase of "Operation Pride" projects began, including Nesbitt's, Newsland, and Panther Drug on this side of the block ("Operation Pride embarks on second phase of project," *Mt Pleasant News*, July 3, 1979, 1). The project for Newsland appears to have included sandblasting to remove paint, tuckpointing, staining brick, and installing shutters. The green stained brick clearly appears

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 5

Dilger Building	Henry
Name of Property	County
112 N. Main St	Mount Pleasant
Address	City

in an 1985 photograph of this portion of the block. The brick on the building at 207 E. Washington was stained a blue-gray as one of the first phase projects of Operation Pride.

Newsland remained here through 1990. No business is listed at 112 N. Main St in the 1993 or 2001 city directories.

A building permit was issued to Wholesale Distributors in October 1993 for demolition and construction at the rear of the building, with cladding of the rear wall in metal siding.

The building has been owned since July 29, 1994, by H. Dean King, who purchased the building from Wholesale Distributors, Incorporated.

In 2006, a sign permit was approved for Mt Pleasant Foods Market. The 2011 city directory lists West Liberty Foods in the building.

This commercial building is currently vacant in 2024.

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:

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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.

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

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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.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 6

<u>Dilger Building</u>	<u>Henry</u>
Name of Property	County
<u>112 N. Main St</u>	<u>Mount Pleasant</u>
Address	City

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.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 7

Dilger Building
Name of Property

Henry
County

112 N. Main St
Address

Mount Pleasant
City

Location map



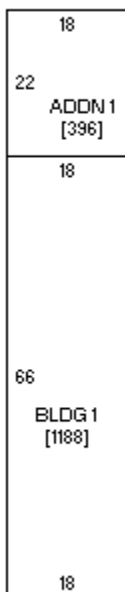
Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 8

Dilger Building	Henry
Name of Property	County
112 N. Main St	Mount Pleasant
Address	City

Building footprint



Sketch by www.camavision.com

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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 9

Dilger Building
Name of Property

Henry
County

112 N. Main St
Address

Mount Pleasant
City

Historic images



Two story building to left of Brazelton House in 1870s (HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 10

Dilger Building
Name of Property

Henry
County

112 N. Main St
Address

Mount Pleasant
City



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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 11

Dilger Building
Name of Property

Henry
County

112 N. Main St
Address

Mount Pleasant
City



G. A. GRAUS CIGAR FACTORY, NORTH MAIN ST

Building at left edge in 1909 (*Mt Pleasant Beautiful 1909: 17*)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 12

Dilger Building
Name of Property

Henry
County

112 N. Main St
Address

Mount Pleasant
City



100 block of N. Main in 1915 (HCHT Facebook album)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 13

Dilger Building
Name of Property

Henry
County

112 N. Main St
Address

Mount Pleasant
City



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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 14

Dilger Building
Name of Property

Henry
County

112 N. Main St
Address

Mount Pleasant
City



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



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 15

Dilger Building
Name of Property

Henry
County

112 N. Main St
Address

Mount Pleasant
City



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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 16

Dilger Building
Name of Property

Henry
County

112 N. Main St
Address

Mount Pleasant
City



East side of south portion of 100 block of N. Main in 1985 (HCHS binder, Mt Pleasant Public Library)



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 17

Dilger Building
Name of Property

Henry
County

112 N. Main St
Address

Mount Pleasant
City



1990 survey photograph (Naumann 1991)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 18

Dilger Building
Name of Property

Henry
County

112 N. Main St
Address

Mount Pleasant
City

Digital photographs



Photograph 44-00244-001. West elevation, looking east (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00244
Related District Number: 44-02280

Page 19

Dilger Building
Name of Property

Henry
County

112 N. Main St
Address

Mount Pleasant
City



Photograph 44-00244-002. East elevation, looking west (October 2023)