

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00332  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: Zuhn Building

B) Other names: 2023 downtown survey # DT-104

• **Location**

A) Street address: 201-203 E. Monroe 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): 15 Lot(s): Lot 4 - W 43.5'

• **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>	<b>Total</b>	<u>—</u>	<b>Total</b>

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

National Register status:  Listed  De-listed  NHL  NPS DOE

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

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

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

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

MPD title Intensive Level Historical and Architectural Survey of Downtown Mt Pleasant, Iowa Historical Architectural Data Base # HADB-02986

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

**A) Historic functions**

10A02: INDUSTRY / factory

02E05: COMMERCE/TRADE / hardware

02E10: COMMERCE/TRADE / appliance store

**B) Current functions**

02E10: COMMERCE/TRADE / appliance store

99: OTHER – plumbing/heating

• **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: 44-00332 Address: 201 E. Monroe 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*

1886  *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 Martha Wiley Date: March 18, 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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Address	City

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**7. Narrative Description**

The Zuhn Building is a three-story brick commercial building constructed in 1886 and reflecting the Late Italianate style. The building was listed on the National Register of Historic Places in 1991. The nomination written by Molly Myer Naumann states:

This three story brick building from 1886, measuring approximately 42'x62', is located on the northeast corner of Monroe and Adams, one block east of the Square. It is rectangular in shape, with the narrow end of the rectangle being the primary facade. The flat roof slopes gently to the rear. The facade is a double storefront and features six windows (one over one double hung) on both the second and third floors. Side elevations feature four windows (six over six double hung) per floor, while the rear now has two (three originally). Windows on all elevations are segmental arched and do not have hoodmolds. A bracketed metal cornice with date and pediment caps the facade. The storefronts have cast iron pilasters and prism glass transoms. These storefronts replaced the original four pane display windows and double door entrances seen in historic photographs c. 1910-20. The building is a very straight forward, functional design, with the only embellishment being the metal Italianate cornice. The design is in keeping with the function of the building as a carriage works.

The area of the facade between the second and third floor windows has apparently always been used as a sign board, as the historic photograph shows "Mt. Pleasant Carriage Works" painted in the area. The east elevation retains the remnants of sign advertising Bull Durham. The brick used in this building is of a deeper red color, and harder consistency, than that used for the buildings constructed in the 1850s and '60s.

Alterations to this building include: a shallow one-story garage addition to the rear of the building which is non-intrusive; a three story corrugated metal addition at the northeast corner which houses an elevator (this replaced the original elevator which was located in the northeast corner of the building itself); and a plate glass display window which was added to the southwest corner of the building, secondary elevation at street level, approximately forty years ago (while not in keeping with the original design, this window does not detract).

The interior of the first floor has experienced several changes. The ceiling has been lowered on both sides, but in the east half the metal ceiling is intact above the new one, and in the west half, the original beaded wood ceiling is in place. Both halves have been divided into front rooms for sales and display, and back work rooms. A stairway leads to the second and third floors from the northwest corner (outside entrance). The second floor was originally used for the making of carriages and wagons, and would have been a large open space. It now has a north/south central hall and is divided for apartments. Ceilings have been lowered and new walls added. The third floor is vacant and retains its original floor plan as a meeting room and/or lodge hall. The south 3/4 of the floor is undivided open space with original plaster and woodwork. A cloak room is located in the northwest corner. The northeast corner appears to be an ante room, but the flooring shows signs of being replaced. This is the original location of the elevator.

No significant alterations are noted on the exterior of the building since this description in 1991. The Bull Durham sign on the east side of the building has been repainted per the original. The interior was not assessed as part of this project.

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**8. Narrative Statement of Significance**

The Zuhn 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. E.E. Taft & Sons operated here for several decades, followed by other iterations of this plumbing, heating, and cooling business. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

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

This building is significant under Criterion C as a good example of a Type III building from the 1880s representing the application of late Italianate design elements.

The three story brick rectangular building is purely functional in design, and could house either a retail business or some sort of light industry. The only decorative element is the metal cornice which gives it a feeling of the popular late Italianate style that was used for many of the buildings around the Square. The windows feature the simple segmental arches found on most masonry buildings of the last quarter of the 19th century. When desired, these arches could be covered with elaborate cast hoodmolds, or could be left unadorned as seen here.

The interior space of this building was the most important feature for the carriage works. There was a need for large unbroken expanses of space for both the manufacture and repair of vehicles. This was accomplished through the use of iron columns providing structural support. The interior was as devoid of decoration as the exterior.

The Zuhn Building replaced an earlier single story building on the same site, which also housed the Mount Pleasant Carriage Works. H.A. Zuhn had that building demolished, and the present one constructed, in 1886. An ad in the 1893 Mount Pleasant City Directory notes "Manufacturing and repairing of every description. Headquarters for the best make of vehicles," and promises "Prices that win permanent trade." The location of a carriage works just one block from the Square indicates the dual nature of the enterprise, it was both retail business and an industry. The building retains a high degree of integrity.

*Developmental history of property*

On May 5, 1878, Anne M. Coleman and her husband William so the west half of Lot 4 to H.A. Zuhn and his wife Mary A. Zuhn. This sale included the property from the corner to the midblock (north-south) alley.

An earlier building for Mt Pleasant Carriage Works was located on this corner. This brick building was built as a larger carriage factory by the H.A. Zuhn family in 1886. That date and the family name, misspelled as "June," are shown at the top of the building. (Many of the older documents also used the misspelling, probably as an attempt at phonetic spelling.) The 1886 Sanborn fire insurance map shows the three-story brick building at the corner apparently under construction, as it notes "to be carriage factory." A frame storage building and a frame dwelling are to the east of this corner building.

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In early April 1886, the *Free Press* noted: "On Monday morning Mr. Zuhn commenced taking down the brick building which he has occupied as a wagon shop for some years. This building is one of the old land marks. It was built in 1840 and was the second brick dwelling house built in the city. It was built by J. S. Bartruff, and at the time it was built it was considered something elegant, and did, in fact, exceed in style and finish anything in the city at that early day. It remained as a dwelling house till 1875; at that time Charles Creal bought the premises and converted it into a wagon shop. In 1878 the present proprietor, Mr. H. Zuhn, bought the property and continued to occupy the same as a blacksmith and wagon shop. There is some difference of opinion as to the year the house was built, but the old pioneers agree that the house was built in 1840..." ("An Old Landmark Gone," *Free Press*, April 8, 1886).

An advertisement in the *Free Press* on May 19, 1887, notes that the Mt Pleasant Carriage Factory were manufacturers, as well as offering repairing and repainting. Webster M. Pixley then advertised production of carriages on May 2, 1889. He offered carriages, farm implements, wagons, buggies, surreys, and cutters. An advertisement in the *Free Press* in 1889 noted that the factory made Pixley Carriages

The 1892 Sanborn fire map shows the W.M. Pixley Carriage Factory in this three-story building, with a smaller building to the east noted as the Mt Pleasant Carriage Factory. The brick building has a wagon factory on the west half of the 1<sup>st</sup> story and the 2<sup>nd</sup> story. A blacksmith was in the front east portion of the first story. The rear of the brick building has a one-story frame addition, which appears to be open on the east end. The building is coded green to indicate an increased fire risk. The third story was used for a hall. The second floor was used as a manufacturing space. Finished products could be moved to ground level on the elevator within the northeast corner. The third floor was referred to as Zuhn Hall. Historic photographs continue to show "Mt Pleasant Carriage Works" across the front of the building.

The 1893 city directory lists W.M. Pixley, a carriage and wagon manufacturer, in the building. He is also listed under categories of agricultural implements, blacksmith, and carriage repository. The 1893 directory also lists Zuhn's Hall at the corner of Monroe and Adams, noted as an opera house and public hall.

The 1899 Sanborn map shows the three-story brick building with a laundry on the first and second stories of the west half of the building, with a blacksmith and carriage repository on the east half of the building. The third story continues to be used as a hall. The one-story rear addition has been clad in iron, and it is noted as a boiler and fuel room. The Case Bros Wagon Shop is in a one-story frame building to the east of this corner building.

After a complication with inheritance in the Zuhn family, H.A. Zuhn transferred the property to E.E. Taft & C.A. Whitaker on March 1, 1906. C.A. Whitaker and wife then transferred his share of the property to E.E. Taft on March 2, 1908.

The 1909 Sanborn map shows a hardware store on the west half of the building and a buggy repository on the east half of the building. The one-story frame addition remains on the rear of the building, but a new three-story elevator addition is at the east end of the rear addition. It is also noted as frame, clad in metal. The building to the east is now a blacksmith.

E.E. Taft was listed with a hardware store on E. Monroe St on the 100 block to the west in the 1893 city directory. The 1911-12 county directory then lists E.E. Taft & Son as selling Buggies, Carriages, and

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Wagons at 201-203 E. Monroe St, as well as roofing and spouting. He sold Velie Vehicle, buggies, carriages, surreys, and wagons per a May 1, 1911, ad in the *Mt Pleasant Daily News*. The 1911-12 city directory lists William Carpenter as a blacksmith to the east at 203 E. Monroe. The 1913 telephone directory notes that E.E. Taft & Sons dealt in furnaces, roofing, spouting, and repairs. In 1915, they offered the best ranges & furnaces, as well as repairing. The 1919 directory notes that they sold Dexter washing machines. In the 1921 directory, they were noted as offering furnaces and washing machines at 201-203 E. Monroe. The 1923, 1925, and 1927 directory advertised tinware, roofing, stoves, and repairs for E.E. Taft & Sons. E.E. Taft died on May 9, 1930.

The 1920 Sanborn map shows a tin shop on the west half of the first story. The east half had stoves and furnaces. The second story had storage of household goods. The one-story portion of the frame addition clad in tin at the rear is noted as a garage for a car. The east end with the three-story elevator section. The building is noted to have an interior dividing wall on the first story only.

Claude Taft was named a beneficiary in E.E. Taft's will in 1930. He gained title to the west 43.5' of Lot 4 with this building, with other heirs inheriting other parcels on the block. Donald Taft et. al. transferred the property formally to Claude Taft via a quit claim in 1934.

The business continued in this location as E.E. Taft & Sons. They advertised Hardware, Tin Work, Roofing, Stoves, Furnaces, & Repairs on May 1, 1933. The 1938 city directory lists E.E. Taft & Sons at 201 E. Monroe under the categories of hardware, heating, air conditioning, furnaces, tin shop, stoves, and washing machines. The 1939 and 1944 telephone directories list them at 201 E. Monroe offering Hardware, Tin Work, Roofing, Stoves, Furnaces & Repairs.

The 1942 Sanborn map continues to show the brick building with the same footprint at the corner. The west half of the first story is a tin shop and the east half is a store. The one-story frame addition remains on the rear, as well as the three-story elevator section. Both are frame clad in metal siding.

On March 3, 1945, Claude Taft and his wife turned title over for \$12,000 to lawyer Eugene C. Taft as trustee. He then sold the property to E.A. Hayes and William M. Hoaglin. They transferred the property to Roscoe Calloway and his wife on February 15, 1946. On June 14, 1946, the property (W 43.5' of Lot 4) was sold to Roy Fleenor.

An article in April 1947 notes that the block of Monroe between Adams and Harrison was transforming from blacksmith shops, carriage shops, and paint shops to a center of automotive activities with automotive sales and service buildings. The three-story Zuhn building, later known as the Taft building, was being remodeled by Roy Fleenor into a modern business block. On the east half of the block on the north side was the first automobile sales and service building of town, which was operated by C.C. and S.S. Case. It was receiving a face lift and being modernized. The livery stable on the south side was being remodeled by one of the most attractive automobile sales and service structures in southeast Iowa, which was nearing completion ("The Bystander's Notes, *Mt Pleasant News*, April 28, 1947, 2).

Roy Fleenor remodeled the ground floor to have a show room for new Oldsmobiles and Pontiacs. He had a garage door entrance on the west. The original windows were replaced with showroom style panes and decorative glass block transoms. The one-story frame garage was likely replaced by the one-story brick garage rear section around this time as well. Fleenor Pontiac Co had previously operated at several

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other locations in town, and they were listed in this building at Monroe & Adams in the 1948 and 1950 telephone directories. In 1952, they were listed in a new building at 1300 E. Washington.

While Fleenor occupied this building, E.E. Taft & Sons operated at 405 S. Adams in the remainder of the 1940s. Ed Kitch & Jim Kitch, grandnephews of Claude Taft, then took over the business, which was listed on N. Jefferson and at 405 S. Adams in 1950. Jim and Ed Kitch then bought this building (W 43.5' of Lot 4) on March 15, 1951 back from Roy and Luella Fleenor. The 1952 city directory lists E.E. Taft & Sons at 201-203 E. Monroe, offering Hardware, Tin Work, Electrical Supplies & Appliances, Plumbing & Heating, Roofers, Stoves, Furnaces, & Repairs. They remain at this location through the 1950s and 1960s. Directories show a variety of services and products. In 1957, they had Roofers, Stoves, Furnaces & Repairs listed. In 1960, they had Heating, Plumbing, Roofers, Stoves, Furnaces & Repairs listed. In 1964, they had Roofers, Stoves, Air Conditioning, Furnaces & Repairs, and Plumbing Contractors listed. In 1966, they had Roofers, Stoves, Air Conditioning, Plumbing, Furnaces & Repairs listed.

On March 1, 1971, Edward J and wife Billie L Kitch transferred full ownership to James R. Kitch. Jim continued to run the business until April 26, 1986. It continued operate as E.E. Taft & Sons through this period.

On April 26, 1986, Don, Kathy, Duane, and Martha Wiley purchased the building and the business from Jim Kitch. On March 31, 1988, the property was transferred via a quit claim deed to DD&H, a Wiley family partnership. When the Wiley family purchased the shop, they also kept the "Taft" for the name recognition, but they did business as "Taft-Wiley, Plumbing, Heating, and Air Conditioning." The Wiley family removed the large solar panels that Jim Kitch had placed on the front of the building. They replaced the garage door that had been used by Mr. Fleenor with a double door to the shop on the west around 1995.

In the early 2000s, the Mt. Pleasant Arts Council and Ed Kropa convinced the Wileys to freshen up the east side of the building with a fresh coat of paint for the Bull Durham advertisement. The original mural was probably completed in the early 1900s.

The Wileys had the business from 1988, basically unchanged, until 2017, selling to two employees, who wanted to own the business, but not own the property. They changed the business name to Taft Plumbing, Heating, & Air Conditioning. Taft Plumbing, Heating, & Air Conditioning still uses the west bay of the building to the east for their shop. In summer of 2023, John Zihlman bought out the partner's share. There are two apartments continuously occupied on the second floor. The third story is used for storage.

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

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

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

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

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

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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.

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

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

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

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

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



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**Location map**



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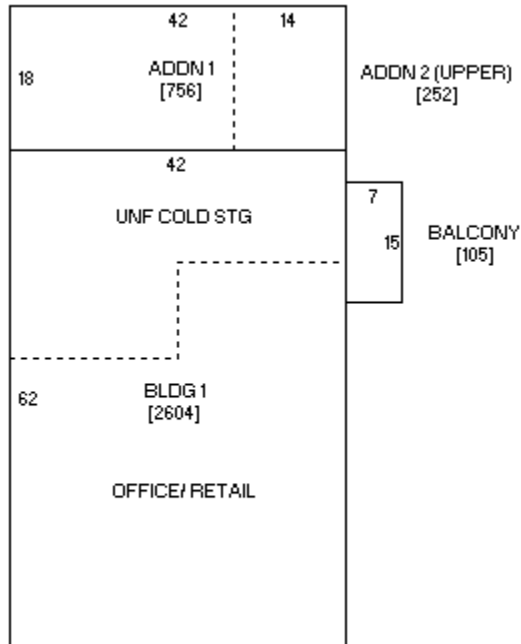
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**Building footprint**



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

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

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**Historic images**



**Earlier building for Mt Pleasant Carriage Factory (HCHT Facebook album)**

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**Building in early 1900s (HCHT Facebook album)**

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**Mt Pleasant Carriage Works in early 1900s (HCHT Facebook album)**

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**Building on east portion of 1947 aerial photograph of Mt Pleasant, looking north  
(HCHT files, printed in *Des Moines Register*, April 27, 1947, sec 9, p3, p83)**

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**View of building in background in 1956 photograph of gas station across street  
(HCHT Facebook album)**

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**Trucks lined up at side of building (HCHT Facebook album)**



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**Building at left in July 1965 (HCHT collection)**

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Zuhn Building  
Name of Property

Henry  
County

201-203 E. Monroe St  
Address

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City



**Building at left in July 1965, with Bull Durham sign visible (HCHT collection)**

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1990 survey photograph (Naumann 1991)

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Zuhn Building  
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1990 survey photograph (Naumann 1991)

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**Digital photographs**



**Photograph 44-00332-001. South elevation, looking north (October 2023)**

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Photograph 44-00332-002. East elevation, looking northwest (October 2023)

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**Photograph 44-00332-001. West elevation, looking east (October 2023)**

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**Photograph 44-00332-004. North and west elevations, looking southeast (October 2023)**



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Photograph 44-00332-005. North elevations, looking south (October 2023)