

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00239 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: Brazelton House (Hotel)

B) Other names: 2023 downtown survey # DT-101

• Location

A) Street address: 100 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): 4

• 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

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 Iowa Site Inventory Form Instructions*

A) Historic functions

01D: DOMESTIC / hotel

11D01: HEALTH CARE / pharmacy

02E: COMMERCE/TRADE / specialty store

B) Current functions

02E: COMMERCE/TRADE / specialty store

01B02: DOMESTIC / apartment building

• 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: 44-00239 Address: 100 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

1856 *check if circa or estimated date*

Other dates, including renovations

c.1980, 2015

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 15, 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 Brazelton House Hotel is a four-story brick commercial building reflecting the Italianate style built in 1856. The building was listed on the National Register of Historic Places in 1986. The nomination by Molly Myers Naumann states:

Since its construction in 1856, the four story red brick Brazelton House Hotel has been the focal point of Mount Pleasant's downtown commercial district and a local visual landmark. Located on the northeast corner of the Square, this Italianate structure dominates because of its size as well as its style and early date.

Viewed from the Public Square, the 80' x 96' Brazelton appears to be a massive rectangular block. In reality, the four story portion is "L-shaped" along the Main Street and Monroe Street sides. The north part of the building is two stories high, while the east wall (now stuccoed) is three. The center portion was originally open as a courtyard. In 1911 it was roofed over creating a two story lobby with sky lights.

The hotel presents a symmetrical five bay facade on the west (primary) elevation. Exterior walls are of the same soft red-orange brick found on several other early Mount Pleasant structures. These brick measure approximately 8" x 2 1/4 x 4" with some variations. The exterior walls are laid in running bond, with a few headers appearing randomly. Limestone is used for the foundation, and for structural support at the first floor level. Octagonal brick piers 18" in diameter rest on a limestone base and support a limestone lintel approximately 12" square and of varying lengths. Above this lintel is a limestone stringcourse on both facades at the sill level of the second floor windows. The brick piers are uniformly spaced on the Main Street facade. The main entrance is on the west elevation and is indicated by a shallow pavilion with a set of triple windows on each of the upper three floors. This central bay is 16' wide, while two 16' bays are located on each side. The original 1856 lobby was on the second floor and was reached by stairs through this central entrance. Two iron columns remain at the street level of this entrance. A wrought iron balcony opened off the lobby via the triple windows. Circa 1900 this balcony was replaced by the present 13' x 19' iron porch which extends across the sidewalk to the curb.

The secondary facade along Monroe has thirteen octagonal brick piers at the first floor level, spaced at varying distances (five at 5'10", one at 4'4", four at 7'9", and two at 6'8"). The upper floors have twelve windows each. Since these are placed between the piers, this spacing is also irregular and breaks the rhythm established by the Main Street facade.

On the street elevations all windows above the first floor are round arched, tall, and relatively narrow in the Italianate manner. Those on the second floor are 8', those on the floors above measure 6' tall. The round arches are topped by brick hoods of simple design with a slightly projecting outer rim of bricks. Brick labels complete the decorative treatment. The entire structure is capped by a wooden cornice with Italianate brackets. Note the relative simplicity of these brackets to those of later Italianate structures. These brackets occur at regular intervals of approximately 4', with twenty brackets on the primary facade, and twenty-three on the secondary elevation. The main entrance is highlighted by a low pitched wooden pediment, the full width of the 16' bay.

Alterations to the exterior have been well documented photographically. The earliest photos (c. 1859 and c. 1875) show one more bay to the north with three round arched windows. Both the windows and the cornice appear to match the hotel. However, chimney placement indicates a wall where the present north wall is, and primary facade is symmetrical without this three window unit. It was gone by the time the 1886 Sanborn was drawn, and the present three story brick building was in

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place [Budde-Singer Building, rebuilt in 1882, listed on NRHP in 1991]. Locally it is said that this northern portion was never actually part of the hotel itself.

Around 1900 the original windows were replaced by the present 2/2 wooden double hung windows. At that time the building was painted and the iron porch replaced the balcony. On the Monroe Street side, it appears that the space between some of the brick piers was enclosed by this date.

A 1911 remodeling project created a large two story central lobby, shifting the emphasis from the second floor to the main level. The second floor was designated the "Parlor Floor" and devoted to reception rooms, sample rooms, and the large dining room. The hotel rooms proper were located on the third and fourth floors as they had always been. In 1926 a coffee shop was designed for the Monroe Street storefront area.

The third and fourth floors retain the flavor of a turn of the century hotel with few changes. They have not been used as hotel rooms on a regular basis since around 1970. The second (Parlor) floor has been vacant since c. 1978. It retains some elements from the 1911 remodeling, though some changes have been made over the years. The spacious dining room, kitchen, corner apartment, and mezzanine level public room remain. In 1973 Panther Drug expanded its store to include all of the first floor of the building. At that time a floor was installed at the second floor level of the central lobby, and the first floor totally opened up by replacing the brick walls around the lobby with columns.

In 1978 the Brazelton was purchased by the Panther family. The exterior was sandblasted and repointed to return it to the original red brick surface. New brickwork was laid on the west elevation below the store windows. Though this does not recreate the original frame and glass storefronts, it is less intrusive than the earlier "modernizations". This new brick matches the 1856 original very closely. The entire cleaning and repointing process has not adversely affected the building. The mortar lines are similar to the original and the surface of the brick is not highly textured and/or pitted. A close examination of the exterior did not reveal any spalling of the brick.

Stylistically, the Brazelton represents the commercial aspect of the most popular mid-19th century style in the area: Italianate. There are a number of good residential examples of Italianate design in Mount Pleasant dating from the late 1850's, and on the Iowa Wesleyan campus are two early brick buildings, one of which, Old Main (1854-55) exhibits Italianate characteristics, but the Brazelton is the finest (and earliest) commercial example.

Since the nomination in 1986, a major rehabilitation project was undertaken in 2015 by Hobart Restoration. The historic features of the exterior of the building were retained, with restoration of the closed off bays on the south elevation. The interior was remodeled into 19 apartments on the upper stories, with commercial space on the first story.

The west elevation retains its centered recessed entry with tile floor ("New Brazelton"), double doors, sidelights, and transom windows. The portico with metal balcony was retained. The first story reflects the circa 1980 remodel with large windows, brick bulkheads, and brick columns. The former store entry in the right/south bay was remodeled for an entry to a hall to the upper story apartments. The two-over-two-light double-hung wood arch windows on the upper stories were repaired and retained, along with their decorative brick hoods and stone sills. The brick hoods have slightly projected brick arches that end in corbels/brackets, a detail reflected on other commercial buildings in downtown Mt Pleasant after the construction of this building. The building retains its cornice with brackets and low pediment in the center on the west elevation. The 1856 date plate is not original but added in the later part of the 20th century. The cornice with brackets continues around the south elevation. The south elevation has original brick columns across the first story, with large windows and transoms added as part of the 2015

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project to open back up these bays. Entries to interior store spaces are located in the sixth bay and center bay of the rear five bays of the buildings. The upper stories retain two-over-two-light double-hung wood windows with decorative brick arch hoods and stone sills. The east elevation consists of the four-story south section and the three-story section to the north that wraps around the central courtyard area of the building. Exterior stairs were added for egress as part of the 2015 rehabilitation project on the north portion of the east elevation. A small one-story concrete block addition extends across the middle of the east elevation, which appears to be used for mechanical and electrical systems.

8. Narrative Statement of Significance

Brazelton House Hotel 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 1850s. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

Brazelton House Hotel was listed individually on the National Register of Historic Places under Criterion A for its association with the significant development of Mt Pleasant related to the arrival of the railroad in the 1850s and Criterion C for its architecture in 1986. The nomination by Molly Myers Naumann states:

Since its construction in 1856, the four story red brick Brazelton House Hotel has been the focal point of Mount Pleasant's downtown commercial district and a local landmark. Erected as part of the building boom sparked by the arrival of the Burlington and Missouri River Railroad, this relatively unaltered Italianate structure is the best preserved commercial building from the boom era. It is the oldest of the two surviving 19th century hotels in Mount Pleasant, and the only one originally built as a hotel.

Developmental history of property

Brazelton House was constructed as a large hotel for Mt Pleasant related to the arrival of the railroad in 1856. Per the NRHP nomination in 1986 by Molly Myers Naumann:

Articles of incorporation were filed in May 1856 for the Brazelton House Company. The company was formed because of the "estimated need" for a larger and better hotel due to the coming of the Burlington and Missouri River Railroad. The directors of the corporation included Wellington Bird, President, William P. Brazelton, William R. Robeson, T. V. Taft, W. W. Fluke, and M.L. Edwards, Secretary. The corporation purchased the west two-thirds of lot 4, block 9 from William and Jane Brazelton that same month. The capital stock was \$20,000, but the hotel cost \$30,000 by the time it was completed.

Why the hotel was named the Brazelton House rather than the Bird House is unclear, but the Brazelton family had long been active in Mount Pleasant, and both William and his brother Samuel were involved with the hotel project. William had served both as a city councilman and as treasurer of the City of Mount Pleasant. His brother Samuel (a general during the Black Hawk War) had arrived in Henry County in 1835, and been elected one of the three original Henry County commissioners the following year. Samuel was active in the community and promoted not only commercial but

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educational enterprises such as Iowa Wesleyan University. Brazelton Street in the east part of town is named for him. It appears that both William and Samuel were part of the Brazelton Banking House.

Lacking the Mount Pleasant newspapers from this period we have no firm primary documentation on the construction of the hotel, and no identification of architect and/or builder. We know that the land was purchased and articles of incorporation filed in May 1856. On 11 January 1857 the hotel was complete, because we have a Bill of Fare for Sunday dinner on that date. It carries the notation that John Eichelberger was the proprietor.

From the very beginning the Brazelton seems to have had financial problems. Circuit Court records from 1858 to 1865 show an almost continuous list of cases against William P. Brazelton, his company, and various members of the board of directors. Samuel Brazelton became actively involved because of a \$10,000 mortgage he took on the property in May 1857. William Brazelton and his wife Jane disappear around 1858 and are never mentioned again.

The Brazelton House was completed and opened in December 1856: "We learn that this fine hotel was opened yesterday. The house is entirely new, magnificently furnished throughout – a first class hotel... The opening entertainment at the Brazelton House took place Thursday last. Those who chose, danced in Fluke's Hall, an appendage to the House... (*Burlington Daily-Iowa Gazette*, December 7, 1856, page 1, *Burlington Daily-Iowa Gazette*, December 13, 1856, page 2).

The four-story brick hotel is an excellent example of early Italianate commercial design, including round arch windows with brick hoods and a wood cornice with brackets (Naumann 1991: E7). The completion of the Brazelton House was a catalyst for the construction of other brick buildings. By September 1857, five brick buildings were completed or under construction to the north of the Brazelton (*Home Journal*, September 9, 1857, 3). The Budde-Singer Building was built to the immediate north of the hotel and simultaneously with the hotel. Though it was identical in design, it was under separate ownership (Naumann 1991: E8). The architectural feature of arch windows with brick hoods were utilized for several subsequent buildings in the downtown over the next decade (Naumann 1991: E8).

The 1859-1860 Henry County Directory shows the Brazelton House at the corner of Main and Monroe. Samuel Brazelton is the proprietor. It was noted as one of the largest hotels in the state, well furnished, and in the center of the city, convenient to business and public buildings. It was also the nearest hotel to the depot (page 60). Other businesses per the 1859-60 directory:

- J. Dilger, grocery, Main east side in Brazelton block
- Charles Davis, barber, Brazelton block

Other early Brazelton Block businesses per newspaper ads include:

- Mount Pleasant Crockery Store – S.N. Thompson, Brazelton Block, South Side, next to the Branch Bank (*Home Journal*, December 15, 1859, page 4).
- McLeran & Gill – Dry Goods, three doors north of Branch Bank, Brazelton Block. Removal to the North Side (*Home Journal*, July 28, 1859, page 4 and February 11, 1860).
- Hope & Popham, No. 8 Brazelton Block (*Home Journal*, February 8, 1862, page 2).
- Mt. Pleasant Drug Store, Martin & Satterthwaite, west side of the Brazelton Block, No 4 (*Home Journal*, February 8, 1862, page 2).

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- Martin & White have opened a meat and flour market – business in the south side of the Brazelton House – one door west of Davis Barber Shop – also feed and a good stock of groceries on hand (“Meat and Flour Market,” *Home Journal*, May 12, 1859, 4)

Timothy Whiting moved to Mt Pleasant from New York in 1857, purchasing interest in a private banking house, which operated as Brazelton & Whiting and then Clark & Whiting. In 1858, it became the Mount Pleasant branch of State Bank of Iowa. Timothy Whiting was president and active manager of the new bank, with his son John H. Whiting as cashier (*Mt Pleasant City Directory* 1893: 52; *Biographical Review of Henry County* 1906: 27-28). The bank originally operated in the corner store of the Brazelton Block. An advertisement in the *Home Journal* on December 31, 1859 (page 3, column 3) notes: “NEW DRUG STORE, Brazelton House Block, First Door North of State Bank...”. The 1859-60 Directory of Henry County does not mention the location of the bank, but J.H. Whiting (clerk) and Timothy Whiting (cashier) are listed as employed at the “branch state bank”. In June 1860, the *Home Journal* reports: “The Directors of the Mt. Pleasant Branch of the State Bank, have commenced the erection of a Building on the corner of Main and Monroe Streets. It is to be of brick, 20 feet front on Monroe and 60 on Main, three stories high.” (*Home Journal*, June 2, 1860, 2). The bank then moved to its new building at the southeast corner of this intersection at 101 W. Monroe St.

C.S. Rogers wrote about the building in July 1936: “Few will remember the old Brazelton bank, which occupied the corner. Seventy-five years ago, the corner room was occupied by the small bank. This bank afterwards became a state bank and later the National State... At the rear of the bank was the office and apothecary shop of Dr. Wellington Bird... When the bank moved across the street, a meat market was operated in the vacated room... This was followed by the expansion of the Bird drug store. Mr. H. T. Bird followed his father in the drug business, then J. W. Satterthwaite bought in. Later, Mr. H.T. Bird sold out his interest and entered the furniture business. During this time, the drug store took over the room occupied by the bank, giving the drug store the room it has occupied since. In 1884, Mr. John Henry Jericho entered the employ of Mr. Satterthwaite as clerk, and in 1889, together with his father, Mr. Gustave Jericho, the drug firm of J. H. Jericho & Co. was formed. In 1901, Mr. G. B. Jericho entered the firm and continued with his brother for thirty-five years. It is said that in the basement of the store still stands solidly the foundation of the old bank vault.” (“More history of the Brazelton House Hotel building - The Bystander's Notes,” *Mount Pleasant News*, Thursday, July 2, 1936)

From the NRHP nomination form: “The corner location is shown as a drug store on all of the maps and city directories. It is the oldest continuous business on the Square. H.T. Bird opened his drug store in this corner shop in 1861. Soon after it opened, J.W. Satterwaite purchased an interest in the store, and bought out Bird in 1875. In 1889, John H. Jericho purchased the business, and it remained in the Jericho family until 1945. That year it was purchased by Joe Panther and Jim O’Connor, with O’Connor selling his share to Panther in 1948. It was Panther Drug until 1983” (Naumann 1986: 4)

During 1865-67, Simeon D. Swan was the proprietor of the Brazelton (Naumann 1986: 304). On 10 May 1867, C. Powell and wife, sell to A.W. Shelton the E 24’ of the S 60’ of lot 4 and on 6 January 1868, A.W. Shelton sells the E 24’ by 60 to Geo. L. Talbot (Transfer Book “A”, page 10). In September 1865, Reuben Eshelman advertised: “Fall and Winter Stock of Goods, No. 8, Brazelton Block” (*Home Journal*, September 15, 1865, page 3). In December 1865, it was noted: “The Congregation of St. Michael’s Church (Episcopal) will continue to meet for Services on Sunday mornings at FLUKE’S HALL, Brazelton House Block, until further notice” (*The Home Journal*, December 22, 1865, page 3).

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The 1867 and 1870 city directories give the address of the Brazelton as Main northeast corner Monroe. In 1870, Col. R. Root was the proprietor. Richard Root, age 36, is enumerated in the 1870 Mount Pleasant, Henry County, Iowa census. His occupation is hotel keeper. Other businesses in the Brazelton Block in 1867 and/or 1870:

- Brazelton House Restaurant, Swan & Root, proprietors (*Mount Pleasant Journal*, June 5, 1868, page 7)
- 2 N Main – J.W. Satterthwaite, drugs (*Mount Pleasant Journal*, May 31, 1867, p 6)
- 4 N Main – Frank W. Smith & Oswald J. Gimble – Groceries
- 6 N Main – American & US Express Office, J. Tyner, agent
- 8 N Main – H.N. Crane, jeweler, watchmaker, bookseller, stationers
- 4/6 N Main (1870) – Early Brothers, confectionary, ice cream saloon
- 8 N Main (1870) – Ed W. Allen, clothing and gents' furnishings
- 10 N Main – A. Singer, baker (1867); Singer & Buddie, confectioners (1870) Note: this north section of the Brazelton building was destroyed by fire (January 22, 1882) and rebuilt as a separate building. Currently (in 2024), the address is 110 N Main.
- 9 E. Monroe (1867, 1870) - Charles Davis (colored) – barber shop – also Charles Jr (1870)

A barber shop was operated in the east room of the Brazelton House on E. Monroe for several years. Charles Davis, a well-known African American barber in Mt Pleasant, was born in Ohio in 1820, married Mary E. Mason in 1845, and moved to Mt Pleasant in 1856. His obituary notes that "In the years before and during the war, Chas. Davis was quite a notable character, recognized over the state as one of the most intelligent and enterprising of his race" ("Death of Charles Davis," *Mt Pleasant Free Press*, September 13, 1894). By 1859, he was operating his barber shop in a room on the south side of Brazelton House. In June 1867, Charley Davis had retrofitted his barber shop and had the nicest rooms available anywhere ("Fixed Up," *Mount Pleasant Journal*, June 7, 1867, 8). The 1867 city directory listed two barbers operating in Mt Pleasant, both African American men – Charles Davis (east room in Brazelton House on E. Monroe, extant) and William H. Mason (his brother-in-law, west room of First National Bank on W. Monroe, demolished). The 1867 directory lists several other black barbers in town, working for Davis or Mason. John Bell and Edward Fidler (who married Melvina Mason) are working at Mason's location, and Henry Mason is also listed as a barber. Charles Davis Jr worked for his father, and Samuel McCracken is listed as boarding next door to Davis. Another Mason family member, Wilkerson Mason, was a cook for the Brazelton House in the 1867 city directory, also residing there. Samuel McCracken arrived in Mt Pleasant in 1866, and he worked for Charles Davis for two years. In 1868, Samuel McCracken and Edward Fidler opened their own barber shop in the west room of First National Bank ("New Firm!" *Henry County Press*, June 9, 1869, 1, start date of November 9, 1868). In April 1869, Charles Davis, Barber, Mt. Pleasant, Iowa, advertised hair cutting, shaving, shampooing done in the latest styles by the best of workmen, and hair and whiskers dyed at his barber shop in the east room of Brazelton House Block, Monroe Street ("Charles Davis," *Henry County Press*, April 7, 1869, 2).

On 4 May 1868, W.P. Brazelton (by Sheriff) transfers the W 124' of lot 4 and the E 24' (except 20x70 lot 4) to Timothy Whiting.

On 6 July 1869, G.L. Talbot and wife sell the E 24' by 60 to Levi Snell (Transfer Book "A", page 10). "Hollowell Brothers have removed their restaurant into the rooms formerly occupied by Geo. L. Talbot, on

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Monroe Street, just east of the Brazelton House" (*The Henry County Press*, December 8, 1869, page 3). They are listed with their confectionary and restaurant at 8 E. Monroe in the 1870 city directory, with their residence at 10 E. Monroe. On 10 April 1872, A.E. Hollowell and wife sell the S 60' of the E 24' of lot 4 to T.P. and M.A. Hollowell. On 19 December 1874, T.P. Hollowell and wife sell the S 60' of the E 24' of lot 4 to Mary A. Hollowell (Transfer Book "A", page 54). Note: Austin E. Hollowell and Thomas P. Hollowell are the sons of Mary Ann Hollowell (1827-1896). This is a separate building to the east of the Brazelton.

For a very short time in the early 1870s, J.V. Peacock was the proprietor of the hotel, and it was known as the Peacock House (*Henry County Press*, June 21, 1872, page 3).

By August 1872, Charles Davis had moved his barber shop to rooms under the post office (*Henry County Press*, August 23, 1872, 3). In October 1872, Prof. J.W. Wallace moved his barber shop to the Peacock House in the rooms formerly occupied by Charlie Davis. He offered first class work for everything in the tonsorial line with special attention to dressing ladies and children's hair (*Henry County Press*, November 1, 1872, 3). By November 1879, the Eagle Shaving Salon operated in the barber shop in the Brazelton Block, run by Prof. James Davis. He was noted as "best in the city" with "polite barbers" and "sharp razors". His "Athenian Hair Tonic" cures dandruff and prevented hair loss ("Prof. James Davis," *Mount Pleasant Journal*, January 8, 1880, 1). James Davis, who was known also as a musician, was the nephew of Charles Davis ("Death of Charles Davis," *Mt Pleasant Free Press*, September 13, 1894). In the 1880s, James Davis, Samuel McCracken, and Henry Mosely operated the leading barber shops in Mt Pleasant, all African American men ("Cobb & Williams," *Mt Pleasant Journal*, March 23, 1893, 4).

In 1875, James D. Soles was the proprietor of the hotel, which was then called the Commercial House (NRHP nomination form, page 4).

On 20 October 1877, T. Whiting and wife sell lot 4 (except the S 60' of the E 24') to W. Beckwith and others (Transfer Book "A", page 54).

"*MT. PLEASANT'S FIRE. - Brazelton House Saved!*" - Sunday morning, Jan 22, 1882, will be long remembered by the people of Mt. Pleasant...Smoke was pouring out from the four-story building occupied by Budde & Singer as a restaurant and bakery, adjoining the Brazelton block.... The Brazelton must go soon... Those first arriving, on being assured that there was a fire wall between the bakery and the Brazelton House, climbed to the top of the Brazelton, while others organized a line to pass up water from the cistern in the back yard of the house, so that they were able to prevent the fire from communicating to the Brazelton by the heavy cornice... the Brazelton was painted with fire proof paint, which checked the fire on the outside, while those on the roof fought it on the inside. The heat was so intense that the fire caught on the sheathing and joice of the Brazelton roof and melted the solder of the tin roof twenty feet from the bakery... the fire in the Brazelton attic was soon put out... A third water line was also formed from Baxter's livery barn on through Harrison's meat market and through the Brazelton back yard. Mr. Satterthwaite did not commence removing his stock of drugs until the hope of saving the Brazelton House was abandoned. About 8 o'clock Mr. Satterthwaite said to his friends, "Take out the goods," and out they went in good order, with little or no breakage... the salvation of the Brazelton was assured, and before 11 o'clock his stock was set back with little damage. The loss on the Brazelton is only a trifle in comparison to what it might have been.

A partial estimate of the damage and loss as near as can be ascertained is as follows:

J. W. Satterthwait, druggist, loss by moving out about \$200. No insurance.

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Brazelton House (Hotel)	Henry
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Brazelton House damage to building about \$300; on furniture \$500. Insured.

A. Anderson, jeweler, loss on stock by moving out not to exceed \$100.

W. H. Fehse, cigar store, loss on stock and what is missing about \$300. Insured.

H. Troughton, meat market, loss on furniture moved out \$100. Insured.

Prof. Davis, barber shop, loss by breakage about \$25. No insurance.

Bickenbach & Schnurr, cigar store loss about \$50 to \$75.

(Excerpts, *The Free Press*, January 26, 1882, page 1).

After the devastating January 1882 fire, on May 22, 1882, via quit claim, Emily R. Satterthwait transfers lot 4 (except the S 60' of the E 24') to J.W. Satterthwait (Transfer Book "A", page 54).

A fire on the north side of the square a year later destroyed the law office of Woolson and Babb, among the home of several other businesses. They quickly moved to the room east of Harry Harrison's meat shop in Brazelton House next to Hollowell's restaurant ("Another Fire!" *Mount Pleasant Journal*, January 4, 1883, 3).

The 1884-85 Gazetteer lists the Brazelton House, with Edward Stahl proprietor. Other businesses listed in the Gazetteer:

- Albert Anderson, jeweler
- William H. Fehse, cigar manufacturer
- Joshua W. Satterthwait, druggist
- Henry Troughton, meat market
- James Davis, barber

The 1886 Sanborn fire insurance map shows the 4-story, brick, L-shaped "Brazelton Hotel" at the northeast corner of Main and Monroe. There are hotel rooms on both the 3rd and 4th floors, facing Main to the west and Monroe to the south. The kitchen and W.C. (water closet) are located in a 3-story, brick addition at the east of the building. There are offices on the 2nd floor, facing Main; the hotel dining room is on the 2nd floor, facing Monroe. Open-frame, balconies (on the 2nd floor, interior of the hotel), overlook an atrium at the hotel's center. Facing Main, on the 1st floor of the hotel, there are four businesses beneath the 2nd floor offices: #422 (florist), #423 (watches & jewelry), #424 (cigars) and #425 (drugs). Facing E Monroe, on the 1st floor of the hotel, there are spaces for three businesses: #120 (vacant?), #121 (meat shop) and #122 (vacant?). #123 Monroe (east of the Brazelton Hotel) is a vacant lot. Adjacent to the alley, at #124 Monroe, is a 3-story, brick grocery/restaurant/lodging establishment.

On 2 September 1887, Mary A. Hollowell sells the property to the east (E 24' of the S 60' of lot 4) to C.F. Lang (Transfer Book "B", page 3). On 15 August 1889, C.F. Lang and wife sell the S 60' of the E 24' of lot 4 to James A. Ferguson and on the same day, Ferguson transfers the property to John A. Reed (Transfer Book "B", page 5). On 30 October 1889 (recorded 3 January 1890), James A. Ferguson and John A. Reed & wife, sell the E 24' of the S 60' of lot 4 to Hugh N? Patton (Transfer Book "B", page 5).

In June 1888, Henry Mosely moved his barber shop to the rooms formerly occupied by Charles Davis on the south side of the Brazelton House. He refitted, painted, and renovated the shop to have the nicest and most comfortable tonsorial rooms in the city (*Mount Pleasant Journal*, June 7, 1888, 2).

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Brazelton House (Hotel)	Henry
Name of Property	County
100 N. Main St	Mount Pleasant
Address	City

On 15 July 1890, J. W. Satterwait and wife sell their 1/3 interest in Brazelton Block (lot 4, except the E 24' of the S 60') to Leslie J. Carron (Transfer Book "B", page 6). On 3 October 1892, W. Beckwith and wife sell their 1/3 interest in Brazelton Block (lot 4, except the E 24' of the S 60') to Gustav Jericho. On 29 December 1892, Leslie J. Carron (single), sells 1/3 interest in Brazelton Block (lot 4, except the E 24' of the S 60') to Gustav Jericho (Transfer Book "B", page 9).

The 1892 Sanborn fire insurance map shows the same footprint for the hotel as the previous map. Facing N Main, on the 1st floor of the hotel, there are four businesses beneath the 2nd floor offices: #422/108 (cigars), #423/104 (grocery), #424/102 (cigars) and #425/100 (drugs). Facing E Monroe, on the 1st floor of the hotel, there are spaces for three businesses: #120 (vacant?), #121/109 (meat shop) and #122/111 (barber shop). #123 E Monroe is a vacant lot. Adjacent to the alley, the 3-story, brick building to the east at #124 E Monroe is used for a second-hand store.

In January 1892, G.A. Grau, dealer in fine Cigars and Tobacco, was listed at 106 (108?) North Main Street (*The Free Press*, January 7, 1892, page 4).

The 1893 Mount Pleasant City Directory shows the Brazelton House at the northeast corner of the square, Ed Stahl is the proprietor. Other businesses in the Brazelton Block:

- 100 N Main – J.H. Jericho and Company, Druggist – J.H. Jericho and G. Jericho
- 102 N Main – Charles Waibel, cigar manufacturing
- 106 N Main – O.J. Gimble, groceries
- 108 N Main – G.A. Grau, cigar manufacturer

On 30 January 1894, A.W. McClure and wife sell their 1/3 interest in lot 4 block 9 to John H. Wallbank. On the same day, G. Jericho and wife sell their interest in lot 4 block 9 to John H. Wallbank. On 29 March 1894, via warranty deed, H.N. Patton sells the E 24' of the S 60' of lot 4 to J.H. Wallbank and G. Jericho (Transfer Book "B", pages 10-11). Thus, after this transaction, all of lot 4 in block 9 is owned by John H. Wallbank and Gus Jericho, including Brazelton House and the property to the east.

In July 1895: "H.N. Crane and Mr. Morris are fitting up a fine room under the Brazelton Block for a new jewelry store. There will be school books, string instruments, silverware and jewelry. Miss Mary Crane will be an assistant" ("A New Firm," *Mount Pleasant Journal*, July 4, 1895, page 3).

The 1899 Sanborn fire insurance map shows the same footprint for the 4-story Brazelton Hotel, 45' in height. Facing N Main, on the 1st floor of the hotel, there are now five businesses locations beneath the 2nd floor offices: 108 N Main (cigars), 104 N Main (jewelry), 102 N Main (cigars), and 100 N Main (drugs). Facing E Monroe, on the 1st floor of the hotel, there are now spaces for two businesses: 109 E Monroe (meat shop) and 111 E Monroe (barber shop). Adjacent to the alley, at 124 E Monroe, is a 3-story, brick building, with an open-frame porch. It is used for a restaurant.

In July 1903: "G.A. Grau is moving his tobacco shop from his old stand to the room just north, which he has fitted up. The former stand is to be used by W.S. Shepp, who will move his shoe store across the street (*Mount Pleasant Journal*, July 14, 1903, page 1).

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<u>Brazelton House (Hotel)</u>	<u>Henry</u>
Name of Property	County
<u>100 N. Main St</u>	<u>Mount Pleasant</u>
Address	City

In 1905, J.H. Jericho & Co operated the corner drug store, which had been started by J.W. Satterthwaite and then operated by Gus B. Jericho. In 1899, W.H. Jericho started his jewelry business in the store in the Brazelton House block just north of the corner drug store. He offered a good stock of clocks, watches, jewelry, and silverware in 1905, as well as excellent engraving work ("Business Men of Mt. Pleasant," *Free Press*, January 12, 1905, 1).

On 1 August 1905, Gustav Jericho and wife sell their ½ interest in lot 4 to Martha Wallbank for \$12,500 (Transfer Book "C", page 14). Thus, the Wallbanks fully owned the property, including the Brazelton House and the property to the east. In the later 1890s or early 1900s, the original windows were replaced by two-over-two-light double-hung arch windows, as shown in historic photographs.

Dr. John Watson, better known as Ian Maclaren, the noted Scotch author and lecturer, died suddenly at the Brazelton on Monday May 6 (*Mt. Pleasant Free Press*, May 9, 1907, page 6). He had come to Mount Pleasant to lecture at Iowa Wesleyan University. Extensive writeups about his 2-weeks illness here and his death appeared in the newspapers (*Free Press*, May 9, 1907, page 6 and *Mt. Pleasant Daily News*, May 7, 1907, page 1). A postcard issued after his death notes the occurrence at the Brazelton.

The 1909 Sanborn fire insurance map shows the same footprint for the 4-story and 3-story brick portions of the hotel. The balconies on the 2nd floor, overlooking an atrium, have been replaced by a large, 1-story frame structure. There is now an open-frame porch on the N Main side of the building. The five businesses facing N Main: 108 N Main (boots and shoes), 104 N Main (jewelry), 102 ½ N Main (barber shop), 102 N Main (cigars), and 100 N Main (drug store). The two spaces facing E Monroe are both used for offices: 109 E Monroe and 111 E Monroe. Adjacent to the alley, at 124 E Monroe, is the 3-story, brick DeGarmo Hotel.

The 1911 remodeling is documented by a complete set of plans for the project drawn by Keokuk architect H. E. Ratcliffe. The contractors were Whitney and Bergdahl of Mount Pleasant. The primary effect of this remodeling was the change in emphasis from the second floor to the main floor with a large two-story central lobby. The second floor was designated the "Parlor Floor" and devoted to reception rooms, sample rooms, and the large dining room. The hotel rooms proper were located on the third and fourth floors as they had always been (Naumann 1986: 7:2, 8:1). The room occupied by W.H. Jericho, who moved to the east side of the square, was occupied by Mason's barber shop when the remodeling was completed ("Purchases Schliep Building," *Mt Pleasant Daily News*, June 21, 1911, 3). On October 15, 1911, George Blake of Fairfield opened the New Brazelton Hotel. The tile floor in front of the entry reflects this name from this period of remodeling.

In June 1911, S.H. Swan of Chicago, formerly of New London, purchased half interest in the barber shop of William Mason, which was located in the center of the Brazelton House block. The barber shop was moving to the former location of the Will Jericho jewelry store (one door north of its present location) when the remodeling was completed. The barber shop would be entirely refitted, modern, and in keeping with the hotel equipment which will be next door ("Change in Barber Firm," *Mt Pleasant Daily News*, July 27, 1911, 3). By 1912, the barber shop operated as the New Brazelton Barber Shop, with Swan leaving and Mason continuing. It would continue to operate under this name with a series of owner/operators over the next several decades.

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<u>Brazelton House (Hotel)</u>	<u>Henry</u>
Name of Property	County
<u>100 N. Main St</u>	<u>Mount Pleasant</u>
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The 1911-12 Henry County Directory lists the New Brazelton House, northeast corner of the square, with George Blake, proprietor. Other Brazelton Block businesses:

- 100 N Main – J.H. Jericho and Company, Drugs
- 102 N Main – Charles W. Waibel, cigar manufacturing
- 106 N Main – Mason & Swan, barber shop
- 108 N Main – Shepp's, shoe repairing

Western Union Telegraph Company is also listed in the Brazelton in the 1913 to 1919 telephone directories. It then moved across the street to the building at 105 N. Main St for several years in the 1920s, 1930s, and 1940s.

The 1920 Sanborn fire insurance map now shows the entire building is brick. The L-shaped portion at the corner of N Main and E Monroe is 4-story; the kitchen addition at the northeast corner of the building is 3-story. At the center of the building is a 1-2 story lobby. Facing N Main on the first floor: 108 N Main (boots and shoes), 104 N Main (barber shop), 102 ½ N Main (hotel entrance), 102 N Main (cigars) and 100 N Main (drug store). Facing E Monroe are two spaces for offices: 109 E Monroe and 111 E Monroe. Adjacent to the alley, at 124 E Monroe, is a 3-story, brick building used for billiards on the 1st floor and rooming house above.

In 1926 W. F. Weibley of Burlington designed a new coffee shop to be located at the east end of the Monroe Street side. Work for this project included the pouring of a concrete footing and pier in the basement and the installation of two 12' I-beams between the newly dropped first floor ceiling and the second floor. These reinforcements appear to be the only ones made to the building over the years until the work in the 1990s (Nauman 1986: 8:1).

The 1938 and 1941 city directories show the Brazelton Hotel at 102 N Main; Joe W. McMillan is the owner and manager/proprietor. Other businesses in the Brazelton Block:

- 100 N Main – J.H. Jericho & Co. Druggist
- 100a N Main – Zink News Stand
- 102 N Main – Burlington Trailways Depot & Rotary Club
- 104 N Main – Brazelton Barber Shop & Brazelton Beauty Shop
- 108 N Main – Brazelton Coffee Shop

The 1942 Sanborn fire insurance map shows the same footprint for the building as the 1920 map. Facing N Main on the first floor: 108 N Main (store?), 104 N Main (barber shop), 102 ½ N Main (hotel entrance), 102 N Main (cigars) and 100 N Main (drug store). Facing E Monroe are two spaces for offices: 109 E Monroe and 111 E Monroe. The brick building to the east of the hotel and adjacent to the alley is now gone.

The drug store of J.H. Jericho & Co is last listed in the 1944 telephone directory in the corner store. In 1945, Joe Panther and Jim O'Connor bought the drug store, with O'Connor selling his share to Panther in 1948. The 1948 telephone directory lists Panther Rexall Drugs in this space, continuing the long history of a drug store in this location.

Milton Becker opened a watch repair shop in the Brazelton Hotel in November 1949 in a location in the lobby (*Mt. Pleasant News*, November 22, 1949, page 3).

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<u>Brazelton House (Hotel)</u>	<u>Henry</u>
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On 13 January 1953, James W. Wallbank, et al, sell their $\frac{3}{4}$ interest in lot 4 to Glen M. and Maude A. Nihart. On 3 February 1953, John S. McGavic, guardian, sells a $\frac{1}{4}$ interest in lot 4 to Glen M. and Maude A. Nihart (Transfer Book "2", page 10).

The 1955 Mount Pleasant City Directory shows the Brazelton Hotel at 104 N Main; Glen and Maude Nihart are the owners; Glen Nihart is the manager. Other businesses in the Brazelton Block:

- 100 N Main – Panther's Rexall Drugs
- 102 N Main – Harlan's News Stand
- 104 N Main – Becker's Jewelry
- 104 N Main – Brazelton Barber Shop
- 104 N Main – Chamber of Commerce
- 104 N Main – Western Union Agency
- 108 N Main – Brazelton Café

In 1961, Panther's Rexall Drugs expanded from the corner store into the space to the north as well, with the storefront remodeled and part of the wall removed between the spaces. Harry Shaw's newspaper stand was located in this space south of the hotel entry, and he moved to the store north of the entry in the former Ross barber shop location. H. Eugene Smith Construction company completed the work. The Brazelton Block was owned by Glen Nihart at the time ("Panther's Rexall Store to Expand, Install New Front," *Mt Pleasant News*, May 24, 1961, 1). In 1963, Becker's Jewelry moved from their space in the lobby of the Brazelton to the building at the northeast corner of the square at 100 S. Main ("Becker Jewelry at New Location," *Mt Pleasant News*, September 20, 1963, 1).

The 1966 Mount Pleasant City Directory shows the Brazelton Hotel at 104 N Main. Glen Nihart is the owner; Harry Shaw is the lessee. Other businesses in the Brazelton Block:

- 100-102 N Main – Panther's Rexall Drugs
- 104 N Main – Western Union Telegraph Company
- 106 N Main – Shaw's News Stand
- 108 N Main – Edward Breazeale Insurance
- 108 N Main – Central Equipment Co., Ray Breazeale, owner; Betty White, bookkeeper

The Brazelton Hotel closed in the 1960s after being owned and operated by Maude and Glen Nihart for many years. They later sold the building to Joe Panther, who operated a drug store on the first floor (MPS 1985: 10).

The 1976 Mount Pleasant City Directory still shows the Brazelton Hotel at 104 N Main. Other businesses in the Brazelton Block:

- 100-102 N Main – Panther's Rexall Drugs
- 106 N Main – Adam's Rib Boutique
- 108 N Main – Breazeale's Insurance

On 24 September 1978 (recorded 18 November 1980) via warranty deed, Glen J. and Rose Nihart, et al, sell lot 4 block 9 to Panther Drug Company (Transfer Book "3", page 10).

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Brazelton House (Hotel)	Henry
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By this time, Panther Drug Co had expanded to operate in all of the first story storefront spaces in the building. A floor was installed at the second story level of the central lobby, with the first story opened up by replacing brick walls around the lobby with columns (Naumann 1986: 7:2). Work to the building was completed as one of the second phase of the "Operation Pride" projects in downtown Mt Pleasant in 1979-1981, with assistance provided to building owners who desired to improve their buildings. Several buildings were sandblasted to restore their red brick appearance. Directors of the organization included Marvin E. Day of A&D Management, Craig Smock of The Added Touch, and Neil Panther of Panther's Drugs, who worked with Tom Vilsack, the Chamber of Commerce president ("Operation Pride embarks on second phase of project," *Mt Pleasant News*, July 3, 1979, 1). The project as it was announced in June 1979 included sandblasting and tuckpointing on the exterior, retention of the corner entry, restoration of the former hotel entry in the center, and interior remodeling work by H. Eugene Smith Construction Co that included removal of interior walls on the first story ("Panter Rexall plans renovation," *Mt Pleasant News*, June 9, 1979, 1). The storefronts on the façade/west were remodeled with brick to match the building and large windows. The Schoonover firm of Vinton worked on the sandblasting, tuckpointing, and other exterior renovations of the building in 1981 (*Mt. Pleasant News*, April 25, 1981, page 1).

The 1981 Mount Pleasant City Directory lists Panther's Rexall Drugs at 100 N. Main St and still notes the Brazelton Hotel at 104 N. Main St. No other businesses are listed in the building.

In May 1983, announcement was made that Panther Rexall Dugs would become Panther's Drugtown under new ownership on September 1. It would remain in its current location, which had a drug store for 124 years. The business would be sold to the Drugtown division of Hy-Vee Food Stores. Panther would retain ownership of the building. Linn Hunsaker, a Mt Pleasant native, would manage the store. The recent illness of Neil Panther had played a role in the decision to sell. He had been integrally involved in "Operation Pride" in downtown Mt Pleasant, including the work to restore the building. Jerry Panther had managed the store recently ("Panther Rexall Drugs sold to Hy-Vee's Drugtown division," *Mt Pleasant News*, May 10, 1983, 1).

In 1984, Drug Town (a HyVee store) applied for a sign permit for the drug store in this building.

The NRHP nomination in 1986 noted that the third and fourth floors retained the flavor of a turn of the century hotel with few changes. They had not been used as hotel rooms on a regular basis since around 1970 (Naumann 1986: 7:2).

The 1993 city directory lists Drug Town at 100 N. Main St and American Family Insurance at 106 N. Main St.

Joe and Agnes Panther completed some structural work on the building in 1997. At the time, Drug Town was located on the first story, with the upper stories used for storage. Drug Town remained here until moving to a new building on the west side of the square in 1999.

No businesses were listed in the building in the 2001 city directory.

On June 22, 2001, Panther Drug Company sold the building to H. Dean King for \$52,000. The building was noted as vacant.

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The 2011 city directory lists Sound Advice and U.S. Cellular at 100 N. Main and Pure Imagination Tattoos at 104 N. Main.

The building has been owned since June 2015, by Brazelton, LLC, who purchased it from H. Dean and Mary King for \$150,000. In August 2015, Hobert Historic Restoration (Jim Hobert) received a building permit for a complete rehabilitation of the building. Ament Design was the architect and engineer. The project included three commercial spaces on the first story and 19 residential units. A metal stairs was added to the east side of the building for secondary egress. The rehabilitation project was completed with state and federal historic tax credits, as well as other local and state funding.

This 4-story, brick hotel building located at 100 North Main is currently occupied in 2024 by Brazelton Lofts (apartment building) and U.S. Cellular (mobile phone shop).

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<u>Brazelton House (Hotel)</u>	<u>Henry</u>
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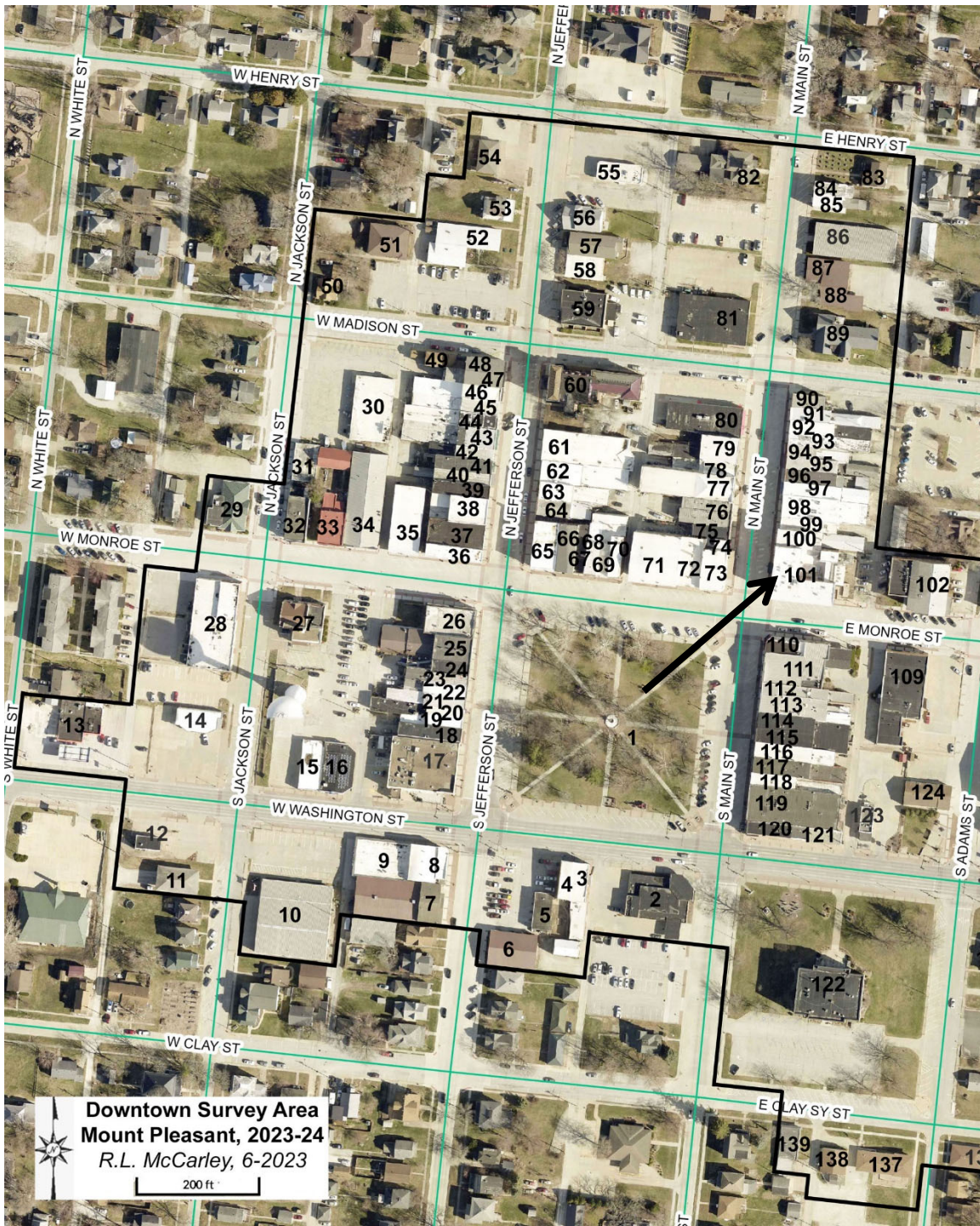
Brazelton House (Hotel)
Name of Property

Henry
County

100 N. Main St
Address

Mount Pleasant
City

Location map



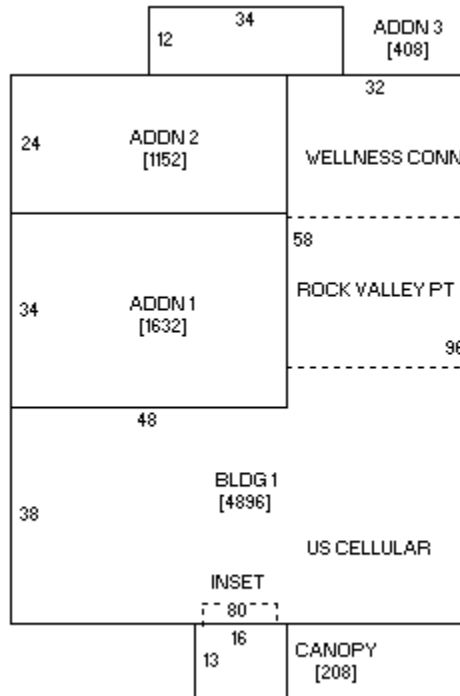
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Brazelton House (Hotel)	Henry
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Building footprint



Sketch by www.camavision.com

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

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Brazelton House (Hotel)

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Henry

County

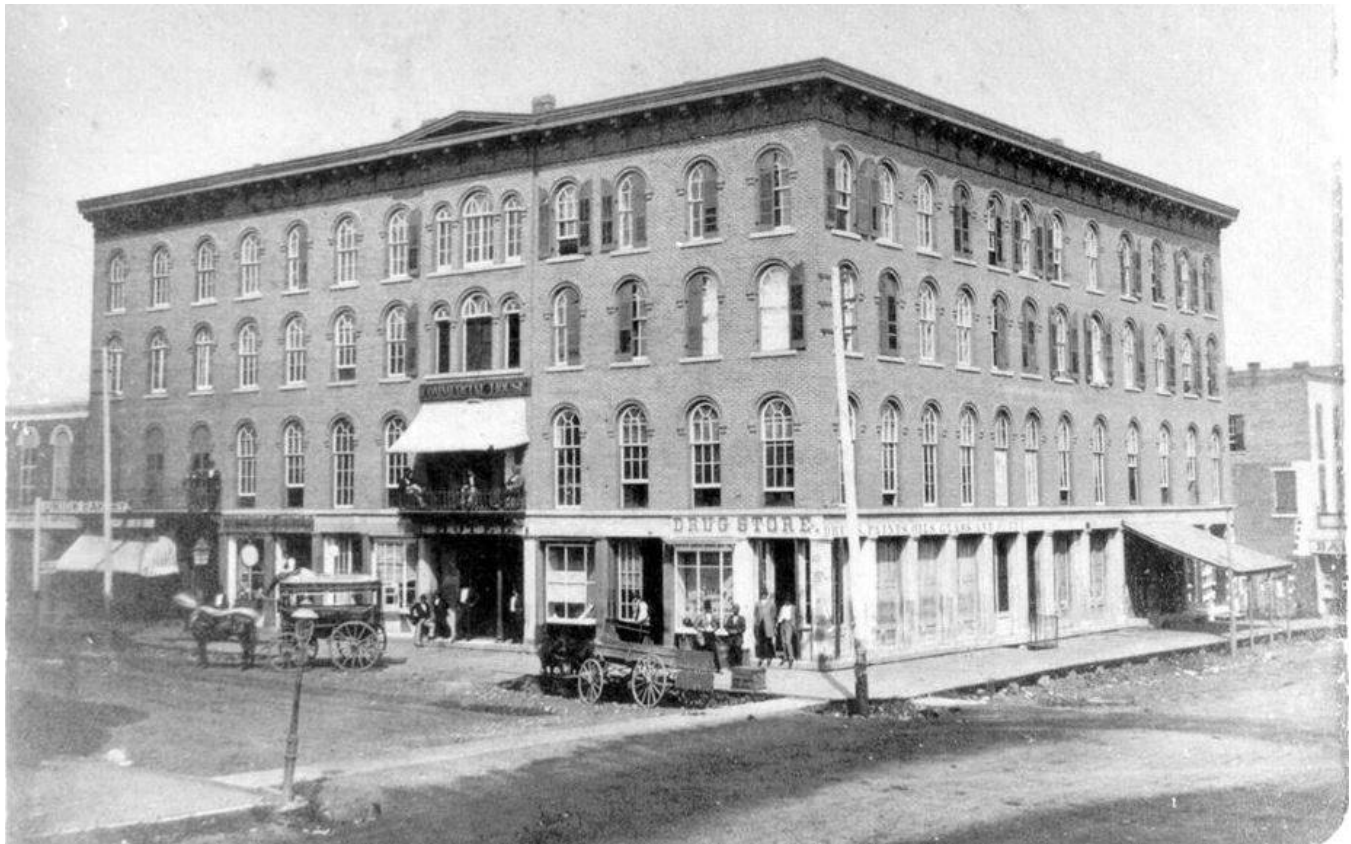
100 N. Main St

Address

Mount Pleasant

City

Historic images



Brazelton House in 1870s (HCHT Facebook album)

prior to fire that destroyed north section of building (rebuilt at 110 N. Main Street)

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Brazelton House (Hotel)

Henry

Name of Property

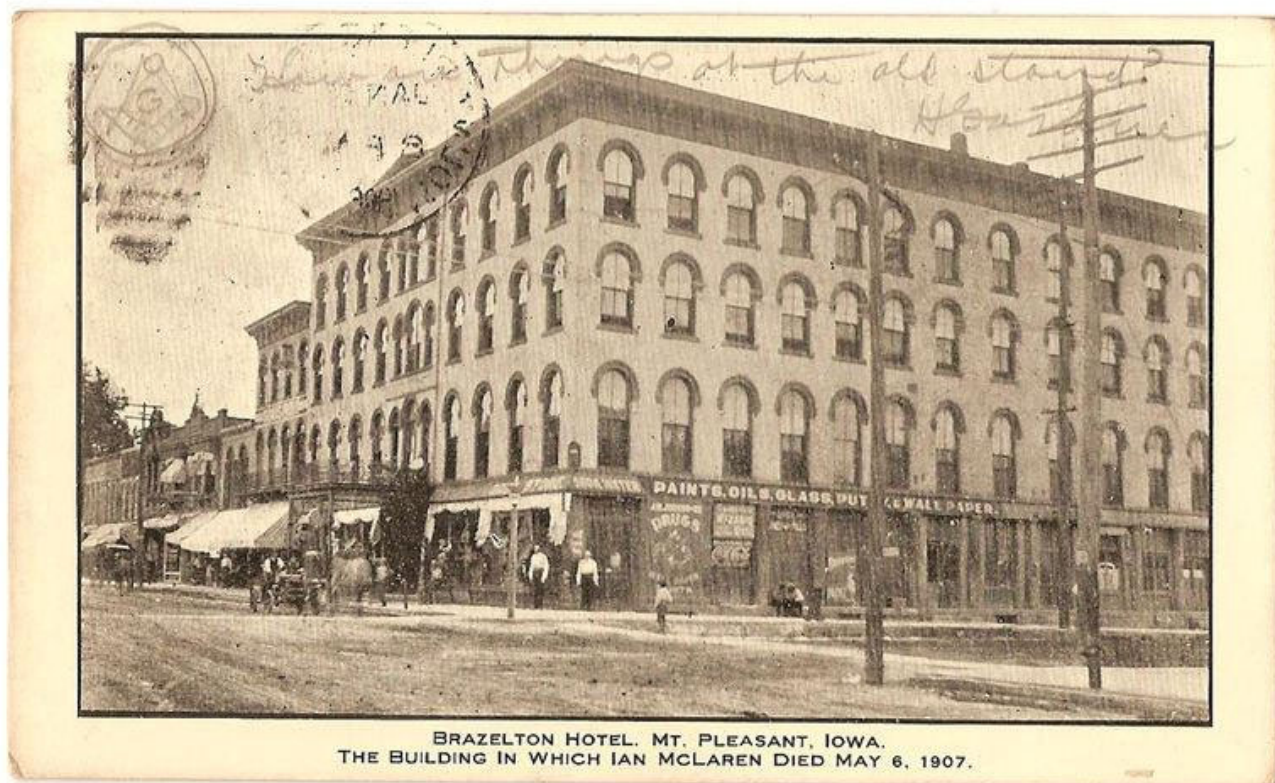
County

100 N. Main St

Mount Pleasant

Address

City



Brazelton House around 1907 (HCHT Facebook album)

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Brazelton House (Hotel)

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THE BRAZELTON HOUSE

Brazelton House in 1909 (*Mt Pleasant Beautiful* 1909: 15))

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Brazelton House in 1900s (HCHT Facebook album)

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Related District Number: 44-02280

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Brazelton House (Hotel)

Name of Property

Henry

County

100 N. Main St

Address

Mount Pleasant

City



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

Iowa Site Inventory Form
State Historic Preservation Office
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Brazelton House (Hotel)

Name of Property

Henry

County

100 N. Main St

Address

Mount Pleasant

City



Brazelton House in 1940s (HCHT Facebook album)

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Brazelton House (Hotel)

Henry

Name of Property

County

100 N. Main St

Mount Pleasant

Address

City



Brazelton House in 1950s (HCHT Facebook album)

Iowa Site Inventory Form
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Brazelton House (Hotel)
Name of Property

Henry
County

100 N. Main St
Address

Mount Pleasant
City



JUL 25 1965

Brazelton Hotel in July 1965 (HCHT collection)

Iowa Site Inventory Form
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Brazelton House (Hotel)

Henry

Name of Property

County

100 N. Main St

Mount Pleasant

Address

City



News staff photo by Sandy Williams

Sandblasting begins

Employees of the Schoonover Company, Vinton, started work Sunday morning on the Panther Rexall building, one of the largest jobs undertaken in the Operation Pride project. The building will be sandblasted and tuckpointed, including the area at the bottom now covered with blue siding.

4-13-81

Brazelton rehabilitation in 1981 (*Mt Pleasant News*, April 13, 1981)

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Brazelton House (Hotel)

Name of Property

Henry

County

100 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)

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Brazelton House (Hotel)
Name of Property

Henry
County

100 N. Main St
Address

Mount Pleasant
City



1990 survey photographs (Naumann 1991)

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Brazelton House (Hotel)

Henry

Name of Property

County

100 N. Main St

Mount Pleasant

Address

City



Chad Elliott photo

Up, up and away ...

This crane was set up on Monroe Steet next to the Brazelton Building Thursday morning to lift steel beams onto the roof of the three-story structure. The building at 100 N. Main, built in 1856, is on the National Register of Historic Places. It is being reinforced by steel beams as part of a

project funded by current owners Joe and Agnes Panther of Mt. Pleasant. Barton Construction of Mt. Pleasant is the general contractor. The building currently houses DrugTown on the ground floor, and the second and third floors are not used for anything but storage.

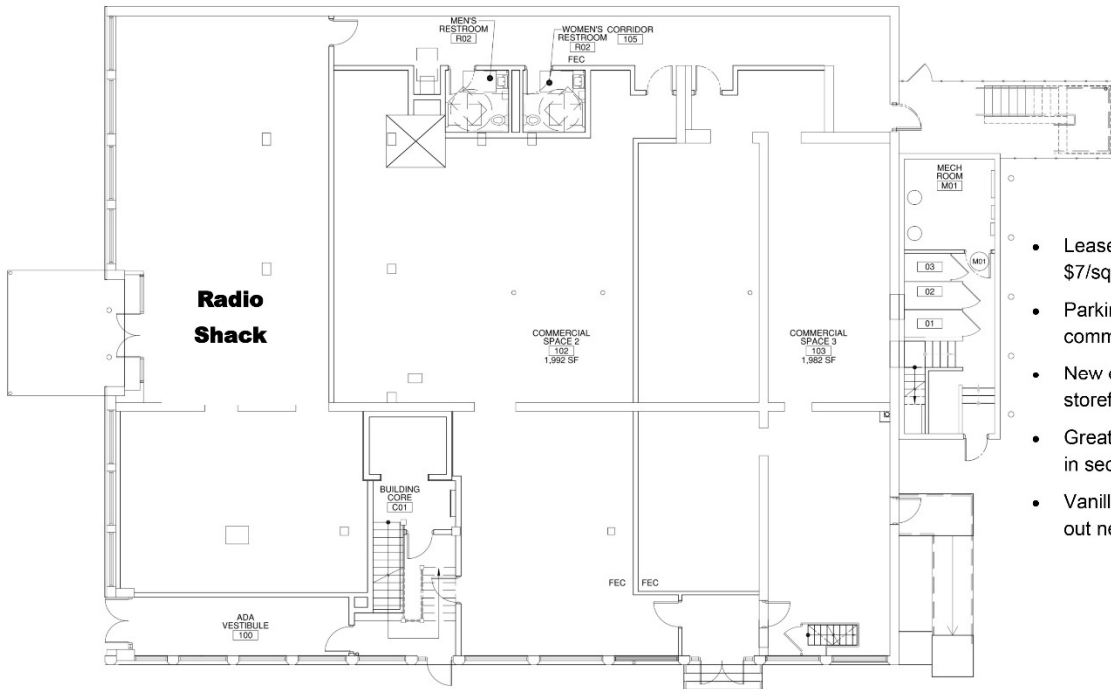
Brazelton rehabilitation project in 1997 (*Mt Pleasant News*, December 12, 1997)

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Brazelton House (Hotel)	Henry
Name of Property	County
100 N. Main St	Mount Pleasant
Address	City



- Leases starting at \$7/sq.foot + CAM
- Parking space for commercial tenant
- New energy efficient storefront windows
- Great downtown location in secure building
- Vanilla shell with build-out negotiable

1 FLOOR PLAN - FIRST FLOOR
 SCALE: 1/8" = 1'-0"

BRAZELTON LOFTS *commercial*

First story layout for 2015 rehabilitation project (Hobart Historic Restoration)

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Brazelton House (Hotel)

Henry

Name of Property

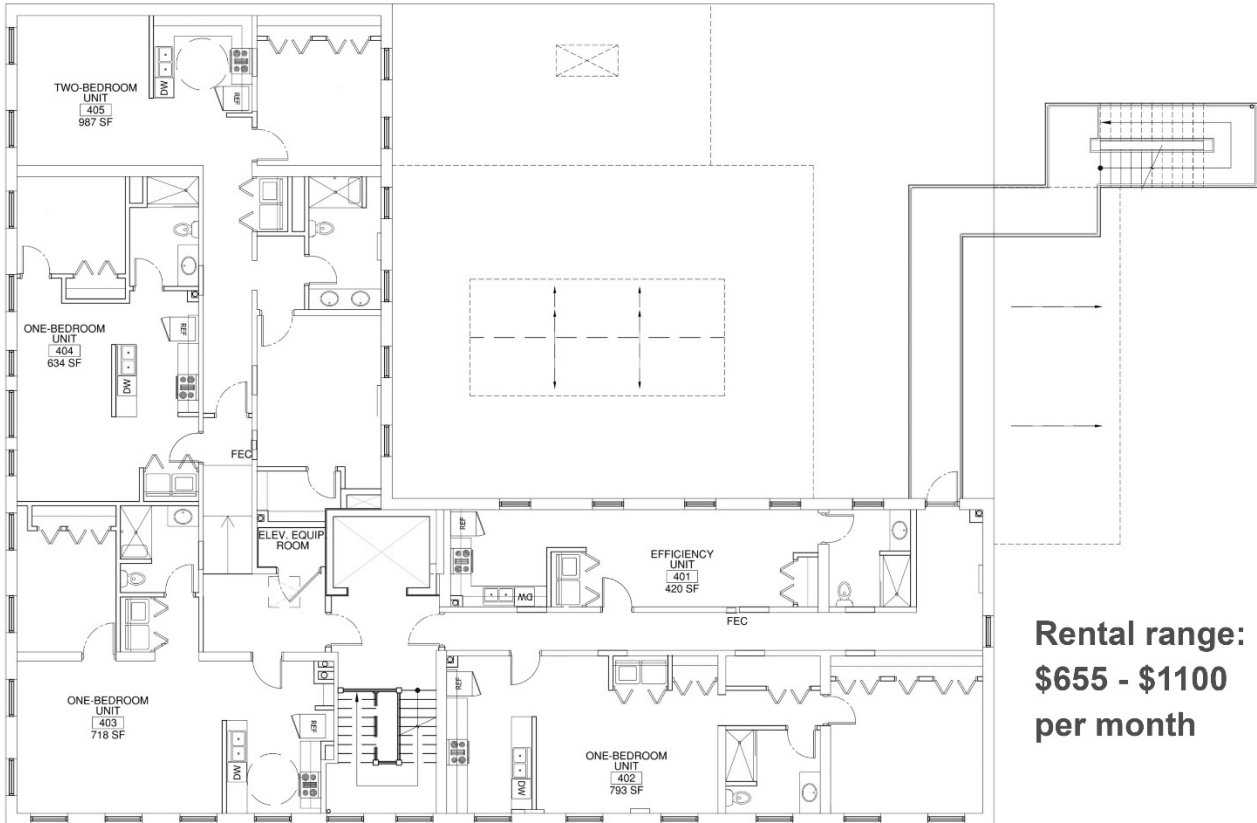
County

100 N. Main St

Mount Pleasant

Address

City



Rental range:
\$655 - \$1100
per month

BRAZELTON LOFTS

100 N. Main Street | Mount Pleasant, Iowa

1 FLOOR PLAN - FOURTH FLOOR
SCALE: 3/16" = 1'-0"

Second story layout for 2015 rehabilitation project (Hobart Historic Restoration)

Iowa Site Inventory Form
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Brazelton House (Hotel)

Henry

Name of Property

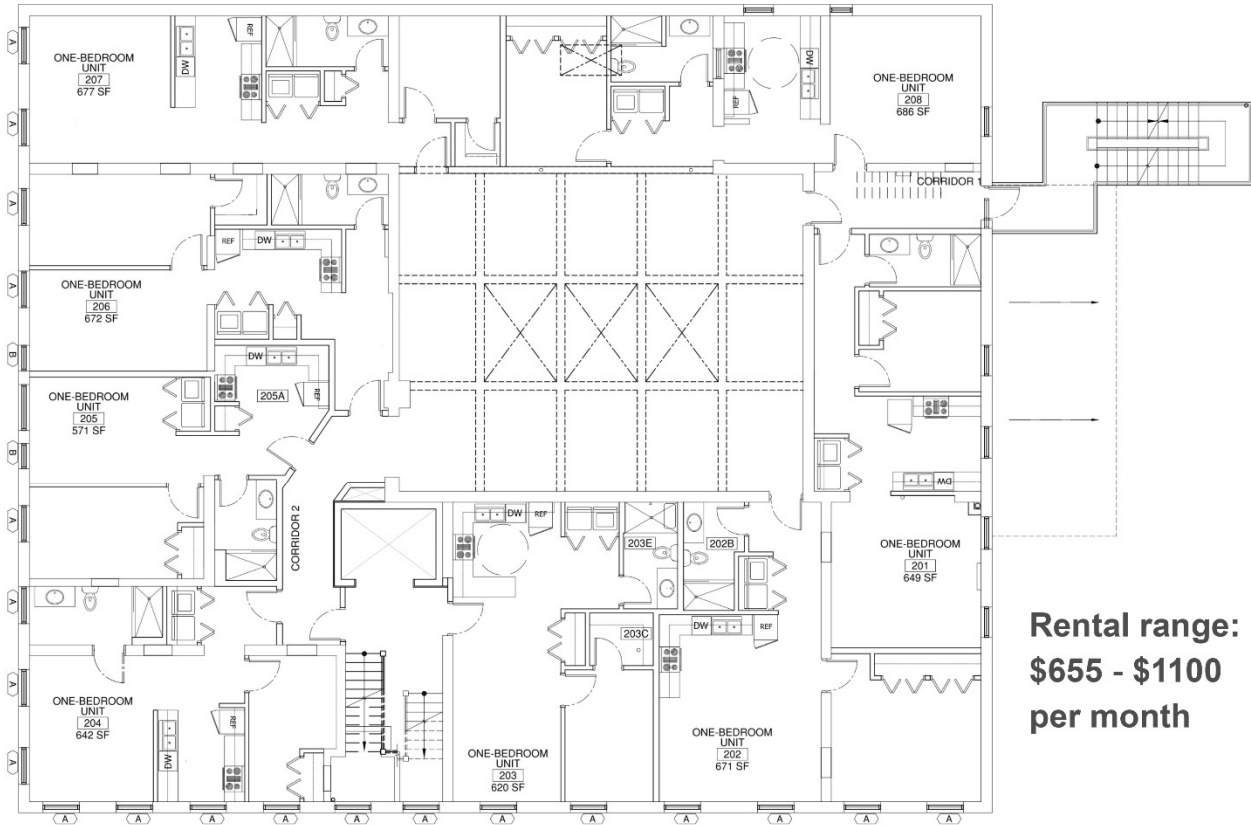
County

100 N. Main St

Mount Pleasant

Address

City



Rental range:
\$655 - \$1100
per month

BRAZELTON LOFTS

100 N. Main Street | Mount Pleasant, Iowa

1 FLOOR PLAN - SECOND FLOOR
 SCALE: 1/8" = 1'-0"

Third story layout for 2015 rehabilitation project (Hobart Historic Restoration)

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Brazelton House (Hotel)

Henry

Name of Property

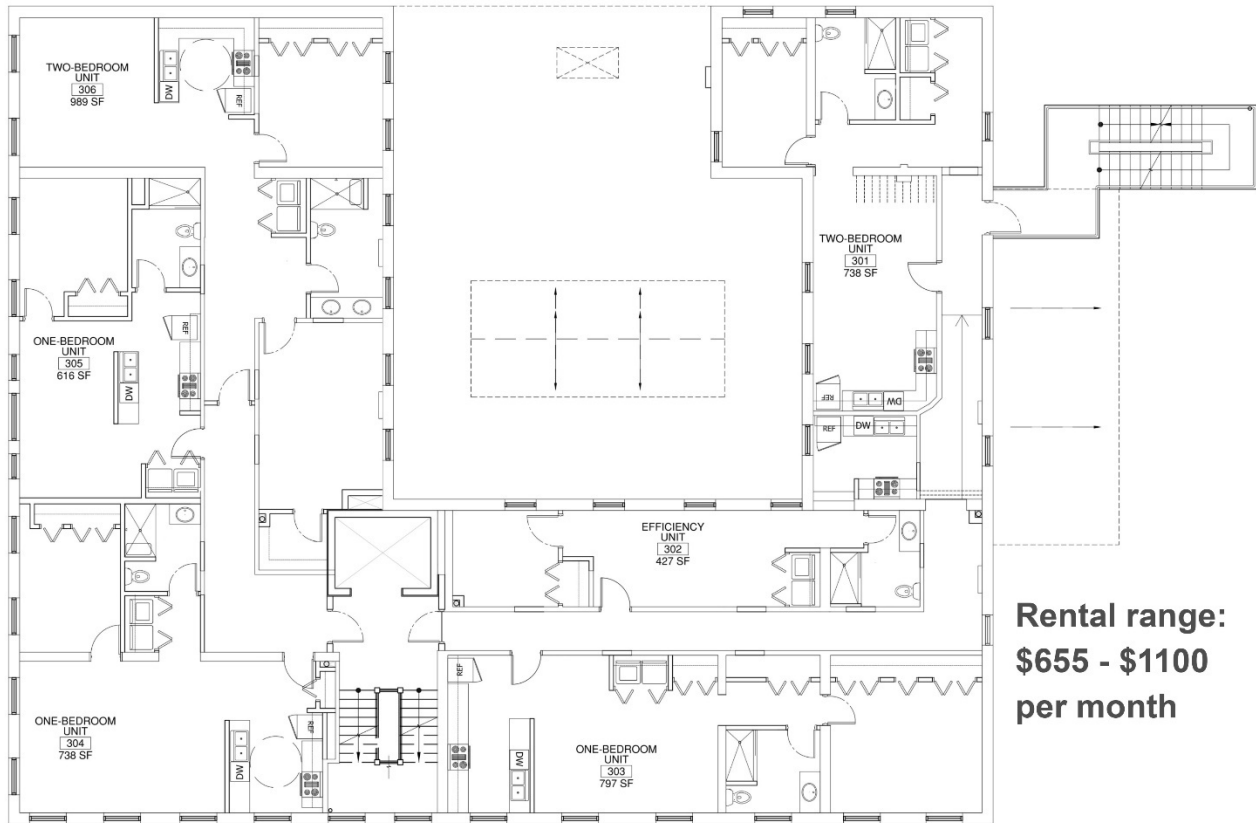
County

100 N. Main St

Mount Pleasant

Address

City



BRAZELTON LOFTS

100 N. Main Street | Mount Pleasant, Iowa

1 FLOOR PLAN - THIRD FLOOR
 SCALE: 1/8" = 1'-0"

Fourth story layout for 2015 rehabilitation project (Hobart Historic Restoration)

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Brazelton House (Hotel)
Name of Property

Henry
County

100 N. Main St
Address

Mount Pleasant
City

Digital photographs



Photograph 44-00239-001. West elevation, looking east (October 2023)

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Brazelton House (Hotel)
Name of Property

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County

100 N. Main St
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Mount Pleasant
City



Photograph 44-00239-002. Detail of entry on west elevation, looking east (October 2023)

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Brazelton House (Hotel)

Name of Property

Henry

County

100 N. Main St

Address

Mount Pleasant

City



Photograph 44-00239-003. West and south elevations, looking northeast (October 2023)

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Brazelton House (Hotel)
Name of Property

Henry
County

100 N. Main St
Address

Mount Pleasant
City



Photograph 44-00239-004. South elevation, looking north (October 2023)

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Brazelton House (Hotel)
Name of Property

Henry
County

100 N. Main St
Address

Mount Pleasant
City



Photograph 44-00239-005. East elevation, looking northwest (October 2023)

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Name of Property

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County

100 N. Main St
Address

Mount Pleasant
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Photograph 44-00239-006. East elevation, looking west (October 2023)

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Brazelton House (Hotel)
Name of Property

Henry
County

100 N. Main St
Address

Mount Pleasant
City



Photograph 44-00239-007. East elevation, looking west (October 2023)