

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00298 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: Mt Pleasant Fruit Supply

B) Other names: 2023 downtown survey # DT-116

• **Location**

A) Street address: 114 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 3 - S 22'3 of N 38'

• **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>	Total	<u>—</u>	Total

C) For properties listed in the National Register:

National Register status: Listed De-listed NHL NPS DOE

D) For properties within a historic district:

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

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

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

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

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

A) Historic functions

02E11: COMMERCE/TRADE / grocery

02E: COMMERCE/TRADE / specialty store

B) Current functions

02E11: COMMERCE/TRADE / grocery

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

A) Architectural classification

09F05: Commercial / brick front

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: 44-00298 Address: 114 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

1946

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 23, 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

This is a two-story brick commercial building that was constructed as part of a three-storefront block in 1883 but then sold and remodeled separately from the remainder of the block. After a 1945 fire, the full façade was removed and replaced with a new brick façade and storefront in 1946. Thus, the building retains historic integrity from this later period. The large aluminum storefront windows angled back to the recessed entry with a glass/aluminum door and transom window. The windows have a brick bulkhead. The entry to the upper story is on the left/north side of the storefront, and it retains a wood door with transom. Historic photographs show glass block installed in the storefront transom and above the upper story entry, with a sign placed across the glass block. The full area have been clad by a signage panel, with the glass block appearing to be intact behind the wood panel. The flat aluminum canopy was added across this building likely in 1962, and historic photographs show that it also extended across the three storefronts to the north on the Schliep building and Eshelman building (canopy for Kyle Drug on the Eshelman building was installed in 1962 as part of their storefront remodel). The brick on the upper portion of the building was installed in 1946 as part of façade remodel. The brick is a slightly lighter red than typical red brick, which was then used as contrast for rowlock courses above and below the windows. The red brick was also used for a large rectangular panel on the frieze, which has a basketweave brick design and is framed by rowlock bricks. The center windows are a set of three windows, with a wider center window and mullions. A single window is located to either side of the center windows. All of the windows retain one-over-one-light double-hung wood sashes. The rear/east elevation appears to have been parged with stucco and then later clad in vinyl siding on the second story. Smaller double-hung windows on found on the rear second story. The one-story brick addition was built in the 1910s, extending part of the way back to the alley. The north section is a higher level than the south section with a sloped roof between them. There is a rear entry into each portion.

8. Narrative Statement of Significance

Mt Pleasant Fruit Supply 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 1940s. It operated for many years as a grocery store on the east side. The façade remodel was among the first ones after World War II, a trend that would continue through the 1950s and 1960s in the downtown. 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. Mt Pleasant Fruit Supply operated here before and after the remodel, with subsequent groceries then located in this building. The façade remodel reflects the earliest post World War II remodels, and it retains a high level of integrity from this period. The basketweave panel detail distinguishes it as earlier than the façade remodels in the next decades. Further research and assessment of the interior features and modifications would be required for a full evaluation of the individual eligibility of the building.

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Developmental history of property

A 2-story, brick building with three storefronts was built in 1883 by William H. Schliep and occupied the same year by three separate businesses. It is known historically as the Schliep building. The three separate storefronts/buildings continued to be owned by Schliep family members until 1914, when the southern portion was sold to Carl Stith. This south third of the block thus functioned as a separate building, and it was remodeled separately from the remainder of the block. The current brick façade was added to the building in 1946, literally removing the earlier brick façade and bracketed cornice. The north two-thirds of the Schliep Block remains at 110-112 S. Main St (see DT-115, Iowa #44-00297).

A circa 1860 photograph of the east side of the square shows a two-story side gable brick building on the south 30' feet of Lot 2 and a slightly shorter two-story building to its south on the north 37' of Lot 3. On April 17, 1871, William Schliep acquired the N ½ of the S 30' of Lot 2 from Henry Ambler and wife (Deed Book "A", page 488; Transfer Book "A", page 11). On 20 January 1876, J. Frame and wife sold the S 15' of lot 2 to W.H. Schliep. Thus, Schliep owned the property associated with the earlier side-gable two-story building. William Schliep was an early and successful businessman in Mt Pleasant, moving to town in 1855 immediately prior to the arrival of the railroad and operating a cigar manufacturing business for many years. He was noted in January 1876 as one of the town's best German citizens ("Mt Pleasant!" *The Free Press*, January 6, 1876, 6). Newspaper ads place his business on the east side of the square in the 1870s, noted by the sign of "Big Injin" on the east side. He sold cigars, tobacco, snuff, and pipes.

On 31 March 1882, Henry Ambler and wife sold the N 17' of lot 3 to W.H Schliep. On July 30, 1883 (recorded 15 January 1884), J.B. Hart and wife sold the S 20' of the N 37' of lot 3 to Wm. H. Schliep (Transfer Book "A", page 53). Thus, Schliep then owned the property with the two-story building to the south by July 1883.

Prior to the last formal acquisition of the south half of the building, William Schliep made plans in early 1883 for the construction of a new brick building on the parcels. Newspaper articles chronicle the construction and completion of the building:

- March - ...with W.H. Schliep's 67 feet of new front the east side will have a boom next summer (*Mt. Pleasant Journal*, March 15, 1883, 2)
- May – An accident, which will disable one of the workmen, happened on the rear scaffolding of the new building of W.H. Schliep. Omer Stough with David Bowman was lifting some heavy stone window caps in place when the scaffolding gave away...
- August – J.W. Hampton has rented the south rooms of Mr. Schliep's new building. Mr. Hampton and Will Virden will go east and select twelve to fifteen thousand dollars stock of clothing...
- September – A. Hettich has removed to his new rooms in Schliep's block... has the nicest and cleanest lunch rooms... also keeps a good assortment of confectionery goods...
- October – fire in Ambler building on south portion of block...spread north to Timmerman's shoe store and stopped there before the new Schliep block... wind from the north ("A Big Blaze!" *Free Press*, October 4, 1883, 3)
- December – A. Hettich, Fancy Groceries and a lunch counter, No 41, Schliep's block...
- December – W.H. Schliep's building among those constructed by masonry contractor O.V. Stough during 1883 – large amount of construction in year (*Mt Pleasant Journal*, December 13, 1883, 2)
- January 1884 – Our City Improvements – W.H. Schliep's three two story buildings, \$15,000.

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Per the original numbering system, the three new storefronts in the Schliep building were No. 40, No. 41, and No. 42 Main St, from north to south.

The 1885 Gazetteer advertises: Wm H Schliep (Manufacturer of cigars wholesale and retail dealer in tobacco), August Hettich (restaurant), and James W. Hampton (clothing). Women's Relief Corps "will soon occupy its new rooms in the Schliep's block" in December 1886 (*Mount Pleasant Journal*, December 23, 1886, page 2).

The Sanborn fire insurance map of 1886 shows a large, 2-story, brick building, comprised of three store fronts, with addresses: #40, #41 and #42 Main. It is shown to have an elaborate cornice that still (currently in 2024) exists on a portion of the building. #40 Main is a cigar factory with offices on the second floor; and #41 is a restaurant and confectionary shop. The southern portion at #42 Main is a clothing store, with no openings in the walls and a hoist in the back of the building.

The Sanborn fire insurance map of 1892 shows the same footprint for this three-storefront block as the previous map. The south third at 42/118 S Main is a hardware store.

The 1893 Mount Pleasant City Directory shows W.R. Janes, hardware, at 118 S. Main. The remainder of the block is occupied by Wm. Schliep Cigar Manufacturer (114 S Main) and A. Hettich, lunch room/confectionery (116 S Main).

The 1899 Sanborn fire insurance map shows the same footprint for this three-storefront block (28' in height) as the previous maps. The south portion is noted as 118 S Main, and it is a hardware store, with a very small, 1-story frame structure added to the rear of the building.

A circa 1909 image in *Mt Pleasant Beautiful* of "The Schliep Block, East Side of the Square" shows three storefronts: Lyons & Bickenbach (cigars), Post Office (center of the block, at No. 41) and Pastime Theatre.

The 1909 Sanborn fire insurance map shows the same footprint for these three buildings as the previous maps. 114 S Main has an exterior stairway leading towards the alley; the building is used for a cigar store. 116 S Main is now the Post Office. 118 S Main is vacant.

The newspaper announced in May 1909 that Carl Stith will vacate the Lincoln Theater and move part of the scenery and equipment to the east side of the square – first door south of the post office in the Schliep building ("Will Be Pastime Theater," *Mt. Pleasant Daily News*, May 5, 1909, page 3).

Carl Stith operated this motion pictures theater. He initially rented the building and then purchased it ("10 Years Ago Today," *Mt Pleasant Daily News*, April 3, 1922, 3). On April 21, 1914, William H. Schliep sold the south third of the building (S 22'3" of the N 37'10") of Lot 3 to Carl Stith for \$7,000 (Transfer Book "C", page 15). The other two-thirds of the building remained under joint ownership of the Schliep family.

The 1911-1912 Henry County Directory lists Frank Schliep (cigar manufacturer, 112 S Main) and Pastime Theatre (theater, east side of the square). Telephone directories from 1913 to 1917 show the Pastime Theater on South Main. In December 1917, Miss Pauline Beckwith assumed the management of the

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popular Pastime Theater on the east side, replacing the present manager Mr. Wolfe ("Local Girl Goes Into Business," *Mt Pleasant Weekly News-Journal*, December 19, 1917, 7).

In June 1919, the Southern Iowa Theater Company, which was operating the Auditorium Theater purchased the Pastime Theater on the east side of the square. The immediate plans were not announced, but it was expected that Pastime will be put into operation when have cooler temperatures. Miss Pauline Beckwith, however, would become the manager of the Auditorium Theater ("Pastime is Sold," *Mt Pleasant Weekly News*, June 11, 1919, 6). However, it does not appear that the company decided to re-open Pastime Theater.

The 1920 Sanborn fire insurance map shows the south 1/3 of the Schliep building as vacant, with an address of 118 S Main. A one-story brick addition has been constructed on the rear of the building.

F.A. Bird started in the grocery business in 1919 on the south side of the square, in the building occupied by the Blue Bird Café in 1934 ("Several Merchants in Business Here Over Fifty Years," *Mt Pleasant News*, September 25, 1934, 5). He then moved to a larger store at his location on the east side of the square in May 1922. The newspaper notes that a new storefront was installed on the building and the entire interior was refinished for his "fine new store" in the Stith Building, better known as the Pastime Theater on the east side ("Now in New Location," *Mt Pleasant Daily News*, May 17, 1922, 4).

On 16 January 1925, Carl Stith and Elsie F. Stith, via warranty deed, sell "part" of lot 3 to J.E. Holland (Transfer Book "1", page 12).

The 1923, 1925, and 1927 telephone directories list F.A. Bird with a grocery on the east side of the square. He advertises fresh fruits and vegetables, salt, potatoes, corn starch, etc. in May 1933. By 1934, H.A. Bird was noted as having built up a big grocery business. In 1933, he bought large truck loads of fresh fruits and vegetables direct from the St. Louis Market ("Several Merchants in Business Here Over Fifty Years," *Mt Pleasant News*, September 25, 1934, 5). The 1937 telephone directory lists F A Bird Grocery under groceries and markets. The 1938 city directory lists F.A. Bird on the east side, and the 1939 telephone directory continues to list him under groceries and markets.

On 22 August 1940, Lovica Caris, et al, sell "part" of lot 3 block 10 to Gino Sodini and Roy Bacino for \$15,000 (Transfer Book "1", page 12).

Mt Pleasant Fruit Supply opened in the location of the former Bird Food Market on August 1, 1940. The store was managed by Gilbert Nihart. They featured the finest fresh fruits and vegetables at the best prices. While their focus was fruits and vegetables, they also sold some general grocery items (*Mt Pleasant News*, July 30, 1940, 3; *Mt Pleasant News*, August 1, 1940, 5).

The 1941 city directory lists Mt Pleasant Fruit Supply and Heitemeier Market at 118 S. Main St, with attorney Leo V. Collins and Modern Woodman of America on the second story of the building. In August 1941, Miles C. King of Ottumwa had been named as manager of Mt Pleasant Fruit Supply ("10 Years Ago," *Mt Pleasant News*, August 4, 1951, 6).

The 1942 Sanborn fire insurance map shows the same footprint for the three-storefront block as in 1920. 118 S Main is indicated to be a store, separate from 114-116 S Main.

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Mt Pleasant Fruit Supply continues to be listed here in the 1944 telephone directory.

In February 1945, a second major fire in two months hit the east side of the square, this time starting further south on the block than the previous fire in the Crane Building. It burned a part of the second story over the Mt. Pleasant Fruit Supply, destroyed the law office and equipment of Attorney Leo V. Collins, and burned in the attic above the Jericho building. Smoke and water damage was extensive in the Fruit Supply and was rather heavy in the Jericho Jewelry store... total damage undoubtedly is around \$7,500... fire burning fiercely in the Collins office, where the blaze appeared to have started... building owned by Roy Bacino and Gino Sodini. Back of the partition, in the former Modern Woodmen Hall, damage to the building mostly from smoke and water. The wall north of the stairway protected the Schliep building from fire and smoke (*Mt. Pleasant News*, February 23, 1945, page 1).

The *Mt Pleasant News* announced in April 1946 that work has been started on demolition of the front of the Bacino and Sodini building on the East Side of the square, occupied by the Fruit Supply. A new front with center entrance to the store will be installed. The upper part had been damaged by fire several months ago ("To Build New Front," *Mt. Pleasant News*, April 23, 1946, page 1).

In May 1948, Kenneth Applebee and Miles King announced their purchase of Mt. Pleasant Fruit Supply grocery and meat market on the east side of the square. They purchased the store from Ted Ginsberg. Applebee had been manager of the Benteco for four years, and he had meat market experience. King had been manager of the Fruit Supply for seven years, and he would be in charge of the grocery end ("Local Men Buy Store," *Mt. Pleasant News*, May 18, 1948, 1). They changed the name of the store to the K & A Super Market (*Mt. Pleasant News*, January 6, 1949, 7).

The K & A Super Market is listed on the east side of the square in the 1948, 1950, and 1952 telephone directories. They were listed under groceries and markets. They continued to operate until the end of 1953.

The store was sold by Miles King and Kenneth Applebee to Stanley and Richard Walgren in December 1953, with possession on January 1 ("K and A Market Sold," *Mt Pleasant News*, December 29, 1953, 1).

Walgren's Market then operated in this building from 1954 to 1963. The 1957 city directory lists the store at 114 S. Main St. Subsequent city directories continue to list the store at this same address, until they relocated to 203 E. Washington by 1964. This address is listed as vacant in the 1964 city directory.

On 15 October 1968, the Estate of Gino Sodini changes title in the property to Nellie May Roppel Sodini – the S 22'3" of the N 38' of lot 3 (Transfer Book "2").

Fashion First Fabrics is first listed at 114 S Main in the 1966 city directory, moving here from 120 N. Main St. They continue to be listed in directories here through the 1970s.

Larry and Wilma Miller purchased the Settles Fabric Shop, owned by Steve and Mary Settles since April 1980, in December 1980. The shop, located at 114 S Main will be called The Cloth Patch ("Millers Buy Fabric Shop," *Mt. Pleasant News*, December 30, 1980, page 4).

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On 21 May 1985, the Roy Bacino Estate changed the title of the property to Joseph Nicholas Bacino, Vincent Richard Bacino and Sara Jane Peiffer (Transfer Book "3", page 11). They then sold it to Morin Family Ltd Partnerships in August 1987.

Other businesses operating in this building: Satin Stitches (1991-1993), Farmer's National Bank (1996-2004) and Yenchay's Market (2005 into 2010s). The building was sold on contract in 2005-2008 from Morin Family Ltd Partnerships to Yenchay and Tony Tangkhpanya.

Yenchay and Tony Tangkhpanya sold the building to S & S International, LLC, in December 2020. They opened an Asian grocery store in the building, Sa3m Sao Market.

The building located at 114 S Main is currently in 2024 occupied by Sa3m Sao Market.

9. Major Bibliographical References

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

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

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Location map



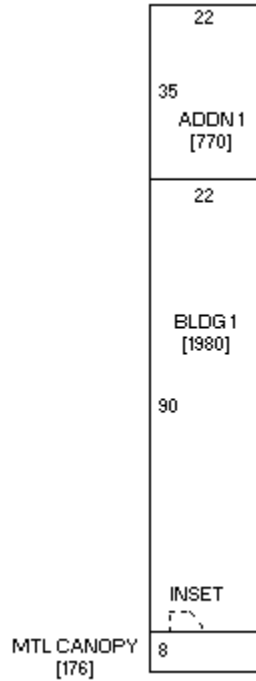
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Building footprint



Sketch by www.camavision.com

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

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Historic images



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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Schliep Block in 1909 (*Mt Pleasant Beautiful* 1909: 28)

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100 block of S. Main St in 1910s (Hayes collection, HCHT Facebook album)

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100 block of S. Main St around 1925 (HCHT Facebook album)

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

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100 block of S. Main St in 1946 showing brick façade being removed and reconstructed on this building (HCHT Facebook album)

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Mt Pleasant Fruit Supply
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Henry
County

114 S. Main St
Address

Mount Pleasant
City



Middle of 100 block of S. Main St in 1953 (HCHT Facebook album)

Iowa Site Inventory Form
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Mt Pleasant Fruit Supply

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Middle of 100 block of S. Main St in 1958 showing 1946 façade of this building, and brick façade being removed and reconstructed on the building to south (HCHT Facebook album)

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South portion of 100 block of S. Main St in 1962 (HCHT Facebook album)

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Building in early 1970s (HCHT files)

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South end of 100 block of S. Main St in early 1980s (HCHT Facebook album)

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View of metal canopy extending across buildings on block in the early 1980s – this building at far right (City of Mt Pleasant building permits)

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1990 survey photograph (Naumann 1991)

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**Existing storefront in 2005, photo for sign permit for Yenchay's Market
(City of Mount Pleasant building permits)**

glass block in transom from 1946 façade remodel remains in place behind signage panel

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**Existing storefront in 2005, photo for sign permit for Yenchay's Market
(City of Mount Pleasant building permits)**

glass block in transom from 1946 façade remodel remains in place behind signage panel

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Digital photographs



Photograph 44-00298-001. West elevation, looking east (October 2023)

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Photograph 44-00298-002. East elevation, looking west (October 2023)