

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00243 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: Budde-Singer Building

B) Other names: 2023 downtown survey # DT-100

• **Location**

A) Street address: 110 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 26'

• **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

02E02: COMMERCE/TRADE / bakery

02E: COMMERCE/TRADE / specialty store

02E11: COMMERCE/TRADE / grocery

B) Current functions

70: VACANT

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

A) Architectural classification

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: 44-00243 Address: 110 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

1882 *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: _____

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7. Narrative Description

The Budde-Singer Building is a three-story brick commercial building constructed in 1882. The building was listed on the National Register of Historic Places in 1991. The narrative description on the nomination by Molly Myers Naumann states:

This three story brick building, measuring approximately 26'x65', with two story rear wing, is located at 110 N. Main, immediately north of the Brazelton House Hotel. It is rectangular in shape with the narrow end of the rectangle facing the street. The flat roof slopes gently to the rear. Presently painted white, the building features round arched windows with brick patterned hoodmolds at the second and third floor levels, and a bracketed wooden cornice. The street level has been altered, but retains the original configuration of a central recessed entry flanked by display windows, and a door at the right leading to a stairway.

The visual appearance of this building is quite similar to that of the Brazelton House next door, the Union Block, and the McCandless Building. All share the characteristics of the early Italianate commercial style that was popular in Mount Pleasant following the arrival of the railroad in 1856. However, the Budde-Singer Building was actually constructed in 1882. The original building on the site was constructed in 1856, at the same time as the hotel, and in the same style. In January 1882, the Budde Bakery Building (110 N. Main) burned. It was rebuilt almost immediately, and in the original early Italianate style. By 1882 this must have been considered old-fashioned.

Alterations include: painting the facade (by 1909), remodeling the storefront, replacement of original windows at second and third floor levels, and loss of iron balcony at second floor. The building retains sufficient integrity to be easily recognized as an early Italianate structure.

On the interior, the ceiling has been lowered on the first floor. The second floor has been divided into apartments and the ceiling lowered. The third floor was never finished as it was used for storage purposes, the function it serves today.

Since the nomination in 1991, few alterations have been made to the exterior of the building. The earlier replacement windows have been replaced with new replacement windows on the upper stories. The building retains the same storefront as in 1991, and the brick remains painted. The gable-roof rear addition clad in metal was constructed around 1982 per the assessor. The interior was not assessed as part of the survey project.

8. Narrative Statement of Significance

The Budde-Singer 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 1880s. The building replaced a similar building on this site in 1882 after a fire, a common trigger for new construction in this period. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

The Budde-Singer Building was listed on the National Register of Historic Places in September 1991 under Criterion C for its architecture. The nomination written by Molly Myers Naumann states:

This building is significant under Criterion C as an example of a Type II building in the early Italianate style that was popular in Mount Pleasant from 1855 to 1870, following the arrival of the

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railroad in 1856. The Budde-Singer Building is an anomaly. Constructed in 1882, it reflects the early Italianate style that was popular when the original building on the site was built in 1856. Although no reason has been determined for this, it may have been a conscious effort to continue the style of the Brazelton House Hotel next door. The Brazelton House Hotel (NRHP) was constructed in 1856 at the northeast corner of the Square in the popular new Italianate style, with round arched windows, brick patterned hoodmolds, and bracketed wooden cornice. This building apparently established a new design to be followed throughout the business district. Prior to this most of the brick buildings had featured stone lintel construction. In its present form, it features the round arched windows, brick hoodmolds, and bracketed wooden cornice that are characteristic of the earlier period.

Some documentation has been located linking William McCandless with the 1856 building on this lot. It is known that he was at least a part owner of the lot, and it might be a safe assumption that he was the builder. This has not been definitely determined. If he was the builder, it would be the earliest building attributed to him, and would provide a direct link with the Brazelton House Hotel as well.

Developmental history of property

This 3-story, brick commercial building located at 110 North Main was built in 1882, to replace an earlier 4-story, brick building that was destroyed by fire.

Early records show A. Singer owning the S 26' of lot 3 block 9 in the 1860s (Transfer Book "A", page 10). The 1867 and 1870 Mount Pleasant city directories show a bakery and confectionary shop at 10 N Main (A. Singer in 1867 and Singer & Budde in 1870). In May 1877, A Singer & Co advertised bread, crackers, pies, and cakes at his bakery at this location. John G. Budde advertised his bakery on the second story in May 1881, selling bread, crackers, pies, cakes, and including an oyster parlor.

MT. PLEASANT'S FIRE. Budde & Singer's Bakery Burned Out! - Brazelton House Saved by The Heroic Efforts of the Bucket Brigade! "Sunday morning, Jan 22, 1882, will be long remembered by the people of Mt. Pleasant...We are glad to learn that Messrs. Singer & Budde are pretty fully insured...The rear part of the building, in which were the ovens and ice houses, was not injured. For the present Singer & Budde will occupy the rooms on the west side of North Main, lately occupied as a restaurant by T. Sweeney..." (Excerpts, *The Free Press*, January 26, 1882, page 1).

The building immediately north of the Brazelton Hotel was rebuilt over the next few months. "Budde & Singer received \$2,100 insurance on their building and about \$800 on their furniture and stock. They will take down the front wall and put in an iron and glass front, which will be quite an improvement over the old one". (*The Free Press*, February 2, 1882, page 3). "The new front to the Singer & Budde Bakery on North Main Street (lately burned) is all in. On the first floor a glass front. The whole building, above and below is all new. The ceilings of the first and second rooms having been raised two feet. New pine overhead ceilings. It will be completed about the middle of the month." (*The Free Press*, April 6, 1882, page 3). "Budde & Singer are now in their new quarters." (*Mount Pleasant Journal*, May 4, 1882, page 2).

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The 1884-1885 Gazetteer lists J.G. Budde & Co., bakers (John G. Budde and Andrew Singer). The 1886 Sanborn fire insurance map shows a 3-story, brick building, with an opening to a 2-story, brick addition, which leads to a 1-story, brick “bake house”. There is a concrete oven, inside a 1-story, frame, brick-lined, wood shed. The 3-story, brick building facing Main is used for a bakery and confectionary shop. The address is 421 Main. At the alley is a 1-story, frame ice house and shed, with an address of 124 1/3, associated with the building facing E Monroe.

The 1892 Sanborn fire insurance map shows the same footprint for this building as the previous map. The building is used for a bakery and confectionary shop; the address is 110/421 N Main and the 3-story, brick building is the first building north of the Brazelton Hotel. The 1893 Mount Pleasant City Directory shows Budde & Singer operating a bakery/confectionary at 114 N Main, which appears to be the address for this building.

Our Local Editor Takes A Walk... “Budde & Co., here at the Union Bakery, is as fixed a feature in Mt. Pleasant as is the nose on a man’s face. Three stories, including refreshment parlors on the second floor, are devoted to their mammoth stock of toys and variety supplies in connection with the bakery and confections... Gus Grau, next door, manufactures high grade cigars...” (*The Free Press*, December 27, 1894, page 1).

The 1899 Sanborn fire insurance map shows the same footprint for this building as the previous maps. The 3-story, brick building is 36’ in height and used for a bakery and confectionary shop. The address is 110 N Main. Next door, (to the south of the bakery and part of the Brazelton Hotel building) is a cigar shop, with an address of 108 N Main.

Grau Purchases the Union Bakery Building - Gus Grau, proprietor of the North Main Street Cigar Factory purchased the Andrew Singer building just north of him, occupied by Budde & Schnurr, bakers – Consideration, \$5,500. The building is 3-story, brick, adjacent to the Brazelton House on the south and with the Henne building on the north. Mr. Grau will remodel and convert it into a factory – the second floor will be offices and the third floor will be storage. Messrs. Budde & Schnurr are not decided just what to do – the sale of the building was a surprise to them. (*Mount Pleasant Daily News*, March 9, 1903, page 1). On 1 June 1903, Andrew Singer and wife formally sell the S 26’ of lot 3 to Gustav A. Grau (Transfer Book “B”, page 20).

Remodeling the Building – Gus Grau is preparing to move into and will remodel his recently acquired building. The inside stairway will be removed, giving a full inside width of twenty-four feet. The room will be divided by a permanent partition into two rooms of twelve feet each...one will be occupied by Budde & Schnurr and the other by Mr. Grau. New fronts will be put in. (*Mount Pleasant Daily News*, June 9, 1903, page 1).

G.A. Grau – Manufacturer Cigars – First building north of the Brazelton House Block is the Singer Business House, for years one of the land marks of Mt. Pleasant. This building is now partitioned off, making two rooms, the south room is occupied by Mr. Grau for store and cigar manufacturing. (*The Free Press*, January 12, 1905, page 1).

Another Bakery – Shepp & Carpenter (Walter Shepp & Harry Carpenter) opened a brand-new bakery shop on North Main...formerly occupied by the Budde & Schnurr bakery, which ran for perhaps forty

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years in the same location. (*Mt. Pleasant Journal*, March 24, 1905, page 1). Nothing more appears in newspaper advertisements or directories about this endeavor. Walter Shepp was running a shoe store in the storefront to the south in this period.

In May 1907, George Wiggins has opened up a shooting gallery in the vacant Grau building on North Main (*Mt. Pleasant Journal*, May 10, 1907, page 8). Alvin Hackett and Charles Kapferer then opened up their new bakery on North Main in the Grau building where the Union Bakery was formerly located in May as well (*Mt. Pleasant Journal*, May 24, 1907, page 1). Nothing more appears in newspaper advertisements or directories about this endeavor. Mr. George Fassas is the name of the Greek who will open a shoe shing parlor in the Grau room on North Main (*Mt. Pleasant Daily News*, September 9, 1910, page 4).

The 1909 Sanborn fire insurance map now shows the 3-story, building (with 12' ceilings on each floor) has been divided. The north section (110-B N Main) is used for a bakery, with access to the 2-story and 1-story brick additions, with the oven. The south section (110-A N Main) is used for a cigar store, with no access to the additions. There is a 2-story, frame stable by the alley.

The 1911-1912 Henry County Directory shows G.A. Grau, cigar manufacturers, at 110 N Main. In 1913, a new "Candy Store is to Open." Anton & Nichols leased the room at 110 from Mr. Grau and fitted it for a modern candy kitchen. (*Mount Pleasant Journal*, October 2, 1913, page 5). Nothing more appears in newspaper advertisements or directories about this business either.

The 1920 Sanborn fire insurance map shows this 3-story, brick building to be 36' in height, with 12' ceilings on each floor. The north section (110-B) is used for a restaurant, with access to a 2-story, brick addition and a 1-story, brick addition beyond that. The south section (110-A) is used for a cigar store, with no access to the additions. The stable by the alley is gone.

By 1919, the Noble Sisters are operating a restaurant in the Grau Building, and their restaurant appears in Mount Pleasant telephone directories through 1925 with the general address of N. Main St.

Grau Building Leased to Hoaglin – Mr. Karl Hoaglin has just taken out a five-year lease on the G.A. Grau building on N Main and will put in a stock of general merchandise. Mr. Earl Hoaglin will be in charge. The rooms which were occupied by the Noble restaurant and the Grau Cigar Store, are being thrown into one large, deep room and fitted up for business. It is understood that the store will be in no way connected in management with the Hoaglin Department store. Workmen are now busy remodeling the building. (*Mt. Pleasant Daily News*, April 8, 1926, page 1). Nothing more appears in newspaper advertisements or directories about this business.

In May 1927, contractor Bergdahl and his crew installed a new storefront in Grau building on N. Main St, with no tenant identified yet for the space (*Mt Pleasant Daily News*, May 14, 1927, 3). The new and modern storefront was noted as a "splendid improvement," including copper and plate glass windows, buff brick, and a six-foot recessed entry. A branch of the Benner Tea Co was rumored to be a potential tenant ("The Bystanders Notes," *Mt Pleasant Daily News*, May 19, 1927, 3). In August 1927, the Benteco store in Mt Pleasant opened in the Grau Building on N. Main, one door south of the Fankhauser Dairy. This was Benteco Kash Store No. 35 for the Benner Tea Company of Burlington. They offered a variety of groceries direct from a wholesale source to save the customer money (*Mt Pleasant Daily News*, August

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25, 1927, 3). They remained here until they moved one block south on the east side at the square at 108 S. Main St in 1938.

On 19 February 1930, the Estate of Gustav A. Grau changes the title of the property to Anna J. Grau (Transfer Book "1", page 11). A community pancake day and auction was held in the Grau Building on November 1, 1932 (*Mt Pleasant News*, October 28, 1932, 1). Space in the building was also used for other community functions in the 1930s.

In December 1940, the Nifti Thrift Store moved to a new location in the Grau building on North Main adjacent to the Brazelton Hotel building. The Nifti Thrift Store, operated by Stiles brothers and managed by Frank Haviland, has been in the Penn building on the North Side of the square for many years. (*Mt. Pleasant News*, December 6, 1940, page 1). The 1942 Sanborn fire insurance map shows the same footprint for this 3-story, brick building as the 1920 map. There is no longer a division between the north and south sections of the building; the use of the building is not given. The address is 110 N Main. The Nifti Thrift Store is shown in Mount Pleasant telephone directories here through 1950.

On 4 May 1949, the Estate of Anna J. Grau changes the title of the property to E. Mae & F.J. Grau (Transfer Book "2", page 10).

In June 1952, P&A Radio and Television advertised as located in the former Nifti Thrift building (*Mt Pleasant News*, June 30, 1952, 6)

By 1954, Lamm's Shoe Store (at 110 N Main, with Harold E. Lamm owner) is advertised in Mount Pleasant city directories. He moved here from a location on the north side of the square. The shoe store appears in directories at 110 N. Main St through 1966.

The 1968 and 1970 city directories list Van's TV Service at 110 N. Main St.

On 24 May 1972, Thomas Bell (conservator for E. Mau Grau) and Maurine C. Grau (unmarried) sell the S 26' of lot 3 to Clarence Van Amerongen. And on 15 June 1973, Clarence and Marilyn M. Van Amerongen sell the lot to V. Kipp & Sharon Crane (Transfer Book "2", page 10). The 1974 Mount Pleasant City Directory shows Crane's TV & Radio Sales/Service operating at 110 N Main. Kipp Crane is the president. Crane's TV & Radio Service is listed here in the 1976 directory, and Crane's Stereo & TV Service is listed here in the 1981 directory.

On 13 July 1983, V. Kipp & L. Sharon Crane (via quit claim deed) transfer the S 26' of lot 3 to S. Lorraine Crane. The 1983 Mount Pleasant City Directory shows Adam's Rib Boutique at 110 N Main. Sharon Crane is manager; Lorraine Crane is president.

In October 1985, Sherry Bertsch opened Country Charm, Flowers & Gifts. The 1993 city directory lists Country Charm, Flowers & Gifts at 110 N. Main. A building permit was issued to Sherry Bertsch in September 1995 to construct a metal pole building as a rear addition. The rear addition included office space and a garage. Structural work was also completed on the rear wall of the building at this time. Sherry operated Country Charm, Flowers & Gifts at 110 N Main until her death on May 2, 2020.

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On November 18, 2020, the Sherry Lynn Bertsch estate sold the building to Kathy Eklund for \$150,000. She sold it in August 2022 to Gorgeous Nails, LLC.

This 3-story, brick commercial building located at 110 North Main Street is currently in 2024 vacant.

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

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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.

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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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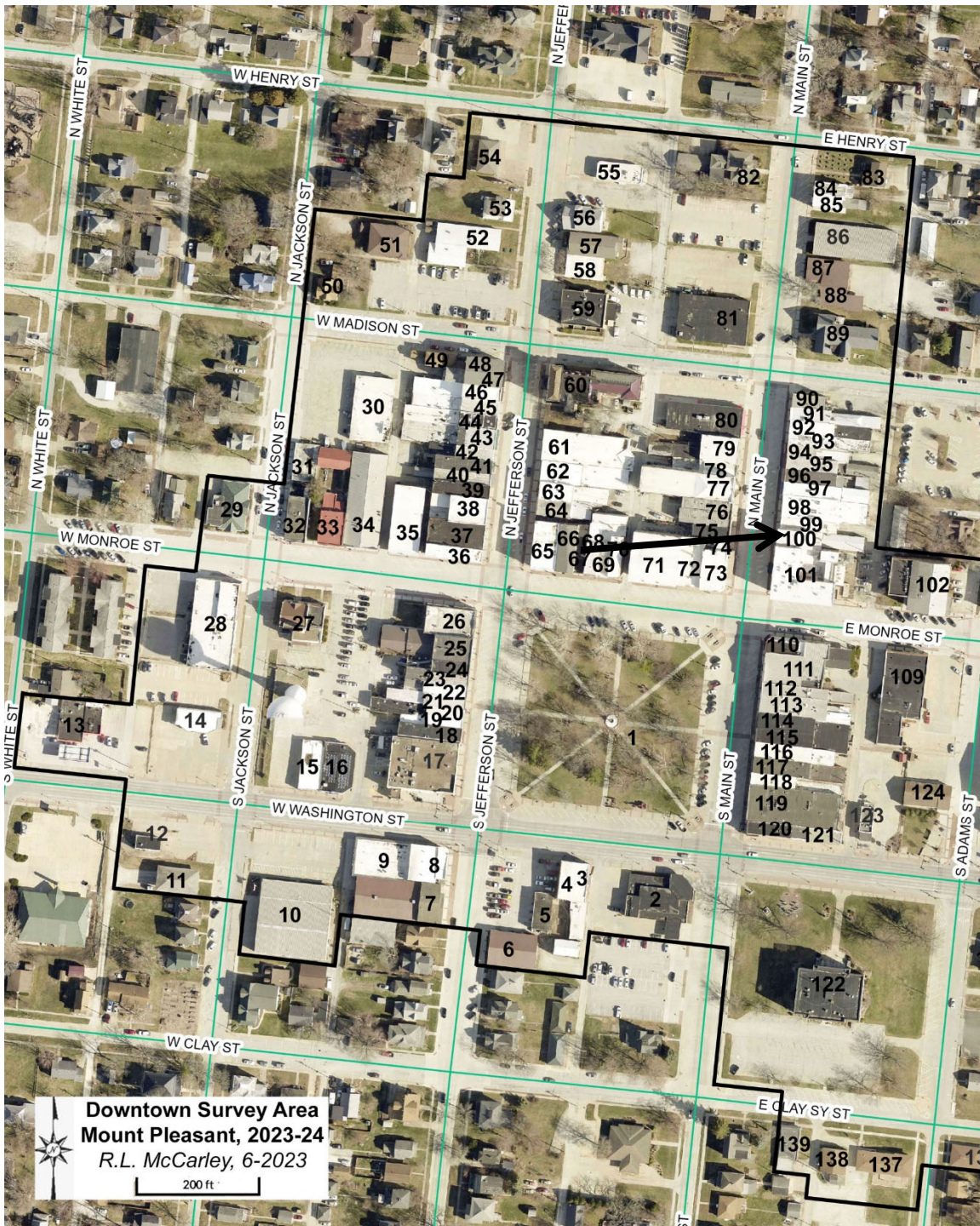
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Location map



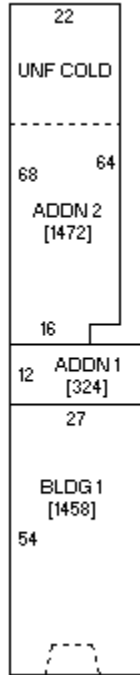
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Building footprint



Sketch by www.camavision.com

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

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Historic images



Brazelton House in 1870s with this building as the north three-bay section (HCHT Facebook album)

*prior to 1882 fire that destroyed north section of building
(rebuilt as current three-story building at 110 N. Main Street)*

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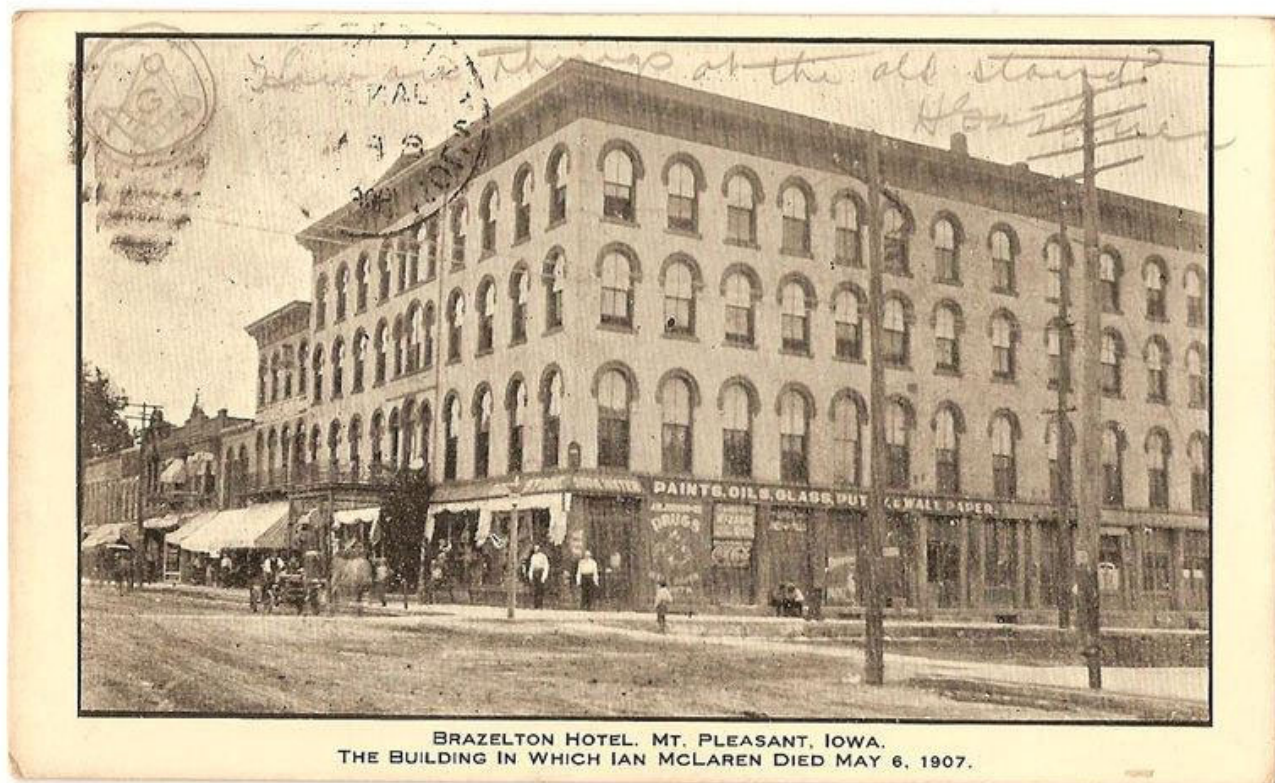
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Three-story building at left on postcard around 1907 (HCHT Facebook album)

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G. A. GRAUS CIGAR FACTORY, NORTH MAIN ST

Building in 1909 (*Mt Pleasant Beautiful 1909: 17*)

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MAIN STREET, LOOKING NORTH MT. PLEASANT, IOWA

100 block of N. Main St in 1920s (HCHT Facebook album)

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

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110 N. Main St
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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: 44-00243
Related District Number: 44-02280

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Budde-Singer Building

Name of Property

Henry

County

110 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: 44-00243
Related District Number: 44-02280

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Budde-Singer Building

Name of Property

Henry

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110 N. Main St

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1990 survey photograph (Naumann 1991)

Iowa Site Inventory Form
State Historic Preservation Office
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Site Number: 44-00243
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Budde-Singer Building

Name of Property

Henry

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110 N. Main St

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Digital photographs



Photograph 44-00243-001. West elevation, looking east (October 2023)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 44-00243
Related District Number: 44-02280

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Budde-Singer Building

Name of Property

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Photograph 44-00243-002. East elevation, looking west (October 2023)