

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00296  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: Eshelman Building

B) Other names: 2023 downtown survey # DT-113

## • Location

A) Street address: 108 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 - S 33 1/3' of N 50'

## • Classification

**A) Property category:** *Check only one*

- Building(s)
- District
- Site
- Structure
- Object

**B) Number of resources (within property):**

If eligible property, enter number of:		If non-eligible property, enter number of:	
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>	<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

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**

02E03: COMMERCE/TRADE / clothing store

02E11: COMMERCE/TRADE / grocery

11D01: HEALTH CARE / pharmacy

**B) Current functions**

02E: COMMERCE/TRADE / specialty store

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

**A) Architectural classification**

05: Late Victorian

**B) Materials**

Foundation (visible exterior): 04C: Limestone

Walls (visible exterior): 04C: Limestone

Roof: 15C: Rubber

Other: \_\_\_\_\_

**C) Narrative description**  **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

Site Number: 44-00296 Address: 108 S. 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*

1883  *check if circa or estimated date*

*Other dates, including renovations*

1938, 2000

**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 Deb Savage & Pat White Date: March 22, 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 core of this building was constructed in 1867, with a full façade remodel completed in 1883 to its current second story appearance. The elaborate cornice was removed during remodeling in 1938 after a fire damaged the building. The storefront was remodeled several times, most recently in 2000. The recessed double-door entrance is near the center of the building, with squared-off storefront walls clad in EIFS with large display windows. A sign band in a contrasting color extends across the top of the storefront, with the top of the original transom area above this sign band. The entry to the stairs to the upper story is located at the far left/north edge of the building, and the stairs are historically shared with the building to the north. The cut stone on the second story dates to the 1883 remodel, as well as the window hoods with pediments and brackets. Historic photographs show earlier arch windows were remodeled to these windows in 1883, with tall one-over-one-light double-hung sashes in the openings. The second story has a half window at the left/north edge, with six windows then evenly spaced across the remainder of the façade. A note on the 1883 remodel mentions stained glass, which appears in the 1909 photograph to exist around the storefront transoms and the upper sashes of the second story windows. The windows appear to have been initially replaced after the 1938 fire. The current windows were installed more recently, with a smaller one-over-one-light double-hung window with a transom panel above it. The tall cornice added in the 1883 remodel was removed after the 1938 fire, with the top of the parapet finished with a simple cornice. The rear elevation is painted brick, with a rear entry with three-light transom on the north half of the building. The second story of the north half has four-over-one-light double-hung wood windows, perhaps installed after the 1938 fire. The south half of the rear elevation has a concrete block addition that extends to the alley. A carport and small addition exist on the north side of it. A rear entry is found on the east elevation of the addition.

**8. Narrative Statement of Significance**

The Eshelman 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, with R. Eshelman & Co operating here from the remodel in 1883 until the fire in 1938. The building reflects the period of downtown development in the 1880s, and it is an unique “stone front” design for the downtown. It retains this stone façade and window hoods from this remodel. The removal of the cornice in 1938 reflects a period of downtown development from the 1930s to 1960s where facades were simplified. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

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

*Developmental history of property*

This 2- story, brick building located at 108 South Main Street appears to have been built in 1867 with a significant façade remodel in 1883. The cornice was removed after a 1938 fire, and the storefront was most recently remodeled in 2000.

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On August 26, 1852, Presley and Huldah Saunders sold this property to John Eshelman: part of Lot 2, Block 10, west line 33.4 south of NW corner. John Eshelman is shown owning the S 33 1/3' of the N 50' of lot 2, block 10, for the first entry in the transfer books (Transfer Book "A", page 11).

John Eshelman (1822-1894) and Reuben Eshelman (1829-1915) were brothers. John Eshelman is listed as a tailor in the 1846 Mount Pleasant Directory of Mercantile Establishments (*A Glimpse of Iowa in 1846*, John B. Newhall, page 87). Both John and Reuben are enumerated in the 1856 Iowa State Census: John Eshelman, age 34, merchant tailor, resident of Iowa 10 years and Reuben Eshelman, age 27, tailor, resident of Iowa 5 years. Both of the brothers owned and operated clothing establishments in different locations around the town of Mount Pleasant.

In 1852, "J. Eshelman, Fashionable Tailor" moved his shop across the square..."Shop, East side of public square, 3 doors below the Congregational Church" (*Iowa True Democrat*, January 7, 1852, page 3). The 1856 Map of the City of Mount Pleasant clearly shows a building on lot 2 of block 10, with J. Eshelman as owner (McBride Waite & Co, Civil Engineers, St. Louis, MO, 1856). A circa 1860 photograph of the east side of the square shows a one-story building across the width of Lot 2. Thus, it appears that he was in the southern of the three storefronts that existed on Lot 2, which were then numbered as No. 37, 38, and 39. By the 1859-1860 Henry County Directory, Eshelman & Wise Clothing (J. Eshelman) is at No. 3 Jefferson, west side of the public square.

In the original numbering system, the two storefronts for this building would have been No. 38 and No. 39, with No. 37 as the storefront immediately to the north (constructed at the same time as this building). In April 1867, J. Eshelman advertises as located at No. 26 in Union Block, north side of the public square (*Mt Pleasant Journal*, April 19, 1867, 4). In October 1867, J. Eshelman advertises in No. 38 and No. 39 in the New Block on the East Side. Thus, this building appears to have been constructed in 1867. The 1867 Mount Pleasant City Directory shows J. Eshelman operating a wholesale/retail boots & shoes store and a clothing store at #38 and #39 S Main. The northern storefront, No. 37, was under separate ownership of Dr. John Irwin in the 1860s and occupied by Hollowell & Brother in 1867, but the full building appears at the time to have been referred to as Eshelman's new building. The sketch of the building included in the 1870 atlas reinforces this concept, as it includes the northern section with the southern double-width portion in the same image. The 1870 sketch depicts an Italianate building with arch windows and arch openings on the storefront. The south two-thirds is noted as John Eshelman – Clothing, with Crane and Brenholts Hardware in the north portion. The door for the shared stairs to the upper story is visible at the junction.

The 1870 Mount Pleasant City Directory shows J. Espelmann (sic) at #38 & #39 Main east side of the public square operating a clothing and gents' furnishings store. In January 1870, A.G. Davis, boot manufactory, opens shop "over John Eshelman's Clothing Store...shop first right-hand door upstairs". (*Henry County Press*, January 19, 1870, page 4).

On December 11, 1873, John Eshelman sold this lot to his brother Reuben Eshelman for \$3500. Reuben had operated his clothing store at No. 29 on the north side of the square in 1870, then moving to this location on the east side. In March 1874, Scott, Washington & Co advertise a new barber shop over R. Eshelman's on the east side (*Free Press*, March 12, 1874, 2).

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The 1875 Patrons Directory (A.T. Andreas Atlas) shows both brothers operating stores in town: Reuben Eshelman, Dealer in Clothing, Came to State, 1848, and John Eshelman, Clothier, Established 1845.

In 1883, Reuben Eshelman remodeled the older building with a new front and a rear addition. 1883 was a year of a number of building improvements in town, including the new Schliep Block to the south. Masonry contractor O.V. Stough noted that 850,000 brick were laid in the city in 1883, with nearly all of the buildings constructed by him. His work includes the building of R. Eshelman (*Mt Pleasant Journal*, December 13, 1883, 2). It was announced in the newspaper in March 1883 that Reuben Eshelman has let the contract for putting in a glass front to his fine store rooms on the east side and to extend his building 50 feet to the rear – with W.H. Schleip’s 67 feet of new front the east side will have a boom next summer (*Mt. Pleasant Journal*, March 15, 1883, 2). By June, “Ruben Eshelman’s new front is rapidly approaching completion. The plate glass are already in place and the novelty with which the front is designed and the stained glass trimming make it a model of beauty (*Mt. Pleasant Journal*, June 28, 1883, 2). The façade of the building was clad in stone, with an elaborate cornice installed at the top.

In September 1883, Reuben Eshelman urges people to “Call at New Stone Front Clothing House” at No. 38 and No. 39 on the east side for the cheapest prices in town (*Mt Pleasant Journal*, September 20, 1883, 2). An article in May 1884 notes that Reuben Eshelman started a merchant tailor and manufacturing establishment about six weeks ago, employing 40 hands already. He was receiving orders for clothing from Colorado, Dakota, and all parts of Iowa. They were organized to turn out work on short notice. The business was noted as R. Eshelman, Stone Front Clothing House, No. 38-39, East Side of Park (*Mt Pleasant Journal*, May 1, 1884, 2).

The 1884-1885 Gazetteer shows Reuben Eshelman, clothing, Mrs. Anna B. Eshelman, milliner; and John Eshelman & Company, clothing, operating in town

The 1886 Sanborn fire insurance map shows this building site as a brick 2-story building, with a stone front at #38 and #39 Main. It is listed as a clothing store. The map shows a shared staircase with the building to the north, at #37 Main. On the 2<sup>nd</sup> floor, north wall, there is an opening into the building to the north. The map shows the full building as a single building, with no rear addition distinguished.

A biography of Reuben Eshelman in 1888 notes: merchant tailor, dealer in ready-made clothing, gents' furnishing goods, hats and caps, etc., commenced business in Mt. Pleasant in 1848, and has carried it on continuously ever since, while his wife is at present engaged in the millinery business in the same establishment (Excerpts - *Portrait and Biographical Album, Henry County, Iowa* 1888, 501-502).

In 1892, this building’s footprint remains the same as the previous map. At the alley site to the east and on the south end of the lot, there is a very small wooden 1-story shed. The address is now listed as 110 and 112 S Main and the building is used for a clothing store. The map clearly shows blue for the stone front of the building.

The 1893 Mount Pleasant City Directory lists “Ruban” Eshelman with a clothing, gents' furnishing goods, and merchant tailor business at 110 S. Main St. It also shows Mrs. Annie R. Eshelman, millinery at 110-112 S. Main St.

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The 1899 Sanborn fire insurance map shows the same footprint as the previous maps. The address is 110–112 S Main. The building is used for a clothing store.

R. Eshelman continues to advertise on the east side of the square through the 1890s. He then closed his business. J.H. Wallbank & Sons moved their clothing store into the space. In March 1908, J.H. Wallbank & Sons was notified that their lease would be allowed to expire on April 1, as Eshelman planned to occupy the space again (*Mount Pleasant Daily News*, March 28, 1908, 3).

Reuben Eshelman, who had conducted a clothing store for many years, announced that he was planning to open a new store, which would be located in the building that he owned on the east side of the square that was then occupied by J.H. Wallbank & Sons. The business would be conducted by his sons Ralph and Fred (“New Stores May Come,” *Mt Pleasant Journal*, March 31, 1908, 1). In May 1909, R. Eshelman & Sons advertised suits for sale on the east side of the park.

The 1909 Sanborn fire insurance map shows the same footprint for this 2-story, brick building, 25’ in height. There appears to be a skylight in the center toward the rear of the building. The small shed by the alley is gone. The address is 110–112 S Main and the building is a clothing store. The 1920 Sanborn fire insurance map shows the same footprint for this building as previous maps. The address is 110-112 South Main and the building is a clothing store.

The 1911-1912 Directory of Henry County shows R. Eshelman & Sons, clothing, on the east side of the square. Per the directory, both Frederick D. Eshelman and Ralph Eshelman work at the store. They carried on the business after the death of their father in 1915. The telephone directories from 1913 to 1927 list R. Eshelman & Sons, clothing, at 110-112 S. Main St. Newspaper advertisements in the early 1930s show R. Eshelman & Sons selling clothing, suits, and hats. The 1938 city directory lists R. Eshelman & Sons on the east side of the square, selling clothing and men’s furnishings.

The second story was used for offices and apartments in this period, accessed by the stairs along the north edge of the building shared with the building to the north. Dr. W.A. Sternberg is listed over Eshelman Clothing in May 1909, and the 1911-12 directory lists him on the east side of the square. He continues to be noted on S. Main in the telephone directories from 1913 to 1919.

A profiles of long-time businesses in Mt Pleasant in September 1934 included a brief history of R. Eshelman & Sons: “Reuben Eshelman, merchant tailor, started business in 1848. The firm was carried on by him and then his sons continuously. He died on September 8, 1915. His sons Ralph and Fred Eshelman continued the business, having been associated with him prior to his death. Ralph’s sons, Roy and Joseph, have also started assisting in the business (“Several Merchants in Business Here Over Fifty Years,” *Mt Pleasant News*, September 25, 1934, 5).

On June 8, 1938, fire swept through buildings on the east side of the square, originating in the Hi-Hat restaurant at 106 S. Main (104) and causing damage to Crane’s Hardware to the south and the Eshelman building at 110-112 S Main (108). The fire spread from the second story of the Crane building across the hall to the second story of the Eshelman building, burning out the heart of the upper portion of the building. With assistance of Burlington fireman, the fire was contained at this point, with significant damage noted to the Eshelman building. They had \$5,000 insurance on the building and none on the stock (“Fire

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Destroys Local Business Buildings," *Mount Pleasant News*, June 10, 1938, 1). The Eshelmans decided to close the business.

Ralph and Grace A. Eshelman sold the S 33.4' of the N 50' of Lot 2 in Block 10 to Florence Howard on July 13, 1938, for \$3833 (Transfer Book "1", page 12). The newspaper noted that a tenant was sought for the space in the former Eshelman building prior to plans for substantial interior repairs (*Mount Pleasant News*, July 23, 1938, page 1). By September, remodeling was underway on the Eshelman building on the east side of the square, the location to be occupied by the Benteco store. The old front has been removed in preparation for the installation of a new front. The interior was also to be remodeled ("Work Advancing on Eshelman Building," *Mount Pleasant News*, September 7, 1938, page 7). The stone façade and window hoods on the upper portion of the building were retained, with the elaborate cornice removed and the new storefront installed. The simplification of the façade with the removal of the cornice reflects other efforts in the downtown in this period to modernize façades, though it may have been partially spurred by the fire.

With the completion of the remodeling, Benteco Food Store moved from their prior location on N. Main to this building. The 1939 Mount Pleasant City Directory shows the Benteco Food Store on the east side of the square. The 1941 Mt. Pleasant City Directory gives the address of the Benteco Food Store as 110-112 S Main. Offices on the second story, as shown in the 1941 directory: 110½ WPA (ofc) and W. H. Bainter, Attorney.

The 1942 Sanborn fire insurance map shows the address as 110-112 S Main. The building is still noted as a clothing store per the Sanborn map, though city directories show the Benteco Food Store in this building at this point.

A second major fire in last seven years started at the George E. Crane hardware store to the north of this building on the east side of square in December 1944. Smoke damage was noted to the office of Dr. H.T. Dickson to south and to attorney H.F. McLeran to north of the building. The Benteco store to the south also got smoke, as well as water down the north wall ("Fire Damages Crane Hardware Building and Stock," *Mt Pleasant News*, December 27, 1944, 1).

The 1944, 1948, 1950, and 1952 telephone directories list Benteco Food Stores on the east side of the square. The second story continued to have offices and apartments. The office of Dr. Hanson Dickson, chiropractor, is listed here from 1944 to 1952. By 1955, he has been joined by Dr. Kenneth C. Dickson, chiropractor, as well. W.H. Bainter, attorney, is listed over Benteco from 1941 to 1945 before moving further south on the block. The law office of Thomas F. Bell is listed on the second story in the 1948 to 1957 directories.

The 1955 Mt. Pleasant City Directory shows Harrison 5c to \$1 Store at 110 S Main. The 1957 city directory then shows the shift in address to 108 S. Main, with Harrison 5c to \$1 Store remaining at this location. They are listed as R.M. Harrison Co in the 1960 city directory.

On the second story, Dr. Kenneth C. Dickson, chiropractor, was listed from 1957 through the 1960s. Foster Insurance Agency is listed here in May 1961. The law office of Bainter & Bainter moved to this building from further south on the block by the 1964 city directory. The 1970 city directory lists the chiropractor offices of Dr. Hanson T. Dickson and Dr. Kenneth C. Dickson, and two apartments.

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In 1961, plans were announced for J.C. Penney to move from the Schliep building to the south to a location on N. Jefferson and for Harrison Co to then move into their former location immediately to the south of this building in July ("Penney's and Harrison's Will Move and Expand," *Mt Pleasant News*, January 28, 1961, 1). The 1962 Mt. Pleasant City Directory shows the Harrison Dime Store to the south at 110-112 S Main.

In September 1962, Kyle Drug Store, formerly located just south of the Temple theater, moved to the new location in the former Harrison building on the east side of the square. The location had been remodeled extensively for the new store. A new front was installed, interior redecorated, and new shelving and a new arrangement were provided. Two Firms Move to New Locations," *Mount Pleasant News*, September 4, 1962, 1). Grand opening of new store for Kyle Drug on the east side of square was held in November. Brothers William and Paul had operated the store near Temple Theater for several years before moving to this building. A new storefront was installed, and interior remodeled for a modern pharmacy prior to the move. The appearance at the front was also enhanced with the installation of a permanent canopy and a lighted store-width sign ("Grand Openings for Two Local Firms Announced," *Mt Pleasant News*, November 14, 1962, 1). The 1964 city director lists Kyle Drug Co at 108 S. Main St. They continue to be listed in city directories in this location through 1978.

On December 1, 1967, the Florence Rauh Howard Estate changed title in the property to Raymond A. Howard, Jr. and Raymond A. Howard, Sr. On October 22, 1968, the Estate of Mae E. Rauh changed title in her 1/3 interest in the property to Florence Rauh Howard (Transfer Book "2", page 11).

City directories from 1979 to 1986 list Your Super Drugs (pharmacy) located at 108 S Main.

There were several transfers of the property between the Eshelman family descendants until November 19, 1987, when Nancy Howard Dewar and others, sold the S 33'4" of the N 50' of lot 2 to Alfred and Debra Savage for \$44,250 (Transfer Book "3", page 11). From 1987 until 2000, Dr. Alfred and Deb Savage owned and operated Adventureland Video in this building at 108 S Main. The second story apartments were all remodeled in 1994. The original sky lights still exist in all the apartments and the hallway, as well as wood doors.

On September 6, 2000, Alfred and Debra Salvage sold the building to Kurt and Mary Moon. They remodeled the storefront immediately after purchasing the building and then moved the shoe store into this building. They owned and operated Brown's Shoe Fit at this location.

This two-story, brick building located at 108 South Main Street is currently occupied by Brown's Shoe Fit Company, a shoe store managed by Tara Moon Mullin.

**9. Major Bibliographical References**

*Biographical Review of Henry County, Iowa*. Chicago, IL: Hobart Publishing Company, 1906.

Building and sign permits, City of Mount Pleasant, Iowa



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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.  
*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.  
Johnson Publishing Co. *Mt Pleasant, Iowa*. City directories issued in 1955, 1957, 1960, 1964, 1966, 1968, 1970, 1873, 1976, 1981, 1986, 1993, 2001, 2011. Manitowoc, WI: Johnson Publishing Co.

*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

*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.

Koch, Augustus. *Birds-Eye View of the City of Mount Pleasant, Henry County, Iowa*. Chicago, IL: Merchants Lithographing Co, 1869. In collection of Henry County Heritage Trust and Mount Pleasant Public Library, Mount Pleasant, Iowa.

*Mount Pleasant Beautiful*. Mt Pleasant: Mt Pleasant News Company, 1909. Reprint issued in 1988.

*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.

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**Continuation Sheet**

Site Number: 44-00296  
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Eshelman Building

Name of Property

Henry

County

108 S. Main St

Address

Mount Pleasant

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**



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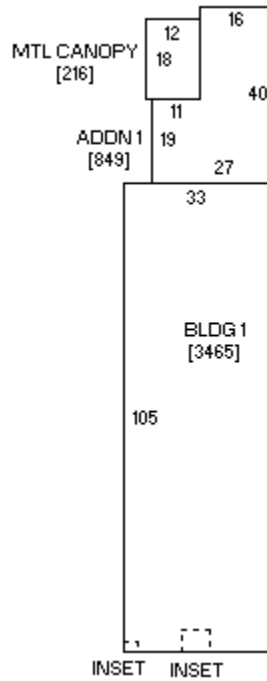
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<u>Eshelman Building</u>	<u>Henry</u>
Name of Property	County
<u>108 S. Main St</u>	<u>Mount Pleasant</u>
Address	City

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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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Eshelman Building

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Historic images



John Eshelman in brick building on the east side of the square in 1870  
(Atlas of Henry County 1870)

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

*different exterior façade than original 1870 image -  
portion for Crane Hardware to north is same as earlier*

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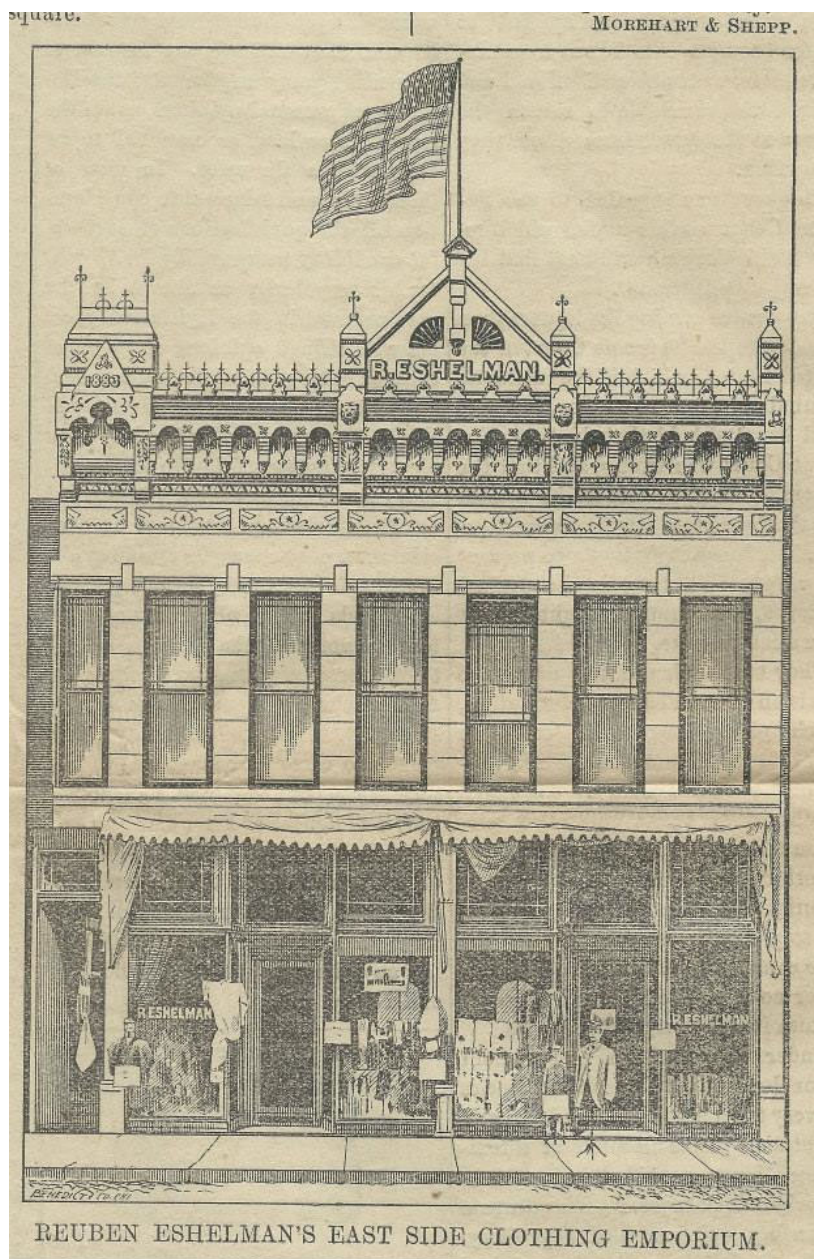
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**Clothing store of Reuben Eshelman (Free Press, May 1, 1890, HCHT files)**

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

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**Eshelman Building in 1909 (*Mt Pleasant Beautiful* 1909: 26)**



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

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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)

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

*no decorative cornice after 1938 fire*

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**Building with new storefront for Kyle Drug (HCHT Facebook album)**

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**Building in early 1970s (HCHT files)**

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

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**View of metal canopy extending from this building at far left to further south on block in early 1980s  
(City of Mt Pleasant building permits)**

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1990 survey photograph (Naumann 1991)



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**Digital photographs**



Photograph 44-00296-001. West elevation, looking east (October 2023)

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**Photograph 44-00296-002. East elevation, looking west (October 2023)**

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**Photograph 44-00296-003. East elevation, looking west (October 2023)**