Iowa Site Inventory Form State Inventory Number: 44-00300 ☐ 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>Timmerman-Burd Building</u> B) Other names: 2023 downtown survey # DT-118 Location A) Street address: 118 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: Block(s): 10 Lot(s): Lot 3 - S 18' and N 2.5' of Lot 4 Urban: Subdivision: Original 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 02E: COMMERCE/TRADE / specialty store - shoes 02B: COMMERCE/TRADE / professional office **Description** Enter categories (codes and terms) from the lowa Site Inventory Form Instructions A) Architectural classification **B) Materials** 05B: LATE VICTORIAN / Italianate Foundation (visible exterior): <u>04C: Limestone</u> Walls (visible exterior): 03: Brick Roof: 15C: Rubber

C) Narrative description \(\text{SEE CONTINUATION SHEETS}, \(WHICH MUST BE COMPLETED \)

Other:

Site Number: 44-00300 Address: 118 S. Main St City	y: Mt Pleasant County: IA District Number: 44-02280
Statement of Significance	
A) Applicable National Register Criteria: Mark your opinic Criterion A: Property is associated with significant events. Criterion B: Property is associated with the lives of significant per Criterion C: Property has distinctive architectural characteristics. Criterion D: Property yields significant information in archaeolog	 ✓ Yes ☐ No ☐ More research recommended ersons. ☐ Yes ☒ No ☐ More research recommended . ☒ Yes ☐ No ☐ More research recommended
B) Special criteria considerations: Mark any special cons ☐ A: Owned by a religious institution or used for religious pu ☐ 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 1883	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
	arch sources used in preparing this form
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Form Preparation	
·	by Deb Savage & Pat White
ADDITIONAL DOCUMENTATION Submit the following	ng items with the completed form
unique photo number.	operty/building name, address, date taken, view shown, and
number to indicate the location and directional vie	boundaries, public roads, and building/structure footprints.
See lists of special requirements and attachments in	
State Historic Preservation Office (SHPO) Use Only B	
The SHPO has reviewed the Site Inventory and concurs with ab Yes No More research recomme. This is a locally designated property or part of a loc	nded
Comments:	

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7. Narrative Description

The Timmerman-Burd Building was constructed in 1883 for the shoe store of Henry L. Timmerman after a fire destroyed his earlier building on this site. The storefront was remodeled in 1922 for the J.M. Burd Shoe Co. The building was listed on the National Register of Historic Places in 1991. The narrative description on the nomination by Molly Myers Naumann states:

This two story brick building (1883), measuring approximately 20'x70' (with a rear addition of 20'x80'), is located on the east side of the Square, near the middle of the block. The narrow end of the rectangular building faces the Square, and the flat roof slopes to the rear. The facade features four tall slender segmental arched windows on the second floor. These are topped by brick patterned hoodmolds with keystones. A bracketed metal cornice caps the building. The street level is not symmetrical, as a door on the left provides access to the stairway to the second floor. Original display windows were quite tall, allowing as much light as possible to enter the interior. A recent restoration effort has revealed alterations made c.1910-20 at street level. These included: installation of new recessed display windows, with glazed tile below the glass; a patterned tile floor in the recessed entry with name panel; and, prism glass transoms across the storefront. These early 20th century elements are being preserved. Historic photographs are available showing both the original 1883 and the c.1915 facades. The addition to the rear elevation is not intrusive.

On the interior, few major alterations have been made. On the first floor a dropped ceiling was installed, but the original beaded wood ceiling remains intact above. No permanent walls have been added in the shop area. A staircase leading to a basement sales level has been closed, but it appears to have dated from the early 20th century remodeling. On the second floor, which was originally used for offices and a shoe repair shop, there are now two apartments. The original hallway runs from front to back at the second floor level.

The building continues to reflect these features and materials noted in the 1991 nomination. Paint has been removed from the brick since the nomination. New signage has been placed across the prism glass in the storefront transom, with the glass exposed in the section above the second story entry at the left/north. The 1922 storefront design remains intact, with "Burd Shoe Co" in tile on the floor and glazed white brick under the windows. The second story retains two-over-two-light double-hung windows with segmental arch brick lintels with stone keystones. The windows have a shared stone sill. The decorative cornice with brackets remains intact on the building. It is one of a handful found on the east side of the square, which had development in 1883-1891. Few earlier buildings in Mt Pleasant had decorative cornices, with brick work often utilized for the tops of facades.

8. Narrative Statement of Significance

The Timmerman-Burd Building appears to be eligible for listing on the National Register of Historic Places as a contributing building within the potential Mount Pleasant Downtown Historic District. The building contributes to the historic commercial character of the downtown, and it reflects the period of downtown development in the 1880s. It retains good integrity from its original construction, with wood windows, window hoods, and bracketed cornice. The storefront retains good integrity from its remodel in 1922, reflecting improvements in this period. The building operated as a shoe store in downtown Mt Pleasant for over 100 years. The building retains sufficient integrity to convey its significance as a historic commercial building in a historic district.

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The Timmerman-Burd Building was listed as an individual building under Criterion C on the National Register of Historic Places in 1991. The nomination written by Molly Myers Naumann states:

This two story brick building is significant under Criterion C as a good example of a Type III building, a late Italianate commercial design from the 1880s. It is representative of many which once surrounded the Mount Pleasant Square. This single storefront building is a rather conservative example of how the design elements of the Italianate style were often applied to simple brick rectangles in the late 19th century. The bracketed metal cornice with dentils was mass produced and could be ordered through catalogs. Windows are two over two double hung with segmental arched tops. Instead of elaborate cast concrete or metal hoodmolds, simple brick patterned hoods are used on this building, but keystones are added in the center of each for a "touch of class". Cast iron pilasters flanked the display windows originally. This building retains a high level of integrity, and today it is one of the most impressive on the east side of the Square. Originally however, it would have been among the simplest, plainest, buildings in the block. The Italianate style was commonly used for commercial buildings in Mount Pleasant throughout the 1880s and '90s. Most of the brick buildings were two stories, and many were double or triple storefronts. Mass produced decorative elements were often added to the facades. While window treatment varied from very simple brick patterning to heavy cast hoodmolds, the hallmark of these buildings was a bracketed metal cornice with identification pediment, often extremely elaborate with finials, and of a size which visually threatened to topple the structure. None of these elaborate cornices survive in their entirety.

Developmental history of property

This 2-story, brick building located at 118 South Main was used for a shoe store from its construction in 1883 until 1998: H.L. Timmerman (1883-1908), J.M. Burd (1908-1960s), Tompkins Family Shoes (1960s-1990), and Main Street Shoe Company (1990-1998).

Henry L. Timmerman Sr. operated an early boot and shoe store in town on the east side of the square, listed as a manufacturer and dealer in boots and shoes in the 1859-60 city directory. Henry L. Timmerman, Sr., died February 8, 1865. Executors included his wife (Margaret D.) and brother (William). William was requested to continue operating the store for the benefit of H.L.'s wife and family. (Probate Box #145, Recorder's Office, Henry County Courthouse).

On 7/04/1876, M.D. Timmerman acquired the S 18' of lot 3 and the N 2' of lot 4 from F.C. Ghost. And on 7/07/1876, M.D. Timmerman received the S 6" of the N 2 $\frac{1}{2}$ ' of lot 4 from Lucinda Phelps (Transfer Book "A", page 53).

In the original numbering for buildings, this site was No. 44 Main Street. In May 1883, H.L. Timmerman & Co advertised boots and shoes sales and repairs at No. 44, east side of the square. Henry L. Timmerman, Jr. is the son of Henry L. Timmerman, Sr. (died in 1865) and Margaret D. Timmerman (died in 1907).

A fire in 1883 destroyed a building on this lot, and Henry L. Timmerman immediately built a new building for his shoe store.

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On October 2, 1883, fire started in the stable in the back of Lippman's bakery at corner of Washington and Main streets... the rear of the bakery, meat market, Mills' grocery, vacant room, and shoe store of H.L. Timmerman soon on fire ... the shoe store of H.L. Timmerman (was) full of sheds and boxes and wood and loose lumber and all as dry as tinder. The last room to burn was the shoe store of H.L. Timmerman, separated only by a small wooden building from J. W. Hampton's clothing store in the new Schliep block... Estimate of loss and insurance: Henry Timmerman, loss on building \$3,000. Insurance \$2,500. ("Big Blaze," *The Free Press*, Thursday, October 4, 1883, 3).

Within a couple weeks, H.L. Timmerman had settled with the insurance companies in a manner entirely satisfactory to him, receiving the full amount (\$2,500) on his building and \$665 on stock. He announced his intention rebuild at once, located at No. 39 North Jefferson, opposite the Harlan House, in the meantime (*The Free Press*, October 18, 1883, page 3). Improvements for 1883 included H.L. Timmerman - one building - \$3,500 ("Our City Improvements, During the Past Year," *The Free Press*, January 10, 1884, page 3).

"Henry Timmerman has gotten back into his old quarters, or rather his new quarters on the east side... His new room is generously lighted with plate-glass front, and the painting done by Charley Lang..." (Mount Pleasant Journal, January 31, 1884, page 2).

The 1885-1885 Gazetteer advertises H.L. Timmerman & Company, boots and shoes (Henry L. and Margaret D. Timmerman). Wm Timmerman, boots and shoes, is also advertised.

The 1886 Sanborn fire insurance map shows a 2-story, brick building, with no openings. There is an interior stairway on the north wall. At the alley are two 1-story frame sheds. The building is situated between two vacant lots. "Brick Ruins of Fire" is noted on the vacant lot to the south (former Ambler block). The address is 44 Main, and the building is used for a boots and shoe store. The 1892 Sanborn fire insurance map shows the same footprint for this building as the previous map. There is now a 2-story, brick building to the north (120 S Main, clothing); there still remains a vacant lot to the south. The address is 122/44 S Main, and the building is used for a boots and shoe store.

The 1893 Mount Pleasant City Directory lists Timmerman, H.L., boots and shoes, at 122 S Main. James M. Burd is a clerk at H.L. Timmermans. T. A. Bereman's law office is also shown at the same address, likely operated on the second story. In May 1895, T.M. McAdam advertises his law office over Timmerman's shoe store.

The 1899 Sanborn fire insurance map shows the same footprint as previous maps for this 2-story, brick building, 26' in height, with 12' ceilings on each floor. The address is 122 S Main, and the building is used for a boots and shoe store.

In October 1908, the newspaper announced: "J.M. Burd Shoe Company Purchased Timmerman Shoe Company. Timmerman will remain with the new concern..." Articles of Incorporation were filed by J.M. Burd Shoe Company. The new company began business on October 15 (1908), authorized for twenty years under these articles. The stock is held by James M. Burd and H.L. Timmerman. ("A Business Change," *Mount Pleasant Journal*, October 20, 1908, page 2; *Mount Pleasant Journal*, October 30, 1908, page 7).

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The 1909 Sanborn fire insurance map shows the same footprint for this building as previous maps. Exterior stairs at the northeast rear corner of the building now lead towards the alley. The address is 122 S Main, and the building continues to be used for a boots and shoe store.

The 1911-1912 Henry County Directory lists J.M. Burd & Company, shoes and shoe repairing, on the east side of the square. H.L. Timmerman is shown in the directory as 'retired'. The 1913, 1915, 1917, and 1919 telephone directories list the J.M. Burd Shoe Co on the east side of the square at 122 S. Main St. The 1913 directory notes two floors of high class footwear. The 1919 directory notes the best repair service in county.

On December 30, 1919, Sophia Timmerman sold the building (S 18' of lot 3 and the N 2 ½' of lot 4 block 10) to J. M. Burd for \$4,000 (Transfer Book "1", page 12).

The 1920 Sanborn fire insurance map shows the same footprint for this building as previous maps. The address is 122 S Main, and the building is used for a boots and shoe store.

A new storefront front was in the process of being installed in the J.M. Burd building in March 1922. Along with the new storefront two doors to the north on the Stith building, it marked big improvements to the east side (*Mt Pleasant Daily News*, March 24, 1922, 4). This storefront is then depicted in historic photographs from this period, and it remains on the building.

Telephone directories from 1921, 1923, 1925, 1927, and 1929 continue to list J.M. Burd Shoe Co at 122 S. Main St in this building. The 1925 directory advertises the largest stock of high grade footwear. A newspaper ad in May 1933 notes that they have ladies shoes and reliable fittings.

A profile of the business in 1934 notes: "J.M. Burd Shoe Company has operated an exclusive family shoe store since 1908. He succeeded H.L. Timmerman & Co, who carried on the shoe business in the same location for 40 years, with a new building replacing the old structure destroyed by fire. They have always carried standard high-grade footwear and follow current trends in supplying footwear needs." ("Several Merchants in Business Here Over Fifty Years," *Mt Pleasant News*, September 25, 1934, 5)

The 1938 and 1941 Mount Pleasant city directories show Burd Shoe Company at 122 S Main, J.M. Burd, owner. In 1941, Harvey Long operates Burd Shoe Repair Shop at 122 ½ S Main.

The 1942 Sanborn fire insurance map shows the same footprint for this building as previous maps. The address is 122 S Main St, and the building is used for a boots and shoe store.

The 1944 telephone directory lists J.M. Burd Shoe Co at 122 S. Main St. They sold Wolverine and Red Wing Chippewa Boots per a May 1945 newspaper advertisement. The 1948 telephone directory notes that C.E. Moxley is the owner of J.M. Burd Shoe Co, which continues to be listed at 122 S. Main St. The telephone directories and city directories through the 1950s continue to list him as owner. The store is listed at 122 S. Main St through 1955, with the address shifting to 118 S. Main St by the 1957 city directory.

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The obituary of Everett Moxley notes that he started to work as a salesman for Burd Shoe store in 1926. He purchased the store from J.M. Burd in 1948. In 1962, he sold the shoe store to Henry Tompkins ("Everette Moxley Dies Unexpectedly," *Mt Pleasant News*, November 25, 1963, 1).

W.H. Bainter had his law office over Burd Shoe store at the time of a fire to the north on the block in 1945 ("Fire Destroys Law Office; Damages Two Buildings," *Mt Pleasant News*, February 23, 1945, 1). He advertised his law office in May 1947 as located over Burd's Shoe Store. Telephone directories and newspaper ads placed him over Burd's Store through the early 1950s. By 1957, W. Harold Bainter, attorney, is listed specifically at 118 ½ S. Main St. The 1960 and 1962 city directory list Bainter & Bainter, attorneys, on the second story. They then move back north on the block to 108 ½ S Main St by 1964.

Upon the death of James M. Burd (9/15/1961), the property was sold on April 9, 1962, by his executors (Everett Moxley & J.P. Budde) to Leslie Hallowell for \$10,000. On June 23, 1962, Leslie P. & Grace G. Hallowell sold the property to C. Everett & Edith Moxley.

J.M. Burd Shoe Co continues to be listed at 118 S. Main Street through the 1966 city directory. Among the business changes noted in 1967 included Burd's Shoe Store becoming Tompkins shoe store ("Utilities Operation and Changes Top Local News Interest in '67," *Mt Pleasant News*, December 30, 1967, 1). The 1968 city directory then lists Tompkins Family Shoe Store at 118 S. Main Street.

On October 16, 1969, after the death of Edith Moxley (9/1969), Doyle A. Moxley sold the S 18' of lot 3 and the N 2 ½' of lot 4 to Henry E. & Elna J. Tompkins (Transfer Book "2", page 11).

Mount Pleasant city directories from 1968 until the late 1980s show Tompkins Family Shoe Store operating at 118 S Main.

On July 2, 1990, Henry E. & Elna J. Tompkins sell the S 18' of lot 3 and the N 2 ½' of lot 4 block 10 to Edwin S. and Mary E. Longanecker (Transfer Book "3", page 11).

The newspaper noted renovations underway for the Main Street Shoe Company in the former Tompkins Family Shoes location. Hank Tompkins, who ran the shoe store for 31 years, retired on June 30, 1990. The entire interior would be remodeled by Hagers Construction, Co (*Mt. Pleasant News*, July 12, 1990, page 4).

The building is currently owned by Stephen R. and Susan C. Gray, who purchased it from Edwin S. and Mary Longanecker on October 1, 1999, for \$85,000.

Cottage Realty opened in this location at this time. They are listed here in the 2001 and 2011 city directories.

This two-story, brick building located at 118 South Main Street is currently in 2024, occupied by Cottage Realty, LLC, a real estate agency owned by Todd and Renee Smith. There are apartments on the second floor.

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9. Major Bibliographical References

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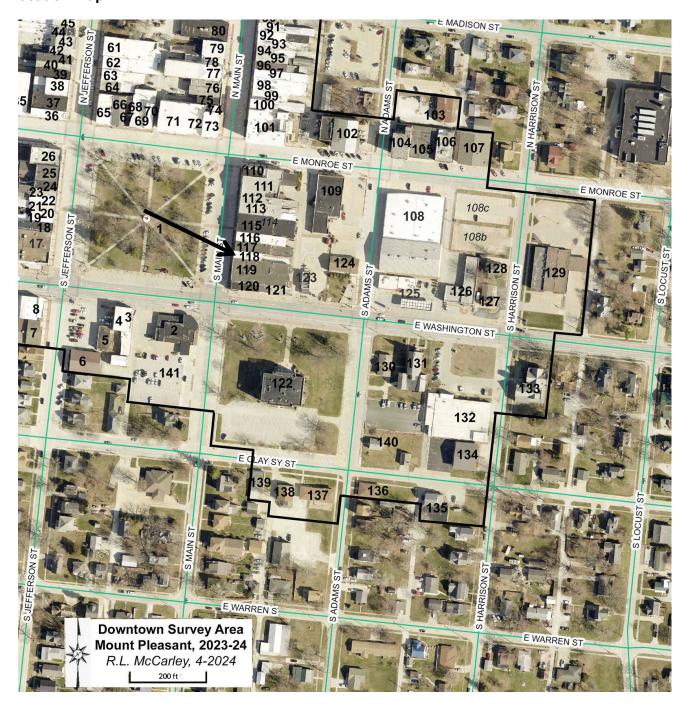
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Sanborn Map Company. *Mount Pleasant, Iowa*. Fire insurance maps for 1886, 1892, 1899, 1909, 1920, 1942. Library of Congress, Geography and Map Division, Sanborn Maps Collection.

Location map



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Building footprint



Sketch by www.camavision.com

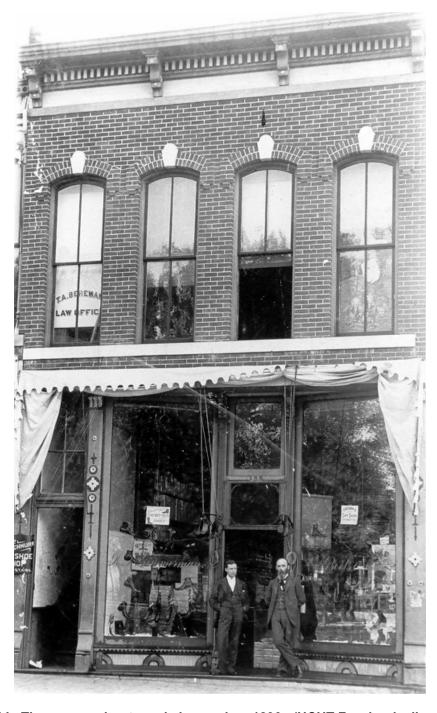
Henry County Assessor (https://beacon.schneidercorp.com)

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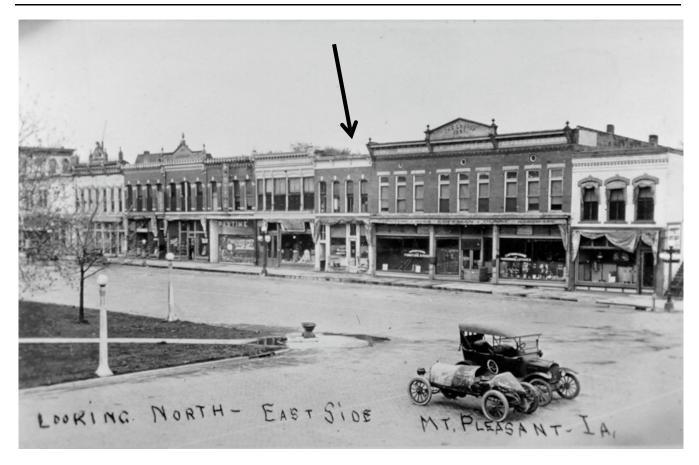
Historic images



H.L. Timmerman, boots and shoes, circa 1890s (HCHT Facebook album)

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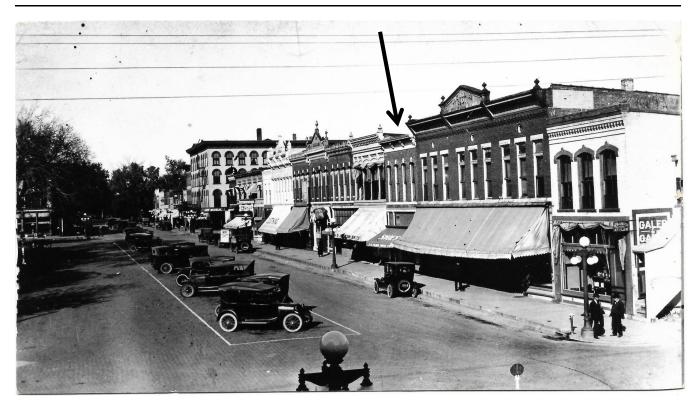
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100 block of S. Main St in 1910s (Hayes collection, HCHT Facebook album)

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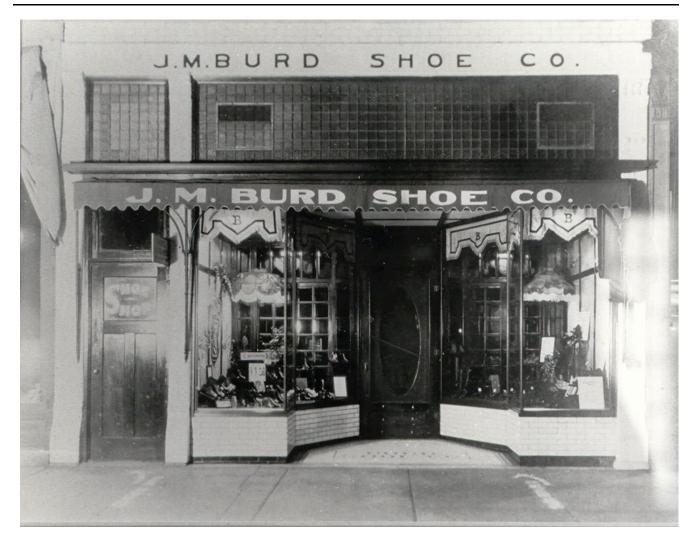
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100 block of S. Main St around 1925 (HCHT Facebook album)

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Storefront remodel complete for J.M. Burd Shoe Co (HCHT Facebook album)

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

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Middle of 100 block of S. Main St in 1958 (HCHT Facebook album)

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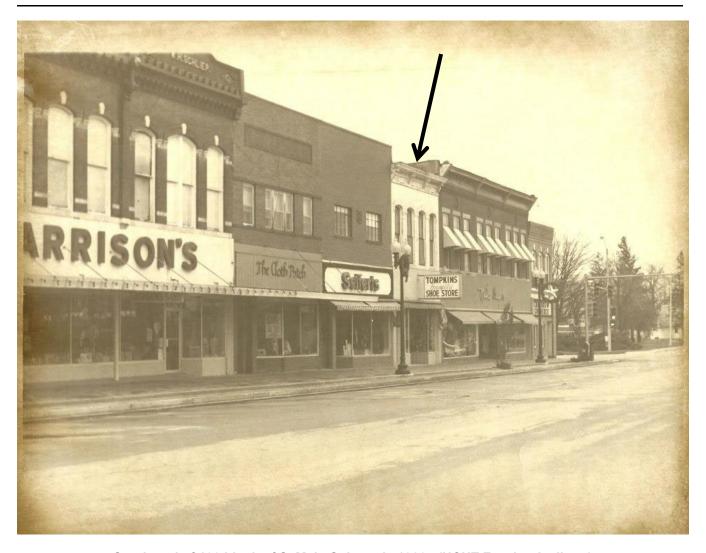
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South portion of 100 block of S. Main St in 1962 (HCHT Facebook album)

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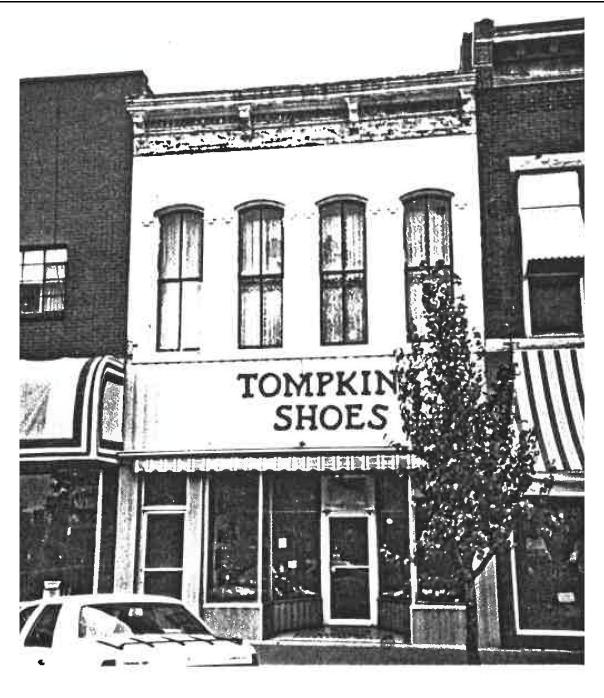
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South end of 100 block of S. Main St in early 1980s (HCHT Facebook album)

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1990 survey photograph (Naumann 1991)

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1990 survey photograph (Naumann 1991)

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Storefront of building in early 1990s (HCHT Facebook album)

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Digital photographs



Photograph 44-00300-001. West elevation, looking east (October 2023)

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Photograph 44-00300-002. Detail of entry on west elevation, looking east (October 2023)

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Photograph 44-00300-003. Detail of entry tile on west elevation, looking east (October 2023)

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