Iowa Site Inventory Form State Inventory Number: 44-00295 ☐ New ☐ Supplemental **State Historic Preservation Office** 9-Digit SHPO Review & Compliance (R&C) Number: _____ (January 2016) □ Non-extant Year: Read the lowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website. **Property Name** A) Historic name: <u>Crane Hardware</u> B) Other names: 2023 downtown survey # DT-112 Location A) Street address: 106 S. 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): 10 Lot(s): Lot 2 - N 16 2/3' Classification A) Property category: Check only one B) Number of resources (within property): If eligible property, enter number of: □ Building(s) If non-eligible property, ☐ District Contributing Noncontributing enter number of: ☐ Site 1 Buildings Buildinas ☐ Structure Sites Sites ☐ Object Structures Structures Objects Objects Total **Total** C) For properties listed in the National Register: National Register status: Listed De-listed NHL NPS DOE D) For properties within a historic district: Property contributes to a National Register or local certified historic district. Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation. Property *does not* contribute to the historic district in which it is located. Historic district name: Mt Pleasant Downtown Historic District Historic district site inventory number: 44-02280 E) Name of related project report or multiple property study, if applicable: MPD title Historical Architectural Data Base # Intensive Level Historical and Architectural Survey of Downtown Mt Pleasant, Iowa HADB-02986 Function or Use Enter categories (codes and terms) from the lowa Site Inventory Form Instructions A) Historic functions **B)** Current functions 02E05: COMMERCE/TRADE / hardware store 02E: COMMERCE/TRADE / specialty store 08C01: RECREATION/CULTURE / art gallery **Description** Enter categories (codes and terms) from the lowa Site Inventory Form Instructions A) Architectural classification **B) Materials** 09F05: Commercial / brick front Foundation (visible exterior): <u>04C: Limestone</u> Walls (visible exterior): 03: Brick Roof: 15C: Rubber

Other:

Site Number: 44-00295 Address: 106 S. Main St City	y: Mt Pleasant County: IA District Number: 44-02280		
Statement of Significance			
A) Applicable National Register Criteria: Mark your opin Criterion A: Property is associated with significant events. Criterion B: Property is associated with the lives of significant p Criterion C: Property has distinctive architectural characteristic Criterion D: Property yields significant information in archaeolo	s. $\overline{\boxtimes}$ Yes $\overline{\square}$ No $\overline{\square}$ More research recommended		
B) Special criteria considerations: Mark any special con ☐ A: Owned by a religious institution or used for religious p ☐ B: Removed from its original location. ☐ C: A birthplace or grave. ☐ D: A cemetery			
C) Areas of significance Enter categories from instructions 05: Commerce	D) Period(s) of significance		
02: Architecture			
E) Significant dates Construction date 1860s	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		
 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			
3 4			
 Form Preparation Name and Title: Rebecca Lawin McCarley / researc Organization/firm: SPARK Consulting / Mt Pleasant H Street address: 1630 Park Ave SE City or Town: Cedar Rapids 	h by Deb Savage & Pat White Date: March 21, 2024 PC E-mail: sparkconsulting@octaspark.com Telephone: 319-200-9767 State: IA Zip code: 52403		
ADDITIONAL DOCUMENTATION Submit the follow	•		
unique photo number.	property/building name, address, date taken, view shown, and map and/or floor plan, using arrows next top each photo		
	g boundaries, public roads, and building/structure footprints. historic districts and farmsteads, and barns:		
State Historic Preservation Office (SHPO) Use Only I			
The SHPO has reviewed the Site Inventory and concurs with a ☐ Yes ☐ No ☐ More research recomm ☐ This is a locally designated property or part of a locally	ended		
Comments:			
SHPO authorized signature:	Date:		

Site Number: 44-00295
Related District Number: 44-02280

Page 1	
Crane Hardware	Henry
Name of Property	County
106 S. Main St	Mount Pleasant
Address	City

7. Narrative Description

This is a two-story brick commercial building that was likely constructed in the 1860s, with a façade remodel in the mid-late 1940s. The storefront transom was covered for several years, with the paneling removed and a new transom window installed. The decorative tops of the cast iron pilasters on either side of the storefront were then also revealed, a feature from the 19th century. The storefront has a recessed single-door entry with covered transom on the left/north side, with large display windows and a brick bulkhead. The upper story entry appears to intrude into the south/right edge of the storefront, as it is shared historically with the building to the south (constructed at the same time). The upper façade was remodeled with new brick after the December 1944 fire, as historic photographs show the old façade with arch windows remains in place after the 1938 fire. This work was likely completed in 1945. The multicolor red brick distinguishes it as one of the earlier post World War II façade remodels, with the lack of any decorative detail as a transition between the 1940s and 1950s. The one-over-one-light double-hung vinyl windows have simple rowlock sills and no lintel detail.

The current owner, Deb Savage, notes that there are two original columns to the building that were taken down and moved to the rear loading dock. They were used to add trim to a heavy-duty loading platform at the rear of the original two-story building. The original skylights are still located in the building on the south side and in the hallway.

The rear of the two-story building is visible on the second story, about halfway back to the alley. It has original red brick, and a pair of double-hung windows with shared simple lintel and sill. A concrete block one-story rear addition extends the full length of the lot to the rear alley, constructed in 1969 for additional space for the hardware store. It has a rear entry accessed by wood steps, with an awning across the east elevation. A small rectangular window is found near the east end of the north and south walls. This rear addition has a sloped metal roof.

8. Narrative Statement of Significance

Crane Hardware 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, with a business history associated with Crane Hardware that extends for nearly the entire period of significance for the historic district. The remodeled façade reflects the period of downtown development in the late 1940s, among the earlier façade remodels that would become popular in the 1950s. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

Based on research and evaluation conducted to date, this building appears to be potentially individually eligible for listing on the National Register of Historic Places under Criterion A for its association with Crane Hardware. Further research and assessment of the interior features and modifications would be required for a full evaluation of the individual eligibility of the building.

Site Number: 44-00295
Related District Number: 44-02280

Page 2	
Crane Hardware	Henry
Name of Property	County
_106 S. Main St	Mount Pleasant
Address	City

Developmental history of property

This building was likely built in the 1860s, and it sustained significant fires in 1938 and 1944. The façade remodel appears to date to the late 1940s.

John Randolph sold this lot to David Frick on April 25, 1855 for \$100. Frick then sold to J. Imini the same day for a transaction of \$500. Imini transferred it to William Roberson on July 23, 1855, who sold it to M.A. Irwin for \$1,000 on Jan 5, 1859. A circa 1860 photograph of the east side of the square shows a one-story building on this site. John Irwin is shown as owning the north 16 2/3' of Lot 2 in the first transfer book in the 1860s.

In the original numbering system, this storefront was No. 37 Main St. Dr. John Irwin moved his office to No. 37 on the east side of the public square in December 1864 (*Home Journal*, December 24, 1864, 3). He then moved to Adams St by 1867. This building appears to have been built in 1867 at the same time as the double-width Eshelman building to the south, as shown in the 1870 atlas and as they share an interior stairs to the second story. While this northern part was under separate ownership, the full three storefronts were reference initially as part of Eshelman's block. The 1867 city directory lists Hollowell & Brother at 37 S. Main, an ice cream saloon and confectionary. They are noted as proprietors of the City Restaurant in Eshelman's new building on the east side then in September 1868 (*Henry County Press*, September 16, 1868, page 3). This two-story building, along with the one to its south, appears on the 1869 birds-eye view of Mt Pleasant.

In 1869, Baron H. Crame gave up farming to open a hardware business in Mt Pleasant, which he carried on until his death (*Portrait and Biographical Album of Henry County* 1888: 339). In December 1869, the newspaper notes that Crane & Brenholts have moved their stock of stoves, tinware, and hardware into the room formerly occupied by Hollowell Brothers, on the east side of the square, in Eshelman's block (*Henry County Press*, December 22, 1869, page 3). The 1870 atlas of Henry County includes a sketch of this brick building, with the Eshelman building to the south. This building is a two-story brick building with two arch windows on the second story and brick corbels on the cornice. It is noted as the hardware and tinware store of Crane & Brenholts. The caption indicates that they were wholesale and retail dealers in hardware, stoves, tinware, and agricultural implements. They are noted as in the "north room" on the east side of a square, as they were the northern most commercial building on the east side with the Congregational Church occupying Lot 1 to their north. In February 1870, Henry Mosely, an African American barber, moved his barber shop to the room over Crane & Brenholts Hardware Store on the east side ("Removal," *Mount Pleasant Journal*, April 29, 1870, 2). He moved within a few years to a location under Whiting's bank (National State Bank, 101 W. Monroe).

In June 1870, B.H. Crane announced that he was the successor to Crane & Brenholts. He was a wholesale and retail dealer in hardware, tinware, stoves, and agricultural implements, with special attention to jobs of roofing and spouting. He was again noted as in the north room on the east side of the square. The 1870 city directory then lists B.H. Crane as dealer in hardware, stoves, and tin ware at 36 S. Main (this building, as no 37 listed). Advertisements place him in this building on the east side of the square in the 1870s and 1880s. Baron H. Crane died on December 20, 1887 at age 49. His eldest son Herbert W. Crane then continued the business.

Site Number: 44-00295
Related District Number: 44-02280

Page 3	
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<u>Crane Hardware</u>	Henry
Name of Property	County
_106 S. Main St Address	Mount Pleasant City

The property was sold to Flora Irwin on June 21, 1878, for \$2,100.00. On March 15, 1879, Flora Irwin Brown and Robert Brown her husband conveyed to Baron Crane for \$2500 the N 16 2/3' of Lot 2 in Block 10. Thus, he owned this property prior to his death in 1887.

The 1886 Sanborn map shows this 2-story brick building with a rear frame addition. The building was a hardware store, and it was numbered as No. 37. To the south end of the building is a shared staircase with the next-door clothing store of Eshelman. The 1892 Sanborn map shows the same footprint and usage. It still has the address of 37, along with 108 S. Main St.

The 1893 city directory lists H.W. Crane & Co at 108 S. Main St, selling agricultural implements, hardware, stoves, and tinware. Herbert W. Crane is noted as the manager, and his younger brother George E. Crane is listed as a clerk. William Crane (likely their uncle) is listed as a tinner for them. W.F. McClary, a tinner, is also listed at 108 S. Main St.

The 1899 Sanborn map continues to show it as a 25' tall building used as a hardware store with the same footprint as earlier maps. The frame rear addition is now clad in metal.

George E. Crane then took over the hardware store in the early 1900s, with his brother then dying in 1912. A newspaper ad in May 1907 advertises G.E. Crane selling lawnmowers at his hardware store.

The 1909 Sanborn map shows the same footprint for the brick building the tin shop noted within the rear part of the brick building. The frame rear addition no longer exists. The address is now 108 S Main, and it continues to be a hardware store.

The 1911-12 county directory lists George E. Crane & Co on the east side of the square, selling hardware, stoves, and tinware. The 1913, 1915, 1917, and 1919 telephone directories list the hardware store of George E. Crane at 108 S. Main St. The 1913 directory also lists O.H. Knight, real estate, with an office over Crane's Hardware.

On April 17, 1917, this property was transferred to George Crane for \$3500.00 by the 13 other deed holders (N 16 2/3' of Lot 2 in block 10).

The 1920 Sanborn map continues to show a hardware store in the building. It has the shared stairs along the south wall of the front portion of the building, and it has a skylight noted near the center of the building. The rear section of the brick building appears to have an elevator in the southwest corner with a note of use as a tin shop. A tiny one-story brick addition is on the rear of the main two-story building.

The telephone directories through the 1920s continue to list the hardware store of George E. Crane at 108 S. Main St. The 1937 directory notes hardware and implements. The 1938 city directory lists the firm under hardware, stoves, and washing machines.

On June 8, 1938, "Fire Swept through Local Buildings" on the east side of the square, originating in the Hi-Hat restaurant (106 S Main, owned by Gerald A. Shaw) and causing damage to Crane's Hardware (adjacent to the south, now at 106 S. Main) and the Eshelman building at 110-112 S Main (now 108-110) (*Mount Pleasant News*, June 10, 1938, page 1). The building was cleaned out, with interior finish work ready to be installed by July ("Work Advances on Store Buildings," *Mt Pleasant News*, July 23, 1938, 1).

Site Number: 44-00295
Related District Number: 44-02280

Page 4	
Crane Hardware	Henry
Name of Property	County
_106 S. Main St	Mount Pleasant
Address	City

George E. Crane Hardware re-opened in this location at the end of September, noted that it had been rebuilt and redecorated on the interior and equipped with modern furnishings and shelving ("Crane Hardware Announces Opening," *Mt Pleasant News*, September 29, 1938, 1). A later article also notes that a new storefront was installed at this time ("Fire Damages Crane Hardware Building and Stock," *Mt Pleasant News*, December 27, 1944, 1). The 1939 telephone directory continues to list George E. Crane & Co Hardware at 108 S. Main.

George E. Crane continued to run the hardware store until his death in 1941. By 1940, his son George E. Crane, Jr. and his son-in-law Bruce Rohde were both listed as clerks in the store. No changes to the overall footprint of the building were noted on the 1942 Sanborn map. Bruce and Helen (sister of George Jr) Rohde ran the business during World War II. The 1944 telephone directory continues to list George E. Crane & Co Hardware at 108 S. Main. When the younger George E. Crane, Jr returned home after serving in World War II, he then joined as a partner in the store.

In late December 1944, a second major fire in seven years occurred at George E. Crane hardware store on the east side of square. The fire started at rear of store, spread quickly, and burned through second story floor. Medical instruments of Dr. Bernhard Gloeckler, who was serving as medical officer in the Army, that were stored in the front room on the second story were badly damaged, with smoke damage to offices in adjacent buildings ("Fire Damages Crane Hardware Building and Stock," *Mt Pleasant News,* December 27, 1944, 1). Charred beams under the first-floor ceiling still show residual damage from the fire. The second story office was not repaired by the time that Dr. Gloeckler returned in 1945, so he opened a temporary location in January 1946 while waiting for the office suite to be completed ("Dr. Gloeckler Opens Temporary Office," *Mt Pleasant News,* January 25, 1946, 5)

The current brick façade for the building appears to have been installed in 1945 while the building was being repaired or a few years later. A photograph of another façade remodel further south on the block in 1946 appears to show this building with its new façade. The current brick was clearly on the building prior to a 1952 photograph. The work would have been completed while George E. Crane, Jr. was running the business.

The 1948, 1950, and 1952 telephone directory continue to list George E. Crane & Co Hardware at 108 S. Main St. The 1955 city directory lists Crane Hardware at 108 S. Main St, selling hardware, housewares, and agricultural equipment. The 1957 city directory notes the address shift with the renumbering to 106 S. Main St for George E. Crane & Co Hardware. By the late 1950s, the store had a True Value franchise. The firm continues to be listed at 106 S. Main St in the 1960 and 1962 directories. The 1964 and later directories then list the firm as Crane Hardware. An addition built on the rear of the building for the expansion of Crane Hardware in 1966 ("Many New Commercial Buildings and Changes in Year," *Mt Pleasant News*, December 31, 1966, 1). Signs on the building from the 1950s through the 1970s show Crane's Hardware as the name.

The second story continued to be used for offices, accessed by the stairs on the south side of the building shared with the Eshelman building to the south. Dr. Kenneth P. Beebe is listed over Crane's Hardware in the 1955 city directory. Farmers Home Administration is listed on the second story from the 1955 to 1960 directories. Dodds & Foster Insurance is then listed on the second story in the 1960s.

Site Number: 44-00295
Related District Number: 44-02280

Page 5	
Crane Hardware	Henry
Name of Property	County
_106 S. Main St	Mount Pleasant
Address	City

The *Mount Pleasant News* noted the 100th anniversary of Crane Hardware in their September 20, 1969 issue: "Crane Hardware of Mt. Pleasant enjoys a rather unique distinction in our community in that it is this fall, celebrating a centennial anniversary. Even more distinctive is the fact that during these one hundred years, the firm has been continuously owned by members of the same family and in the same location...a fact, we are certain can be duplicated by no other Mt. Pleasant firm." The article notes that the store was opened in fall 1869 by Baron H. Crane and his brother-in-law Mr. Brenholts, with the partnership only lasting briefly. The hardware store was located in what was known as Eshelman Block. After the death of Baron in 1887, the store was leased briefly to Norse & Dallner, and then it was purchased by Herbert W. Crane, who operated it for a few years. It was then operated under the ownership of George E. Crane, father of the present owner George (Pete) Crane ("Down Our Country Lane, by Kay," *Mt Pleasant News*, September 20, 1969, 2).

The Crane family – George E. (Pete) Crane and Bruce and Helen (Crane) Rohde – continued to run Crane Hardware until December 31, 1977. It was noted as a three generation family business dating back to 1869. The business was then sold and continued by Dean and Beverly Herrick on January 1, 1978. The Herricks managed the True Value franchise in Winfield as well ("Crane Hardware business sold," *Mt Pleasant News*, December 1, 1977, 1). Herrick True Value was then listed at 106 S. Main in 1978 to 1981.

On April 18, 1982, title was cleaned up so that the property could be sold to Keith and Doris Glover for \$8000 N 16 2/3 feet of Lot 2 in Block 10). The 1986 city directory lists Glover Auction and Realty at 106 S. Main St. Kris E. Glover is also listed here.

It was in the Doris Glover estate and held by Hawkeye Bank and Trust until April 26, 1991, at which time it was sold to the current owners, Dr. Alfred and Debra Savage on July 2, 1991 (N 16 2/3' Lot 2 Block 10). According to the current owner (Deb Savage), the front section of the building was rented to American Family Insurance (Mark Hamilton) from 1987 to 2006 when he moved his office to the corner bank building. The 2001 city directory lists American Family Insurance at 106 S. Main St. The 2011 city directory lists Grace Community Friends at 106 S. Main St. According to the current owner (Deb Savage), the Grace Friends Church leased the back half of the building and held Sunday services there starting in 1995 for 5 years. Pastors included Jerry Phillips and Debra J Savage. The middle part of the building served Adventureland Video in the building to the south until 2000. They used the 106 S Main area as a workroom and storage. The back of the building and the middle section of the building was once leased to The Henry County Extension program for a short time and operated by Anita Hampton. It was used for classes, supplies, etc. for a program to help young mothers. Since that time, it has been used as a Community Art Center.

In 2024, the Main Street Art Gallery and C.R. McClenning Studio are located in this building at 106 S. Main St.

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

Site Number: 44-00295
Related District Number: 44-02280

Page	6

Crane Hardware Name of Property	Henry County
106 S. Main St Address	Mount Pleasant City

City and telephone directories, Mt Pleasant:

Bowron, Watson. *Henry County Directory for 1859-60.* Burlington, IA: Watson Bowron, 1859. *Annawalt & Lawrence's Bi-ennial Mt Pleasant Directory.* Burlington, IA: Hawk-Eye Steam Printing House. 1867.

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

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Henry County Historical Society. Vertical files and albums in files at Mt Pleasant Public Library.

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

Jaynes, Peter H., ed. *Highlights of Henry County History 1833-1976.* Burlington, IA: Doran & Ward Lithographing Co., 1977.

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

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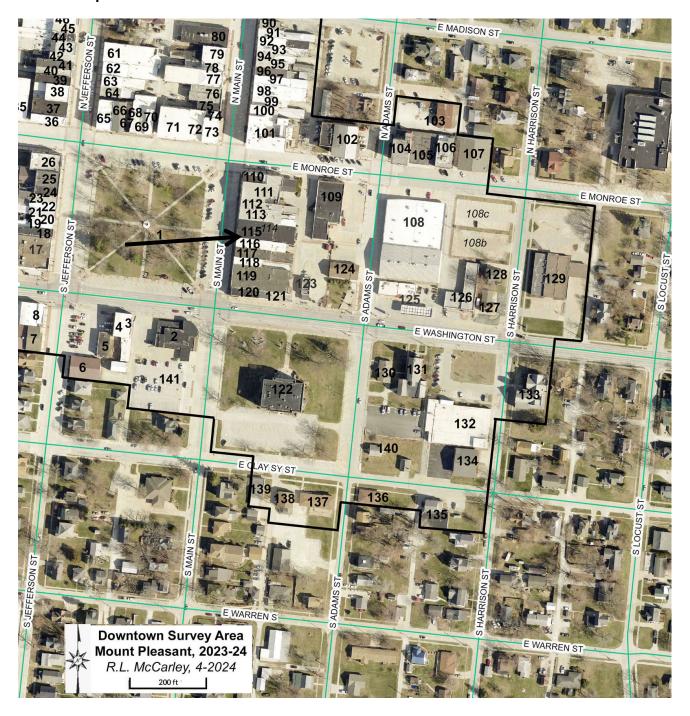
Site Number: 44-00295
Related District Number: 44-02280

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Crane Hardware	Henry	
Name of Property	County	
106 S. Main St	Mount Pleasant	
Address	City	

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.

Location map



Site Number: 44-00295
Related District Number: 44-02280

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Crane Hardware Name of Property	Henry County
_106 S. Main St Address	Mount Pleasant City

Building footprint



Sketch by www.camavision.com

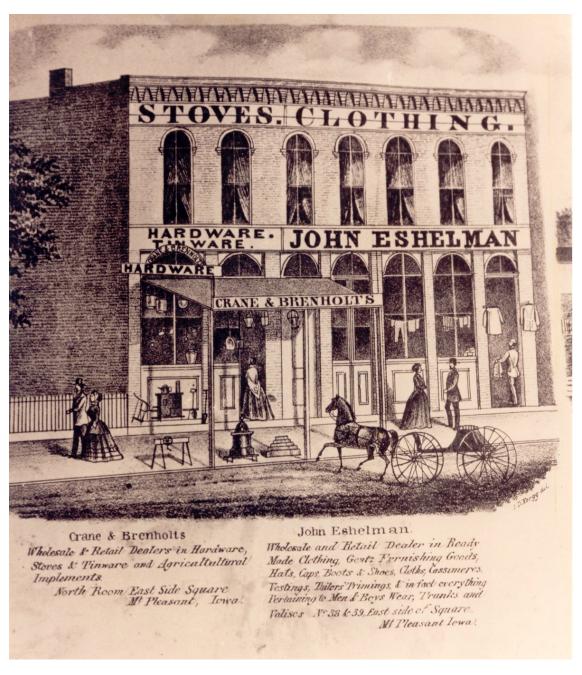
Henry County Assessor (https://beacon.schneidercorp.com)

Site Number: 44-00295
Related District Number: 44-02280

Page 9

<u>Crane Hardware</u>	Henry
Name of Property	County
_106 S. Main St Address	Mount Pleasant City

Historic images

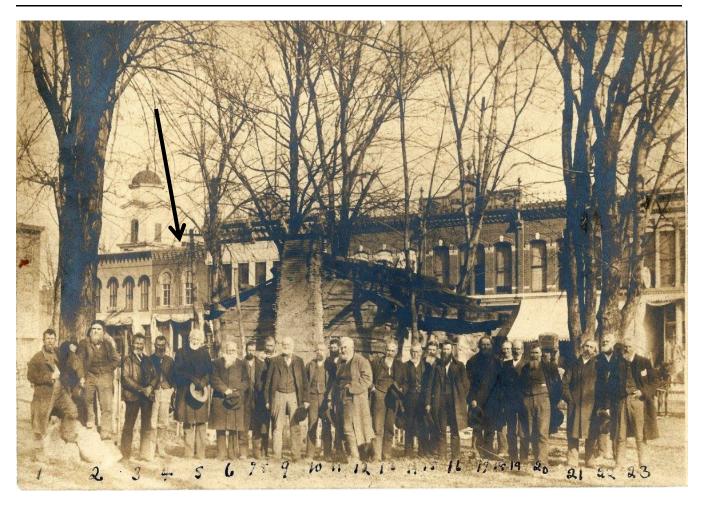


Crane & Brenholts in this building when it was the "north room" on the east side of the square in 1870 (no stores to the north, only Congregational Church)

(Atlas of Henry County 1870)

Site Number: 44-00295
Related District Number: 44-02280

<u>Crane Hardware</u>	Henry
Name of Property	County
106 S. Main St Address	Mount Pleasant City



Central Park with 100 block of S. Main St in background in 1885 (HCHT Facebook album)

Site Number: 44-00295
Related District Number: 44-02280

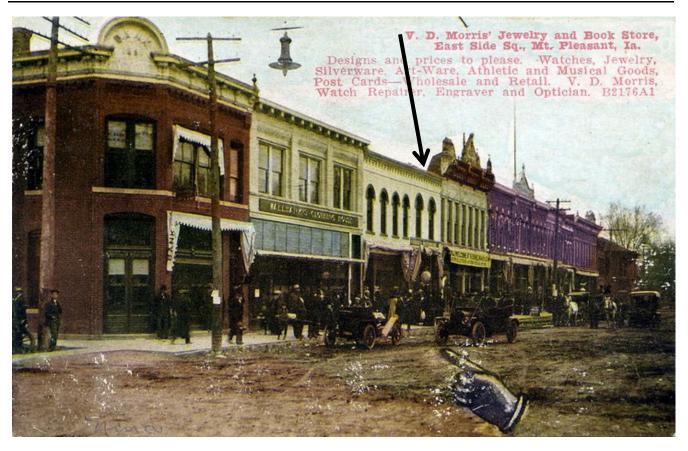
Crane Hardware Name of Property	Henry County
106 S. Main St Address	Mount Pleasant City



North portion of 100 block of S. Main St around 1907 (HCHT Facebook album)

Site Number: 44-00295
Related District Number: 44-02280

Crane Hardware	Henry
Name of Property	County
106 S. Main St Address	Mount Pleasant City



100 block of S. Main St around 1915 (HCHT Facebook album)

Site Number: 44-00295
Related District Number: 44-02280

<u>Crane Hardware</u>	Henry
Name of Property	County
106 S. Main St Address	Mount Pleasant City



George Crane & Co Hardware (HCHT Facebook album)

Site Number: <u>44-00295</u>
Related District Number: <u>44-02280</u>

Crane Hardware	Henry
Name of Property	County
106 S. Main St	Mount Pleasant
Address	City



Fire on the east side of the square started in the building at the left and then spread to the Crane building to its south and to the Eshelman building (*Mt Pleasant News*, June 10, 1938, 1; HCHT clipping)

Site Number: 44-00295
Related District Number: 44-02280

Page 15

Crane Hardware	Henry
Name of Property	County
106 S. Main St	Mount Pleasant
Address	City



100 block of S. Main St in early 1940s (HCHT Facebook album)

B & H Café in building to north not until after 1938 fire (1939-1945)

Site Number: 44-00295
Related District Number: 44-02280

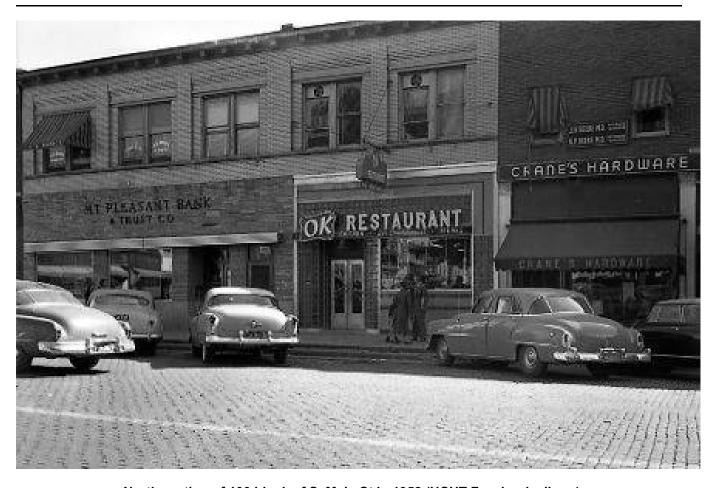
Crane Hardware Name of Property	Henry County
106 S. Main St	Mount Pleasant
Address	City



100 block of S. Main St in 1946 (HCHT Facebook album)

Site Number: 44-00295
Related District Number: 44-02280

Crane Hardware	Henry
Name of Property	County
106 S. Main St	Mount Pleasant
Address	City



North portion of 100 block of S. Main St in 1952 (HCHT Facebook album)

Site Number: 44-00295
Related District Number: 44-02280

Crane Hardware Name of Property	Henry County
106 S. Main St	Mount Pleasant
Address	City



North end of 100 block of S. Main St in late 1950s (HCHT Facebook album)

Site Number: 44-00295
Related District Number: 44-02280

Crane Hardware Name of Property	Henry County
106 S. Main St	Mount Pleasant
Address	City



North portion of 100 block of S. Main St in 1965 (HCHT Facebook album)

Site Number: 44-00295
Related District Number: 44-02280

Crane Hardware	Henry
Name of Property	County
106 S. Main St	Mount Pleasant
Address	City



October 1984 photograph of building for new sign permit for Glover (City of Mt Pleasant building permits)

Site Number: <u>44-00295</u>
Related District Number: <u>44-02280</u>

Crane Hardware	Henry
Name of Property	County
_106 S. Main St	Mount Pleasant
Address	City



1990 survey photograph (Naumann 1991)

Site Number: 44-00295 Related District Number: 44-02280

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Crane Hardware	Henry
Name of Property	County
106 S. Main St	Mount Pleasant
Address	City

Digital photographs



Site Number: 44-00295
Related District Number: 44-02280

<u>Crane Hardware</u>	Henry
Name of Property	County
106 S. Main St Address	Mount Pleasant City



Photograph 44-00295-002. East and north elevations, looking southwest (October 2023)

Site Number: 44-00295
Related District Number: 44-02280

Crane Hardware Name of Property	Henry County
106 S. Main St Address	Mount Pleasant City



Photograph 44-00295-003. South and east elevations, looking northwest (October 2023)