

# Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 44-00302  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: Stough Building

B) Other names: 2023 downtown survey # DT-120

## • Location

A) Street address: 124 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 4 - W 90' of S 20'

## • Classification

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

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

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

<i>If eligible property, enter number of:</i>		<i>If non-eligible property, enter number of:</i>	
<u>Contributing</u>	<u>Noncontributing</u>		
<u>1</u>	Buildings	<u>—</u>	Buildings
<u>—</u>	Sites	<u>—</u>	Sites
<u>—</u>	Structures	<u>—</u>	Structures
<u>—</u>	Objects	<u>—</u>	Objects
<u>1</u>	<b>Total</b>	<u>—</u>	<b>Total</b>

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

National Register status:  Listed  De-listed  NHL  NPS DOE

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

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

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

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

MPD title

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**

02E11: COMMERCE/TRADE / grocery store

02B03: COMMERCE/TRADE / law office

02C: COMMERCE/TRADE / organizational

**B) Current functions**

02C: COMMERCE/TRADE / organizational

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

**A) Architectural classification**

05G: LATE VICTORIAN / Romanesque

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: 44-00302 Address: 124 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*

**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 25, 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 two-story brick commercial building was constructed for and by contractor O.V. Stough after a fire in 1883 destroyed the earlier building on this lot that he owned. It is possible that a portion of the stone foundation of the earlier building was utilized for the construction of this new building. The building sits at the southeast corner of the square, facing S. Main St and Central Park to the west. The storefront was remodeled as one of the "Operation Pride" projects completed in 1980, with the multi-color red brick characteristic of other storefront remodels in this 1978-1981 period as well. These alterations are significant within the period of significance for the potential downtown historic district. The entry is recessed at the right/south, with a glass/aluminum door with transom. The single-light first story windows are set in segmental arch openings in a traditional double-hung size, rather than large display windows. The storefront is framed by brick pilasters, with concrete at the top and across the top of the storefront transom. The second story retains features from the original 1883 construction. The two-over-two-light double-hung wood windows have segmental arch brick hoods with stone keystones and stone sills. The decorative brick work across the frieze/cornice of the building spans multiple courses, reflective of his skill as a masonry contractor. Several buildings from the 1850s to 1880s in downtown Mt Pleasant have decorative brick work on the top of the building, rather than an elaborate cornice.

The south elevation of this corner building faces E. Washington St to the south, with the courthouse block across the street. The front/west three-quarters of this elevation is the original building constructed in 1883, with a three-bay rear addition constructed in 1884. New brick on the front/west part of the first story is the result of a repair after the building was struck by a car, with a single-light tall window in this section. The other two windows on the front/middle of the first story are also tall single-light windows, with a side entry and single-light window in the third bay. The second story shows patching for the removed second story entries associated with the exterior stairs that were removed in 1975. These openings and a smaller added double-hung window have stone lintels and sills. The original windows on the second story of the original building have decorative segmental arch lintels and stone sills. The majority of these windows retain two-over-two-light double-hung wood sashes. The rear two-story section was sold separately from the remainder of the building in 1945, with this portion currently associated with the building to the east at 111 E. Washington St. This section was historically part of this building. The first story was remodeled prior to 1965, with brick reconstructed for the current openings. The entry is centered within a simple square opening, with a large square window to either side. The right/east window has a multi-light vinyl window, while the left/west window has a single-light window. The windows on the second story retain segmental brick arch hoods and stone sills. They have modern four-light vinyl windows installed. This rear section of the building has a decorative brick frieze/cornice, with large brick drop brackets and brick dentils.

**8. Narrative Statement of Significance**

The Stough 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. O.V. Stough was a prominent masonry contractor in this period, both owning and constructing this building. The brickwork reflects his craftsmanship. The building was also occupied for many years by grocery stores, as well as attorney R.S. Galer / Galer & Galer. The Chamber of

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Commerce has operated here since 1966. 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. The building is associated with O.V. Stough, a prominent contractor in Mt Pleasant who both owned and built this building. Evidence of his brick work remains clearly intact on this building. Several buildings from the 1850s to 1880s in downtown Mt Pleasant have decorative brick work on the top of the building, rather than an elaborate cornice. O.V. Stough was responsible for the construction of several of these other buildings as well, though also constructed some of the buildings with more elaborate metal cornices installed. The prevalence of this brickwork on buildings in Mt Pleasant may be attributed partially to this contractor. Additionally, the Chamber of Commerce has operated for several decades in this location, including during the period of downtown improvements in the late 1960s through the 1970s. In addition to completing projects on this building, they were directly involved in many of these efforts. Further research and 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 124 South Main Street was built in 1883-84 by and for Omer V. Stough, following the October 2, 1883, fire that destroyed buildings to the north including the Ambler Block and a circa 1856 building on this corner.

On 22 January 1868, James M. Dawson & wife, sell the W 70' of the S 20' of lot 4 to Omer V. Stough (Transfer Book "A", page 11) Note: O.V. Stough married Dawson's daughter, Mary Jane. Dawson owned the two-story building on the parcel on the N' 20 of the south half of Lot 4, and Stough then owned the two-story building on the S 20' of Lot 4. The 1870 city directory lists J.M. Dawson, meat market, in the building to the north at No. 47 Main St, and L.P. Mills, groceries and agricultural implement in this corner building at No. 48 Main St. On 18 December 1871, J.M. Dawson & wife transfer the E 20' of the W 90' of the S 20' of lot 4 to Omer V. Stough (Transfer Book "A", page 53). On 22 March 1882 (recorded 25 March 1883, after J.M. Dawson's death on November 30, 1882), James M. Dawson & wife transfer to Omer V. Stough the E 60' of the S 20' of lot 4 (Transfer Book "A", page 53). Thus, Omer V. Stough owned all of the S 20' of lot 4 block 10 at the time of the fire on October 2, 1883:

The corner building, owned by Omer Stough, was the first to catch from the burning stable. The fire spreading from this, both eastward and westward, swept every thing in its course. J. R. Lippman, who occupied the Stough building, with his bakery and confectionary, saved part of his stock, but lost all his household furniture in the rooms above, which he was occupying as a dwelling... Omer Stough's loss on the building is estimated at \$3,000, insurance \$2,500. Theodore Fort, butcher, the owner and occupant of the old Dawson building, also owner of the stable where the fire was supposed to have originated, lost heavily... G.C. Van Allen, books &c, loss \$100... No insurance. (Excerpts, *Mount Pleasant Journal*, October 4, 1883, page 3).

O.V. Stough's building was noted as 20 by 60 feet at the time of the fire.

O.V. Stough quickly settled his loss with the insurance company for \$1,800. He immediately began clearing the site to rebuild: "His new building will run back twenty-four feet farther than the old, with

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pressed brick front..." (*The Free Press*, October 18, 1883, page 3). By November 1, O.V. Stough had the brick work on his building nearly done... (*The Free Press*, November 1, 1883, page 3). As O.V. Stough was a brick mason and contractor, he was both owner and builder of this corner building, as well as several other buildings on the east side of the square after the fire. The newspaper noted in March 1882 that Omer (O.V.) Stough sold his bakery on the southeast corner of the square to D. Schroeder. He bought the brick kiln of D. Stephens to the south of town and will make brick extensively during the summer. He will return to his old trade of building (*Mt Pleasant Journal*, March 2, 1882, 2). In December 1883, O.V. Stough noted that 850,000 brick had been laid in the city in 1883. The buildings erected or in process included: George H. Spahr (103-105 W. Monroe), National State Bank (101 W. Monroe), H.C. Saunders, Mrs. A.C. Woolson's, W.H. Schliep's (110-112-114 S. Main), R. Eshelman's (108 S. Main - remodel), Henry County jail, O.V. Stough's (124 S. Main), H.L. Timmerman's (118 S. Main), and the water works building. It was cited as a creditable showing for Mt Pleasant and likely that the single year's improvement exceeds that of any three years in the last 20 years. The brick work was done by O.V. Stough, other than H.L. Timmerman building (*Mt Pleasant Journal*, December 13, 1883, 2).

By January 1884: "C.F. Pitcher had leased the new room of O.V. Stough on the southeast corner of the square, and will at once put in a fine, fresh stock of fancy groceries... O.V. Stough has been putting the finishing touches to his new building on the southeast corner of the square... The side fronting the courthouse, in its new dress, rather puts in the shade all that part of town. He will soon have an owning over the front... C.F. Pitcher has his arrangements now nearly completed and will run a bakery in connection with his fancy grocery store" (*The Free Press*, January 17, 1884, page 3 & April 3, 1884, page 3). This building is currently 70' in depth on the lot.

With the main building completed at the corner, O.V. Stough then extended the building further to the east. The newspaper noted in August 1884: "O.V. Stough has the foundations laid for a new business house at the east end of his block on the southeast corner of the square" (*The Free Press*, August 28, 1884, page 3). This building, or addition, is a 26-foot width along E. Washington on the east side of the corner building. While it was owned in conjunction with the corner building for several years, it is currently owned in conjunction with the property on the east portion of this lot. In November 1884: "Van Allen has moved his abstract office into Stough's new building opposite the courthouse. Enter by the second stairway, the one at the end of the building" (*The Free Press*, November 6, 1884, page 3). In November 1885, the east 23' of the south 20' of Lot 4 was then sold to Van Allen, who built his own building on that portion of the lot to the east.

According to the 1886 Sanborn fire insurance map, this was a two-story brick building with a cornice. The main section of the building was a grocery and bakery, with the two-story rear section as a bake shop. A small one-story oven section is then attached to the rear of the building. There are no openings on the north wall, which faces a vacant lot, with the notation: "Brick Ruins of Fire". There was an outside staircase shown on the south side of the building at the west end. It was numbered as #48 Main as an address. A one-story office building is shown on the east portion of the lot.

A newspaper advertisement in February 1891 notes C.J. Clark operating a grocery store at the southeast corner of the square.

The 1892 Sanborn fire insurance map shows the same building configuration as the previous map. The building is used for a grocery store, with offices on the 2nd floor. It has an address of 48/130 S Main St.

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The office on the second story of the building became the office of Attorney Galer and Goan in 1893: "Mr. R.S. Galer has purchased the interest of Andrew Goan in the Abstract and Real Estate office of Goan & Son... The firm will hereafter be known as Galer & Goan" (*Mount Pleasant Journal*, June 29, 1893, page 4). It would remain the Galer Law office until the building was sold to the Mt. Pleasant Chamber of Commerce in 1966.

The 1893 Mount Pleasant City Directory (page 67) shows W.R. Hill operating a grocery at 130 S Main, as well as two other locations in town. It also shows Galer & Goan, 'Abstracts' & 'Real Estate' at 130 S Main, likely located on the 2<sup>nd</sup> floor of the building. In March 1896, the newspaper noted: "Galer & Goan have gone into the grocery business temporarily. They have gotten hold of the Hill stock in a trade, and now propose to get their money out of it. The sale will open up Monday" (*The Mt. Pleasant Daily News*, March 13, 1896, page 4). R.S. Galer noted in May 1897 that he would continue the Law, Abstract and Loan business heretofore conducted by the firm of Galer & Goan and respectfully solicited a continuance of the generous patronage the office had always enjoyed. Office was located opposite the Court House (*The Free Press*, May 27, 1897, page 8).

The 1899 Sanborn fire insurance map shows the building as a 2-story brick, 25' in height, with 12' ceilings. The building is used for a grocery store, with offices on the second floor. The address is 130 S Main. The one-story, brick office building to the east, at the alley, has an address of 130 E Washington.

On 25 September 1903, George A. Stough & wife transfer their interest in the W 127' of the S 20' of lot 4 to Minnie Yerxa & Lottie Stough. This transfer includes the corner building plus the open area to the east of the building shown on the 1899 map. On December 23, 1903, Minnie & H.R. Yerxa and Lottie Stough sell the corner building and a small area behind it (W 104' of the W 127' of lot 4) to R.S. Galer for \$4,200. The remaining 23' to the east of that parcel (E 23' of W 127') is sold on the same day to A.M. Van Allen (Transfer Book "B", page 20). Thus, Van Allen owned the east 46' of Lot 4 and Galer owned the W 104' of Lot 4.

The 1909 Sanborn fire insurance map shows the 2-story, brick building at the corner is 24' in height and used for a grocery store. The rear part of the building is a store room (22' in height) with an exterior stairs along the east wall of the building. There is also an exterior stairs shown on the south side of the building. The address is 130 S Main.

The 1911-1912 Directory of Henry County shows R.S. Galer – Attorney, Abstracts, Loans – at the southeast corner of the square. O'Connor & Son is operating a grocery and meat market at the southeast corner of the square in the same directory. The 1913 city directory lists Hartman Ice Cream at the southeast corner of the square, with an ad in May 1913 noting them in the Galer Building. The 1915 telephone directory lists the Mt. Pleasant Gas Office at the corner of Main and Washington. They continue to be listed in this building in the 1917, 1919, 1921, and 1923 telephone directories.. The same telephone directories list R.S. Galer at 120 S. Main St, which is an odd numbering for this building but he does appear to actually be located in this building (historic photographs show his signage on the south side of this building).

The 1920 Sanborn fire insurance map shows the same footprint for this building as the previous map. The front of the building (24' in height) is the gas office, with the rear of the building (22' in height) used

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as a store room. The address is 130 S Main. The outside staircase shown on the west end of the south wall of the building has an address of 101 E Washington. The 1-story, brick office building to the east (at the alley) has an address of 107-109 E Washington.

In July 1922, the *Mt Pleasant Daily News* reported that Elgar & Kinney, attorneys, have moved the office of their growing business firm from the northeast corner of the square upstairs to the front room downstairs in the building owned by Elgar on the southeast corner of the square. They have completed remodeling for the law office on the first story, and the location was noted to be convenient to the court house ("Occupy New Office," *Mt Pleasant Daily News*, July 15, 1922, 4). The 1925 and 1927 telephone directories indicate Elgar & Kinney (Attorneys) and Dr. S.W. Huston (Physician) had offices at the southeast corner in the Galer Building.

By the 1937 telephone directory, Galer & Galer, James T. Gills (real estate), and J.M. Godfrey (real estate) have offices in the Galer building on the east side of the square.

The 1938 and 1941 city directories list the following in this building:

- Galer & Galer, Attys. - 130 S Main
- F.S. Finley (Atty) - 130 S Main.
- James T. Gillis (Insurance/Real Estate) - 130 ½ S Main.
- Co-Ed Beauty Salon, Galer Building – 103 E Washington.
- American Barber Shop – 105 E Washington.

The Co-Ed Beauty Shop is listed in the Galer Building in the 1937, 1939, and 1944 telephone directories as well, before moving to N. Adams. Harold F. McLeran, attorney, is listed at the southeast corner of the square by May 1947. By 1957, he is clarified as 124 ½ S. Main St, likely occupying a second story office since first listed here.

By 1943, Garretson & Garretson, Leading Real Estate Brokers, advertised as located in the Galer Building – Opposite Courthouse. The company is shown in city directories at 103 E Washington through 1955 (*Mount Pleasant News*, August 5, 1943, page 4).

On 28 May 1945, R.S. Galer and Laura B. Galer sell the rear portion of the building (E 38' of the W 104' of lot 4) to Wayne T. Garretson (Transfer Book "1", page 12). Note: In May 1959, the title of this property was changed to Ann F. Garretson and the lot sold to Thomas F. Bell (Transfer Book "2", page 11). This portion the property includes the two-story rear section of the corner building, which was numbered as 105 E. Washington. The newspaper then notes: "Preparing to Open 'The Nibble Shop' – Extensive remodeling is being done at the Garretson and Garretson real estate location just off the square, in preparation for the opening of a new hamburger shop. Part of the present office space and part of the vacant space to the east is being utilized. James Beattie, who is experienced in this work, will be in charge. (*Mount Pleasant News*, February 25, 1946, page 1). "The Nibble Shop" is shown in city directories at 105 E Washington through 1955. This rear portion of the building was sold by the Garretsons to Thomas F. Bell in May 1959. He later acquired the one-story building with his law office to the east in 1969. The small addition between the building was then constructed to connect the spaces and expand the law office into the rear section of the corner building.

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On 17 February 1953, the R.S. Galer Estate changed title in the remainder of the property (W 66' of the S 20' of lot 4 block 10) to Roger S. Galer, Jr. and Ben A. Galer (Transfer Book "2", page 11).

By 1955, the Mount Pleasant City Directory listed Galer and Galer Law Office on the first floor of this building (still numbered as 120 S Main) with Harold McLeran, Attorney on the second floor (120 ½ S Main). By the 1957 directory, the address shifts to the current numbering of 124 S. Main St.

From 1957 to 1964, Galer & Galer, Attorneys (Roger S. Galer & Ben A. Galer) are listed at 124 S Main. Harold F. McLeran, attorney, is listed at 124 ½ S. Main St from 1947 to 1966. Mount Pleasant city directories from 1957 to 1964 show the KXGI Radio Station at 107 E Washington, and Jennie's Beauty Shop at 109 E Washington (succeeded by Cordes Real Estate in 1966).

In May 1966, the Chamber of Commerce bought the Galer Building on contract: "A limited amount of remodeling will be done... Purchase price was \$22,000 which is to be paid in an amortization plan extending over 20 years... Second floor now leased (by Attorney Harold F. McLeran) and two back rooms on the first floor plus the present rental. The Galer and Galer firm acquired the former News building on West Monroe and moved to that location ("Chamber of Commerce Buys Galer Building," *Mt. Pleasant News*, May 16, 1966, page 1). The Chamber of Commerce had been and continued to be instrumental in efforts to attract industrial development to Mt Pleasant and to improve buildings in the central business district. Don Meth served as vice president and manager of the Chamber of Commerce from 1963 to 1974, with a number of projects completed by the Chamber in this period.

The 1968 city directory lists Mt Pleasant Chamber of Commerce at 124 S. Main St, the McLeran Law Office and Harold F. McLeran Abstract Co at 124 ½ S. Main St, the Iowa Employment Security Commission at 105 E. Washington St, and 107 E. Washington St is vacant.

On 30 June 1969, June T. Galer transferred the property to Roger S. Galer and on 8 July 1969, the title of the property was changed to his name (Transfer Book "2", page 11).

While the comprehensive plan for the City of Mount Pleasant in 1967 outlined recommendations for the central business district, several downtown business owners and residents disagreed with the proposed improvements and projects. The net result of the debate was the appointment of a Central Business District committee by the mayor in September 1969 to study the district and made recommendations prior to implementation of any improvements, working in conjunction with the Chamber of Commerce ("Several Items Considered by C of C Board," *Mt Pleasant News*, September 9, 1969, 1). Fundraising for a comprehensive study of the nine-block central core of the central business district proceeded in June 1970, led by Gary Williams and Arnold DeJaynes as co-chairmen of the Central Business District committee under the sponsorship of the Chamber of Commerce ("To seek funds for study of Central Business District," *Mt Pleasant News*, June 5, 1970, 1). The new comprehensive Central Business District plan was completed in 1973, supplementing and replacing the recommendations from the 1967 comprehensive plan. The two-year process ended with the plan presented by Don Shafer and accepted by the city council in May 1973. The plan, funded by the city and donations to the Chamber of Commerce, was the project of the Central Business District committee, which included Leo Brau, Edd King, Dale Longwell, Dick McBeth, Gary Williams, and Marion Winn in 1973. The basic development plan included improved street lighting, landscaping and planting, pedestrian rest areas, and building rehabilitation ("Business district plan is submitted," *Mt Pleasant News*, May 10, 1973, 1). The Central Business District



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committee continued to work with the Mt Pleasant city council and Chamber of Commerce on projects to implement recommendations from the plan over the next few years. Dr Robert Lofgren of the beautification and renovation committee completed the survey of downtown businessmen and residents in early 1974 on adopting either a turn-of-the-century motif or a modern motif for improvements to downtown buildings. Jerry (Jay) Hoyer began as the new executive vice president and manager of Chamber of Commerce on January 1, 1975. Hoyer announced further activation and implementation of the Central Business District plan as part of the goals for 1975, with improvements encouraged to reflect the turn of the century motif that had been agreed upon by downtown stakeholders ("Chamber goals told," *Mt Pleasant News*, March 25, 1975, 8).

This building had been painted white since the early 20<sup>th</sup> century, typical of many of the buildings in downtown Mt Pleasant. In October 1975, the Chamber of Commerce awarded a contract to sandblast the brick, remodel the storefront, and move the exterior stairs into the building to Cornell Construction Co ("Chamber work," *Mt Pleasant News*, October 21, 1975, 1). In November 1975, the building was sandblasted to remove the paint. The exterior stairs to the second story were also removed, with an interior stairs built (*Mt Pleasant News*, November 20, 1975, HCHT clippings). The project was one of the first in downtown Mt Pleasant to sandblast a brick building to remove paint and restore the historic red brick appearance, with the Chamber leading by example. This scope of work would then be completed for multiple other downtown buildings from 1976 to 1982.

By 1978, Chamber of Commerce sponsored more than 30 special events each year, including sidewalk sales, dollar days, farmers' markets, holiday sales and promotions, extra Christmas shopping hours, and band concerts in Central Park on Friday nights in summer (MPCC 1978: 21).

In May 1978, a new program called "Operation Pride" was launched in Mt Pleasant, implementing several previous recommendations from the central business district plan and the updated comprehensive plan. The initiative started as a three-month study by a committee of the Chamber of Commerce, consisting of Neil Panther, Marvin Day, Craig Smock, Ed Carney, and Cal Carson. The recommendation to create a separate non-profit organization to spearhead and work to fund downtown projects was implemented through the incorporation of Operation Pride, Inc. The organization was immediately endorsed by the Mt Pleasant Chamber of Commerce and the Henry County Industrial Development Corporation. Their initial focus was on rehabilitation of storefronts in the central business district, working for beautification of the district and to attract more shoppers. The group suggested that work on facades be limited to restoration work rather than major renovation, working to emphasize and highlight existing features of buildings ("Downtown restoration plan unveiled," *Mt Pleasant News*, May 16, 1978, 1). The combination of the initial work under this program and pledges for additional work was utilized as the foundation of an application for an Urban Development Action Grant from the U.S. Department of Housing and Urban Development (HUD) in 1980. The grant focused on funds for the city to replace streetlights, curb and gutters, parking lots, new sidewalks, and trees and shrubs. In order for the city to request the UDAG grant, business owners had to pledge additional private investment in the downtown ("Mt Pleasant's own private enterprise story," *Mt Pleasant News*, October 16, 1980, 8). Several additional buildings were thus improved in 1980 to 1981 in downtown Mt Pleasant as part of this effort, including storefront remodeling and façade restoration. The storefront for the Chamber of Commerce building was completed by the end of 1980 ("1980: year of progress, controversy, tragedy, lively elections," *Mt Pleasant News*, January 3, 1981, 1).

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In the 1983 city directory, the Mt. Pleasant Chamber of Commerce is located at 124 S Main. The Alcohol & Drug Dependency Services of Southeast Iowa is located upstairs at 124 ½ S Main. Danielson Law Office was located at 105 E Washington.

On 8 July 1986, Ben A. & Dorothy M. Galer and Roger S. & Erma A. Galer sold (via warranty deed) the W 66' of the S 20' of lot 4 block 10 to the Mt. Pleasant Chamber of Commerce (Transfer Book "3", page 11; Deed 448/79). They continue to own the building in 2024.

A building permit was issued in October 1989 to repair fire damage on both stories, as well as move four walls on the first story (City of Mt Pleasant building permits).

The 1993 city directory lists the Chamber of Commerce and the Henry Co Iowa Development Corporation at 124 S. Main St.

The 2001 city directory lists the Chamber of Commerce and Mt Pleasant Area Development in the building.

The 2011 city directory lists the Mt Pleasant Area Chamber Alliance in the building.

This 2-story, brick building located at 124 S Main is currently in 2024, occupied by the Mt. Pleasant Area Chamber Alliance.

**9. Major Bibliographical References**

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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.

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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.

*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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**Location map**



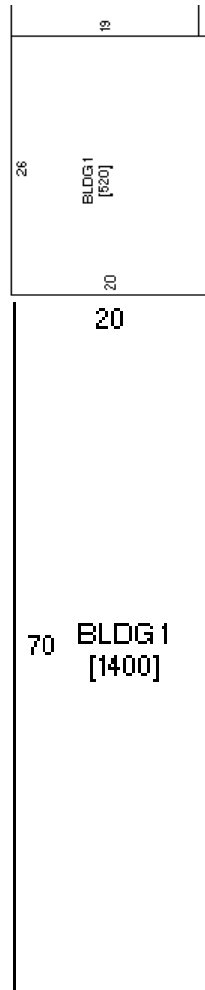
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**Building footprint**



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**Historic images**



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



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View from courthouse across E. Washington in early 1960s, with rear of building at left (HCHT Facebook album)

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Side/rear of building in July 1965, looking northwest from Washington St (HCHT collection)

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**Building around 1974 (HCHT files)**

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*New look for Chamber*

The large cloud of dust at the corner of Main and Washington is the product of the face-lifting job being done at the Mt. Pleasant Chamber of Commerce building. The building has

had an outside stairway removed, an inside stairway installed and is being sandblasted. Work is expected to be completed by the end of November.

**Building in November 1975 (*Mt Pleasant News*, November 20, 1975, HCHT clippings)**

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1990 survey photograph (Naumann 1991)

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1990 survey photograph (Naumann 1991)

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1990 survey photograph (Naumann 1991)

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**Digital photographs**



Photograph 44-00302-001. West elevation, looking east (October 2023)



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Photograph 44-00302-002. West and south elevations, looking northeast (October 2023)

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**Photograph 44-00302-003. South and east elevations, looking northwest (October 2023)**