OMB Control No. 1024-0018
expiration date 03/31/2026

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Mount Pleasant Downtown Historic District
Other names/site number: _____
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

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2. Location

Street & number: 14 blocks around Central Park, including properties on N. Jefferson, S. Jefferson, N. Main, S. Main, E. Washington, W. Washington, E. Monroe, W. Monroe, W. Madison, E. Clay, S. Adams, and S. Harrison streets
City or town: Mount Pleasant State: Iowa County: Henry
Not For Publication: ☐ Vicinity: ☐

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3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide X local

Applicable National Register Criteria:

X A ___B X C ___D

_____
Signature of certifying official/Title: **Date**
State Historic Preservation Office of Iowa
State or Federal agency/bureau or Tribal Government

In my opinion, the property _x_ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title: **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	x
Public – Local	x
Public – State	
Public – Federal	x

Category of Property

(Check only **one** box.)

Building(s)	
District	x
Site	
Structure	
Object	

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
104	14	buildings
2	2	sites
23	3	structures
4	3	objects
133	21	Total

Number of contributing resources previously listed in the National Register 16

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE / business
COMMERCE/TRADE / professional
COMMERCE/TRADE / specialty store
COMMERCE/TRADE / financial institution
COMMERCE/TRADE / department store
COMMERCE/TRADE / restaurant
SOCIAL / meeting hall
GOVERNMENT / courthouse
GOVERNMENT / post office
GOVERNMENT / city hall
HEALTHCARE / medical business / office
RECREATION/CULTURE / theater
LANDSCAPE / parking lot
LANDSCAPE / park
DOMESTIC / hotel
EDUCATION / library
RELIGION / religious facility

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE / business
COMMERCE/TRADE / professional
COMMERCE/TRADE / specialty store
COMMERCE/TRADE / financial institution
COMMERCE/TRADE / restaurant
SOCIAL / meeting hall
GOVERNMENT / courthouse
GOVERNMENT / post office
HEALTHCARE / medical business / office
RECREATION/CULTURE / theater
LANDSCAPE / parking lot
LANDSCAPE / park
DOMESTIC / multiple dwelling
RELIGION / religious facility

7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19th CENTURY / Greek Revival
LATE VICTORIAN / Italianate
LATE VICTORIAN / Romanesque
LATE VICTORIAN / Queen Anne
LATE 19th and 20th CENTURY AMERICAN MOVEMENTS / Commercial style
LATE 19th and 20th CENTURY REVIVALS / Classical Revival
LATE 19th and 20th CENTURY REVIVALS / Late Gothic Revival
LATE 19th and 20th CENTURY REVIVALS / Tudor Revival
MODERN MOVEMENT
MODERN MOVEMENT / Moderne
MODERN MOVEMENT / International Style
OTHER

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

foundation: STONE / Limestone
CONCRETE
walls: BRICK
STONE / Limestone
CONCRETE
METAL / Aluminum
SYNTHETICS / Vinyl
roof: SYNTHETICS / Rubber
ASPHALT
other: METAL

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Mount Pleasant Downtown Historic District encompasses the blocks around Central Park and extends to the north and east in Mount Pleasant, which is the county seat of Henry County in southeast Iowa. The historic district is composed of 137 properties on approximately 14 blocks in central Mount Pleasant along N. Jefferson St and S. Jefferson St, N. Main St and S. Main St, E. Washington St and W. Washington St, E. Monroe St and W. Monroe St, W. Madison St, E. Clay St, S. Adams St, and S. Harrison St. The Mount Pleasant Downtown Historic District served as the central business district for Mount Pleasant from the platting of the town with a central square (Central Park) in 1837 through the end of the period of significance in 1981. The historic district is primarily commercial in nature, with some governmental, social, religious, landscape, and recreational features as well. The boundary is defined on all sides by a transition to residential blocks that frame the central business district. Overall, there are 170 tabulated resources among the 137 properties in the Mount Pleasant Downtown Historic District, including 149 contributing resources and 21 non-contributing resources. The contributing resources include 120 buildings (16 previously listed on the National Register of Historic Places), two sites (Central Park, courthouse block), 23 structures (21 parking lots, stone wall, water tower), and four objects (two memorial markers, steam engine, Statue of Liberty). The non-contributing resources consist of 14 buildings, three structures (two parking lots, canopy), one site (plaza), and three objects (fountain, two memorial monuments). The historic district is dominated by two-story brick buildings with integrity dating from the middle of the 19th century to the middle of the 20th century, with some one-story buildings and some taller three-story or four-story buildings as well. Architectural styles range from early Greek Revival and Italianate buildings from the middle of the 19th century to Romanesque and Late Victorian styles at the end of the 19th century to Revival styles and simplified brick façades in the early 20th century to further streamlined and modern styles in the middle of the 20th century. Development in downtown Mount Pleasant in the middle of the 20th century included both new construction and full brick façade remodels. Parking lots were also developed in this period to support the central business district as a whole and as an amenity for specific new buildings constructed off of the square. The properties are historically and aesthetically united by their development as related to the key functions of downtown Mount Pleasant from 1837 to 1981. The Mount Pleasant Downtown Historic District retains integrity. The historic district remains in its original location and within its traditional setting in Mount Pleasant. The overall historic design, materials, and workmanship of the historic district remain intact, reflecting its development from 1837 to 1981. The feeling of the historic district remains as the central business district, and it reflects its association with the functions of a historic downtown.

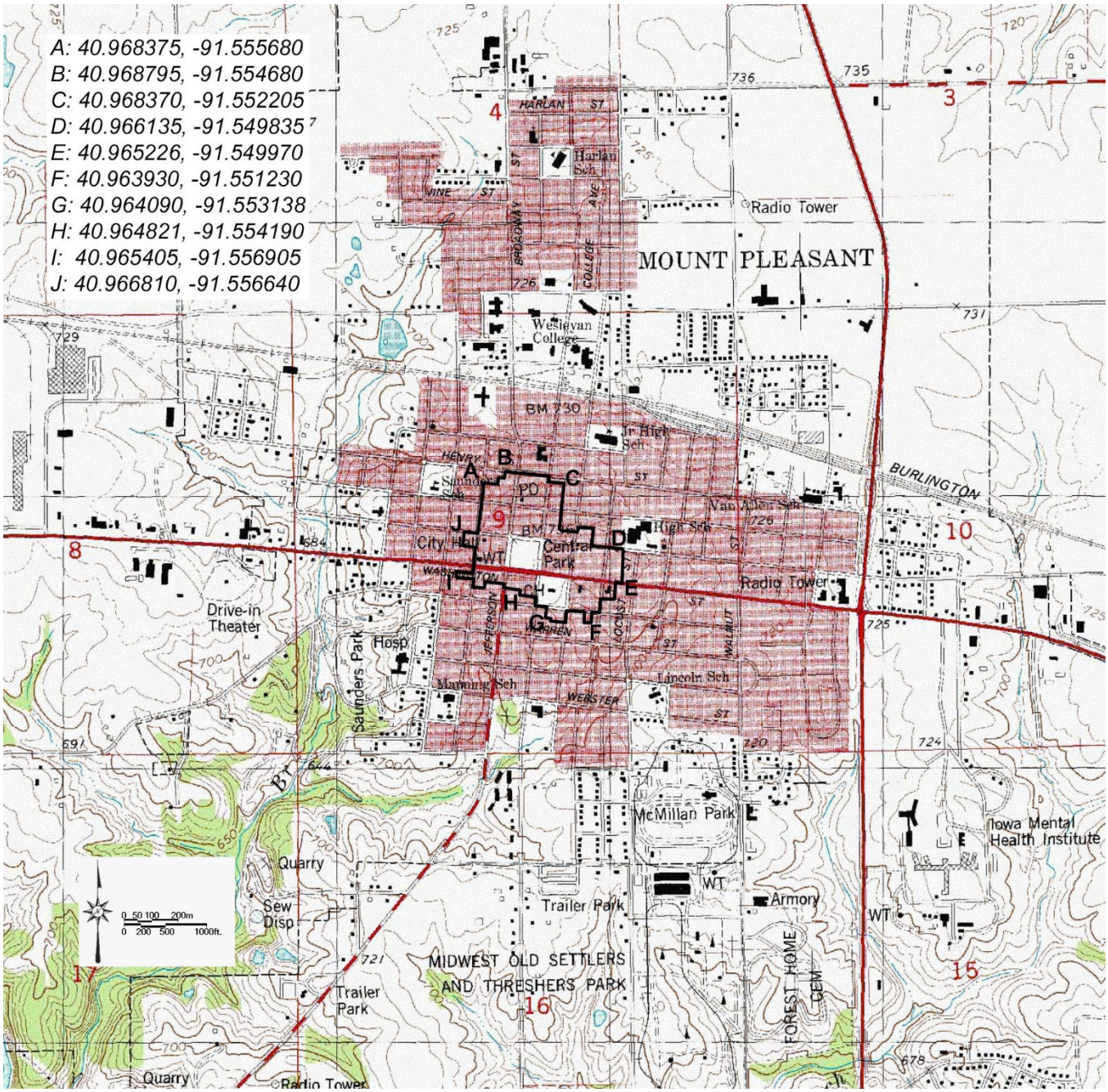


Figure 1. Location map for Mount Pleasant Downtown Historic District.

(Mount Pleasant, IA, USGS topographic quadrangle map, Iowa Geographic Map Server)

Figure 2. Mount Pleasant Downtown Historic District (McCarley 2025).

(2025 aerial photograph of Mount Pleasant, provided by Henry County, Iowa)

Narrative Description

The Mount Pleasant Downtown Historic District is located in the center of the original town plat of Mount Pleasant, including the blocks around Central Park and extending to the north and east. The town was formally platted in 1837 around a public square and designated as the county seat for Henry County in southeast Iowa. The original town site is generally flat, located on a slight elevation that gave the town the name of Mount Pleasant. The original town is composed of regular blocks with alleys that bisect each block from north to south. This pattern of streets and alleys continues to be found throughout the Mount Pleasant Downtown Historic District. The courthouse was completed on the public square in 1839, with early commercial buildings constructed on blocks facing the square. The commercial development continued north along N. Jefferson St and N. Main St in the 1850s and 1860s in the direction of the railroad depot, and then later to the east and west on E. Washington St and E. Monroe St. The courthouse stood on the square from 1839 to 1871. It was moved into a new building to the southeast, and the square was developed as Central Park in the late 19th century. A new courthouse was built in 1914 in the center of this block to the southeast of Central Park, with the block developed as greenspace around the courthouse. The contributing buildings in the core of the historic district are generally built to the sidewalk line, creating a standard setback and cohesive appearance. Later commercial buildings constructed on adjacent blocks were often built to the sidewalk line as well, though some buildings were deliberately designed to be set back with parking incorporated on the property. The Mount Pleasant Downtown Historic District has historically and currently served as the central business district for Mount Pleasant, as well as the center of governmental activities. Governmental buildings are located on the west and southeast edges of the downtown. Social and fraternal organizations also have historically and currently met within buildings in the historic district. Historically, churches were located at the north and east edges of the downtown, with four historic buildings remaining within the district boundary. The historic district is bordered by residential buildings to the north, east, south, and west, distinguishing it from the adjacent area.

The blocks within the Mount Pleasant Downtown Historic District were historically and continue to be dominated by commercial buildings, constructed around the square (Central Park) and extending on the blocks in each direction. All types of retail and professional businesses were found historically within this historic district. These commercial buildings are primarily two-story brick buildings, with some earlier three-story buildings and some later one-story buildings. Historically and currently, businesses typically operate in storefront spaces on the first story. Smaller businesses and professional offices were typically located on upper stories from the middle of the 19th century to the middle of the 20th century, with housing for the store owner or another tenant as another function of the upper story. Social and fraternal organizations also met on the upper stories of the buildings, moving to the first story in the middle of the 20th century. Commercial buildings on blocks outside of the core development around the square reflect later uses in the historic district, including automotive-related businesses, grocery stores, and professional office buildings. These functions tend to occupy one-story brick, tile block, or concrete block buildings. City parking lots were developed within one block off of the square to the south, west, and north from the 1930s to 1970s. Buildings were also constructed on the blocks

off of the square with parking lots incorporated as an amenity on the property. Buildings in the Mount Pleasant Downtown Historic District also include ones constructed for governmental uses, including both city government and Mount Pleasant's role as the county seat of Henry County. The contributing buildings include two buildings built as a combination city hall, fire station, and police station; United States Post Office; Henry County Courthouse; and County Jail and Sheriff's Residence, as well as a building remodeled for use by the fire department and later for the police department. Historically, churches operated on the north and east edges of the downtown core. Four of these buildings remain in these portions of the historic district, and they contribute to the significance of downtown Mount Pleasant.

Brick is the dominant construction material throughout the Mount Pleasant Downtown Historic District, utilized for buildings constructed throughout the period of significance. Standard red brick is the most common, particularly for 19th century buildings. However, it continued to be utilized for new buildings and façade remodels through the 1970s. Stone was used as accent material on several brick buildings, often for window or simple architectural details. Some decorative metal features were utilized as accent materials in the late 19th century. However, many buildings utilized brick for decorative cornice designs in this period and into the 20th century, and brick was used for simple façade details in the 20th century. Stone was utilized as the main construction material for four buildings in the first decades of the 20th century. Several earlier brick buildings were painted white in the early 20th century, with glazed white brick utilized for the façade of one building in 1914. An effort by the middle of 1970s to restore the historic appearance of the older brick buildings then led to the removal of the white paint. Buff brick became popular after the construction of the new U.S. Post Office in 1935-36, utilized for 21 additional buildings or façade remodels into the 1970s. The elongated Roman brick is noted as the wall material for several buildings in the 1950s and 1960s, with additional use on storefronts. Tile block and concrete block were utilized for a small number of buildings, along with pre-cast concrete panels. Storefronts exhibit a variety of materials, including glass, wood, cast iron columns, brick, aluminum, and vinyl. The oldest storefronts typically have cast iron columns with large wood-framed windows. In some cases, these columns were retained while later windows and entries were installed. Storefront remodels in the late 19th century included prism glass transom windows, which remain intact on several buildings though sometimes covered by later paneling for signage. Glazed tiles were utilized for storefront remodels by the early 20th century, with tile floors also laid for some store entries. Aluminum storefronts with large windows became popular in the middle of the 20th century, typically replacing earlier wood storefronts. Brick was incorporated into the storefront on many façade remodels in the 20th century as well. Windows on the upper stories range from historic wood double-hung windows to modern vinyl or aluminum window replacements. Likewise, later storefront remodels have incorporated wood panels, vinyl elements, and other materials on several buildings. Overall, buildings throughout the historic district are in fair to excellent condition. Generally, the buildings are well maintained.

The historic development and period of significance for the Mount Pleasant Downtown Historic District extends from 1837 to 1981, including the plat of the town with Central Park in 1837, the extensive early development in the 1850s and 1860s, development through the late 19th and early

20th century, significant development in the middle of the 20th century, and a focused effort extending through the 1970s to reinforce and improve the central business district culminating with the end of the "Operation Pride" projects in 1981. Buildings and blocks throughout the district reflect a variety of these periods, with each era contributing to the overall significance of the development of downtown Mount Pleasant. Many earlier commercial buildings were updated in the middle of the 20th century with new brick façades, retaining the structure of the original building while giving them a modern appearance. This characteristic is a defining feature of the evolution and significance of the historic district. Further information on the historic appearance and development of the Mount Pleasant Downtown Historic District can be found in *Section 8: Narrative Statement of Significance*.

The Mount Pleasant Downtown Historic District features a wide range of architectural styles and building types that reflect development spanning the entire period of significance. The 134 buildings in the district include 128 primary buildings and six secondary buildings (typically garages). Of these buildings, 122 primary buildings date from the 1850s to 1981, while six buildings were constructed after 1981. Central Park (platted as the public square in 1837) is the earliest contributing resource in the historic district, and the earliest extant buildings date to the middle of the 1850s. Significant commercial development occurred in Mount Pleasant from the middle of the 1850s through the 1860s, spurred by the arrival of the railroad in 1856 and the end of the Civil War in 1865. A total of 46 extant buildings (35% of primary buildings) were constructed from 1855 through 1869, though 26 of these buildings were later remodeled with new façades. The 20 buildings with integrity to this period (15% of district buildings) typically feature simple brick decorative details or incorporate elements of the Italianate style, such as arch windows and cornices with brackets. The tallest building in downtown Mount Pleasant, the four-story Brazelton House, was built at the northwest corner of the square in 1856. Several other three-story brick buildings were also built in this period. After the significant development of the 1850s and 1860s, construction in Mount Pleasant slowed through the remainder of the 19th century. Overall, there are 21 extant buildings that date to construction from 1870 to 1893, with 16 of these buildings retaining historic integrity from this period (12% of district buildings). The last four three-story buildings were constructed in this period, with more decorative elements and cornices reflective of Late Victorian architecture. The majority of the buildings constructed in this period were two-story brick buildings, some with more ornate elements of Late Victorian architecture and others with simpler segmental arch windows and decorative brick cornices. Thus, 27% of the district buildings (36 buildings) retain historic integrity from the 1850s to 1893.

Development of downtown Mount Pleasant remained steady without any periods of significant development from 1894 to 1944. A total of 20 buildings date to construction from 1894 to 1927, with 14 of these buildings retaining historic integrity from this period (10.5% of district buildings). The majority of the new buildings were located on the blocks to the north of the square on N. Jefferson St and N. Main St, with increased construction noted at the turn of the century, in the early 1910s, and in the early 1920s. Commercial buildings were typically two-story brick buildings. Some buildings reflected elements of Queen Anne and Classical Revival styles, but more buildings typically had brick façades with simple brick details such as rectangular outlines above the upper

story windows. The first major façade remodels were completed in this period, including the remodel of the three-story Kaster Block built in 1866 at 115 N. Main St with a new façade, interior work, and a rear addition for the Masonic Temple Theatre. The façade of this building utilized a darker brown brick with white terra cotta accents reflecting the Classical Revival style. Other types of buildings dating to this period include the Mount Pleasant Public Library, Henry County Courthouse, and Congregational Church. The library is an excellent example of the Richardsonian Romanesque style, with the multi-color brick walls accented by stone details. The stone courthouse was designed in the Classical Revival style, while the stone Congregational Church reflects the Late Gothic Revival style. Stone was also utilized for the Classical Revival bank at the northwest corner of the square. Overall, the 17 buildings retaining historic integrity from 1894 to 1927 include 14 new buildings and three buildings with façade remodels (13% of district buildings). Limited construction occurred from 1927 to 1944, due to economic restraints. Six extant buildings were constructed in this period, including the post office and City Hall. The stone City Hall was a blend of colonial revival styles, while the buff brick post office reflects the more modern Stripped Classical Revival style. A brick Tudor Revival gas station remains in along E. Washington St. Additionally, six earlier buildings were remodeled with new façades in this period, starting a trend towards more façade remodeling after World War II. Buff brick became popular for commercial façades in this period, with simple brick details such as rectangular outlines on the frieze. Two houses were also moved in the district during this period, one within the district for the construction of a gas station and one into the district that was then used as a beauty shop. Three extant frame garages were built in this period, with one used for automotive repair. Overall, 13 primary buildings and three secondary buildings retain historic integrity from 1927 to 1944 (12% of district buildings). Thus, 25% of the district buildings (33 buildings) retain historic integrity from 1894 to 1944.

Mount Pleasant entered a period of economic prosperity, industrial development, and population growth after World War II through the 1970s that spurred commercial development and downtown improvements. The period of commercial development from 1945 to 1981 in Mount Pleasant is characterized by a large number of façade remodels, as well as new buildings that were typically one story in height. Thus, the majority of two story buildings with designs dating to this period are older buildings with a remodeled façade. One-story buildings for automotive related businesses had tile block or concrete block construction with a brick façade. Nine extant buildings in the survey area were constructed from 1945 to 1955, with two buildings later remodeled in the 1970s. At the same time, eight older two-story buildings were remodeled with new brick façades. While most buildings had simple brick façades, two Streamline Moderne buildings, one Early American building, and one International building reflect modern styles in this period. Buff or light brick remained popular during this period, both for new construction and façade remodels. This period also marked a transition from brick façades with simple accent details to brick façades with a lack of any decorative detail. Thus, the 15 buildings reflecting historic integrity from 1945 to 1955 (11% of district buildings) include seven new buildings and eight buildings with façade remodels. This generally even split between new buildings and new façades continued over the next decades. A total of 11 new primary buildings and two new secondary buildings were constructed from 1956 to 1969, with 11 older buildings were remodeled with new brick façades from 1956 to 1966. These buildings generally retain their historic integrity from this period, with

three later remodeled. One earlier extant building was also reduced to two stories in this period, eliminating a vacant third story space. Thus, 21 buildings reflect historic integrity from 1956 to 1966 (16% of district buildings). The façade remodels through the 1960s are simple brick façades with a lack of architectural detail, utilizing buff/tan/orange brick or red brick. New buildings with more stylistic influences reflected a variety of mid-century modern architectural styles, including Wrightian, Miesian, and Contemporary.[1] Professional office buildings and grocery stores were new building types constructed in this period, constructed on the edges of the core retail area of downtown. These developments typically included parking lots as a key feature of the property. In addition, three city parking lots were constructed in the 1960s, and another lot was leased for public parking in 1969. These parking lots represent another important aspect of the evolution of downtown Mount Pleasant in this period. Further expansion of parking occurred in the 1970s, with the construction of additional city and business parking lots. With this development removed from the square, the core historic commercial blocks were retained. From 1967 to 1981, nine buildings were constructed, with two of these buildings later remodeled. Six older buildings were remodeled with new façades in this period, one building had the third story removed, and three buildings had significant additions constructed. Overall, 15 buildings reflect historic integrity from 1970 to 1981 (11% of district buildings). Simple brick façades remained common, with Neo-Mansard roofs appearing on several buildings. Construction for financial institutions was particularly prevalent in this period, reinforcing the downtown as the central business district. Brutalist elements with pre-cast concrete panels for one bank reflected the latest in bank design, and this design was reflected to a less degree on a second bank. A deliberate shift in the 1970s to embrace the historic character of the downtown and value traditional architectural elements influenced the restoration of several of the remaining older brick façades to their natural brick appearance through sandblasting and tuckpointing as part of a unified effort to improve the appearance of the central business district.[2] Existing historic elements were preserved, and elements of the Early American style were incorporated into some façade remodels. Overall, 38% of the district buildings (51 buildings) retain integrity from 1945 to 1981.

In addition to these 120 contributing buildings in the Mount Pleasant Downtown Historic District, there are 23 contributing structures, two contributing sites, and four contributing objects. The contributing structures include 21 parking lots, primarily dating to construction from the 1950s to 1970s. As noted above, these parking lots include parking lots developed on independent parcels and those parking lots included as key features of properties for new buildings constructed that were off of the square. Simple parking spaces or small parking areas behind a building are not tabulated as parking lots. While paving materials may have been replaced, these resources clearly convey their historic function as a parking lot, and they generally retain their original size, general configuration, and access points. The original city parking lot south of City Hall on W. Monroe St was developed in 1939, with a stone wall along the north and west edges of this area remaining

[1] Stylistic definitions for mid-century commercial architectural styles were taken from the *Washington State Guide to Modern Commercial Architecture, 1930-1975* (Washington Department of Archaeology and Historic Preservation (DAHP), November 2021).
[2] While utilized widely in the 1970s, sandblasting is currently recognized to damage historic brick and not a recommended treatment.

intact and counted as a contributing structure. The parking lot was redesigned and expanded initially in 1952, with additional reconfiguration after the new water tower was built in 1964. Thus, the contributing structures include 21 parking lots, the stone wall remaining to south of the city hall, and the water tower. The contributing sites include Central Park and the courthouse block. The four contributing objects include two boulder markers in Central Park (memorializing the original site of courthouse and the original route of Military Road), a steam engine in Central Park (related to Old Threshers), and a Statue of Liberty in the northwest quadrant of the courthouse block (donated by the Boy Scouts of America).

Since the end of the period of significance in 1981, six additional primary buildings have been constructed, one secondary building has been constructed, and seven older buildings have been remodeled to the extent that it impacts the historic integrity from the earlier period of construction or remodeling. The six new buildings redeveloped sites with earlier historic buildings, with only two other buildings noted as demolished within the district boundary since 1981. Thus, 14 buildings do not retain historic integrity from the period of significance (10% of district buildings), and they are counted as non-contributing buildings in the historic district.

In addition to the 14 non-contributing buildings in the Mount Pleasant Downtown Historic District, there are three non-contributing structures, one non-contributing site, and three non-contributing objects. As noted, two buildings have been demolished within the district boundary since 1981 and not replaced by a new building. One of these parcels was redeveloped as a parking lot in 1987 (non-contributing structure), and the other was redeveloped in 2010 for the downtown gateway plaza on E. Washington St (non-contributing site). A parking lot on E. Washington originally developed for a grocery store was redesigned when the building was remodeled for the police station in 1990, with significantly reduced / reconfigured parking and green space on roughly half of the lot (non-contributing structure). A newer gas station that replaced an older one has a large freestanding canopy on the property (non-contributing structure). The fountain in Central Park was replaced in 1988 (non-contributing object). On the northwest quadrant of the courthouse block, the 1957 Henry County Veterans Memorial Marker was placed here in 1994 (non-contributing object), and the Avenue of Flags Veterans Memorial was installed in 1994 (non-contributing object).

Though archaeological sites have not been identified at this time, they could potentially contribute to the Mount Pleasant Downtown Historic District. No prehistoric or historic archeological sites within the historic district have been identified or evaluated for archeological potential or significance at this time.

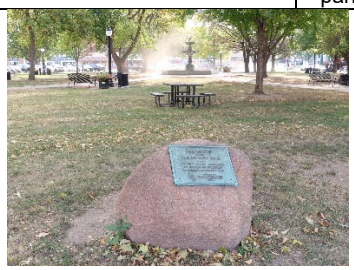
Integrity

The Mount Pleasant Downtown Historic District retains integrity as a historic district and continues to strongly reflect its historical commercial and architectural significance. The historic district continues to be located in central Mount Pleasant, with buildings extending around Central Park and on adjacent blocks. The historic district retains its original downtown setting surrounded by residential blocks. The overall design of the Mount Pleasant Downtown Historic District remains intact, with the central square and streets around blocks bisected by alleys. All of the blocks retain historic buildings, maintaining the overall scale, density, and design of the downtown. Commercial buildings continue to be sited to the sidewalk line, defining the overall appearance of the downtown. Parking lots were developed on blocks off of the square, part of the evolution of the overall design of the downtown through the middle of the 20th century. Many individual historic buildings retain strong integrity of design and elements dating to their construction. Others have significant alterations to the building that are within the period of significance, such as façade and storefront remodeling. Some buildings retain their historic appearance on the upper stories, while the storefront modifications are non-historic. Buildings with modifications are generally considered contributing within the district, as long as the overall design of a commercial building remains readily understood. The historic district retains integrity of historic materials, with the downtown blocks dominated by brick commercial buildings. Some buildings retain additional historic materials, including stone, wood, metal, tile, terra cotta, and concrete. Non-historic materials are typically found related to window replacements or storefront remodels. However, the historic materials stand out as the defining materials throughout the historic district on these buildings. The condition of the materials throughout the historic district is generally good. The historic workmanship of the buildings within the historic district continues to be reflected in the design and materials. In addition to the general workmanship of historic brick buildings, the historic workmanship is also evident through the building elements and accent material features. The overall feeling of Mount Pleasant Downtown Historic District continues to be a historic downtown located within the historic core of commercial and governmental development in Mount Pleasant. The historic district retains a strong association to the history of downtown Mount Pleasant, reflected in the historic buildings as well as continued function of the downtown as the commercial and governmental center of the community.

List of resources in the district

The Mount Pleasant Downtown Historic District has 120 contributing buildings, 23 contributing structures, two contributing sites, four contributing objects, and 21 non-contributing resources. No other buildings, sites, objects, or structures warrant tabulation within the district. Information on the table is summarized from research completed in 2023-24 as part of an intensive level survey project, with information updated in 2025 as needed for this nomination.[3]

Table of historic resources in Mount Pleasant Downtown Historic District

101 W Washington St Map # 1 State # 44-00086 Survey # DT-001 District status: 1 contributing site, 3 contributing objects, 1 non-contributing object 	**Central Park** **1837, 1929, 1937, 1964, 1988 - park** Primary resource type: park Architect/builder: - Foundation: - Design features: center and diagonal sidewalks crossing at center point, grassy lawn with trees/plantings Historic modifications: - Non-historic modifications: - Other resources: 1929 - boulder memorial for site of first courthouse (1c) (C), 1937 - boulder marker for old military road (1b) (C); 1964 - steam engine placed on south side related to Old Threshers (1d) (C), 1988 - Edd King Memorial Fountain installed in center of park (1e) (NC) Site features: diagonal and mid-block concrete sidewalks, grass, trees, planters, light poles, benches, trash cans, utility enclosures on north and south sides, US C & G S Benchmark in sidewalk at northwest corner (Mt Pleasant No. 1, 1934), angled parking around edges	**Historical Notes:** 1837 - square platted as part of original town plat - original courthouse in center of square from 1839-1870 1880s-1920s - old 1834 log cabin in park, moved from west of town 1911-1986 - P.E.O. fountain in center of park 1929 - boulder memorial added for site of first courthouse 1934 - U.S. Coast & Geodetic Survey Benchmark (Mt Pleasant No 1) placed in sidewalk at northwest corner 1937 - marker added for old military road 1930s-1980s aerial photos show center and diagonal sidewalk pattern, grass, and trees 1964 – steam engine added on south side 1981 - streetscape project for sidewalks and street lights 1988 - Edd King Memorial Fountain installed 2024 - Central Park
		

[3] Building history and information was primarily collected in 2023-2024 during research for the intensive level survey of downtown Mount Pleasant by Rebecca Lawin McCarley (SPARK Consulting), members of the Mount Pleasant Historic Preservation Commission (Joy Lapp, Lea Bradley, Deb Savage, and Jeff Thomas), and other local volunteers (Pat White, Ben Bower, Jeff Fager, Tina Hill, Ed Kropa, Erica Martin, Joanne McCabe, Bob Mueller, Lisa Oetken, Penny Rauenbuehler, Pat Richenberger, Lottie Schnicker, Eleanor Thomas, and Martha Wiley). Detailed historical and architectural information on each historic resource was documented on an Iowa Site Inventory form, which is available online through the website of the Mount Pleasant Historic Preservation Commission, City of Mount Pleasant, Iowa. Architectural information was reviewed and updated as necessary by Rebecca Lawin McCarley in fall 2025, and current photographs were taken at this time. The earlier survey project and this nomination project were funded by Certified Local Government (CLG) grants from the National Park Service.

100 W Washington St Map # 2 State # 44-00441 Survey # DT-002 District status: 1 contributing building 	**Capitol Savings and Loan** **1976 - Faux Mansard / Brutalist - 1 story** Primary resource type: commercial - bank Architect/builder: Kirk Gross Co (Waterloo) (architect/contractor) Walls: concrete/brick Foundation: concrete First story: corner entry with glass doors/windows Windows: vertical windows on sides in vertical bands with cast concrete Design features: vertically cast concrete façade and accent panels in vertical bands in brick walls, Faux Mansard roof, drive thru canopy on south Historic modifications: - Non-historic modifications: - Other resources: - Site features: concrete driveway and parking spaces on west side, three drive-thru lane on south side	**Historical Notes:** (1914 - earlier two-story brick building built on west half of lot after fire - Mt Pleasant House - included post office from 1914 to 1936) (1930s-50s - Standard service station at corner, two-story brick building to west - Home Furniture in 1960s) 1975 - Insurance Plan Savings and Loan announced construction of a new building on this site, changing their name to Capitol Savings and Loan on Jan 1, 1976; March 1976 - open house in new building (moved here from 101 N. Jefferson), listed here as Capital Savings and Loan until 1986 1993 - Hawkeye Bank of Mt. Pleasant; 1997 - Mercantile Bank of Henry County, 2000 - Henry County Bank 2007-2020s - Two Rivers Bank & Trust 2024 - Two Rivers Bank & Trust
110 W Washington St Map # 3 State # 44-00443 Survey # DT-003 District status: 1 contributing building 	**Hi-Hat Café** **1961 remodel, 1850s construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: H. Eugene Smith (1961 remodel) Walls: brick Foundation: stone First story: 1961 remodel - permastone with large windows (aluminum), recessed glass entry with sidelight/transom Windows: 1/1 windows Design features: Historic modifications: 1910s - rear 1 story rusticated concrete block addition, 1961 façade remodel - red brick, simple window openings, simple band Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** 1865-1870s - P.A. Lee - flour & feed, groceries & provisions 1880s - restaurant - Raymond Walz, Mrs. E.M. Roberts, Dave Kenworthy; 1890s - restaurant *Historic Address: 116 W Washington* 1900s - South Side Restaurant (116) (J.O. Traxler, Charles McCarty and Will Tilley, John Keegan, William Shannon); 1914-1920 - William O'Connor, grocery store 1918-1920s - F. Friedman, grocery and market 1940s-50s - Hi-Hat Café (different owners: Libby Lorence, A.F. Timmerman) 1950s-70s - Hi-Hat Café (William Baker, John Baker) 1980s - B & B Hi-Hat, The Whistlestop Café; 1990 - Chumley's 2024 - Shelter Insurance (Stephen Engberg)
112 W Washington St Map # 4 State # 44-00444 Survey # DT-004 District status: 1 contributing building 	**J.J. Parker Building** **1876 - Romanesque Revival - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 2000s remodel - large windows with black frames, brick bulkhead Windows: 1/1 wood windows (new) with brick hoods, stone sills Design features: brick window hoods, brickwork on parapet Historic modifications: 1937 storefront remodel Non-historic modifications: 2000s - storefront, windows, and interior upper story remodel Other resources: - Site features: grassy rear yard	**Historical Notes:** 1876 - J.J. Parker built a new building on the south side for his furniture and undertaking business; 1876-1881 - J.J. Parker, furniture and undertaking 1881-82 - Cozier & Elliott, furniture; 1882-1894 - Cozier & Tiffany (B.L. Cozier, P.C. Tiffany), furniture; 1899 - meat market *Historic Address: 118 W Washington* 1900s - harness store - A.C. Chronister; 1911-13 - harness, Clifford Chambers; 1913 - Harness Shop - Charles Mitchell 1920 - mission; 1930s - Caldwell Brothers (auto parts, appliances) 1940-50s - Caldwell Brothers (auto parts) 1960s - Caldwell Bros Automotive Parts, Sieg Company 1970s-90s - Sieg Company (Alan Caldwell) 2000s-2020s - Paul Revere Pizza 2024 - Paul Revere's Pizza

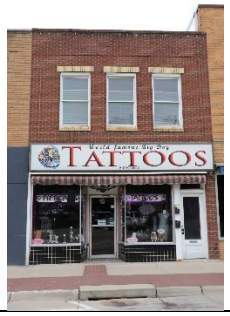
200 S Jefferson St Map # 5 State # 44-00413 Survey # DT-005 District status: 1 non-contributing building 	**Sinclair Station** **1959, 2010s - mid 20th century auto - 1 story** Primary resource type: commercial - service station Architect/builder: H. Eugene Smith Walls: stucco on brick/block Foundation: concrete First story: smaller windows added at corner Design features: Historic modifications: 1970s - roof modifications - added pent roof Non-historic modifications: 1998 - exterior remodel (wall cladding, roof modifications) Other resources: - Site features: pole sign at corner, concrete parking area for cars being worked on (where gas pumps were previously)	**Historical Notes:** *Historic Address: 202 S Jefferson* by 1920 - earlier service station built 1930s-40s - earlier building for Sinclair Refining Co Station 1959 - construction of new Sinclair station 1960 - Hileman's Sinclair Service Station; 1962 - operated by Mel Ebel, late 1960s - Charlie's Sinclair Station, Ike's Sinclair early 1970s - Don's Sinclair; 1970s-1980s - Jim's Standard Service (118 W. Washington) 2000 - Master Muffler and Brake; 2006-2020s - Phillips Auto Clinic 2024 - Phillips Auto Clinic
204 S Jefferson St Map # 6 State # 44-00217 Survey # DT-006 District status: 2 contributing buildings 	**Taylor Motors Used Cars** **1953, 2000s - Streamline Moderne - 1 story** Primary resource type: commercial - auto sales Architect/builder: Orville Eddingfield (contractor) Walls: brick - buff, tile block Foundation: concrete First story: large tall windows Windows: multi-light steel windows Design features: curved corner at NW (reflecting related building across street), buff brick Historic modifications: c.1960s - windows infilled on sides Non-historic modifications: c.1980s - second door added to south, new doors/windows; 2000s - addition of gable roof Other resources: 1950s - two-story gable-roof building (6b) clad in metal siding added to rear along alley, overhead garage doors on east, entry and windows on south, entry and window on west Site features: gravel parking area and driveway at rear	**Historical Notes:** 1940-1948 - Roy E. Swailes has repair shop in rear building on property 1949-53 - used car lot for Taylor Motors; 1953 - new building for used car showroom for Taylor Motors, used until 1956; 1957-1960s - headquarters for army reserve unit 1963 - Beattie Goodyear Tire Service, 1966 - D & W Furniture & Auction (Delbert Johnson), 1970s - Heatilator Fireplace Center, Body Connections 1980s - The Diet Center, Woline Partners Real Estate; 1990 - Gamrath-Doyle-Becker Insurance 2000-11 - Hagge Insurance Agency 2024 - vacant
203 S Jefferson St Map # 7 State # 44-02251 Survey # DT-007 District status: 1 contributing building 	**Taylor Motors** **1947, 1974, 2000s - Streamline Moderne - 2 story** Primary resource type: commercial - auto sales Architect/builder: Martin Construction Company Walls: brick - buff, tile block Foundation: concrete First story: large windows Windows: 1/1 vinyl windows Design features: curved corner at NE and SE, stepped 2nd story brick section, buff brick Historic modifications: 1974 - remodel (added siding), 1970s - roof modifications Non-historic modifications: 2000s - remodel (removed siding) Other resources: - Site features: -	**Historical Notes:** (early 1940s - Wilson Pepsi Cola bottling works in earlier building) 1947 - new building built for Ed Taylor for Taylor Motors, 1947-1960 - Taylor Motors, Chrysler and Plymouth 1963 - The Round About (skating rink), 1966 - Skatium (rollar skating rink), 1966-1974 - Gibson Discount Store (groceries) 1974-2010s - Home Furniture 2020s - Your Dream Home Furniture & Floors 2024 - Your Dream Home Furniture & Floors (with 204 W. Washington)

201 S Jefferson St Map # 8 State # 44-00216 Survey # DT-008 District status: 1 contributing building 	**V.F.W. Building** **1884, 1919, 1954 - Romanesque Revival - 2 story** Primary resource type: commercial Architect/builder: H. Eugene Smith (1954 remodel) Walls: brick Foundation: stone First story: 1954/2012 remodel - Roman brick walls from 1954, corner entry and large display windows from 2012 Windows: 1/1 windows Design features: angled corner, brick detailing along parapet, stone band on east elevation Historic modifications: 1932 - most of 1st story walls removed for gas station, 1954 - Roman brick walls added on 1st story of both sections to reconstruct walls - two glass block windows Non-historic modifications: 2012 - large display windows added, glass block removed, entry modified, some new upper windows Other resources: - Site features: concrete driveway along west side alley with short poured concrete retaining wall	**Historical Notes:** 1860s-70s - Henry Timmerman, W. Timmerman & Co - boots and shoes 1884 - Ed Straub built new corner building; 1880s-90s - boot and shoe store by different owners (Wm. Schnurr, Hurley Brothers) 1900s - Swanson & Son, boots & shoes; also barbers - George Poole, R.E. Mathers, T.L. Burnett, Earl Wells, Wright Brothers; 1910s - E.N. Jordan variety store; 1917 - first in middle of block - corner building remains; 1919 - building to west at 202-204 W. Washington built as a garage - Smith & Son 1920s - American Legion barbershop, Horr barber shop (corner), H.K. Smith & Son (202-204, 206-208); 1932 - corner building remodeled for Mt. Pleasant Oil Co by Glen M. Nihart - 1st story exterior walls removed 1932-1944 - Mt Pleasant Oil Co (Glen Nihart); 1944-49 - Mt Pleasant Oil Co (Roy Nichols); 1949-52- Nichol's Oil & Motor Co (Roy Nichols) 1954 - remodel for Veterans of Foreign Wars (VFW) - new exterior walls / meeting room on 1st story, kitchen on 2nd story of west part, meeting room on 2nd of corner building; 1954-1977 - Veterans of Foreign Wars (VFW) 1978-2011 - Veterans Club of Henry Co (bldg owned by VFW / American Legion) 2024 - Magic Nails Salon & Spa
204 W Washington St Map # 9 State # 44-00445 Survey # DT-009 District status: 1 contributing building 	**Home Furniture** **1974-75 - Neo-Mansard - 1 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: concrete First story: large display windows Design features: Neo-Mansard roof with shingles Historic modifications: - Non-historic modifications: - Other resources: - Site features: concrete driveway along west side alley with short poured concrete retaining wall	**Historical Notes:** (1940s-50s - Ervin Motors; 1970s - Watson Body Shop) 1974 - new building constructed for additional space for Home Furniture (203 S. Jefferson) 1975-2010s - Home Furniture 2020s - Your Dream Home Furniture & Floors 2024 - Your Dream Home Furniture & Floors (with 203 S. Jefferson)

204 S. Jackson Map # 10 State # 44-02275 Survey # DT-010 District status: 1 contributing structure, 1 non-contributing building 	**W. Washington City Parking Lot** **1974, 1990 - parking lot** Primary resource type: parking lot / governmental Architect/builder: - Foundation: concrete parking lot Design features: concrete parking lot, east/west entry points, concrete curbs, low poured concrete wall along north/Washington St Historic modifications: 1974 - city acquired site for new city parking lot on W. Washington at Jackson Non-historic modifications: 1990 - new fire station built on south portion of property, parking lot to north Other resources: 1990 - Mount Pleasant Fire Station (10b) on south portion of property - H. Eugene Smith Construction Co, brick veneer / metal building on concrete foundation, glass entry door, window, and five fire truck bays on west Site features: -	**Historical Notes:** 1974 - Wilda Rukgaber and Wilson Ervin property acquired for additional city parking lot (Lots 1, 2, N 1/2 Lot 3) 1990 - new fire station built for Mt Pleasant on south part of property 1990-2020s - Mt Pleasant Fire Department 2024 - parking lot, Mt Pleasant Fire Department
203 S Jackson St Map # 11 State # 44-02240 Survey # DT-011 District status: 1 contributing building 	**Kauffman Chiropractic** **1966, 1975 move/remodel - Contemporary - 1 story** Primary resource type: commercial - office Architect/builder: - Walls: frame - vertical wood (redwood) Foundation: concrete First story: large windows flanking entry Windows: vertical windows in vertical bands Design features: wide overhanging roof, vertical bands/windows Historic modifications: 1975 - moved to this site, basement added (garage doors at rear/west) Non-historic modifications: - Other resources: - Site features: gravel driveway at rear/west to lower level garage	**Historical Notes:** 1966 - built as drive-in bank for Henry County Savings Bank at 301 E. Washington; 1975 - plans for new bank on site including drive-in window - earlier building for sale 1975 - Dr. Ledru Kauffman bought drive-in bank and moved it in August to 205 S. Jackson - remodeled for chiropractic office for self and son Dr. Scott Kauffman 1976-2020s - Kauffman Chiropratic building owned by Scott and Rebecca Kauffman from 1979-2019, then by Mark and Karen Kauffman 2024 - Kauffman Chiropractic Center
217 W Washington St Map # 12 State # 44-00447 Survey # DT-015 District status: 1 contributing building 	**Modern Laundry** **1941 - brick front - early 20th century commercial - 1 story** Primary resource type: commercial Architect/builder: - Walls: brick/concrete Foundation: concrete First story: two entries with transom, large windows - transoms covered Design features: simple brick work on frieze, soldier brick lintels, rowlock sills Historic modifications: - Non-historic modifications: new windows Other resources: - Site features: -	**Historical Notes:** *Historic Address: 215-219 W Washington* (1910s - Mt Pleasant Steam Laundry, Laundry Co.) (1925-1940 - Crystal Laundry) 1941 - new building constructed for Modern Crystal Laundry (Jim Gass), 1941-44 - Modern Laundry (215/217); 1945-49 - Modern Laundry and Dry Cleaners (215/217); 1950-1954 - Modern Laundry (east/215); 1957-58 - Globe Gifts (east/215); 1950 - Dunkin Feed & Produce (west/217); 1951-1960s - Thirty-Four ("34") Grill (west/217) 1955-1970s - Magnuson Neon Signs (rear 217, then 217); 1979-1983 - Henry County Abstract Company 1983 - James R. Miller (217), 1990 - Hertz Rent a Car, 1993-1997 - Yenchay's Market; 2000 - McMahons Karate; 1993-2000s - Guns Ltd, Inc Current: 2025 - vacant

211 W Washington St Map # 13 State # 44-00446 Survey # DT-016 District status: 1 non-contributing building 	**Smitty's Cleaners** **c.1924, 1970, 2005 - late 20th century modern - 1 story** Primary resource type: commercial Architect/builder: - Walls: EIFS over block Foundation: concrete First story: 1970/2005 remodel - three small windows - new roofline - EIFS cladding Design features: Historic modifications: 1950 - garage remodeled to dry cleaners, 1970 - remodel for Smitty's Cleaners - smaller façade windows in 2 bay, canopy drive-thru Non-historic modifications: 2005 - façade remodel for Iris City Cleaners - EIFS, roofline, third small window, drive thru Other resources: - Site features: concrete drive thru lane on east under canopy	**Historical Notes:** *Historic Address: 211-213 W Washington* (1906-1919 - Howes Bros - transfer) 1924 - Jacob Lubelchek opened his garage here - new building at time or later in 1920s/1930s; 1925-1941 - Jacob Lubelchek - auto sales and parts - Buick dealer - junk dealer 1942-1950 - Z. Gartenkraut Motor Co; 1950 - bought by Harry Anderson and remodeled for Mt. Pleasant Cleaners - sold business in 1951; 1951-53 - Mt Pleasant Cleaners; 1954-1958 - Albert's Mt Pleasant Cleaners 1958-1977 - Smitty's Cleaners - bldg permit in 1970 - new drive-in ad in 1971 1977-2020s - Iris City Cleaners 2024 - Iris City Cleaners
129 S Jefferson St Map # 14 State # 44-02250 Survey # DT-017 District status: 1 non-contributing building 	**Drug Town** **1999 - late 20th century traditional - 2 story** Primary resource type: commercial - new Architect/builder: - Walls: brick/concrete Foundation: concrete First story: large windows Windows: large windows, some faux windows with shutters Design features: designed for scale/rhythm of downtown with three "façades" Historic modifications: - Non-historic modifications: 2020 - remodel from drug store to restaurant Other resources: - Site features: concrete drive thru lane on south converted to outdoor seating, concrete parking area to rear/west of building	**Historical Notes:** *Historic Address: -* (five earlier buildings) 1998 - earlier buildings demolished, new building for HyVee Drug Town in 1999 (moved here from Brazelton), here until 2019 2020 - remodel for The Grange, public house & brewery 2024 - The Grange
119 S Jefferson St Map # 15 State # 44-00211 Survey # DT-018 District status: 1 contributing building 	**West Side Café and Tavern** **1960-61 remodel, 1850s construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: H. Eugene Smith (1960-61) Walls: brick - buff Foundation: stone First story: 1980 remodel - brick cladding, small windows (1960-61 configuration), pent awning Windows: Chicago window (center picture window flanked by 1/1 wood windows) Design features: lack of decorative detail Historic modifications: 1960-61 - removal of 3rd story, façade and storefront remodel; 1980 - storefront remodel, pent awning with wood shakes Non-historic modifications: 2000s - awning roofing replaced with corrugated metal Other resources: - Site features: -	**Historical Notes:** 1860s - No. 6 - John D. Todd & Co - dry goods; 1870s - J.D. Todd & Co - boots & shoes, hats & caps 1880s - dry goods, 1890s - grocery - C.S. Howe in 1893 *Historic Address: 135 S Jefferson* 1900s - grocery; 1910s -H Bickenbach & H Schnurr - cigars, 1914-17 - Linch & Rokey - billards and cigar store; 1918-1922 - C & R Café (C. Cramer, Oscar Rokey) 1920-25 - bldg owned by Oscar and Josephine Rokey, 1923-1924 - O. Rokey Restaurant, West Side Café; January 1925 - building/business sold to Carl Stith as West Side Café 1925-1959 - West Side Café - Carl Stith (died 1959) 1960 - façade remodel for son Max Stith; 1960-1980s - West Side Café, West Side Tavern - Max Stith 1990s-2003 - West Side Tavern - Sandra Brown 2003-2020s - West Side Tavern / West Side Tap - Troy Stith 2024 - West Side Tap

117 S Jefferson St Map # 16 State # 44-00210 Survey # DT-019 District status: 1 contributing building 	**Ruby Dry Cleaners** **1957 remodel, 1850s construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick - buff Foundation: stone First story: 1957 remodel - recessed configuration, 2000s remodel - smaller window, brick/wood cladding Windows: paired windows (2 sets), single-light windows Design features: lack of decorative detail Historic modifications: 1957 - new buff brick façade, new storefront configuration Non-historic modifications: 2000s - storefront remodel, 2nd story windows Other resources: - Site features: -	**Historical Notes:** 1860s - No. 7 - F.C. Pitcher & Bro - drug store, also offices of Dr F.C. Pitcher and Dr. A.O. Pitcher 1886 - jewelry store, 1890s - Eliza Ross' Queens Ware Store (Ella Ross and Fannie Ross); 1899 - billiards *Historic Address: 129 S Jefferson* 1908-09 - The Electric Theater (Carl Stith), 1913-1917 - Princess Moving Picture Theatre (Frank O'Connor) 1919-1934 - Mt. Pleasant Battery Station 1937-1941 - West Side Barber Shop; 1954/55 - Mt Pleasant Skelgas Service - appliances/stoves 1957 - façade remodel for Ruby Dry Cleaners; 1957-1970 - Ruby Dry Cleaners / Ruby Dry Cleaning / Ruby Cleaners - operated by Joe Ruby; 1970-1977 - Ruby Cleaners - Bernhard Andresen, then Patrick E. Fountain; 1978-79 - The Front Porch - gift shop 1980s - Marianne's Photography 1996-2020s - Rumors (bar and lounge) 2024 - Rumors
115 S Jefferson St Map # 17 State # 44-00209 Survey # DT-020 District status: 1 contributing building 	**Lash Building** **c.1855, 1911, 2000s - Greek Revival - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 2010s remodel - large window on left with stone base, entries at right (1911 configuration) Windows: smaller 1/1 windows (infill around) Design features: brick pilasters, stone entablature, inset brick rectangles on cornice Historic modifications: 1911 - storefront remodel, upper doors changed to 1/1 wood windows, 1910s - one-story tile block rear addition Non-historic modifications: 1990s - windows modified, 2010s - storefront remodel Other resources: - Site features: -	**Historical Notes:** c.1855-1860 - No. 8 - James G. Lash - dry goods; 1860-1873 - Lash Bros - dry goods (John B. Lash, Thomas Lash) 1873-1899 - Thomas Lash - dry goods *Historic Address: 127 S Jefferson* 1899-1910 - queensware - branch store for W.M. Bartlett? 1911-1945 - Walter E. Shepp - grocery store 1945-1957 - P&G Store / P&G Market - groceries; 1958-59 - White T Super Valu 1960-1979 - Launderama 1986 - Fitness World 1993-2010s - Hawkeye Pizza & Steak House 2024 - Costas Pizza & Steakhouse

113 S Jefferson St Map # 18 State # 44-00208 Survey # DT-021 District status: 1 contributing building 	**Kennedy's Dairy** **1957 remodel, 1850s construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick - buff - Roman Foundation: stone First story: 1957 remodel - large windows in angled wall back to recessed entry, later EIFS cladding on wall area Windows: 1/1 windows in simple openings Design features: simple inset rectangular panel (horizontal stacked) and squares (vertical brick) on frieze Historic modifications: 1940s - tile block rear addition, 1957 - new buff brick façade, new storefront configuration Non-historic modifications: 2010s - EIFS cladding on storefront wall sections, large windows retained Other resources: - Site features: -	**Historical Notes:** 1859 - No. 9 - P. Burr & Co - groceries - Philo Burr 1860s-1888 - Margaret Goolden - millinery; 1888 - store/building sold to Erastus & Sophia Smith, 1892 - millinery, 1893-1898 - John Gunnion - restaurant, 1899 - grocery *Historic Address: 123 S Jefferson* 1900s-1923 - series of restaurants - A. Petit, G.W. Hodson (1910-11), William 'Lowery' McCullum (1911-12), C. Henry Shumaker (1913-16), E.M. Scott (1916), Leo Kauffman (1917), L.N. Holmes - West Side Restaurant / West Side Café (1917-23) 1923-25 - Carter Bros - meat market, 1926-28 - E.L. Kirkhart Meat Market, 1928-1937 - Harshbarger Cash & Carry Market (M.A. Harshbarger) June 1938 - Leo Kennedy opened milk pasteurizing plant here for Kennedy's Dairy; 1939-1963 - plant for Kennedy's Dairy (Leo Kennedy, president); added various products - ice cream, first homogenized milk in MP, paper milk cartons, 1949 - low-fat milk - patented as Mod-A-Lac, 1957 - remodeled façade, 1963 - moved to larger plant west of town 1963-1968 - Kennedy's Dairy Store remained here - ice cream and dairy products 1970-1982 - Lamm's Barber Shop; 1983-2010s - A Touch Above Beauty Shop / Lamm's Barber Shop 2020s - Crew 113 - hair salon and barber shop 2024 - Crew 113
111 S Jefferson St Map # 19 State # 44-00207 Survey # DT-022 District status: 1 contributing building  	**Ernst Building** **1940 remodel, 1850s construction - brick front - early 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick (red, with buff accents) Foundation: stone First story: 1940 remodel - recessed entry, aluminum windows, black square tile bulkhead, wood upper story entry, awning Windows: 1/1 windows in simple openings, buff brick sills/lintels Design features: simple projected course of brick at frieze, projected rowlock course at top of parapet Historic modifications: 1940 - new brick façade, new storefront Non-historic modifications: 2000s - upper windows replaced Other resources: - Site features: gravel parking area to rear/west of building	**Historical Notes:** 1859 - No. 10 - Hawkins & Swinford, grocers; 1865 - J.M.C. Swinford - groceries, 1867 - J.B. Lyons & Co - drug store; 1870-1877 - Van Cise & Lyons Drug Store, Drs. Van Cise & Roberts on 2nd; 1878-1885 - Van Cise & Co drug store 1886-1893 - grocery store - J.H. Mills in 1893 *Historic Address: 121 S Jefferson* c.1895-c.1915 - Mt Pleasant Gas and Electric Light Company - Howard E. Snider, plumber and superintendent - gas service, stoves, and plumbing services 1920 - "near beer" saloon; 1920s - cigar store of Jacob Ernst - then bought building in 1928 1929-1943 - Roederer's Bakery (E.A. Roederer); 1940 - owned by Jacob Ernst - façade remodel for bakery 1943-1976 - Wing's Bakery 1979 - Sports Shack (Roy Ross); 1980s-90s - Sloan's Printing Service 2011 - Healthy Inspirations Therapeutic 2024 - Big Dog Tattoos

109 S Jefferson St Map # 20 State # 44-00206 Survey # DT-023 District status: 1 contributing building 	**Commercial building** **1957 remodel, 1850s construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick - buff - Roman Foundation: stone First story: 1957 remodel - recessed entry, aluminum windows, stacked buff brick, wood entry doors Windows: 1/1 windows in simple openings with concrete sills Design features: rectangular outline in brick with concrete rectagular panes inside it Historic modifications: 1957 - new buff brick façade, new storefront Non-historic modifications: - Other resources: - Site features: gravel parking area to rear/west of building	**Historical Notes:** 1859 - No. 11 - George W. Arms - dry goods; 1867/1870 - E. Baines - groceries 1886 - dry goods; 1892 - vacant; 1893 - Dennis Morony (fancy dry goods), Guisleman Sisters Dressmaking (Misses Franc, Mamie and Alice), and Jessie McDonald (milliner), 1894 - Morony & Baker, 1899 - millinery store *Historic Address: 117 S Jefferson* 1903 - Jessie McDonald - millinery 1907-1929 - Miss Edna Morrison - millinery store (known as "Morrison Building") 1930-1956 - Rite Price Market (M. Floyd Hendricks in 1930s-40s, then Frank Kerker in 1950s); 1957 - building façade remodeled by Wilfred Hoaglin - Libby's Steakhouse opened here 1960/1962 - Anderson Café; 1963-1966 - Star Café (George Septer) 1968-1980s - Trabert Insurance Agency; 1970s - also Keefe-McBeth Real Estate, 1983 - also Hanna Real Estate 1990s-2010s - Realty Associates, Roth Insurance and Management 2024 - vacant
107 S Jefferson St Map # 21 State # 44-00205 Survey # DT-024 District status: 1 contributing building 	**Commercial building** **c.1865, 1950s, 2004 - Romanesque Revival - 3 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 2010s remodel - recessed entry, large angled windows (1938 configuration) Windows: 1/1 windows, segmental arch lintels on 3rd story, stone sills Design features: brick pilasters, segmental arch lintels, simplified parapet Historic modifications: 1950s - façade remodel simplified parapet, infilled window bays with brick and smaller windows Non-historic modifications: 2004 - window openings restored, 2010s - storefront remodeled Other resources: - Site features: gravel parking area to rear/west of building	**Historical Notes:** 1859 - No. 12 - Levi Snell (1st floor, Hats, Caps and Clothing Hall, an advertisement appears on page 1); Dr. H.G. Gibbs (2nd floor, Surgeon Dentist, an advertisement appears on page 56) and G.W. Edwards (3rd floor, Editor, Home Journal); 1862-64 - E. Baines - Union Grocery Store (No. 12); 1865 - new building constructed?; 1867 - Snyder & Pickel - hardware, ag implements, tin 1870 - J. Miller - grocer, also G.C. Van Allen (Abstract of Titles), Le Roy G. Palmer (Attorney) and R.M. Pickel (Attorney) *Historic Address: 115 S Jefferson* 1885-1914 - Van Cise & Co drug store (115) 1915-1933 - Walker Drug Store - Charles Walker - pharmacy, soda fountain; 1934-35 - Godbey Drug store - M.I. Godbey 1936-1945 - W.W. Potter Drug Co - pharmacy, soda fountain, new storefront in 1938; 1950-52 - Kelleher Electric 1952-1976 - Hartrick's - appliances, wallpaper, paint, etc 1976-79 - Spudnut Shop; 1979-1990s - Dick's Donut Shop 1999-2020s - Litle Mexico Restaurant 2024 - Litle Mexico Restaurant

103 S Jefferson St Map # 22 State # 44-00204 Survey # DT-025 District status: 1 contributing building 	**Hoaglin's Variety Store** **1936 remodel, 1850s construction - brick front - early 20th century commercial - 3 story** Primary resource type: commercial Architect/builder: - Walls: brick - buff Foundation: stone First story: 1980s remodel - two recessed entries, upper story entry at left (1936 configuration), large aluminum windows, tile on bulkhead Windows: 1/1 windows, stone sills Design features: soldier brick course above 3rd story windows, brick rectangular outline detail with stone corners on parapet, name plate in center - Hoaglin Historic modifications: 1936 - façade remodel, storefront remodel, brick one-story rear addition (metal 8-light windows) Non-historic modifications: 1980s - storefront remodel, retained earlier configuration Other resources: - Site features: -	**Historical Notes:** 1859 - No.13 / No. 14 - T.E. Hargrave - dry goods; 1860s - dry goods stores - Cooper/Garlick/Garvin/Umstot 1873-1891 - No. 13 - George Cooper - clothing/tailor; No. 14 - dry goods, notions, millinery - Mrs. R. Eshelman *Historic Address: 105-107 S Jefferson* 1895-1903 - The Racket Store (H.A. Hoaglin), 1903-04 - The Racket Store (Johnson Bros), by 1908 - west side location for The Fair Store (also on north side) 1910-1928 - The Fair Store (T.J. Phillips); 1929-1939 - Hoaglin Variety Store (Wilfred B. Hoaglin) 1939-c.1945 - Ben Franklin Store (Wilfred B. Hoaglin); c.1945-1970 – Hoaglin's 5c to $1 Store (Wilfred Hoaglin, owner) 1970-1979 - Hoaglin's Store (Arnold Schuetz, then Paul J. Trom) 1980s - Trailblazer Ltd - cloithing store; 1993 - Crafters Depot Gifts (105) 2001 - Sisters Attic (105), Magic Nails (103); 2011 - Total Connections (103), Second Chance (105) 2024 - The Vintage Raven
101 S Jefferson St Map # 23 State # 44-00203 Survey # DT-026 District status: 1 contributing building NRHP individual status: Listed under C – 1991 	**First National Bank** **1923 - Classical Revival - 2 story** Primary resource type: commercial - bank Architect/builder: Paul V. Hyland (architect, Chicago), Stiles Construction Co (contractor) Walls: stone (Bedford) Foundation: concrete First story: center entry, square windows to either side Windows: square single-light window above lower windows/door Design features: stone pilasters, stone entabluature/cornice, stepped parapet, Bedford stone construction Historic modifications: 1948 - new aluminum windows, interior remodel, 1973 - lot to west developed as grass and concrete parking area Non-historic modifications: - Other resources: - Site features: grassy lot immediately to west/rear of building with concrete parking area at west/rear end with alley access	**Historical Notes:** (site of two earlier buildings - south one - dry goods/millinery) *Historic Address: 101-103 S Jefferson* (earlier building for First National Bank on corner) 1923 - construction of new bank for First National Bank, here until bought by Henry County Savings Bank in Nov 1930 1931-1975 - Henry County Savings Bank (main/only location) 1966 - drive-in bank built two blocks to east, 1972 - building to west bought and demolished in 1973 - current parking / future expansion, 1975 - new bank built on the site to east instead (301 W. Washington); "uptown office" of Henry County Savings Bank remained here into the early 1980s - grass and concrete parking area behind building c.1985-c.2003 - Extension Services, Iowa State University 2000s - Le Chic Boutique, The Style Vault and Soul Expressions 2024 - Le Chic Boutique, Revive

220 W Monroe St

Map # 24
State # 44-00377
Survey # DT-027

District status:
1 contributing building,
3 contributing structures

NRHP individual status:
Listed under C - 1991 (building)

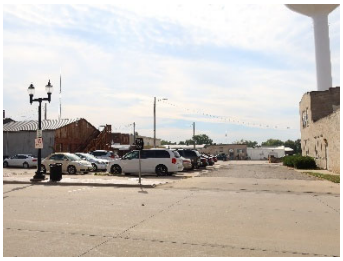
City Hall

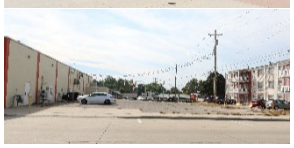
1936, 1939, 1952, 1964 - 20th century Revival styles - 1 1/2 story

Primary resource type: governmental
Architect/builder: William Weibley (architect, Burlington), K.A. Bergdahl (contractor)
Walls: stone
Foundation: concrete
First story: center entry with pediment
Windows: smaller 1/1 windows
Design features: entry pediment/vestibule, stone detailing, side parapets
Historic modifications: 1975 – remodel after police dept moved out; 1979 - remodel after fire station moved out - public restrooms
Non-historic modifications: 2017 - building sold - then remodeled for offices
Other resources: 1939 - stone wall (24b) with vertical coping and piers along west and north side of original parking lot to south - arch inset on north - entry at north end of west, 1952 - city parking lot (24c) built to east of city hall - currently concrete with asphalt drive from north, 1964 - new water tower (24d) built on parking to south of City Hall, parking to south on site of old one (demolished)
Site features: weigh scale in ground immediately to rear/south of City Hall, low concrete retaining wall along west edge of south portion (Jackson St), concrete/brick wall with brick sign pier and landscaping along south edge (W. Washington)

Historical Notes:

1880s-1930s - earlier water tank at south end along W. Washington, vacant lot north to W. Monroe, city scales, city tie lot and horse sheds at edge in middle of property
1936 - new building for City Hall, fire station, and police department - water tower also built to south; 1937-1975 - city hall, fire station, police department; 1939 – stone wall built to south, parking lot improved
1952 – city parking lot built on east portion of property; 1964 – new spheroid water tower built, earlier one demolished
1964-2020s - current water tower, stone wall around base, parking lot to east and parking to south
1975-1979 – city hall, fire station; 1979-2016 – city hall
2018 - remodel for offices
2024 - Crossroads Financial Group



300 W Monroe St Map # 25 State # 44-02264 Survey # DT-028 District status: 1 contributing building, 1 contributing structure 	**Universal Motors Co** **1948, 1979, 1987 - brick front - mid 20th century commercial** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: concrete First story: large display windows infilled and replaced with smaller windows, center entry Windows: large multi-light windows partially infilled with brick and replaced with smaller windows Design features: lack of decorative detail Historic modifications: 1978-79 - remodel for community center, senior citizens center, and fire station for City of Mt Pleasant, parking lot to west maintained Non-historic modifications: 1987 - remodel to add police station to building; 2010 - remodel for Veterans Hall Other resources: 1950s - parking lot (25b) to west of building by 1950s, currently asphalt paving, concrete curbs along west, curbs and low concrete wall along south edge Site features: -	**Historical Notes:** 1948 - earlier brick house on site demolished, new building for Universal Motor Co 1948-1952 - Universal Motor Co (Mercury, Ford and Lincoln auto supplies and service) 1952-1978 - Sheets Motors (Lyman Sheets, Ray Sheets) - Ford & Mercury sales and service; 1950s-70s - parking lot / car lot to west of building 1978-79 - remodeled for community center, senior center, and fire department; parking lot maintained to west; early 1980s - Mt Pleasant Community Center, Henry County Seniors Center, and Congregate Meals Center, fire station; 1987 - police department also moved in; 1990 - fire station moved to new building; 1990s - police department, Iowa State Department of Transportation, and Congregate Meals 2000s - Police department, Congregate Meals; 2010s-20s - Veterans Hall - Henry County VFW Post #2561 and American Legion Post #58 2024 - Veterans Hall
106 N Jackson St Map # 26 State # 44-00180 Survey # DT-030 District status: 1 contributing building, 1 contributing structure 	**Bud's Super Valu** **1966, c.1993 - mid 20th century grocery - 1 story** Primary resource type: commercial Architect/builder: - Walls: concrete block Foundation: concrete First story: inset entry at northwest corner, added entry on north side Windows: paired single-light windows added around 1990 Design features: concrete block construction with projected alternating blocks along top of W/N walls Historic modifications: - Non-historic modifications: c.1993 - windows added to convert to county offices, north entry added Other resources: 1966 - paved parking lot (26b) developed with new grocery store to west/north of set back building, currently asphalt paving Site features: -	**Historical Notes:** (earlier large 1915 building for M.C. Hall Lumber Co / Hall & Weir / Weir & Russell / Hall & Weir / Spahn & Rose Lumber Co) 1965-66 - new building for Super Valu store - 55 by 115 feet building with paved parking for 33 cars; 1966-1975 - Bud's Super Valu (Bud Waugh); 1975-76 - Dick's Super Valu (Dick Fields) 1977-1985 - White's Floor Covering; 1985-1989 - owned by City of Mt Pleasant 1990-2020s - owned by Henry Co - Henry County Community Services, CPC Administration, Step Employment, Henry County Community Mental Health, Life Solutions, Rescare, and the offices of Henry County Veterans Affairs - parking lot maintained 2024 - Henry County Public Health

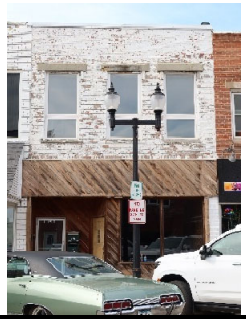
104 N Jackson St Map # 27 State # 44-02239 Survey # DT-031 District status: 1 contributing building 	**Skerik Parts Service Co** **1955, 2002 - mid 20th century auto - 1 story** Primary resource type: commercial Architect/builder: - Walls: tile block Foundation: concrete First story: large windows, entry at south end, entry added in former service bay at north end Design features: tile block construction, large window openings Historic modifications: - Non-historic modifications: 2002 - new windows/entry for remodel to physical therapy / financial office Other resources: - Site features: -	**Historical Notes:** 1955 - owner Ray Scarff had new building constructed for Skerik Parts Service Co 1955-2001 - Skerik Parts Service Co 2002-2010s - Physical Therapy Service (David Hazell), Cummings Financial 2024 - vacant
225 W Monroe St Map # 28 State # 44-00378 Survey # DT-032 District status: 1 contributing building NRHP individual status: Listed under C – 1991 	**Masters Building** **1937, c.1995 - brick front - early 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: K.A. Bergdahl (contractor) Walls: brick - buff, vinyl siding Foundation: concrete First story: centered entry with large display windows Windows: 1/1 vinyl windows Design features: rectangle brick outline on frieze/parapet with "M A S T E R S" concrete accent square, 1937 date plate between 2nd story windows Historic modifications: - Non-historic modifications: c.1995 - vinyl siding on sides/rear, vinyl windows, 2010s - storefront windows replaced (same size) Other resources: - Site features: -	**Historical Notes:** *Historic Address: 223-225 W Monroe* 1937 - new building constructed for G.C. Masters by contractor K.A. Bergdahl; 1938-1943 - Masters Sheet Metal and Plumbing; 1939-1944 - also National Farm Loan Association, Mt. Pleasant Production Credit Association 1939-1943 - Southeastern Iowa National Farm Loan Association / Federal Land Bank; c.1945-1974 - Benesh Heating & Plumbing (rear half of 1st story / 102 N. Jackson) 1943-1963 - Federal Land Bank / Mt Pleasant Farm Loan Assocoation; 1964 - State Farm (Clarence Pulse); 1968/1970 - KXGI (radio station) c.1973-c.1994 - Iris Realty; 1995-2000 - Yenchay's Market 2011 - Papa George's Pizza & Steak House 2024 - Masters Parlor (tattoo and piercing shop)

217-219 W Monroe St Map # 29 State # 44-00376 Survey # DT-033 District status: 1 contributing building, 1 non-contributing building 	**McLeran Building** **1947 remodel, 1859/1914 construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick - buff Foundation: stone First story: 1947 remodel - west half: large display windows, angled window back to entry; east half: residential entry and two 1/1 windows Windows: 1/1 aluminum windows, some 3/1 wood windows Design features: lack of decorative detail Historic modifications: 1947 - façade remodel (brick/storefront/windows) - retained configuration of commercial on west half and residential on east half Non-historic modifications: - Other resources: 2010 - large side-gable frame garage (29b) to rear (29b) replaced earlier building) - vinyl siding, four overhead doors on north, pedestrian entry on north and two on south, metal roof Site features: grassy area to west/side of building and to rear/north of building	**Historical Notes:** 1860s-80s - Peter Jericho, harness maker (west), residence (east) 1885-1893 - east - Francis (shoemaker) and Minerva Rock; 1893-1908 - Mrs. Minerva Rock - dressmaker (residence/business) *Historic Address: 219-221 W Monroe* 1892-1908 - west - Charles E. McLeran - sewing machines, organs, pianos, phonographs 1908-1940 - west - Charles E. McLeran - music store, sewing machines, radios, refrigerators; 1908-1940 - east - home of Charles and Catherine McLeran 1940-1966 - west - McLeran Music Store, by 1957 - also McLeran Appliance - Thornton and Kathryn McLeran - lived in east half; east - 1970s-1990s - continued residence of Kathryn McLeran (widow) west: 1966-1971 - Benda Appliance; 1970s - Locke's Carpet Castle, vacant west: 1980 - Richard's Interiors, 1986 - Allred Insurance Services; 1993 - Peterson Insurance Services; 2000 - H&R Block 2005-2020s - Holaday Satellite Sales & Service 2024 - Holaday Satellite
215 W Monroe St Map # 30 State # 44-00375 Survey # DT-034 District status: 1 contributing building 	**Mt Pleasant News Building** **1979 remodel, 1920 construction - 1970s brick front - 1 story** Primary resource type: commercial Architect/builder: Wesley Barton Construction Walls: brick Foundation: concrete First story: 1979 remodel - tall narrow windows with brick outline detail Design features: simple brick façade Historic modifications: 1979 - façade remodel (brick, 1st story openings) Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** *Historic Address: 211-213 W Monroe* June 1914 fire destroyed M.C. Hall Lumber building on this site 1920 - new building for garage of H.E. Rukgaber; 1920-1935 - H.E. Rukgaber - garage/auto sales; 1936-38 - A.M. Nesbitt - garage 1938-1957 - Fleenor Pontiac Co (Roy E. Fleenor) 1958-1964 - Iris Bowling Lanes 1965-2018 - Mt Pleasant News; 1979 remodel as part of "Operation Pride" 2024 - Gray Barn Industries (screen printing, embroidery)

211 W Monroe St Map # 31 State # 44-00374 Survey # DT-035 District status: 1 non-contributing building 	**Galer & Galer Building** **1986 remodel, 1916 construction - late 20th century traditional - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick / rusticated concrete block Foundation: concrete First story: 1965 remodel - center entry with sidelight/transom, paneling/smaller windows in display window, flat metal awning Windows: none on 2nd story Design features: rectangular outline and buff "I" brick detail on frieze, slightly projected cornice Historic modifications: c.1965 - storefront remodel, awning Non-historic modifications: 1986 - 2nd story remodel rebuilt brick façade - no windows, new brick details Other resources: - Site features: -	**Historical Notes:** June 1914 fire destroyed Christian Church on this site *Historic Address: 207 W Monroe* 1916 - new building for George Felgar - occupied by J.L. Scott & Co (Ford dealer) - 1916-1920 1920-1925 - Henry County Motor Company (Ford dealer); 1925-1927 - McClure Motor Company (Lincolns, Fords, and Fordsons) 1927-1965 - Mt Pleasant News (newspaper, Charles S. Rogers) 1965-1993 - Galer & Galer law office (Roger Galer, Ben Galer) 1995 - Galer-McCormick Law Office; 1996-97 - Toy Lending Library; 1998 - AFLAC, Anderson Insurance 2001-05 - AFSCME Union Local 2995; 2006-2010s - Henry County Recovery Center, 2020s - Choices Drop-In Center 2024 - Choices Drop-In Center
101 N Jefferson St Map # 32 State # 44-00184 Survey # DT-036 District status: 1 contributing building 	**Insurance Plan Savings & Loan** **1952-53 remodel, c.1852 construction - International - 3 story** Primary resource type: commercial Architect/builder: Carl A. Nelson (1952 contractor, Burlington) Walls: brick - Roman (Shadow-Tex) / limestone bands Foundation: stone First story: 1952 remodel - recessed entry with sidelights/transom at left (aluminum/glass), large aluminum display windows, permastone bulkhead, also low wall on south, corner round metal column Windows: 2/2 horizontal aluminum windows, glass block with small windows on 2nd story south side Design features: limestone panels/bands with inset Roman brick bands on each story, lack of decorative detail Historic modifications: 1952-53 - façade / exterior remodel (brick/stone, windows, storefront) Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** c.1852 - 3-story brick building constructed for James B. Shaw - later noted as the first 3-story business bldg in MP; c.1852-1874 - James B. Shaw & Co - hardware, stoves, tinware, etc.; 1874-1878 - Rukgaber & Clarke - hardware 1878-1886 - Rukgaber, McGregor & Baines - hardware; 1887-1891 - McGregor & Risser - hardware; 1892-1900 - T. E. Hargrave & Son (T.E., Charles); 1900-01 - Garvin & Hughes - carpet *Historic Address: 101 N Jefferson* 1902-04 - Holland & Bosworth - drug store; 1905-1911 - Holland & Waugh (Dr. John E. Holland, H.T. Waugh) - drug store; 1911-12 - Beezley & Co - drug store; 1906-c.1915 - 2nd story - Dr. W.S. Lessenger 1912-1944 - H.T. Waugh - drug store - also paint, glass, gifts; 2nd story: 1923 - Dr. J.P. Hunt, dentist; 1937 - Max Kinney, attorney; 1939-1952 - Henry Co Ag Conservation Assn 1946-1975 - Insurance Plan Savings & Loan Association 1952-53 - exterior/interior remodel for Insurance Plan Savings & Loan Association 1978-1985 - Vance Law Office (Clifford M. Vance, Michael C. Vance) 1985-2020s - Vance Law Office (Michael C. Vance) 2024 - Vance Law Office

103 N Jefferson St Map # 33 State # 44-00185 Survey # DT-037 District status: 1 contributing building 	**Hoaglin's** **c.1908, c.1853 construction, 1963, 1982 - brick front - early 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1963/1980s remodel - centered aluminum double-door entry with transom, large aluminum display windows, wood paneling on transom (1980s) Windows: 2/2 wood windows with hoods (restored in 1982) Design features: lack of other decorative detail (since 1906 remodel or earlier) Historic modifications: 1906 - remodel of 3 story and 2 story building into one department store - façade built to same height, 1950s - window hoods removed, windows covered/filled Non-historic modifications: 1982 - brick sandblasted, windows restored (Operation Pride project) Other resources: - Site features: -	**Historical Notes:** c.1853 - 3-story brick building built on south half and 2-story brick building built on north half - separate buildings/owners until 1906 south: dry goods, hardware, dry goods - Robinson Bros (1870-75), Sisson & Warwick (1875-1880s); grocery - R.J. Pierce, Farmer's Flour & Feed (1893); drug store - Waibel, Holland & Waugh, Bosworth & Bro; barber shop - Fidler & Hackley (1903), A.L. Allender (1904) *Historic Address: 103-107 N Jefferson* north: boots & shoes (Tyner, Kramer, Coulter & Anderson; 1867-1875 - J.W. Hampton - dry goods, 1875 - new iron front for Robinson Bros; dry goods - Robinson Bros (1875-1880), Templin & Woods (1880-1896), J.T. Woods (1896-1901), Golden Rule (1902), 1903-06 - Wm Hoaglin's Annex - dry goods 1906-1936 - Wm Hoaglin - department store / dry goods 1936-1957 - Hoaglin's Inc - department store 1957-1965 - John Green Store - department store; 1965-1968 - P.N. Hirsch Co - department store 1969-1990 - Coast to Coast - hardware 1991-2015 - Bezoni's True Value; 2016-2019 - Brown Bear's Basket Antiques, 2020s - Jefferson Street Antique Mall 2024 - Jefferson Street Antique Mall
105 N Jefferson St Map # 34 State # 44-02241 Survey # DT-038 District status: 1 contributing building 	**City Hall Block** **c.1858, 1908, 1963, 1982 - Italianate - 3 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1963/1980s remodel - aluminum double-door entry with transom, large aluminum display windows, wood paneling on transom and lower part of 2nd story windows (1980s) Windows: 3rd story windows - uncovered in 1982 - 6/6 arch wood windows, 2nd story windows - upper portion visible Design features: brich arch window bays with pilasters Historic modifications: 1950s - simple brick corbeling on frieze removed - parapet rebuilt; 1960s - upper windows covered Non-historic modifications: 1982 - brick sandblasted, windows uncovered (Operation Pride project) Other resources: - Site features: -	**Historical Notes:** 1859 - City Hall Block completed - north and south storefronts with joint hall on 3rd story; 3rd story - used for performances/events/meetings in 1859-1865, used for city council mtgs in 1861-64, used for Journal printing/newspaper in 1866-1870s, used for ladies library in 1882-1899 south: 1859-63 - Bowman - stoves and tin ware, groceries - White, Serviss & Roads, Roads, Excelsior Mills; 1874-1880 - Oakland Factory Store - blankets/flannels/yarn; groceries: Mrs. A. Herrick (1880-82), G.H. Batchelder & Co (1882-90), R.J. Pierce (1893), Cook & Grant, Cook & Lewis; 2nd story - Cole Bros (1860s), Drs. Smith & Linn, Mt Pleasant News (1890s) *Historic Address: 109-113 N Jefferson* north: grocery - W. Saunders (1859-1860s), R.D. Allen (1869), O.J. Gimble (1872-1880s), C.M. Clark (1891); 1893-1903 - Walker & Dallner - hardware 1906 - south became part of Wm Hoaglin's store to south, then into north half in 1908; 1908-1936 - part of Wm Hoaglin - department store / dry goods 1936-1957 - part of Hoaglin's Inc - department store 1957-1963 - part of John Green Store, 1963-1973 - Montgomery Ward catalog store 1974-1990 - part of Coast to Coast - hardware 1991-2015 - part of Bezoni's True Value; 2016-2019 - part of Brown Bear's Basket Antiques, 2020s - part of Jefferson Street Antique Mall 2024 - Jefferson Street Antique Mall

109 N Jefferson St Map # 35 State # 44-00188 Survey # DT-039 District status: 1 contributing building 	**Brown's Shoe Fit Co** **1912 - brick front - early 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 2000s remodel - recessed centered entry with aluminum door/windows (part of earlier remodeling), paneling covering remainder of storefront with small windows Windows: wide center picture window with transom, regular window with transom to either side Design features: lack of decorative detail Historic modifications: 1953 - earlier storefront remodel, likely remodeled again in 1960s Non-historic modifications: 2000s - storefront remodel Other resources: - Site features: -	**Historical Notes:** earlier 3-story building constructed on site around 1859 - mostly rebuilt in 1912 1870s-1910s - series of meat markets in earlier building (Keifer, Dawson, Pennebaker, Fort, Harrison, Hamilton & Lauder, West Side Meat Market, A.V. Coles) *Historic Address: 117 N Jefferson* 1912 - three-story building reconstructed as two-story building at same height, new façade, for shoe department of William Hoaglin - department store to south 1912-1936 - part of Hoaglin Department Store - shoe dept 1936-1952 - part of Hoaglin's Inc - shoe dept 1952-1998 - Brown's Shoe Fit Co (local store of chain) c.2001-2014 - Beauty N the Beach c.2015-2020s - Forever Nails 2024 - Forever Nails
111 N Jefferson St Map # 36 State # 44-00190 Survey # DT-040 District status: 1 contributing building 	**C.C. Warhurst Grocery** **1914, c.1858 construction - brick front - early 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick - glazed white Foundation: stone First story: 1980s remodel - recessed center entry, tall windows, permastone bulkheads, pent roof awning Windows: center large window flanked by narrow windows (1/1 replaced by single light), window to either side (1/1 replaced by single light) Design features: glazed white brick façade, lack of decorative detail Historic modifications: 1914 - façade remodel (new glazed brick, storefront) by Wm Hoaglin after June fire, 1965 - storefront remodel Non-historic modifications: 1980s - storefront remodel, rear garage addition Other resources: - Site features: concrete driveway at west/rear	**Historical Notes:** 1859-60 - J.B. Bass - produce, groceries; 1860s - groceries - Hiram Chase, John Shull, Ira Irons, A.S. Pewrry, 1870s - Mrs. A. Herrick - groceries 1888-1906 - Charles M. Clark - grocery *Historic Address: 119 N Jefferson* 1907 - Carl S. Lauger - grocery, 1909 - Walter E. Shepp - grocery, 1911-1916 - C.C. Warhurst - grocery (before and after 1914 fire) 1920s - Paul O'Connor - grocery 1930s-1940s - O'Connor Food Market (Paul O'Connor) c.1952-1964 - Walker's Food Market 1965-2014 - Dodd's Insurance Agency 2016-2020s - Weight Loss Center of SE Iowa 2024 - Weight Loss Center of SE Iowa

113 N Jefferson St Map # 37 State # 44-00192 Survey # DT-041 District status: 1 contributing building 	**Thompson Building** **c.1889, 1890, 1914 - Late Victorian - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1993 remodel - wood paneling, entries at left, large windows Windows: stone lintels with brackets, stone sills, single/awning window Design features: stone lintels with brackets Historic modifications: 1890 - cornice added; 1914 - rear section built after June fire - façade modernized (cornice removed) Non-historic modifications: 1993 - storefront remodel Other resources: - Site features: grassy area / gravel parking to rear/west of building	**Historical Notes:** 1859 - Excelsior Drug Store / Miller & Grant; 1860-1887 - S.N. Thompson - queensware, china, glass (33) 1890s - John Morony - grocery, Turney & Osgood - millinery, Hersey's Cash Grocery *Historic Address: 123 N Jefferson* 1899-1908 - W.E. Steadman - grocery, 1910-12 - Ott's Drug Store, 1912-14 - H.A. Duncan - grocery, 1914 fire - remodeled 1915-1930 - Hulings' Variety Store 1934-53 - Rukgaber Hardware; 1954-60 - Bragg's Davis Paint Store 1960s - Dodd's Decorating, Becker's Electronics; 1970s-80s - Dodds Decorating 1989/1993 - Decorating Plus, 1994 - Just for You, 1996 - B & D Toning and Tanning 1997-2004 - Dance Academy, 2005-2020s - AFSCME Union Local #2995 2024 - AFSCME Union Local #2995
115 N Jefferson St Map # 38 State # 44-00193 Survey # DT-042 District status: 1 contributing building 	**Martin & McAdam Building** **1866 - Greek Revival - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1965 remodel - entries at right/north, large aluminum display windows and brick bulkhead Windows: 1/1 windows with stone lintels and stone/brick sills Design features: simple projected courses of brick above windows and on frieze, brick dentil detail on cornice Historic modifications: 1965 - storefront remodel Non-historic modifications: 1980s - windows replaced Other resources: - Site features: grassy area / gravel parking to rear/west of building	**Historical Notes:** 1866 - Martin & McAdam, merchant tailoring, moved into their new brick store (35), here until 1869; 1869 - Gordon & Jones - woolen goods, 1870s - series of businesses (Gimble, Singer Sewing Machines, Mt Pleasant Shirt Factory, Arnolds & Lyons - drug store) 1879-1884 - restaurant (Mrs. A. Herrick, Good Luck Restaurant), 1892 - Mrs Ackerman & Co - bakery, 1893-1900 - J. Wheeler - bakery *Historic Address: 125 N Jefferson* 1900-07 - Charles Wilkins - bakery, 1907-1910 - A.V. Coles - bakery; 1910-1917 - Charles Wilkins - bakery 1917-1938 - Chris Reinhart - bakery 1939-1958 - Model Barber Shop, Model Beauty Shop / Vanity Beauty Shop 1965-69 - R.O. Elefson Agency (real estate, insurance), 1969-1984 - Elefson Agency Inc 1985 - Montogomery Ward catalog store, 1987-1996 - Edward D. Jones (Mike Henderson) 1997-2009 - Henderson Photography, 2011-2022 - Broeker Photography, 2023 - Holistic Gypsiez 2024 - Holistic Gypsiez

119 N Jefferson St

Map # 39
State # 44-00194
Survey # DT-043

District status:
1 contributing building

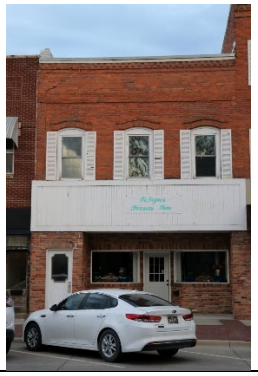
Weir Building

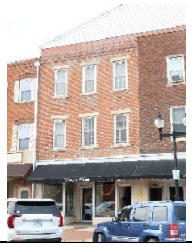
c.1866, 1961 - Greek Revival - 2 story

Primary resource type: commercial
Architect/builder: -
Walls: brick
Foundation: stone
First story: 1961 remodel - angled display winodws to entry with transom on right/north half, buff Roman brick bulkheads/columns, 2nd story entry moved to right/north (stairs moved)
Windows: 1/1 windows with stone lintels and sills, center window bricked-in in 1961 (Sears sign)
Design features: simple projected courses of brick above windows and on frieze, brick dentil detail on cornice
Historic modifications: 1961 - storefront remodel, spaces combined for Sears, window filled, stairs moved
Non-historic modifications: 1990s - windows replaced
Other resources: -
Site features: -

Historical Notes:

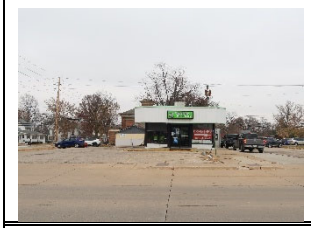
south (37/129): drug stores - Dr. D.A. LaForce (1867-69), Perry & Pritchard (1869-c.1872), Perry & Roberts (c.1872-1875), A.H. Roberts (1875-1879), Arnold & Lyon (1879-1895), Arnold, Lyon & Williams (1895-98), A.H. Williams (1898-1905)
north (39/133): 1868 - J.M.C. Swinford - grocery, 1868 - O.J. Gimble, 1869 - Arch Campbell, 1870 - O.K. Carr - lamps/oil, 1870 - Wm Hays - oyster parlor, 1876 - Virden & Spry - boots & shoes, 1879 - Mrs A. Herrick - grocery, 1880 - W.D. Snyder - grocery, 1881 - W.W. Pennington - dry goods, 1889-92 - Charles McLeran - sewing machines, pianos, etc.
Historic Address: 129-133 N Jefferson
south: 1905-1910 - Allen Ott - drug store (129), 1912-20 - A.V. Coles - meat market (117), 1920-1941 - Anderson Brothers meat market / Anderson's Jack Sprat Food Store, 1943-48 - Mt. Pleasant Plumbing & Heating Supply (J. Ruby), 1948-50 - E.E. Taft & Sons, 1951-1957 - Maid Rite Café
north: 1893 - Schmitz Gallery, 1897 - R.E. Inhe - photo, 1898-c.1906 - Nixon Bros - photos, 1911 - Needham Rogers - barber, 1912-15 - Archer Electric & Supply Co (electrical, bicycles), 1915-c.1920 - C.M. Taylor & Co - electrician, c.1920-1952 - The Electrical Store, also Livix Bros - electricians; 1953-56 - Peterson Electric, 1956-1960 - Sanders Electric
1912 - both halves owned by Adam Weir and remodeled; 1912-21 - owned by Adam Weir, 1921-33 - owned by Henry C. Weir; 1933-1958 - owned by Eleanor Weir, 1958-62 - owned by Davis Weir
1961 - both store spaces combined, center stairs moved to north; 1961-72 - Sears & Roebuck Co catalog store; 1973-1978 - Ashley's Mt Pleasant Outlet
c.1982-1986 - George's Pizza and Steak, 1987-c.1990 - Heritage Hallmark
c.2000-2015 - Marilyn's Hallmark, 2016-18 - Panda Kitchen, 2020s - Mei's China Palace
2024 - Mei's China Palace

121 N Jefferson St Map # 40 State # 44-00195 Survey # DT-044 District status: 1 contributing building 	**Burket Hardware** **1938 remodel, c.1867 construction - brick front - early 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 2006 remodel - center recessed entry, large display windows, stone bulkheads, 2nd story entry at right/north Windows: 1/1 windows with buff brick sills and lintels, metal awnings by 1961 Design features: rectangle outline brick detail on frieze, buff brick coping Historic modifications: 1938 - façade remodel (new brick, new storefront) Non-historic modifications: 1990s - windows replaced, 2006 - storefront remodel Other resources: - Site features: -	**Historical Notes:** c.1867 - built for James Harlan, 1868-1875 - Templin & Woods - dry goods and groceries (39-41), 1875-1880 - Templin & Woods - dry goods 1886 - G.C. Muir - pianos & organs (western agent); 1887-1905 - M.F. Burket - hardware *Historic Address: 135 N Jefferson* 1905-1939 - W.F. Burket & Co - hardware; 1938 - owned by Jacob Ernst - façade remodel for Burket hardware 1939-1958 - E.G. Burket & Co Hardware (Emery Burket) 1958-1961 - E.G. Burket & Co Hardware (Paul Jennett) 1961-1983 - Jennett Hardware (Paul Jennett) 1985 - Tanya's Flowers, 1986-89 - Music Shoppe, 1993-2000 - Back Door, Inc 2002 - Terry Hay, Inc; 2003-2018 - Keo's Grill and Back Bar, 2020s - Jefferson Street Grill 2024 - Jefferson Street Grill
123 N Jefferson St Map # 41 State # 44-00197 Survey # DT-045 District status: 1 contributing building 	**Harlan-Hoaglin-DeJaynes Building** **c.1867, 1979 - Romanesque Revival - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1979 remodel - inset storefront with recessed door and display windows, multi-color brick, 2nd story entry flush with front at left/south Windows: 1/1 windows with segmental arch brick lintels and stone sills Design features: simple projected course of brick and brick dentil detail on cornice Historic modifications: 1914 - portions of building rebuilt after fire; 1979 - storefront remodel, shutters added Non-historic modifications: 2000s - windows replaced Other resources: - Site features: -	**Historical Notes:** c.1867 - built for James Harlan, 1868-1875 - Templin & Woods - dry goods and groceries (39-41), 1875-1880 - Templin & Woods - dry goods grocery stores: 1875 - Ross Virden, 1878-79 - William McKibben, 1880-1884 - C.H. Rudisill, 1884-88 - Hugh O'Hare; 1888 - Hannibal A. Hoaglin - dry goods; 1889-1896 - William Hoaglin - dry goods and groceries *Historic Address: 137 N Jefferson* 1896-1906 - William Hoaglin - dry goods; 1906-1914 - storage of Hoaglin stock, 1911-13 - Mt Pleasant Glove Factory, 1913-14 - C.H. Shriver - billard parlor; 1914 - partially rebuilt by Hoaglin after 1914 fire 1914-1918 - Bird & Crane - furniture and undertaking; 1918-1930s - R.K. Crane - furniture and undertaking, ambulance service 1930s-1946 - R.K. Crane Furniture (R.K. Crane); 1946-1972 - R.K. Crane Furniture (Stanley Looker - son-in-law) 1972-1977 - Benda-Looker Furniture and Appliance 1979-2011 - DeJaynes Jewelers 2020s - DeJaynes Treasure Trove 2024 - DeJaynes Treasure Trove

125 N Jefferson St Map # 42 State # 44-00198 Survey # DT-046 District status: 1 contributing building 	**Harlan-Hoaglin-Walker Building** **c.1867, 1979 - Romanesque Revival - 3 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1979 remodel - inset storefront with recessed door and display windows, multi-color brick, 2nd story entry flush with front at right/north Windows: 1/1 windows with segmental arch brick lintels and stone sills Design features: simple projected courses of brick and brick dentil detail on cornice Historic modifications: 1914 - portions of building rebuilt after fire; 1979 - storefront remodel, shutters added Non-historic modifications: 2000s - windows replaced Other resources: - Site features: -	**Historical Notes:** c.1867 - built for James Harlan, 1868 - I.W. White - grocery, 1869-70s - M.F. Burket & Co, 1875 - Gas Company, 1885-86 - Chinese laundry (men from China) 1893 - Mount Pleasant Gas and Light Co *Historic Address: 139 N Jefferson* 1896-1906 - William Hoaglin - dry goods; 1908-1914 - wrapper/garment factory of M.E. Carter; 1914 - partially rebuilt by Hoaglin after 1914 fire 1914-1918 - Bird & Crane - furniture and undertaking; 1918-1930s - R.K. Crane - furniture and undertaking, ambulance service 1930s-1946 - R.K. Crane Furniture (R.K. Crane); 1946-1972 - R.K. Crane Furniture (Stanley Looker - son-in-law) 1972-1977 - Benda-Looker Furniture and Appliance 1979-2013 - Walker's Office Supplies (Denny Oakes) 2014-2020s - vacant 2024 - vacant
127 N Jefferson St Map # 43 State # 44-02242 Survey # DT-047 District status: 1 contributing building 	**Dougherty Building** **c.1868 - Greek Revival - 3 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1965/1997 remodel - recessed entry, large display windows, upper story entry at right/north Windows: 9/9 vinyl windows with stone lintels and sills Design features: simple projected courses of brick and brick dentil detail on cornice Historic modifications: 1914 - portions of building rebuilt after fire, rear addition built; 1965 - building clad in siding Non-historic modifications: 2000s - gable roof with bldg to north; 2010s - new windows, siding removed from brick Other resources: - Site features: gravel parking area to rear/west of building	**Historical Notes:** c.1868 - built for W.F. (Fletcher) Dougherty - furniture store and factory here until 1879 1879-1911 - furniture store of H.T. Bird *Historic Address: 141 N Jefferson* 1911-1914 - furniture store of Bird & Crane; June 1914 - fire - rear of building rebuilt and new addition 1914-1934 - Lauterbach Variety Store (John Lauterbach); 1934-1945 - used as part of R.K. Crane furniture store to south 1945-1963 - office of Dr. J. Stewart Jackson 1965-1982 - Williams Clothing 1985-87 - The Sire Shop 1993-2023 - The Shear Advantage - beauty shop, apartments; 2024 - to be part of Southeast Iowa Realty 2024 - vacant

129 N Jefferson St Map # 44 State # 44-00199 Survey # DT-048-49 District status: 1 contributing building 	**Shannon Building** **1945 remodel, c.1869 construction - brick front - mid 20th century commercial - 3 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1960s remodel - recessed entries at left/south, large display aluminum windows with red brick bulkheads Windows: 1/1 windows with concrete sills and no lintel detail Design features: lack of decorative detail Historic modifications: 1945 - façade remodel (new brick, new storefront), 1946/1948 - rear additions, 1960s - storefront remodel Non-historic modifications: 2000s - gable roof with bldg to south Other resources: - Site features: short asphalt driveway to rear/southwest	**Historical Notes:** c.1869 - built for William Harlan; 1869-1872 - post office, 1874 - Baines & Putman, 1876 - H.M. Ingram Grocery 1880 - Newbold, Houseman & Co - seeds, 1882 - Mt. Pleasant Creamery, 1886 - grocery, 1888-1896 - Mrs. Albert Anderson - millinery and fancy goods, also Miss Harrison *Historic Address: 143 N Jefferson* 1896-1923 - T. Harrison & Co / Harrison Millinery Co (Bessie Harrison Bennet (1890s-1900s), Fannie Harrison (1890s), Alice Harrison Corcoran (1900s-20s), Hattie McCormick (1905-1918) 1927-1948 - Shannon Dry Cleaners 1948-1957 - Ruby Dry Cleaners, 1957-1962 - Dr. Raymond Hanks, Jr - chiropractor; 1964 - Time Loan Co, 1968 - Seaboard Finance Co, 1972-1982 - part of Williams Clothing rear (202 W. Madison): 1964-2009 - Maurice and Doris LeMaster - residence - also The Gun Room from 1964-1977 1993 - Rosalie's Resale 1994-2022 - State of Iowa Juvenile Probation office, 2023 - Southeast Iowa Realty 2024 - Southeast Iowa Realty
207 W Madison St Map # 45 State # 44-02254 Survey # DT-050 District status: 1 contributing building 	**W. Fletcher and Harriet Dougherty House** **c.1855 - Gothic Revival - 1 1/2 story** Primary resource type: residential Architect/builder: - Walls: res - frame - asbestos Foundation: stone First story: entry porch, single door entry Windows: 1/1 wood windows with simple surrounds Design features: front cross gable with decorative wood detail in peak of gable, side gables with decorative wood details in peak Historic modifications: 1900s - rear addition on side of rear ell, 1950s - garage addition at northeast corner Non-historic modifications: - Other resources: - Site features: grass/shrubs/trees on lot around house, concrete driveway at rear	**Historical Notes:** c.1855 - house built for W. Fletcher and Harriett Dougherty c.1855-1903 - W. Fletcher and Harriett Dougherty (W.F. Dougherty - furniture manufacturer at 127 N. Jefferson from 1850s-1879, sale of organs & pianos from this property in 1880s and 1890s, death of Harriett in 1903) *Historic Address: 209 W Madison* 1904-1910 - tenants, owned by Adam Weir from 1908-1920, sold to S.T. Hills in Jan 1920 1911-1923 - Samuel T. (farmer) and Cornelia Hills, S.T. died in 1923, 1923-1929 - Cornelia Hills, also son Robert C. Hills 1929-1946 - Robert C. and Gladys Hills (Robert - worked for city light plant, then as street superintendent) 1946-2004 - Gladys Hills (1950s - fountain pen inspector), also Margaret Hills, also 1970s-1980s - Hills Ceramics 2004-2010 - owned by Hills daughters, Margaret Hills and Betty Breazeale 2013-2020s - Kevin and Katrina Gipple 2024 - Kevin and Katrina Gipple
205 W Madison St Map # 46 State # 44-02253 Survey # DT-051 District status: 1 contributing building 	**Couchman Clinic** **1964 - Contemporary - 1 story** Primary resource type: commercial - office Architect/builder: - Walls: brick / concrete block Foundation: concrete First story: entry area at right/east on south side - hip roof with recessed entry Windows: single light aluminum windows Design features: vertical brick column elements, recessed concrete block "panels" with sets of windows, planter on south side Historic modifications: - Non-historic modifications: - Other resources: - Site features: grassy area / asphalt parking area with concrete retaining wall to west of building	**Historical Notes:** *Historic Address: 202 N Jackson* earlier house on west part of lot at 202 (204) N. Jackson (demolished in 1960s) 1964 - built as medical clinic for Dr. Phillip Couchman and Dr. Mary Couchman (east part of lot, facing city parking lot to south); 1964-1981 - Dr. Philip Couchman / Dr. Mary Couchman / Couchman's Pediatrics and General Practice 1982-1990 - Dr. Linwood Miller, DO, and Dr. James Widmer, MD 1992-2020s - Henry County Department of Human Services 2024 - Henry County Department of Human Services

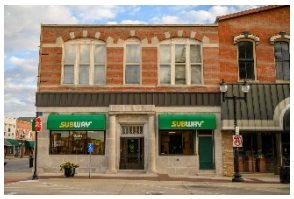
201 N Jefferson St Map # 47 State # Survey # DT-142 District status: 1 contributing structure 	**N. Jefferson City Parking Lot** **1961 - parking lot** Primary resource type: parking lot Architect/builder: - Foundation: asphalt parking lot Design features: asphalt parking lot on full lot east parcel and half lot west parcel, east/west entry points, asphalt paving, concrete alley/drive, concrete curbs Historic modifications: - Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** earlier house of Drewer family on site 1961 - city acquired property for city parking lot for downtown 1961-2020s - city parking lot 2024 - city parking lot
203 N Jefferson St Map # 48 State # 44-02247 Survey # DT-052 District status: 1 non-contributing building 	**Fellowship Cup** **1977, 2007 - late 20th century - metal/brick - 1 story** Primary resource type: commercial Architect/builder: - Walls: brick on lower / vertical metal siding Foundation: concrete First story: entries on east side of west portion and south side of east portion Windows: paired 1/1 windows Design features: brick lower walls and center section on east elevation Historic modifications: - Non-historic modifications: 2007 - large addition built for Fellowship Cup, demolition of house on east portion of lot Other resources: - Site features: grass lawn on east portion of parcel - south/east of east addition	**Historical Notes:** earlier house on east part of lot 1977 - west portion of building constructed on west part of lot (made into separate parcel for bldg permit) 1978 - music store, 1979 - Budget Shop, Glover Real Estate, 1981 - Glover-Byrum Auction & Realty and Kent, Fran's Davis Paint Store 1983-2020s - Fellowship Cup 2024 - Fellowship Cup
207 N Jefferson St Map # 49 State # 44-02248 Survey # DT-053 District status: 1 contributing building 	**Elgar Law Office** **c.1913, 1959 - gable-front house - 2 story** Primary resource type: residential / commercial Architect/builder: - Walls: res - frame - vinyl Foundation: stone First story: enclosed front porch Windows: 1/1 vinyl windows Design features: Historic modifications: 1950s/60s - one-story additions around two-story house; 1959 - house converted to law office Non-historic modifications: 2000s - vinyl siding, windows Other resources: - Site features: grass lawn around building, large rear yard	**Historical Notes:** 1860s-1900s - earlier one-story side-gable house used as rental by owner of house to north c.1913 - house rebuilt/enlarged for Dr. J.J. and Ella Pitcher - lived here 1913-1918 1918-1958 - home of Herman E. (lawyer) and Clara Elgar 1950s - law office of H.E. Elgar also listed in some directories at this address; Dec 1958 - Elgar Law Office moved to property - remodeled (H.E. Elgar, sons John F. Elgar and Alanson Elgar) 1959-1978 - Elgar Law Office (Alanson Elgar, John F. Elgar) 1985-2014 - owned by Ron and Barb Wyse - used as rental 2014-2020s - owned by Janet Smith - used as rental 2024 - apartments

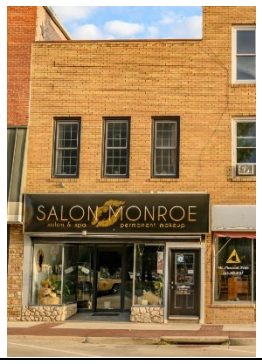
209 N Jefferson St Map # 50 State # 44-02249 Survey # DT-054 District status: 1 contributing building 	**State Farm Insurance** **1973 - Neo-Mansard - 1 story** Primary resource type: commercial - office Architect/builder: - Walls: brick Foundation: concrete First story: entry with glass/aluminum door Windows: rectangular single-light aluminum windows Design features: Neo-Mansard roof Historic modifications: - Non-historic modifications: 1986 - remodeling into one office Other resources: - Site features: concrete parking to east/north of set back building, concrete curb/sidewalk along front/east of building	**Historical Notes:** earlier house on this corner approved moved to west part of lot in Sept 1954 Oct 1954 - building permit to Virgil Hileman to construct filling station (zoning controversy); 1955-56 - Walters Service Station, 1957-59 - Payne's Sinclair, 1960-66 - Eland's Sinclair, 1968-73 - vacant (Highway 218 rerouted from N. Jefferson St to east edge of town) 1973 - building permit to Virgil Hileman for office building, three offices originally - 1974 - new location of Ron Wyse, State Farm Insurance 1980 - State Farm Insurance (Ron Wyse), Danielson Law Office (Cynthia Danielson), Woline Realtors; 1986 - remodeled by Ron Wyse for State Farm office 1986-2020s - State Farm Insurance (run by Anne Davidson since 2009) 2024 - State Farm Insurance
210 N Jefferson St Map # 51 State # 44-02246 Survey # DT-055 District status: 1 non-contributing building, 1 contributing structure 	**Sandy's** **1971, 2010s - Faux Mansard - 1 story** Primary resource type: commercial Architect/builder: - Walls: vertical metal siding Foundation: concrete First story: double-door glass entry with transom Windows: large glass windows, low bulkheads Design features: thick roofline/frieze (cladding covering vertical elements) Historic modifications: - Non-historic modifications: 2010s - metal siding Other resources: 1971 - parking lot (51b) around set back building - asphalt parking lot / drive to north/west/south/east of building - access from west/east Site features: concrete curb/sidewalk around north/west/south of building	**Historical Notes:** earlier house on this corner moved south of town in 1971 1971-73 - Sandy's - one in chain of "drive-to" fast food family restaurants - ample parking in a well-lit and landscaped lot - eat inside or take wrapped food home (1971-09-23 article) 1973-1990 - Hardee's (bought out Sandy's) - moved to E. Washington St in 1990; 1992-2002 - Donutland 2003-2013 - China Grill Buffet; 2014-2020s - Capstone Pharmacy 2024 - Capstone Pharmacy
206 N Jefferson St Map # 52 State # 44-02245 Survey # DT-056 District status: 1 contributing building 	**Christian Science Church** **1902, 1980 - church - corner tower - 1 story** Primary resource type: religious Architect/builder: - Walls: frame - vinyl Foundation: stone First story: recessed entry area at left/north Windows: 1/1 windows Design features: gable-roof form Historic modifications: 1940 - interior remodeling; 1980-81 - gable-roof front addition for entry, reading room, Sunday School room; vinyl siding Non-historic modifications: - Other resources: - Site features: grass lawn to rear/east of building	**Historical Notes:** 1899 - first services held on 2nd story at 129 N. Jefferson for First Church of Christ, Scientist *Historic Address: 206 N Jefferson* 1902 - church completed for First Church of Christ, Scientist 1900s-1930s - First Church of Christ, Scientist 1940 - name changed to Christian Science Society 1950s-1970s - Christian Science Society; front addition in 1980 1980s-c.2011 - Christian Science Society 2015 - building sold to Iglesia Cristiana Pentecostal Jehova Es Mi Guerrero (church) 2024 - Iglesia Cristiana Pentecostal Jehova Es Mi Guerrero (church)

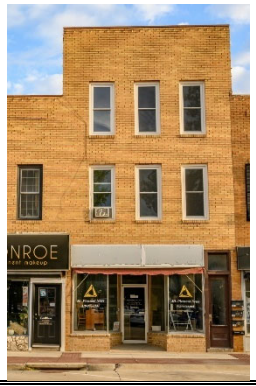
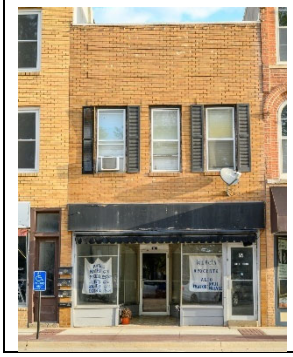
204 N Jefferson St Map # 53 State # 44-02244 Survey # DT-057 District status: 1 contributing building 	**Megorden Building** **1951-52 - Early American - 1 story** Primary resource type: commercial - office Architect/builder: - Walls: brick Foundation: concrete First story: entry with pediment surround in vertical section at right/south Windows: front window wall with stacked aluminum rectangular windows Design features: brick planter with roof across front windows, vertical brick section at right/south with frieze/cornice/dentils Historic modifications: 1978 - gable roof added Non-historic modifications: 2020s - brick painted Other resources: - Site features: gravel parking area to rear/east of building	**Historical Notes:** 1951-52 - constructed for medical office of Dr. William Megorden; 1952-1970 - Dr. William H. Megorden, physician c.1972-c.1994 - Dr. Ernest Lerner 1996-c.2010 - Dr. Annette Hill, DO (Hometown Medical Center) 2010s - vacant, 2012-20s - Mt. Pleasant Chiropractic (Matt Donnolly, DC) 2024 - Mt. Pleasant Chiropractic
202 N Jefferson St Map # 54 State # 44-02243 Survey # DT-058 District status: 1 contributing building 	**McCoid Building** **1956-57 - Wrightian - 1 story** Primary resource type: commercial - office Architect/builder: - Walls: brick - tan Foundation: concrete First story: recessed entry area with door, window, and planter Windows: 1/1 high windows with concrete sills Design features: thickened roofline with wide eave Historic modifications: - Non-historic modifications: - Other resources: - Site features: grassy/gravel area to rear/east of building	**Historical Notes:** 1956-57 - constructed for law office of Eugene C. McCoid 1957-1966 - McCoid & McCoid (Eugene C. McCoid) 1968-1990s - McCoid & McCoid (law office of David L. McCoid) 2000s-2022 - McCoid Law Office (David L. McCoid) 2024 - vacant
200 N Jefferson St Map # 55 State # 44-00786 Survey # DT-059 District status: 1 contributing building 	**United States Post Office** **1935-36 - Stripped Classical - 1 story** Primary resource type: governmental Architect/builder: Wyatt C. Hedrick (architect, Fort Worth, TX), James I. Barnes Construction (contractor, Logansport, IN) Walls: brick - buff/tan Foundation: concrete First story: center entry with stone steps Windows: vertical sets of multi-light windows Design features: simplified Classical portions and lines, limestone accents, stone steps with stone columns for lights, raised metal letters for signage Historic modifications: 1958 - flag pole moved off building Non-historic modifications: 1990s - enclosed locking dock on rear Other resources: - Site features: concrete parking area to rear/east of building for mail trucks (since 1936)	**Historical Notes:** *Historic Address: 200 N Jefferson* 1906-1918 - former building for Seeley Memorial Y.M.C.A. 1918-1932 - former building on site used as high school (fire in Feb 1932) 1935-36 - construction of new post office on site - PWA project August 31, 1936 - post office in operation in new building 1936-2020s - United States Post Office 2024 - United States Post Office

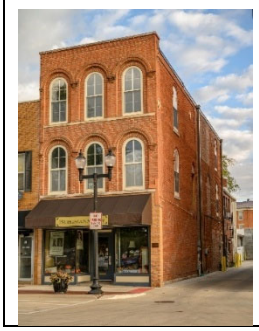
122 N Jefferson St Map # 56 State # 44-00196 Survey # DT-060 District status: 1 contributing building NRHP individual status: Listed under B – 1987 	**Harlan House (Hotel)** **1857, 1873, 1875, 1892 - Italianate - 3 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: entry portico with round columns on stone piers, arch netry with wide door, wide sidelights, and divided arch transom Windows: 6/6 wood windows Design features: wide eaves and wide frieze with decorative brackets, mansard roof with dormers on middle section, decorative brackets, wide eaves Historic modifications: 1873 - rear addition for hotel rooms, 1875 - second rear addition; 1892 - 3-story front addition, 3rd story added to middle with mansard roof, south addition; 1980 - portico reconstructed after storm damage Non-historic modifications: early 1990s - redeveloped as apartments Other resources: - Site features: grass strip along north/Madison, grass lawn along south, gravel parking area to rear/southeast	**Historical Notes:** 1857 - constructed as two-story brick house for Senator James and Ann Harlan; 1872 - converted to hotel, 1873 - rear addition for dining room and rooms, 1875 - rear addition for kitchen and rooms, 1892 - front addition 1872-1899 - Harlan House (hotel) - owned by James Harlan *Historic Address: 140 N Jefferson* 1899-1909 - Harlan House 1909-1924 - rooms for rent / apartments 1925-1986 - Harlan Hotel 1987 - listed on NRHP early 1990s - redeveloped as apartments 1990s-2020s - Harlan House apartments 2024 - Harlan House apartments
112 N Jefferson St Map # 57 State # 44-00191 Survey # DT-061 District status: 1 contributing building 	**Mt Pleasant Implement Co** **1922 - brick front - early 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick - multi-color reds Foundation: concrete First story: 2015 doors/windows - center bay with entry/windows, display windows with brick bulkheads Windows: window opening covered with wood shutters (blocked in), concrete sills, trim added to simple openings Design features: brick pilasters divided building into three bays, brick detailing at top Historic modifications: 1961 - façade clad in enamel panels, windows blocked/bricked in Non-historic modifications: 2015 - enamel panels removed, brick restored, new storefront windows/entry Other resources: - Site features: -	**Historical Notes:** *Historic Address: 124-128 N Jefferson* 1922 - building constructed for Mt Pleasant Implement Company, property owned by Carpenter family; 1922-1933 - Mt Pleasant Implement Co (International Harvester Co products); 1933-1944 - McCormick-Deering Store (directly run by International Harvester Co) 1944-1960 - T.H. Harney Implements (McCormick-Deering Farm Equipment, International Trucks, and Implements) 1961 - remodeled by IWU for J.C. Penney Co - enamal panels installed on exterior; 1961-1986 - J.C. Penney Co 1993 - Ashley's, Hansen Company, Jeans & Gems Family Hair Care and Sportswear; 2001 - Beauty-N-The Beach, Electric Beach Sportswear & Tanning, Lampline Lighting Inc, and Vickie D's Dance Academy 2011 - vacant; 2012-2020s - Quarter Maybe More Store (Fellowship Cup store) 2024 - Quarter Maybe More Store

110 N Jefferson St Map # 58 State # 44-00189 Survey # DT-062 District status: 1 contributing building 	**Goe Building** **1948 remodel, 1901 construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: Clyde McKenzie (1948 remodel contractor) Walls: brick Foundation: stone First story: 1948/2010s remodel - large display windows at left/north, entry with windows to right/south, 2nd story entry at south/right Windows: two sets of windows - center picture windows flanked by 1/1 windows, rowlock brick sills, no lintel detail Design features: lack of decorative detail Historic modifications: 1948 - façade remodel (new brick, storefront) Non-historic modifications: 2010s - new windows Other resources: - Site features: -	**Historical Notes:** 1888-1901 - earlier narrow frame livery for J.L. Goe & Son *Historic Address: 122 N Jefferson* 1901 - new brick/stone building for J.L. Goe & Son - stone from old 1856 pork house; 1901-07 - J.L. Goe & Son - livery 1907-1920s - Goe & Smith (Charles B. Goe, C. Summer Smith) - livery, then auto garage and taxi; 1934-35 - Ching's Barber Shop; 1936-1946 - Max Long Produce 1946-1949 - Mt Pleasant Motor Company (M.D. Linder & Lynn C. Wright) 1950-1966 - F.C. Ackerman & Co (electrical contractors, heating and air conditioning, electrical equipment); 1948-1957 - rear - Guinn's Auto Repair; 1966-1974 - Mt. Pleasant Electrical Contractors 1979 - Added Touch Decorating Center, 1981 - J & J. TV Service; 1993 - Fitness World 2001 - Danielson & Wilson Law Office; 2011 - Whitfield & Eddy PLC Law Office; 2020s - Skin is My Canvas Spa (Micah Leslie) 2024 - Skin is My Canvas Spa
108 N Jefferson St Map # 59 State # 44-00187 Survey # DT-063 District status: 1 contributing building 	**Cole Brothers** **c.1872 - Romanesque Revival - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: large segmental arch entry (later glass doors), segmental arch windows to either side (later windows with wood under), 2nd story entry at left (reflective of original office/outlet/storage function) Windows: large segmental brick arch over two windows above main entry, segmental arch windows with brick hoods and stone sills, later smaller windows inserted Design features: segmental brick arch details/hoods, brick pilasters, cornices with inset rectangular panels Historic modifications: 1900s - two-story rear addition; 1970s - new rear addition Non-historic modifications: c.1988 - new windows on 1st and 2nd stories Other resources: - Site features: gravel parking area to rear/east of building	**Historical Notes:** 1872 - building likely built for Cole Bros 1872-1895 - Cole Bros - main office for business (started in MP in 1849) manufacturing pumps (in Greencastle, IN) and lightning rods (in St. Louis, MO / Council Bluffs) - storage/warehouse also for traveling salesmen *Historic Address: 118 N Jefferson* 1895-1922 - Mt Pleasant Produce Co (Adam Weir and others) 1922-25 - Farmers Produce Co; 1925-1944 - Swift & Co - produce, poultry, cream station 1944-1948 - Rahe Feed Store (James Rahe); 1948-1965 - Long Feed & Produce / Long's Produce (Max Long) 1966-1975 - 2nd story office - Dr. Ledru Kaufman, then also Dr. Scott Kauffman - chiropractors; 1965-c.1970 - Larry's Styling Salon; 1976 - Kathy's Klassics 1980s - The Ark, 2nd story office - American Family Insurance; 1990s-2000s - Solid Rock Christian Book Store 2010s - Cheryl's School of Dance 2024 - vacant

106 N Jefferson St Map # 60 State # 44-00186 Survey # DT-064 District status: 1 contributing building 	**City Hall and Fire Station** **1871-72, 1956 - Romanesque Revival - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1956 remodel - recessed center etnry with transom, large aluminum display windows, brick bulkheads, 2nd story entry to left/north Windows: 1/1 vinyl windows accented by arch details/openings Design features: brick arch details on 2nd story - large center arch, arches over windows, decorative brick cornice Historic modifications: 1910s - rear addition, 1956 - storefront remodel Non-historic modifications: 2010s - vinyl windows on 2nd story Other resources: - Site features: -	**Historical Notes:** 1871-72 - built for mayor's office, council chambers, engine house, and jail` *Historic Address: 110 N Jefferson* 1872-1936 - City Hall and Fire Station 1930s - fire station and city jail on 1st story, room for council, mayor, city clerk, city attorney, and police department on front of 2nd story, storage in room on rear of 2nd story 1937-1955 - owned by J.T. Scarff; 1938-1953 - Mt. Pleasant Bowling Alley (various operators), apartment on 2nd story 1954-56 - Riley's Clothing; 1957-61 - Sunderlin Printing 1961-1995 - Henry County Farm Bureau, Farm Bureau Insurance c.1995-2000s - Sherilyn's Dance Studio; 2011 - Soul Expressions Center; 2022 - Holistic Gypsiez 2024 - vacant
125 W Monroe St Map # 61 State # 44-00373 Survey # DT-065 District status: 1 contributing building 	**Hill-Hayes Building** **1884, 1919, 1965 (3rd story removed) - Romanesque Revival - 2 story** Primary resource type: commercial Architect/builder: O.V. Stough (contractor) Walls: brick Foundation: stone First story: 1919 - Classical Revival first story design for bank - stone pilasters, lintel, façade cladding, large windows Windows: 1/1 windows with brick/stone arch lintels and stone sills Design features: stone bands, unique window lintels on façade Historic modifications: 1919 - first story remodel into one space for bank, including exterior; 1965 - removal of third story, glass block in 1st story windows Non-historic modifications: 1990s - large windows reinstalled on front of 1st story Other resources: - Site features: -	**Historical Notes:** 1884 - built for W.R. Hill, known as Hill Building; 1880s-90s - west: William M. Warwick - dry goods, east: Fred J. Peifer - clothing, then J.S. Hill & Co - grocery; medical and law offices on 2nd story, hall on 3rd story; 1894 - full first story occupied by W.M. Bartlett *Historic Address: 135 W Monroe* 1901-06 - Jones & Lauger - clothing store, 1906-08 - J.L. Everett - dry goods - full 1st story; 1908-1919 - west: Farmers & Merchants Savings Bank; east - W.E. Steadman - grocery, then Felgar's grocery and others 1919-24 - Farmers & Merchants Savings Bank - full 1st story - 1919 remodel into one and for bank; 1926-1933 - State Trust and Savings - full 1st story - offices on 2nd - Dr. W.A. Sternberg, dentist Dr. G.P. McKibbin, chiropractor Dr. A.D. Creger, attornes McAdam & Nelson, 3rd story - Athenian Club in hall, basement - George Thomas - plumbing/heating 1935-1960 - Central States Mutual Insurance Association (E.A. Hayes), also Henry County Mutual Insurance Association on 1st story; 2nd story offices - dentist Dr. F.V. Coles, chiropractor Dr. Hanson T. Dickson, Dr. W.A. Sternberg, attorney Kenneth W. Nelson, then Vance & Miner, then Clifford M. Vance 1960s - E.A. Hayes Insurance Agency, Equitable Life of Iowa Savings & Loan; 2nd story offices: A.D. Hayes Company, Junior Chamber of Commerce, dentist Dr. Frank V. Coles, dentist Dr. Dale E. Garrels, attorney Clifford M. Vance; 1976 - .A. Hayes Insurance Agency and Howard H. Hills Insurance Agency on the first story, with A.D. Hayes Company, Mental Health Center of Henry and Louisa County, dentist Dr. Frank V. Coles, and attorney Clifford M. Vance on the second story 1980s - E.A. Hayes Insurance Agency 1990s-2020s - Subway 2024 - Subway

123 W Monroe St Map # 62 State # 44-00372 Survey # DT-066 District status: 1 contributing building 	**Becker's Jewelry** **1872 , 1981 (3rd story removed) – Italianate / Early American - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1959/1981 remodel - permastone on walls, large display windows and glass door, large awning (1981) Windows: 2/2 wood windows with stone hoods and sills Design features: second story windows reflect 1872 construction Historic modifications: 1959 - storefront remodel; 1981 - 3rd story removed, gable roof installed, storefront remodel with awning Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** 1872 - Col. George B. Corkhill built a 3-story brick building for the post office and business spaces; 1870s - post office, Charles Davis / Excelsior Barber Shop in basement (African-American barber) 1880s - post office, Journal / printing ; 1885-95 - Samuel H. McCracken (African American barber) in basement, then moved to 1st story space; 1890s - Sheets & Runnion billiard hall, Journal / printing, barber shop of S.H. McCracken (moved after 1895 back to west room of 1st National Bank - demo) *Historic Address: 133 W Monroe* 1906-1912 - Jones & Lauger - men's clothing/furnishings 1912-1954 - John A. Lauger - men's clothing and gents furnishings; 1952 - façade remodeled 1954-1958 - Lauger Clothing Store (Leland Robertson) 1959-1976 - Roederer's - clothing store; 1978 - Dad & Lad; 1979-1981 - Emerson's Clothing 1981 remodel - part of "Operation Pride" - 1981-2020s - Becker's Jewelry 2024 - Becker's Jewelry
121 W Monroe St Map # 63 State # 44-00371 Survey # DT-067 District status: 1 contributing building 	**O'Connor Clothing Store** **1952 remodel, c.1860 construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick - buff Foundation: stone First story: 1952 remodel - recessed entry, aluminum display windows, stone bulkheads Windows: 9/9 vinyl windows, rowlock brick sills Design features: simple brick detail (two projected courses) Historic modifications: 1952 - façade remodel (new brick, storefront) Non-historic modifications: 2010s - 2nd story windows Other resources: - Site features: -	**Historical Notes:** 1860s-70s - Parker & Dougherty - dry goods, S.M. Wise - tailor 1880s - Phippen store, then Miss Stella Bartruff - millinery *Historic Address: 131 W Monroe* 1890-1913 - Albert Anderson - jewelry store, also music; 1913-15 - The Music Store (Ben Hur Wilson) 1919-21 - Sanitary Pop Corn and Peanut Stand (G.N. Negus), 1921-1935 - Dr. W.S. Lessenger; 1934 - Sugar Bowl restaurant (Guy Perry) 1935-1952 - Panther & O'Connor Clothing Store (Joe Panther, James O'Connor) 1952 - façade remodeled; 1952-1978 - O'Connor Clothing & Men's (James O'Connor); 1978-1984 - O'Connor's Clothing, Inc 1986 - Fashion Boutique, 1990 - What Not Shop, 1993 - Iowa Gifts & Souvenirs, 1997-2000 - McCormick Law Office 2004 - Adecco, 2011 - A Head of the Rest 2024 - Salon Monroe

119 W Monroe St Map # 64 State # 44-02263 Survey # DT-068 District status: 1 contributing building 	**Rukgaber Hardware** **1952 remodel, c.1857 construction - brick front - mid 20th century commercial - 3 story** Primary resource type: commercial Architect/builder: - Walls: brick - buff Foundation: stone First story: 1952/1993 remodel - recessed entry, large aluminum windows, newer brick under windows, wood door on entry to east Windows: 1/1 windows, rowlock brick sills Design features: lack of decorative detail, 1880s two-story rear addition extends east to alley behind buildings to east Historic modifications: 1952 - façade remodel (new brick, storefront) Non-historic modifications: 1993 - storefront cladding, 2000s - upper story windows Other resources: - Site features: -	**Historical Notes:** 1860s-1880s - Charles Snider - drug store; offices on upper stories (doctors, lawyers) 1890s - Garvin & McCloud - grocery store, then Bowman's grocery store; offices - Dr. J.O. Ball (dentist), then James L. Woolson (attorney) *Historic Address: 127 W Monroe* 1900s-1920s - John G. Koch - shoe store early 1930s - John G. Koch - shoe store - run by son Fred Koch 1935-1951 - Lamm's Shoe Store (Harold Lamm) 1952-1960s - Rukgaber Hardware; 1970s - Iowa Gifts and Souvenirs 1980s - Sears Catalog Store; 1994 - Trading Post 2007 - All American Sweet Shop, 2011 - offices of Wellspring Church; 2019-2020s - Mt Pleasant News / Southeast Iowa Union 2024 - Southeast Iowa Union
117 W Monroe St Map # 65 State # 44-00370 Survey # DT-069 District status: 1 contributing building 	**Lane's Ready to Wear** **1941 remodel, c.1857 construction - brick front - early 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick - buff Foundation: stone First story: 1941/1966 remodel - recessed entry with tile floor, large aluminum windows, glass block under paneling Windows: 1/1 wood windows, rowlock brick sills, brick lintel/shoulder detail Design features: two bands of 3 courses of projected brick on freize, brick lintel/shoulder detail on windows, rear ell extends to east to alley behind building to east Historic modifications: 1941 - façade remodel (new brick, storefront) Non-historic modifications: 2000s - glass block covered by wood panels, paneling under windows Other resources: - Site features: -	**Historical Notes:** 1860s - Hawley, Randolph & Clawson - hardware 1870s-1880s - James A. Throop & Co - hardware store, also print shop and newspaper - Free Press - on 2nd story; 1890s - John R. Ott / Ott Drug Company, Free Press newspaper/printing on 2nd story *Historic Address: 125 W Monroe* 1900s - Ott & Drummond - drug store; 1910-13 - O.M. Drummond - drug store; 1913-16 - Turkington Drug Company, also Dr. H.J. Gilfillan on 2nd story; 1917-1919 - J.E. Holland - drug store 1919-1933 - Anna Carrigan - millinery / hat shop; 1934-1940 - G B Gilliand & Co - grocery store 1941 - façade remodeled; 1941-1954 - Lane's Ready-to-Wear 1954-1967 - The Essex - women's clothing; 1968-1976 - Rodd's Women's Wear; 1976-1982 - Ruth's Fashions 1986 - Ellie's Country Store; 1991 - Home Town Realtors 2001 - Sound Advice/Radio Shack; 2011 - Curves for Women 2024 - Iglesia Aposento Alto (Hispanic church)

115 W Monroe St Map # 66 State # 44-00369 Survey # DT-070 District status: 1 contributing building NRHP individual status: Listed under C – 1991 	**McCandless Building** **1862 - Italianate - 3 story** Primary resource type: commercial Architect/builder: William McCandless (contractor) Walls: brick Foundation: stone First story: recessed entry, large storefront windows, wood panels under windows, awning Windows: 4/4 arch windows, brick arch hoods, continuous stone sills Design features: decorative brick arch lintels Historic modifications: c.1960 - bracketed cornice removed to simplify top of building, smaller 2nd story windows installed Non-historic modifications: 2000s - storefront remodel, restoration of upper story windows Other resources: - Site features: -	**Historical Notes:** 1862 - built by contractor William McCandless - sold to W.D. Snyder; 1862 - Pennington & Umstot, 1867 - Taylor & Adams - dry goods; 1872 - hroop & McGregor & Co - hardware 1875-1887 - James F. Sargent - jewelry store; 1887-1900s - Edgar Lines - jewelry store; 1890s - barber shop of Joe W. Fidler (African-American) on 2nd story; early 1900s - Fidler (Joe) & Hackley (Robert H.) (bro-in-law) *Historic Address: 123 W Monroe* 1910s - confectionary - 1911: Stuber & Boydston, 1913: Ed Stuber, 1913-15 - Dale Westfall, 1915-17 - William Huebner, 1919-21 - Jess Martin 1921-1940s - Princess Candy Kitchen - operated by Gino Sodini, then Roy Bacino 1951-1970 - Princess Candy Kitchen / Princess Café - Ralph Lamm 1972-1981 - Rodd's Cards & Gifts 1980s-90s - insurance agencies - 1983-84: Jim Miller, 1986 - Naylor Insurance, 1991 - Johnston Insurance 2001 - Hometown Insurance; 2011 - Premier Promise Bridal Boutique 2024 - Bergmann Law Firm

111 (107-109-111-113) W Monroe St

Map # 67
State # 44-00368
Survey # DT-071

District status:
1 contributing building

NRHP individual status:
Listed under C – 1991

Union Block

1861 - Italianate - 3 story

Primary resource type: commercial
Architect/builder: William McCandless (contractor)
Walls: brick
Foundation: stone
First story: 2014 remodel - recessed center entry on both halves of building, large storefront windows, wood bulkheads, entry to upper stories in center of 1st story
Windows: 2/2 decorative arch windows, brick hoods, stone sills
Design features: "Union Block" in stone arch in center, brick pilasters, brick arches, cornice with large paired brackets alternating with small brackets
Historic modifications: 1962/1969 - storefront remodels on each half
Non-historic modifications: 2014 - rehabilitation to historic appearance
Other resources: -
Site features: concrete strip to rear/north of building used for dumpsters

Historical Notes:

1861 - built for Henry Ambler and E.L. Penn by contractor William McCandless; originally 4 storefronts - No. 25-28, W-E; 1860s - E.L. Penn - dry goods, Eshelman & Wise / John Eshelman - clothing; Woods & Templin / Pennington & Son - dry goods; City Book Store (W.H. Hatch); offices on 2nd story - attorneys, etc.; 3rd story - hall / used for court by county; 1870s - E.L. Penn - dry goods, shoes (west half), George H. Spahr - clothing, W.H. Hatch
1880s - Penn & Holwick - dry goods, Edward Penn & Co - shoes, George H. Spahr - clothing; 1890s - Robert Baxter - shoes, Ambler & Son - attorneys, G.H. Spahr & Son - clothing; H.N. Crane - jewelry/books/stationery
Historic Address: 109-111-117-119 W Monroe
1910s - west half: Model Barber Shop (Turkington & Smith), Stiles Bros - grocery; east half: G.H. Spahr & Son - clothing, F.B. Crane - jewelry
1920s-1930s - west half: Model Barber Shop, Nifti-Thrift - grocery, 1920s - east half: not identified, then A & P Food Store; 1930s - east half: not sure / Lamm's Barber shop, A&P Food Store / Gamble Store Agency
1940s-50s - west: Brau Pharamacy, Bittle's Pastry Shop / Conner's Pastry & Candy Shop; east: Lamm's Barber Shop, Gamble Store
1961 - Brau Pharmacy - storefront remodel - expanded to full west half; 1960s - east: Lamm's Barber Shop, Gamble Store, 1969 - storefront remodel on east half for Leuellen's - full east half; 1970s - west half - Brau Pharmacy, east half - Leuellen's - clothing
1980s - west: Brau Pharmacy, east: Hutch's Sporting Goods; 1990s - west: Tober's Clothing, east: Hutch's Sporting Goods
2000s - west: Bamboo House, east: Magic Nails; 2014 - full building rehabilitation; 2020s - west: Verizon, east: Central Park Coffee Co
2024 - Verizon Russell Cellular, Central Park Coffee Company, offices on 2nd story, meeting rooms on 3rd story

103-105 W Monroe St

Map # 68
State # 44-00367
Survey # DT-072

District status:
1 contributing building

Crane Building

1883, 1920, 1983 - brick-front - early 20th century commercial - 2 story

Primary resource type: commercial
Architect/builder: O.V. Stough (brick contractor)
Walls: brick
Foundation: stone
First story: 1983 remodel - recessed entries, brick under large display windows; center entry to upper stories - 1883 cast iron columns remain to either side
Windows: 1/1 windows - 2 sets of four - transom filled with brick in 1983
Design features: center projected brick sections with narrow window and stone sill/lintel (1883 feature, modified in 1920)
Historic modifications: 1920 - building rebuilt as two stories after fire, new windows with transoms on 2nd story, retained center bay details
Non-historic modifications: 1983 - storefront remodel, upper window openings, canopy with columns added
Other resources: -
Site features: -

Historical Notes:

1864 - earlier 3-story building built - destroyed by fire in 1883
1883 - new 3-story building built for George Spahr after fire; 1886 - clothing, jewerly/watches, offices - 2nd, photos - 3rd; late 1880s - 1908 - east: post office; 1893 - west: G.W.S. Allen & Co - men's clothing, 2nd - Mrs. M.V. Northrup - dressmaker, 3rd - S. Cutler - photographs
Historic Address: 105-107 W Monroe
1911 - west: G.W.S. Allen & Co - men's clothing, east: James Allender - restaurant
Dec 1919 - fire severely damaged building, 1920 - rebuilt by F.B. Crane - moved jewelry store from 107 to west half (105) - here into 1960s, 1920s - east: C. Moon & Co - women's clothing; 2nd story offices: Dr. E.A. Stewart (1923), attorney Joseph Newbold (1925), the Fair Association (1925-27), dentist Dr. M.W. Munger (1925-1957), Dr. J.T. McConnaughey (1937), Dr. George Sutton (1941-1950), and attorneys McCoid McCoid & McCoid (1937)
1930s-1965 - west: F.B. Crane & Son (B.D. Crane); before 1934 - Spurgeon's expanded into east store (plus store to east in corner building) - here until 1970; 2nd story offices: dentist Dr. M.W. Munger (1925-1957), McCoid & McCoid (1939-1952) then Eugene C. McCoid (1955-1957), Gem Loan & Insurance Agency (1948-1966); William C. Swan, CPA (1952-66)
1965-1978 - west: DeJaynes' Jewelers; 1970s - east: Dee Jays Fabric; 1979 - vacant building
1983 - remodel of vacant building; 1986 - Cobblestones Clothier (103), Baskin Robbins (105); 1993 - Vantrump Clothing (103), Charles & Charles Records (105)
2001 - vacant (103), Farmers & Merchants Bank & Trust (105); 2011: Classique Design (103), Farmers & Merchants Bank & Trust (105)
2024 - Classique Design (103), vacant restaurant (105)

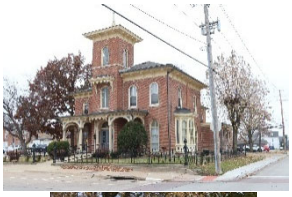
101 W Monroe St Map # 69 State # 44-00366 Survey # DT-073 District status: 1 contributing building NRHP individual status: Listed under C – 1991 	**National State Bank** **1883, 1983 - Late Victorian - 3 story** Primary resource type: commercial - bank Architect/builder: O.V. Stough (brick contractor) Walls: brick Foundation: stone First story: 1983 remodel - entry returned to corner - new arch entry, large windows with brick bulkheads installed, upper story entry at left/west Windows: 1/1 windows with decorative iron work between/above windows on south side; corner square window with curved window above, 1/1 windows with segmental arch brick lintels on east Design features: cornice with brackets, decorative window groups, square corner window Historic modifications: 1948 - storefront remodel for Spurgeon's - entry in center (removed) Non-historic modifications: 1983 - storefront remodel, entry back to corner Other resources: - Site features: -	**Historical Notes:** 1860-1882 - National State Bank in earlier, smaller corner building; Talbot building to west on site; c.1875-1888 - basement - barber shop of J. Henry Mosely (African American) 1883 - new larger/remodeled 3-story building for National State Bank (including site of destroyed Talbot bldg to west); Timothy Whiting, president (1858-1887), John H. Whiting, cashier then president (1887-1892) *Historic Address: 101-103 W Monroe* 1883-1922 - National State Bank (closed in Jan 1922, taken over by First National Bank, temp here in 1923 while building new bank on Jefferson); upper story offices: Ed N. Kitchen, insurance (1895-97), attorneys Palmer & Kopp (1901-1905), attorney D.W. Rich (1907-1911), Stewart & Wait, real estate (1911-1913) 1924-1970 - Spurgeon's Dept Store / Spurgeon's Thrift Store / Spurgeon's upper story offices: William Stewart, real estate (1915-1923), C.A. Gregg, real estate (1913-1917), Judge W.S. Withrow (1917-1919), attorney H.E. Elgar (1917-1919), attorneys Elgar & Kinney (1921), McCoid & McCoid, attorneys (1920s), Dr. J. Stewart Jackson (1941-1953), Hild Real Estate (1944-1952) 1970-73 - The Essex - women's clothing; 1974-1979 - Corner Cobbler Shoe Store 1983 - remodel of vacant building; 1986 - Fashion Crossroads, 1993 - Newsland 2009-2015 - De Brito (restaurant) 2024 - Miss K's (breakfast/lunch)
105 N Main St Map # 70 State # 44-00240 Survey # DT-074 District status: 1 contributing building 	**Saunders Building** **1883, c.1950s - Late Victorian - 2 story** Primary resource type: commercial Architect/builder: O.V. Stough (brick contractor) Walls: stone/stucco Foundation: stone First story: 1883 iron columns remain, 1984 storefront remodel - wood and smaller windows, brick bulkhead Windows: 1/1 wood windows - stone hoods removed Design features: stone block façade Historic modifications: 1950s - decorative cornice/hoods removed (between 1946 and July 1961) Non-historic modifications: 1984 - storefront remodel Other resources: - Site features: -	**Historical Notes:** 1883 - new 2-story building built for Henry C. Saunders; 1883-1899 - 2nd story - office of Henry C. Saunders - real estate; 1883-c.1888 - The Fashion (Stella Bartruff); 1889 - G.W. Morehart & Co - boots and shoes; 1890s - Morehart & Shepp - boots and shoes *Historic Address: 107 N Main* 1895-1908 - Shepp's Shoe Store; 1909-1922 - Henry Co Mutual Insurance Co; 1910s - basement - Joe W. (Wyatt) Fidler - A-A barber 1923-1940s - Western Union; 2nd story - 1932-44 - Peggy's Beauty Salon (Peggy Heater); basement: Star Cleaners (1923-27), Bill's Shine Parlor (1929), Mt Pleasant Laundry Service (1931), Whitt's Shoe Repair (1933), A.M. Gifford shoe shining parlor (1935-36), Sunderlin Printing Co (1941) 1946-63 - owned by Baron Crane et al - decorative cornice/hoods removed to modernize building; 1950s-1970s - City Cab (Vera Shafer); 2nd story - 1946-1953 - Wolf's Men's Shop, then apartment 1983-84 - storefront/interior remodeled by Iris City Investment Company 1984 - early 2000s - Travel on Main 2008-2015 - The Willow Shed; 2023 - Sorta Sweet Boutique (Cindy Wardle) 2024 - Sorta Sweet Boutique

107 N Main St Map # 71 State # 44-00241 Survey # DT-075 District status: 1 contributing building 	**Commercial building** **1860s, 1973 - Late Victorian - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1973/1984 remodel - multi-color brick, arch window, door with lintel, and wood cornice ("historic" design in 1984) Windows: 1/1 windows - fanlight window in arch, brick arch hoods, stone sills Design features: brick window hoods, circle on cornice Historic modifications: 1973 (or earlier) - cornice modified from decorative gable to stepped design; 1973 - exterior work including sandblasting and storefront remodel Non-historic modifications: 1984 - storefront remodel - removed wood shake awning / added cornice Other resources: - Site features: -	**Historical Notes:** 1855-1869 - owned by Dr. William Marsh with building to north (109); bldg on 1869 birds-eye - sold to Hervey N. Crane in Aug 1869 with half north wall for $1100; 1869-1876 - Hervey N. Crane - books and stationery (No. 9 N Main St), then moved to north side of square; 1877 - Pennington's dry goods store (No. 9 N. Main); 1879 - R.D. Allen - clothing 1881 - Bon Ton Clothing House; 1886 - barber; 1892 - hats and caps - William Melcher *Historic Address: 111 N Main* 1893-1926 - Cobb & Williams - barber shop (Wiliam Cobb, Fred Williams); 2nd story: Dr. J.N. Day (1911), Drs Pitcher & Pitcher (1913), Dr. J.J. Pitcher (1915-1927) 1927-1970 - Palace Barber Shop (Harlan E. Smith); 1930s-40s - also Sickels Laundry Service 1949-1960s - Hobbie Realty (likely 2nd story) 1971-1973 - Palace Recreation Center (Lois Johnson); 1974-1977 - Leuellen's Vintage 107 (boys clothing); 1977-1979 - Clothespost (William Follas) 1981 - Space Invaders Family Arcade 1985-2019 - Main Street Frame and Art, 2023 - My Chiro 2024 - My Chiro
109-111 N Main St Map # 72 State # 44-00242 Survey # DT-076 District status: 1 contributing building 	**Pitcher Building** **1924 remodel, c.1859 construction - brick front - early 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 2006 remodel - stucco (Dryvitt) applied with cornice/ledge, center entry to apts on 2nd, recessed entry to 109 and 111 storefronts, small rectangular window on 109, brick infill on 111 (filled for theater in 1979) Windows: paired 1/1 windows in center, larger openings to either side with Chicago windows (picture windows flanked by 1/1 windows) - transoms covered on all Design features: stepped parapet, rectangular panel in center with "Pitcher", longer rectagular paenls to sides Historic modifications: 1924 - façade remodel; c.1979 - storefront remodel, windows replaced Non-historic modifications: 2006 - storefront remodel Other resources: - Site features: concrete parking spaces to rear/west for tenants	**Historical Notes:** 1859/1860s - brick block built in two parts by Dr. William S. Marsh - office in south/109 half from 1859-1894 (No. 11 N. Main St), 109/south half: 1867-1886 - Marsh Drug Store (dr office on 2nd), 1886 - Robinson & Waibel drug store, 1893 - Theodore Waibel - drug store; 1896 - Adams Express moved here from 111 111/north half: 1867 - post office (13 N. Main St), 1869-70 - Scandinavian Furniture Store, 1871-77 - Mrs. E. M. Elliott, Millinery and Fancy Goods, 1879 - Miss C.L. McLeran - fancy notions, 1880-81 - T. J. Sweeney - restaurant, 1882 - Herrick - fruits, by 1886-1896 - Adams Express Co *Historic Address: 113 N Main* 109 half: 1896-1929 - Adams Express Co, 1930 - La Mode Hat Shop, 1932-1945 - Vogue Beauty Shoppe 111 half: 1896-1919 - Don Desh - harness store, 1920s - Henry Leedharm - harness, by 1930 - Craig Harness Shop, 1931-1939 - Dave's Coffee Shop / Dave's Kitchen, 1940-41 - Temple Café, 1941-42 - Furniture Mart, 1943-46 - Wolf's Men's Shop 109-111: 1946-1956 - W.W. Potter Drug Co / Potter Drug Store; 1956-1962 - Kyle Drug Store; 2nd story - 1930s-1970s - 4 apartments 109 half: 1963-67 - George's Pizza, 1967-c.1979 - Jerry's Pizza, 1983 - Hutch's Sporting Goods and Trophies, 1986 - Sunlife of Mt Pleasant, 1989-2005 - Performance Plus - hair salon 111 half: 1963-c.1965 - Farrell's Office Supply, 1968 - Bates Office Supply, 1977 - Walker's Office Supply, 1979 - remodel for additional screen for Temple Theater - 1979-2000s - used as screen for theater 109 half: 2006-2020s - Hair Time; 111 half: 1979-2020s - screen for Temple Theater 2024 - Hair Time, additional screen for Temple Theater, apartments

115 N Main St Map # 73 State # 44-00246 Survey # DT-077 District status: 1 contributing building NRHP individual status: Listed under C – 1991 	**Masonic Temple Theater** **1924 remodel, 1866 construction - Classical Revival - 3 story** Primary resource type: commerical / fraternal Architect/builder: Owen, Payson, & Carswell (architect - Burlington/Ft Madison), K.A. Bergdahl (contractor) Walls: brick - brown Foundation: stone First story: center recessed entry with glass doors, large windows to either side Windows: multi-light windows framed with stone and capped by volutes Design features: Classical Revival stone details - engaged balustrade, large medallion with Masonic insignia, cornice/freize with chain link pattern, decorative center stone plate at top Historic modifications: 1950s - new marquee design (angled) Non-historic modifications: 2012-13 - rehab project, apartments on upper level Other resources: - Site features: -	**Historical Notes:** 1866 - three-story brick building constructed by J.W. Kaster - known as Kaster Block; 1860s-70s - Bowyer & Pugh (dry goods), Gilleland & Faber (groceries), Holcomb & Andrews (china), Gilleland & Kelsey (millinery), W.W. Pennington & Son (dry goods) c.1888-1893 - Cobb & Williams (barbers), Stockdale House and Hotel; 1897-1900 - 3rd story - Mt. Pleasant Academy *Historic Address: 115-119 N Main* 1898-1910 - Mt Pleasant News (newspaper) (south); 1898-1910 - T.L. Roberts - variety store (north); 1901-1918 - 2nd/3rd - Athenian Club; south - City Style Shop (1913), Smith Dress Club Co (1915), L.A. Miller Co (plumbing (1917-21); north - Hulings Variety Store (1911-15), B. A. Jean & Co (1915), Wardrobe Cleaners (1921); 1918-23 - 2nd/3rd - Masonic Temple 1923-24 - new façade, large rear addition for theater, interior remodeling for Masonic Temple and Temple Theater; upper level - 1924-1990 - Masonic Temple; 1st rear - 1924-1969 - Temple Theater (owned/operated by M.L. Dickson) small shops in front: Temple Barber Shop (1925), Shannon Dry Cleaners (1927), Mills Shoe Hospital (1935-1956), Wolf's Men's Shop (1938-43), Sunderlin Printing (1945), Beauty Nook (1949-c.1955) 1970-1988 - Temple Theater (Heartland Cinema Co), small shops in front: Mills Shoe Repair (1957-1970s), Magic Mirror Beauty Shop (c.1955-1981) 1980s - Performance Plus hair salon, Temple Home Video; 1990s - Sheer Delight hair salon, Temple Home Video 1988-2012 - Temple Twin Theaters (Frederick Theatres); 2013-2022 - Main Street Cinemas, Cinema Lofts; 2023 - Temple Theater 2024 - Temple Theater
119 N Main St Map # 74 State # 44-00249 Survey # DT-078 District status: 1 contributing building 	**Burton Chiropractic** **c.1966 remodel, 1867 construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick - buff/orange – Roman Foundation: stone First story: c.1966 remodel - stacked bricks, recessed entry, large window, upper entry filled in at right (1970s) Windows: 8/8 wood windows in simple openings, concrete sills Design features: lack of decorative detail, concrete cap on parapet Historic modifications: c.1966 - façade remodel, 1970s - upper story entry filled Non-historic modifications: - Other resources: - Site features: gravel driveway/parking area to rear/west of building	**Historical Notes:** 1867-1894 - C.M. Snyder - groceries, flour and feed 1898-1901 - Chester Rouse - People's Drug Store; 1901-02 - Waugh Drug Store; 1902-04 - Adams Express Co, *Historic Address: 121 N Main* 1904-1911 - Jaeger & Co - undertakers, upholstry, picture framing; 1911-1914 - R.C. Smith - undertake, upholstry, picture framing 1915-1919 - J.W. Cookes & Son - undertakers, picture framing; 1919-1935 - D.L. Cookes - undertaker 1935-1962 - Iowa Southern Utilities Co - office and store (gas ranges); 2nd story - 1950s-60s - J.V. Gray - attorney 1964 - Dr. Neva Dakins, 1965 - Dr. Dakins & Dr. Burton - chiropractors; 1966-1970 - Dr. Charles Burton - Burton Chiropractic, 1971-73 - Burton-Droz Chiropractic Center, 1974 - Dr. Burton 1974-1988 - Larry's Styling Salon; 1988-2000s - connected with theater to south - 2006-10 - Circuit 2 Circuit 2014-2020s - Pad Thai 2024 - Pad Thai

121-123 N Main St Map # 75 State # 44-00251 Survey # DT-079 District status: 1 contributing building 	**Dyall Building** **1965 remodel, 1894 construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick - Roman Foundation: stone First story: 1965 remodel - recessed storefronts on each half with glass doors, aluminum windows, brick bulkheads Windows: 1/1 vinyl windows, simple openings, concrete sills Design features: lack of decorative detail Historic modifications: 1965 - façade remodel Non-historic modifications: 2010s - upper windows replaced (full size / same style) Other resources: - Site features: concrete driveway/parking area to rear/west of north half of building	**Historical Notes:** 1870-1880s - earlier house of C.M. Snyder 1894 - two-story brick building constructed for Drs. Smith and Linn - moved offices to 2nd story of one half in Jan 1895 - here until 1899, dressmaker/tailor on other half of 2nd story in 1890s *Historic Address: 127-127A N Main* 121/south: 1895-1899 - F.S. Pyle & Co - drug store, 1899 - Andrews & Bowman, real estate and loan agents; 123/north: 1895-1901 - Dyall Studio (Will Dyall, C. Herbert Dyall); 2nd story - 1899-1901 - Dr. William R. Gray, 1901-1911 - Dr. H.J. Gilfillan 121/south: 1901-c.1943 - C. Herbert Dyall Studio (photography), 1945-1953 - Biggs Hatchery; 123/north: 1905-1923 - Mt Pleasant Free Press, 1925-1950 - WW Battery Service (Wittmer); 2nd or rear - c.1942-1952 - C. Herbert Dyall Studio (C. Herbert Dyall, Charles Dyall) 121/south: 1955 - Smith Farm & Home Store (furniture, hardware, paint), 1957-63 - Nesbitt Electric; 123/north: c.1952-c.1975 - Dyall's Studio (Charles Dyall) 1965 - façade remodel - owned by Charles Dyall; 121/south: 1965-1971 - Thorp Credit Union, 1972-1978 - Avco Financial Services, 1980-1984 - American Family Insurance, 1985 - Southeast Iowa Business Products, 1988/1993 - Lorber Insurance Agency, 1994/1997 - Shear Delight, 1998/2004 - Classic Cuts, 2007 - Hair Designers north/123: c.1975-1980 - Dyall Photography (Charles Dyall), 1980-c.2011 - Dyall Photography (Hope Dyall Scarff); 2nd story - apartments 2010s-20s - vacant on 1st, apartments on 2nd 2024 - vacant
127 N Main St Map # 76 State # 44-00254 Survey # DT-080 District status: 1 contributing building, 1 contributing structure 	**Spurgeon's** **1970 - brick front - mid 20th century commercial - 1 story** Primary resource type: commercial Architect/builder: - Walls: brick - buff / concrete block (painted) Foundation: concrete First story: recessed center entries/transoms/sidelights, two large aluminum display windows to either side Design features: lack of decorative detail Historic modifications: - Non-historic modifications: c.2010 - painted, new awning Other resources: 1970 - concrete parking lot (76b) to north/side of building Site features: -	**Historical Notes:** *Historic Address: 131 N Main* First Presbyterian Church on site since 1860s, new church dedicated in 1897 - destroyed by fire in Dec 1965 - demo in March 1966 1924 - 16th store for Spurgeon's Department Store opened at 101 W. Monroe in Mt Pleasant; Spurgeon's at 101 W. Monroe from 1920s-50s - expanded into 103 as well in 1950s-60s 1968-70 - new larger building constructed for Spurgeon's at 127 N. Main - opened Sept 24, 1970 - parking lot to north/side of building for customers 1970-1993 - Spurgeon's, 1994-1999 - Maurice's 2000-2004 - Southeastern Community College; 2006-2020s - Extension Service of Henry County, 2006-2011 - also Henry County Convention and Visitors Bureau, 2009-2020s - also Family Connection 2024 - Extension Service of Henry County

101 W Madison St Map # 77 State # 44-02252 Survey # DT-081 District status: 1 contributing building 	**Iowa-Illinois Telephone Company** **1962 - Miesian - 1 story** Primary resource type: commercial Architect/builder: H. Eugene Smith Construction Co Walls: brick / concrete panels / windows Foundation: concrete First story: glass doors on south, concrete panels to height of door Windows: large window in upper band on southeast corner, lower band of windows on east Design features: material panels, lack of decorative detail Historic modifications: - Non-historic modifications: - Other resources: - Site features: concrete area to west of building along alley	**Historical Notes:** *Historic Address: 201 N Main* First Baptist Church on corner site from 1860s to 1959, earlier building destroyed by fire in 1905, new church dedicated in 1907 used until 1959 Mt Pleasant Telephone Co building constructed in 1907 on north part of property; company sold to Iowa-Illinois Telephone Company in Jan 1961, acquired property in March and demolished church building 1962 - new building at corner for Iowa-Illinois Telephone Company, equipment then moved from building to north, old building demolished; 1963-1965 - Iowa-Illinois Telephone Company; c.1966-1970s - Iowa Telephone Company 1980s - Continental Telephone Company of Iowa; 1990s - GTE 2000s - Iowa Telecom; 2010s-20s - Windstream Communications, also All American Pest Control / Orkin in 2011 2024 - Windstream Communications
205 N Main St Map # 78 State # Survey # DT-143 District status: 1 contributing structure 	**Telephone Co Parking Lot** **1962 - parking lot** Primary resource type: parking lot Architect/builder: - Foundation: concrete parking lot Design features: concrete curbs with grassy strips along east and north edges, east/west access points Historic modifications: - Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** 1870s-1905 - site of opera house (frame) 1913-1961 - site of Mt Pleasant Telephone Co exchange building (2-story brick) 1962 - new telephone co building to south - old building then demolished for parking lot 1969 - telephone co parking lot leased for city parking lot 1970s-2020s - parking lot 2024 - parking lot
209 N Main St Map # 79 State # Survey # DT-144 District status: 1 contributing structure 	**N. Main City Parking Lot** **1969 - parking lot** Primary resource type: parking lot Architect/builder: - Foundation: concrete parking lot Design features: concrete curbs around perimeter, east/west access points Historic modifications: - Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** earlier houses of families of Elizabeth Waters and Mary Dyall on site 1969 - city acquired Waters property from telephone co and Dyal property from family for city parking lot for downtown (also leased telephone co lot to south) 1969-2020s - city parking lot 2024 - city parking lot

213 N Main St Map # 80 State # 44-00259 Survey # DT-082 District status: 2 contributing buildings  	**J.F. Sargent House / D.L. Cookes Funeral Home** **1866, 1935 (funeral home) - Italianate - 2 story** Primary resource type: residential - funeral home Architect/builder: - Walls: brick Foundation: stone First story: Italianate front porch, double-door arch entry, tall arch windows Windows: tall 4/4 arch wood windows Design features: square tower on façade, brackets with wide frieze, wide eaves, bay windows Historic modifications: 1920s - frame garage built, 1935 - conversion to funeral home - brick addition on rear north side, interior remodeling, garage addition; 1963 - addition on rear south side, extension of garage, move of frame hip-roof garage to south Non-historic modifications: - Other resources: 1920s frame garage (80b) - hip roof, wide wood siding, concrete foundation, garage door on west Site features: decorative iron fence around front/side yards, grass lawns, large concrete driveway from north to rear garage addition, concrete driveway on west to separate garage	**Historical Notes:** 1864-66 - built for James F. Sargent; 1866-1879 - James F. (jeweler) and Sarah Sargent 1880-1899 - James F. (jewelry store) and Emma Sargent; 1900 - Emma Sargent (widow) *Historic Address: 215 N Main* 1901-1924 - William D. (bookkeeper at bank) and Belle C. Worthington; 1925-1933 - Belle C. Worthington (widow), sister Flora C. Dillon; 1934-35 - Flora C. Dillon (died March 1935) 1935 - remodeled for D.L. Cookes Funeral Home; 1935-1950 - D.L. Cookes Funeral Home 1951-1955 - Cookes-Lunning Funeral Home (Al Lunning) 1955-1975 - Weir-Cookes Funeral Home (M. Hall Weir) 1975-1984 - Weir Funeral Home (M. Hall Weir, Thomas Weir); 1984-2001 - Weir Funeral Home (Thomas Weir) 2001-2020s - Kimzey Funeral Home (Mark Kimzey) 2024 - Kimzey Funeral Home
210 N Main St Map # 81 State # 44-02257 Survey # DT-084 District status: 1 contributing building 	**Spry Building** **1901 - Queen Anne - 2 story** Primary resource type: commercial Architect/builder: - Walls: frame - vinyl, aluminum Foundation: stone First story: 1980s remodel - two entries, small windows, vinyl siding, shed-roof awning Windows: oriel window - 1/1 vinyl windows Design features: oriel window Historic modifications: 1960s - aluminum siding Non-historic modifications: 1980s - vinyl siding on façade, storefront remodel, vinyl windows Other resources: - Site features: concrete patio and grass lawn to rear/east of building	**Historical Notes:** *Historic Address: 210 N Main* 1901-03 - Ed Spry - grocery; 1903-04 - J.O. Kinney - grocery; 1904-05 - Ed Spry - grocery; 1905-c.1924 - Ed P. Moore - grocery c.1925-1936 - I.D. Conover - grocery; 1936-39 - Bennett's Grocery (Henry Bennett), 1939-c.1945 - I.D. Conover - grocery 1946 - Robert Coghlan - grocery; 1948 - Lamm Groceries; 1950 - Kennedy's Market 1954-1964 - Dr Phillip G. Couchman and wife Dr. Mary P. Couchman - physicians; 1965-1979 - Dr. Baron Crane - optometrist 1980s - Hair Affair; 1990s-2000s - Classique Design 2010s-2020s - Hair Designers (Michelle Gardner) 2024 - Hair Designers

208 N Main St Map # 82 State # 44-00258 Survey # DT-085 District status: 1 contributing building 	**Garrison Building** **1901 - Queen Anne - 2 story** Primary resource type: commercial Architect/builder: - Walls: frame - vinyl Foundation: stone First story: 2000s remodel - two entries, large windows, vinyl siding Windows: oriel window - picture window, 1/1 vinyl windows Design features: oriel window Historic modifications: 1909 - oriel window added, new storefront Non-historic modifications: 2000s - vinyl siding, storefront remodel, replacement windows Other resources: - Site features: grass yard to rear/east	**Historical Notes:** *Historic Address: 208 N Main* 1901-1929 - E.P. ("Pink") Garrison - carpentry, furniture repairs, repair shop, saw filing 1929-1955 - John S. Lawson - plumbing and heating; 1955 - Lawson Plumbing & Heating 1958-1964 - Bud's Flower Shop (Bud Conrad) 1965-1970 - Jennie's Beauty Shop (Jenny Foggy), 1970s - Graber Realty 1980s - Howe Shoe Service, 1993 - Yaley McClintic Insurance; 1997/2000 - King's Barber Shop 2000s - Brad's Barber Shop, 2020s - Euphoria Salon 2024 - Euphoria Salon
206 N Main St Map # 83 State # 44-02256 Survey # DT-086 District status: 1 non-contributing building 	**Masonic Temple** **1990 - modern movement with post-modern features - 1 story** Primary resource type: commercial Architect/builder: - Walls: brick / metal Foundation: concrete First story: recessed center entry, glass doors Windows: large single-light windows on 1st story of façade Design features: "Masonic Temple" in concrete lintel above entry, Masonic insignia on brick wall above entry Historic modifications: - Non-historic modifications: - Other resources: - Site features: grass/shrubs to front/west of building, grass along sides of building	**Historical Notes:** *Historic Address: 206 N Main* earlier house on site used for several businesses (real estate, dressmaker, beauty shop, photography studio) and then apartments early 1980s - house (apartments) on site demolished after fire 1989-1990 - construction of Masonic Temple for Mt Pleasant Masonic Temple Board Association (Mt. Pleasant Lodge #8, A.F. & A.M.) 1990-2020s - Masonic Temple 2024 - Masonic Temple
202-204 N Main St Map # 84 State # 44-02255 Survey # DT-088-87 District status: 1 contributing building 	**Wettach Building** **1958-59, 1981 - Wrightian - 1 story** Primary resource type: commercial - office Architect/builder: H. Eugene Smith Construction Co (noted as both architect and contractor, per son Robert L. Smith) Walls: brick - buff Foundation: concrete First story: recessed corner entry area, metal column and low brick wall/planter around corner Windows: four front windows, high horizontal windows on sides Design features: low gable roof with wide/thick eaves, high horitzontal windows Historic modifications: 1981 - addition on the north side that extends toward front of property - reflected original building in buff brick and low gable roof - low brick wall from corner Non-historic modifications: - Other resources: - Site features: grass/shrubs/tree to front/west of building, concrete parking area to rear/east of building	**Historical Notes:** *Historic Address: 204 N Main* earlier building: 1900s-1953 - Will Dyall - photography studio, then Will Dyall Studio, 1953-1958 - Divine Studio 1958-59 - new building for office of Dr. Robert Wettach 1959-1981 - Dr. Robert Wettach, also Henry Co Medical Examiner (south part, then 204), also in 1968-1976 - A.M. Wettach Photography; 1981 - north addition for dental offices 1981-1989 - Dr. Robert Wettach (south part, then 202), 1981-1989 - dentists - Dr. Steven Wettach and Dr. Mary Wettach (north part, then 204) 1990s-2000s - Mt Pleasant Community Schools / Superintendent (202), Graf & Company, CPAs (204); 2010s-20s - T D & T Financial Group / TDT CPAs and Advisors 2024 - TDT CPAs and Advisors

200 N Main St Map # 85 State # 44-00257 Survey # DT-089 District status: 1 contributing building NRHP individual status: Listed under C – 1983 	**Mount Pleasant Public Library** **1904-05, 1926-27 - Richardsonian Romanesque - 1 story** Primary resource type: governmental Architect/builder: Patton & Miller (architect, Chicago), James Brown (contractor) Walls: brick Foundation: stone First story: large arch entry framed in stone, wide steps up to entry Windows: replacement vinyl windows - three sashes tall Design features: round stone tower with conical roof, stone trim on brick building, multi-color brick, stone foundation Historic modifications: 1927 - rear addtion completed - designed by Dougher, Rich, and Woodburn of Des Moines Non-historic modifications: 2005 - remodeling, replacement windows Other resources: - Site features: grass lawn around building	**Historical Notes:** *Historic Address: 200 N Main* 1903-05 - built as the Carnegie Free Public Library - $12,000 donation from Andrew Carnegie, $3,000 raised by Ladies Library Association to buy site, tax levied for support 1905-2004 - Mt Pleasant Public Library 1950s-1970s - Girl Scout rooms in basement 1950s-1970s - Federation of Women's Clubs room 2004 - library moved to library in former high school on E. Monroe 2005 - building remodeled for satellite location of Southeastern Community College; 2005-2020s - Southeastern Community College 2024 - Mt Pleasant Learning Center, Southeastern Community College
130 N Main St Map # 86 State # 44-00256 Survey # DT-090 District status: 1 non-contributing building 	**Main Street Café** **1960 remodel, c.2006 remodel, c.1868 construction - late 20th century traditional - 2 story** Primary resource type: commercial Architect/builder: H. Eugene Smith (contractor, 1960 façade) Walls: brick - buff / stucco Foundation: stone First story: 1960 remodel - recessed entry with transom at left, large aluminum display windows with permastone bulkhead Windows: center picture window with 1/1 wood side window, single 1/1 windows to each side, stucco surrounds added c.2006 Design features: Historic modifications: 1960 -façade remodel (new buff brick, storefront) Non-historic modifications: c.2006 - stucco and related features added to façade Other resources: - Site features: gravel parking area to rear/east of building	**Historical Notes:** c.1868 - likely built for Levi Snell; 1868 - Hover Brothers - photo gallery; 1870 - Fred G. Ackerman - bakery 1886-1890s - Vienna Bakery (George Luberger); 1899-1901 - New Alhambra Bakery *Historic Address: 146 N Main* 1911 - M & M Clawson - bakery/restaurant 1920s-30s - series of restaurants, 1941 - Crowl's Café 1945-1952 - Main Street Café; 1952-1959 - Main Street Café (Vernon McCoy); 1959-1965 - Main Street Café (Melbourne and Dorothea Conn) 1965-1969 - Martin's Kozy Café (Bernice Martin), 1970-72 - Kozy Café (Charles Shappell); 1972-1984 - Kozy Café (John and Lucille Billingsley) 1986-1991 - Domino's Pizza, 1993-2000s - Life Investors 2010s-20s - PrintGroup USA 2024 - PrintGroup USA

128 N Main St Map # 87 State # 44-00255 Survey # DT-091 District status: 1 contributing building 	**Snell Building** **1868, 1977, c.2006 - Late Victorian - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick / stucco Foundation: stone First story: 1965 remodel - recessed center entry with transom, large aluminum display windows, 2nd story entry at right/south Windows: 1/1 windows in inset panels in larger openings (1977 remodel) Design features: decorative metal cornice with brackets and finials at ends Historic modifications: 1977 - small windows installed Non-historic modifications: c.2006 - cladding of brick in stucco, new windows Other resources: - Site features: -	**Historical Notes:** 1868 - built for Levi Snell; 1868 - Snell & Wertz - ladies store; 1869-1870s - Holcomb & Andrews - queensware, china, glass; 1879-1882 - Van Vost & Andrews 1880s-1901 - Nelson B. Andrews - crockery and queensware *Historic Address: 140 (144) N Main* 1909 - David Nudd & Co - bowling alley; 1911-14 - C.G. Swanson - grocery; 1914-16 - Swanson & Peterson - grocery; c.1917-1921 - C.S. Anderson - grocery, 1922 - Williams Grocery 1922-1934 - G.B. Gilliland - grocery 1934-1955 - Lauser's Wallpaper and Paint Store 1957-1983 - Henry County Mutual Insurance, also 1957-1966 - Wilson Insurance Agency, 1962-66 - Doane Agricultural Services; 1965-1970s - 128A - Glanzman Printing Co, 1981 - Sloan's Printing Service 1985-c.2006 - Richard Realty and Auction; 2007 - Team Staffing Solutions 2011 - USDA Rural Development; 2015-2020s - Krehbiel Insurance 2024 - Krehbiel Insurance
126 N Main St Map # 88 State # 44-00253b Survey # DT-092 District status: 1 contributing building 	**Bergdahl Building** **1937 remodel, c.1870 construction - brick front - early 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: K.A. Bergdahl (contractor - 1937) Walls: brick - buff Foundation: stone First story: recessed center entry with transom, large display windows, black tile bulkheads, 2nd story entry on right/south Windows: 1/1 windows in simple brick openings and rowlock brick sills Design features: rowlock brick rectangular outline around 2nd story window and across upper façade Historic modifications: 1937 - façade remodel (new brick, new storefront) Non-historic modifications: 2000s - windows replaced Other resources: - Site features: concrete parking area to rear/east of building	**Historical Notes:** c.1870 - likely built as investment for George B. Corkhill 1870s-1880s - grocery, 1892 - Troy Steam Laundry, barber shop of J.H. (Henry) Mosley *Historic Address: 138 (140) N Main* 1900 - J.P. Brenholts - grocery, 1900s-1910s - grocery (building owned by H.C. and Louise Putnam); 1920 - battery charging - W.W. Battery 1927-1934 - Lauser Wallpaper and Paint Store, 1934-37 - Lauterbach variety store 1937 - façade remodel; 1938 - IGA Market; 1939-1941 - Bennett's Grocery & Market (Henry Bennett); 1940s - Hallowell Paint & Hardware Store 1950-53 - Christie Seed & Supply; 1953-55 - Pickens Firestone; 1955-65 - P&M Firestone Store; 1966 - Leuellen's - children's clothing 1970s - KILJ Radio Station; 1983 - probation office; 1987-1990 - Jeans & Gems 1993-1997 - Advanced Communications; 2000-11 - Electronic Engineering Company; 2020s - Meraki Day Spa 2024 - Meraki Day Spa

124 N Main St Map # 89 State # 44-00253a Survey # DT-093 District status: 1 contributing building 	**Virden Building** **1937 remodel, c.1867 construction - brick front - early 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: K.A. Bergdahl (contractor - 1937) Walls: brick - buff Foundation: stone First story: recessed center entry with transom, large display windows, wood bulkhead, 2nd story entry on right/south Windows: 1/1 windows in simple brick openings and rowlock brick sills Design features: rowlock brick rectangular outline around 2nd story window and across upper façade Historic modifications: 1937 - façade remodel (new brick, new storefront) Non-historic modifications: 2010s - storefront remodel, replacement windows Other resources: - Site features: gravel parking area to rear/east of buildling	**Historical Notes:** c.1867 - likely built as investment for George B. Corkhill 1879-1880s - R. Virden & Son (Ross & John L.) - grocery *Historic Address: 136 N Main* 1890s-1910s - John L. Virden - grocery; 1919-1927 - Virden Bros - grocery 1927-1930 - Moore & Williams; 1930-32 - Ernest Virden - grcoery; 1932-1936 - Green's Clover Farm store 1937 - façade remodel; 1937-1947 - Insurance Plan Savings and Loan; 1947-1960 - Foss Appliance Shop 1960s-1970s - White's Furniture Store / White's Floor Covering 1981 - Children's Fashion Time, 1980s-90s - Elite Repeat & Janeal's Dance Academy 2001 - Vintage Carpets & Design; 2005 - Saddles Restaurant and Henny Penny; 2015 - Jackson Medical Supply; 2016-2020s - Elements Family Therapy LLC 2024 - Elements Family Therapy LLC
122 N Main St Map # 90 State # 44-00252 Survey # DT-094 District status: 1 contributing building 	**McClure Building** **c.1857 - Greek Revival - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1960s remodel - center entry with transom, large aluminum windows, brick bulkhead Windows: inset rectagular window with flat lintels in recessed openings - infill with smaller 1/2 windows Design features: simple wide brick band, brick corbels across cornice, stone cap Historic modifications: 1950s - storefront remodel Non-historic modifications: 2000s - window infill/replacements Other resources: - Site features: gravel parking area to rear/east of buildling	**Historical Notes:** 1859 - Dr. Wellington Bird and Dr. A.W. McClure - offices on 2nd story; 1859-62 - Addison Roads - grocery; 1863-64 - W.D. Leedham - grocery; 1865-69 - White grocery, 1870-71 - Isaac Phillips - grocery; 1872-78 - William McKibben - grocery 1886 - tinsware and stoves, by 1892 - Heinbaugh & Brown - meat market *Historic Address: 132 N Main* 1898-1920s - R. Brown & Co - meat market, sausage making (Roderick Brown, son Forest Brown 1930s-1941 - R. Brown & Co - meat market (Forest Brown) 1942-1950 - office of R.E.A. and Southeast Iowa Cooperative Electric 1950s - Lauser's Paint & Wallpaper (Gerald F. & Lillie B. Lauser); 1960s-70s - Lauser's Paint & Wallpaper (Cleo Guy Lauser), 1979-1990 - Lauser's Paint & Wallpaper (Edith Coe) 1990s - Lauser's Craft Store 1999-2020s - Alcohol & Drug Dependency Service (ADDS) 2024 - Alcohol & Drug Dependency Service (ADDS)

120 N Main St Map # 91 State # 44-00250 Survey # DT-095 District status: 1 contributing building 	**Bud's Flower Shop** **1969 remodel, c.1857 construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1969 remodel - entry with transom recessed at right/south, large display windows, brick bulkhead, shared 2nd story entry at left/north Windows: 1/1 windows in simple brick openings with concrete sills Design features: lack of decorative features Historic modifications: 1969 - façade remodel (new brick, new storefront) Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** 1859 - Dr. Wellington Bird and Dr. A.W. McClure - offices on 2nd story, 1859-61 - Pennington & Umstot - dry goods, 1867 - shops for George L. Talbot (boots & shoes) and L.F. Willard & Company (harnesses & saddles) 1873 - O.F. Griffith - hardware, 1878 - Griffith, Burket & Co - hardware, 1886 - barber shop and cigars, 1892 - hardware, 1893 - O.F. Griffith & Co, 1894-1903 - W.D. Fernald - hardware *Historic Address: 128 N Main* 1903-05 - Lee Wheeler - hardware, by 1909 - meat market (part of Brown's to north?) 1921-1941 - Star Cleaners (Nick Lenardakis and others) 1941-1951 - Mt Pleasant Cleaners (Cosimo Demma, then Harry J. and Rose E. Anderson), 1950s - Sears Roebuck & Company - catalog order office 1962-64 - Fashion First Fabrics Shop 1964-1995 - Bud's Flower Shop (Wilbur P. "Bud" Conrad and Larry Willison); 1995-2001 - Wildrose Florist and Gifts 2001-2020s - Quilters Paradise (Cathy Hopkins) 2024 - Quilters Paradise
118 N Main St Map # 92 State # 44-00248 Survey # DT-096 District status: 1 contributing building 	**Walker Building** **1969 remodel, c.1857 construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick - tan Foundation: stone First story: 1969 remodel - recessed entry with transom at right/south, large aluminum display windows with brick bulkhead Windows: 1/1 windows in simple brick openings with concrete sills Design features: lack of decorative features Historic modifications: 1969 - façade remodel (new brick, new storefront) Non-historic modifications: - Other resources: - Site features: gravel parking area to rear/east of buildling	**Historical Notes:** 1857 - Darnall & Stockton / Darnall & Gregg; 1859-60 - T&R Popham - groceries 1860s-1880s - series of groceries, 1890 - J.M. Sherrick, 1890s - Charles & Jones (J.M. Charles & C.A. Jones) - grocery *Historic Address: 126 N Main* 1900s - bakery, 1910s - Luberger Bakery (George Luberger) 1920s - bakery - series of owners (1931 - Ralph Cord, 1934 - Scotty's Bakery) 1941 - Vorhies & Foss (W.T. Vorhies & O.E. Foss) - home appliances; 1943-1957 - Furniture Mart, then White's Furniture Mart 1958-1963 - Kiger Billard Parlor, 1963-1966 - Kiger's Recreation Center; 1969 - bought by and remodeled for Ed Walker; 1969-74 - Spudnut Shop (Richard Schnicker) 1983/1986 - The Matador (Kim and Klaus Tolander), 1990 - Golden Dragon Chinese Restaurant, 2001 - New Shanghai Restaurant 2000s - Barr's Salon and Sun, 2020s - EveryStep Hospice 2024 - EveryStep Hospice

116 N Main St Map # 93 State # 44-00247 Survey # DT-097 District status: 1 contributing building 	**Smith Building** **1959 remodel, c.1857 construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick - tan Foundation: stone First story: 1959 remodel - angled storefront aluminum windows, recessed entry with transom, display corner Windows: 1/1 windows in simple brick openings with concrete sills Design features: lack of decorative features Historic modifications: 1959 - façade remodel (new brick, new storefront) Non-historic modifications: - Other resources: - Site features: concrete area to rear/east of building	**Historical Notes:** 1859-60 - Samuel Herrick - grocery, 1867 - McFarland & Brother - grocery, 1870 - E.J. Putnam - grocery 1872-1893 - Peter T. Twinting - grocery; 1893-1898 - Hackney & Speer - grocery *Historic Address: 118 (122) N Main* 1898-1907 - H.A. Duncan - grocery 1907-1930s - Robert Ely & Son - grocery; 1930s-1950s - Ray Ely Grocery / Ely's Grocery 1959 - façade remodel for Francis and Geraldine Smith; 1959-1962 - Geraldines's Little Prince & Princess Shop 1962-1990s - Iowa Southern Utilities - office/store 2001 - First of Mt Pleasant 2011 - Renappli, 2020s - KS Massage Therapy 2024 - KS Massage Therapy
114 N Main St Map # 94 State # 44-00245 Survey # DT-098 District status: 1 contributing building 	**Smith & Linn Building** **1898-99, 1948 - Queen Anne - 2 story** Primary resource type: commercial Architect/builder: James Brown (contractor) Walls: brick Foundation: stone First story: 1948 remodel - two center recessed entries, large aluminum display windows, brick bulkhead Windows: center 1/1 window with jack arch lintel and keystone, 2010s - bay windows removed - windows installed flush in same configuration – Chicago windows (large window flanked by 1/1 windows with small transoms) Design features: Historic modifications: 1948 - front remodeled - new storefront, cornice simplified Non-historic modifications: 2010s - bay windows removed Other resources: - Site features: concrete area to rear/east of building	**Historical Notes:** earlier frame house on site converted to commercial by 1880s 1898-99 - new 2-story double-storefront brick building constructed for Dr. George E. Smith & Dr. Ellis G. Linn - office on 2nd story - two stores on 1st story; 1910s-1920s - 2nd story - office of Dr. George E. Smith *Historic Address: 114-116 N Main* south: 1900s - Pyle Drug Store, 1911 - Smith Drug Store (Dr. G.E. Smith), 1914-1927 - Dugdale Drug Store (J.M. Dugdale) north: 1899-1903 - V.D. Morris & Co - jewelers/booksellers; 1904-1941 - E. Lines & Co (Edgar Lines) - jewelry store 1944-1962 (full 1st story) - C.F. Decker Furniture 1963-1980s - Nesbitt's / Nesbitt Electric Co (L. Miles Nesbitt) 1990s - Wiley Nesbitts Inc 1960s-2010s - apartments on 2nd story 2024 - Mirror Image Salon & Spa, vacant

112 N Main St Map # 95 State # 44-00244 Survey # DT-099 District status: 1 contributing building 	**Dilger Building** **c.1857 - Italianate - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1973 remodel - recessed entry at right with transom, large aluminum display windows, brick bulkheads Windows: smaller 1/1 windows with lower panel with arch transom, brick arch hoods Design features: simple brick cornice with dentils, arch windows with hoods Historic modifications: 1973 - storefront remodel, 1979 - brick painted green, shutters added Non-historic modifications: 1994 - rear modifications, metal siding, new windows Other resources: - Site features: gravel parking area to rear/east of buildling	**Historical Notes:** 1850s-1875 - owned by Illuminat Dilger - built around 1857, grocery of Dilger in 1860 here (No. 12 N. Main) 1880s - meat market - H. Troughton, 1893-1905 - John Henne - restaurant *Historic Address: 112 N Main* 1910 - J.S. Craig - pool hall, 1911 - C.H. Shriver - pool hall 1913-1922 - Pleasant Hill Dairy (Neal Campbell, Ralph Campbell) 1922-1972 - Fankhauser Dairy (Charles Fankhauser) - Queen Quality butter and ice cream 1973-1990 - Newsland 1990s - vacant 2006 - Mt Pleasant Foods, 2011 - West Liberty Foods 2024 - vacant
110 N Main St Map # 96 State # 44-00243 Survey # DT-100 District status: 1 contributing building NRHP individual status: Listed under C – 1991 	**Budde-Singer Building** **1882 - Italianate - 3 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1927 remodel - recessed center entry, large display windows, buff brick bulkhead; upper story entry at right Windows: 1/1 windows with arch transom, brick arch hood Design features: wood cornice with brackets Historic modifications: 1927 - storefront remodel, by 1963 - upper story windows replaced Non-historic modifications: 1995 - rear addition (metal building) Other resources: - Site features: -	**Historical Notes:** earlier building on site constructed in 1856 in conjucntion with Brazelton to south - fire in Budde & Singer bakery in January 1882 1882 - construction of new 3-story brick building on site - arch brick hoods similar to earlier building; 1882-1890s - Budde & Singer / J.G. Budde & Co - bakery and confectionary - ice cream parlor on 2nd story *Historic Address: 110 N Main* 1903-1925 - interior divided into north room and south room; south room - G.A. Grau, cigar manufacturers; north room -bakery/ restaurant (series of businesses, 1919-1925 - Noble Sisters) 1926 - remodeled back to one room for Karl Hoaglin - general merchandise; 1927-1938 - Benteco Kash Store (Benner Tea Company) 1940-1950 - Nifti Thrift, 1952 - P&A Radio and Television; 1954-1966 - Lamm's Shoe Store (Harold Lamm) 1968/1970 - Van's TV Service, 1970s - Crane's TV & Radio Service / Crane's Stereo & TV Service 1983 - Adam's Rib Boutique 1985-2020 - Country Charm, Flowers & Gifts (Sherry Bertsch) Current: 2025 - Pretty Nails

100 N Main St

Map # 97
State # 44-00239
Survey # DT-101

District status:
1 contributing building

NRHP individual status:
Listed under A and C – 1986

Brazelton House (Hotel)

1856, 2015 - Italianate - 4 story

Primary resource type: commercial - hotel
Architect/builder: -
Walls: brick
Foundation: stone
First story: recessed center entry with wood doors and sidelights (original hotel entry), 1970s remodel - large display windows with brick bulkheads
Windows: 2/2 wood arch windows with brick hoods and stone sills
Design features: metal balcony/columns over entry, wood brackets on cornice, slight pediment at center
Historic modifications: 1911 - remodel and lobby addition for hotel; 1978-81 - remodeling work - storefront remodel, exterior sandblasted, interior walls removed on 1st story
Non-historic modifications: 2015 - full building rehabiltiation project to retail spaces and 19 apartments
Other resources: -
Site features: paver parking area to rear/east of building

Historical Notes:

1856 - construction of new hotel for Mt Pleasant - Brazelton House - center entry on west to stairs to upper stories - four storefront spaces on 1st story; Brazelton House operated here (104 N. Main) from 1856 to 1910s; 1911 - remodel and lobby addition - New Brazelton Hotel; Brazelton hotel here into 1960s

100 N. Main: 1856-1860 - bank (Brazelton & Whiting, Clark & Whiting, State Bank), 1860s-1889 - drug store of Joshua W. Satterthwait; 1889-1945 - J.H. Jerico & Co - drug store; 1945-1960 - Panther's Rexall Drugs - expanded to 102 also in 1961 - then to full 1st story in 1978

Historic Address: 100-108 N Main

102 N Main: 1867 - Smith & Gimble - groceries, 1880s - William H. Fehse - cigars, 1890s-1910s - Charles Waibel - cigars, Western Union?, 1930s - Zink News Stand, 1950s - Harlan's News Stand, 1961-1970s - part of Panther's Rexall Drugs

106 N Main: 1860s - H.N. Crane - jewelry, 1880s - A. Anderson - jewelry, 1892 - grocery, 1899-1911 - W.H. Jericho - jewelry, 1910s - Mason & Swan - barber shop, then New Brazelton Barber Shop; 1920s-30s - Brazelton Barber Shop, 1930s-50s - Brazelton Barber Shop, also Brazelton Beauty Shop; 1960s - Shaw's News Stand, 1970s - Adam's Rib Boutique

108 N. Main: 1865 - R. Eshelman - clothing, 1870 - Ed W. Allen - clothing, 1886 - florist, 1890s-1903 - G.A. Grau - cigars, 1903-1910s - W.S. Shepp - shoes / shoe repair; 1930s-40s - Brazelton Coffee Shop, 1948-1950s - Brazelton Café, 1960s - Ed Breazeale - insurance, 1970s - Breazeale's Insurance

109 W. Monroe: 1860s-1910s - meat market (1880s - H. Troughton), 1920s-1950s - office; 111 E. Monroe: 1850s-1900s - barber shop (c.1856-1860s - Charles Davis (black), 1872 - J.W. Wallace, 1879-1880s - James Davis (black), 1888 - Henry Mosely (black), 1890s-1900s - Brazelton barber shop), 1920s-50s - office

full 1st story: 1978-1983 - Panther's Rexall Drugs; 1983-1999 - Drug Town (HyVee)

2011 - Sound Advice and U.S. Cellular (100), Pure Imagination Tattoos (104); 2015 - building rehab - retail on 1st, apartments on upper stories

2024 - Brazelton Lofts, U.S. Cellular

115 E Monroe St Map # 98 State # 44-00331 Survey # DT-102 District status: 1 contributing building 	**Colonial Apartments (Asbury Chapel)** **1856, 1884, 1909, 1938, 1953, 1980 - Greek Revival - 3 story** Primary resource type: religious Architect/builder: - Walls: brick Foundation: stone First story: recessed center entry with double doors, sidelights, transom; secondary entries at corners on south Windows: 6/1 wood windows (1938 remodel), 1979 - some additional 3rd story windows added Design features: pediment on south, brick pilasters with stone capitals, stone sills on 2nd story windows, stone hoods on 3rd story windows Historic modifications: 1910 - addition on west side for auditorium, 1938 - remodel for apartments, 1953 - remodel for apartments, 1976-1979 - exterior restoration, 1980-81 - elevator added on east, 3rd story apartments added Non-historic modifications: - Other resources: - Site features: concrete parking area to west/side of building, gravel parking area to east/side of building	**Historical Notes:** 1856 - brick church with center steeple constructed for Methodist Episcopal Church; 1857-1876 - Asbury Chapel / Methodist Episcopal Church; 1883-84 - remodel and corner steeple constructed 1876-1909 - First Methodist Episcopal Church / Asbury Methodist Episcopal Church *Historic Address: 115 E Monroe* 1909 - remodel and west addition to convert to auditorium; 1910-1922 - Auditorium Theatre - motion pictures added in 1916 1922-1938 - Auditorium Theater - movie theater run by M.L. Dickson (also ran Temple Theater starting in 1924) 1938-1953 - Colonial Theater (M.L. Dickson), also Colonial Apartments and F.C. Ackerman & Co - electrial/HVAC; 1953 - Colonial Theater closed 1953-1970s - Colonial Apartments, also Colonial Beauty Shop (c.1949-1991), 1960s - Henry County Soil Conservation District office, USDA Farmers Home Administration office 1980 - elevator added and apartments added on 3rd story 1980s-2020s - Colonial Apartments, Colonial Beauty Shop (1980s), Headlines Hair Design Studio (1990s) 2024 - Colonial Apartments
104 N Adams St Map # 99 State # 44-02231 Survey # DT-103 District status: 1 contributing building 	**Taft Warehouse** **c.1965 - metal outbuilding - 1 story** Primary resource type: commercial - warehouse Architect/builder: Butler Manufacturing Walls: metal Foundation: concrete First story: garage doors along alley to east Windows: none Design features: metal Butler building Historic modifications: - Non-historic modifications: - Other resources: - Site features: gravel parking area to west of building	**Historical Notes:** c.1965 - metal garage/storage building constructed along east alley for E.E. Taft & Son (201 E. Monroe) 1980s - used as garage/storage for E.E. Taft & Sons - house demolished 1990s-2010s - garage/storage for Taft-Wiley Plumbing 2024 - garage/storage for Taft Plumbing, Heating, and Air Conditioning

201 E Monroe St Map # 100 State # 44-00332 Survey # DT-104 District status: 1 contributing building NRHP individual status: Listed under C – 1991 	**Zuhn Building** **1886 - Late Italianate - 3 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1947 remodel - retained iron columns/pilaster - added large display windows with brick bulkheads and glass block transoms, entries with transoms and glass block sidelights Windows: 1/1 wood windows on front, 6/6 wood windows on 3rd story of west side Design features: metal cornice with brackets (1886 in middle) and triangular pediment; restored painted sign on east wall Historic modifications: 1946 - storefront remodel for auto showroom Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** 1886 - new carriage factory building for H.A. Zuhn; 1887 - Mt Pleasant Carriage Factory; 1889-early 1890s - W.M. Pixley Carriage Factory, blacksmith; 1899 - laundry, carriage repository, blacksmith *Historic Address: 201-203 E Monroe* 1908-1930 - E.E. Taft & Sons (E.E. Taft, Claude Taft) - furnaces, tin work, roofing, stoves, washing machines, repairs 1930-1944 - E.E. Taft & Sons (Claude Taft) - furnaces, heating, tin work, roofing, air conditioning, stoves, washing machines, repairs 1946-1951 - Fleenor Pontiac Co (Roy Fleenor) - first story remodeled in 1946 1951-1971 - E.E. Taft & Sons (James Kitch, Ed Kitch) - Heating, Plumbing, Air Conditioning, Furnaces, Roofers, Stoves, & Repairs; 1971-1986 - E.E. Taft & Sons (James Kitch) 1986-2017 - Taft-Wiley, Plumbing, Heating, and Air Conditioning 2017-2020s - Taft Plumbing, Heating, & Air Conditioning 2024 - Taft Plumbing, Heating, and Air Conditioning
205 E Monroe St Map # 101 State # 44-02259 Survey # DT-105 District status: 1 contributing building 	**Sater Blacksmith Shop** **1961 - mid 20th century auto - 1 story** Primary resource type: commercial Architect/builder: - Walls: brick - Roman (multi-color medium Shadow-Tex) Foundation: concrete First story: 1961 - new brick front on west bay and construction of new building to east with unified front Windows: multi-light metal casement windows on 1st story Design features: multi-color Roman brick - lack of details Historic modifications: 1970s - space to east enclosed as garage Non-historic modifications: 1990s - new overhead garage doors, interior remodel Other resources: - Site features: -	**Historical Notes:** *Historic Address: 205-207 E Monroe* 1947 - new brick siding on façade of two earlier buildings for William Sater; 1947-1950s - Sater Blacksmith Shop (Bill Slater) 1961 - new building/façade for William Sater; 1960s-1981 - Sater Blacksmith Shop (Bill Sater) 1981-1987 - Sater Blacksmith Shop (Robert Kerr); 1988-1993 - Sater Blacksmith Shop (Todd Bolt) 1990s-2010s - storage/space for Taft-Wiley to west 2024 - storage for Taft Plumbing, Wiley's Interiors, JCW Construction, vintage autos
211 E Monroe St Map # 102 State # 44-02260 Survey # DT-106 District status: 1 contributing building 	**Hunt Building** **1914 - brick front - early 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: John Nicholson (contractor) Walls: brick Foundation: concrete First story: original configuration of garage at left, two entries with transoms, and paired 1/1 windows Windows: paired 1/1 wood windows with flat lintels and sills Design features: metal balcony on front accessed by 2nd story door for apartment residents Historic modifications: - Non-historic modifications: 2010s - new garage door, transoms covered Other resources: - Site features: -	**Historical Notes:** *Historic Address: 211 E Monroe* 1914 - new building for Dr. Clarence E. Hunt - veterinary office/hospital on 1st story, 2 apts on 2nd story 1914-1946 - Dr. Clarence E. Hunt - veterinarian - lived on 2nd story in one apt 1947-1953 - Hunt & Hunt - veterinarians (Clarence and son John) 1953-1978 - Dr. John N. Hunt - veterinarian c.1978-c.1983 - Dr. John N. Hunt and son-in-law Dr. Robert Messel - 1953-1978 - Dr. John N. Hunt - veterinarians; 1986 - office of Charles O. Garretson; 1990s - apartments on 2nd 2010s - apartments, Back Alley Tan and Salon 2024 - apartments

200 E Monroe St Map # 103 State # 44-02262 Survey # DT-108 District status: 1 non-contributing building 	**Rec Center** **1995 - late 20th century - metal/brick - 1 story** Primary resource type: rec center Architect/builder: - Walls: brick/metal Foundation: concrete First story: double-door glass entry, brick on lower portion of wall, metal on upper Windows: single-light windows Design features: Historic modifications: - Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** 1975 - south parking lot to east (Lot 6) developed for Henry County Savings Bank (sold to The Rec Center in 2020) 1984 - north parking lot to east (Lot 5) developed for Henry County Savings Bank (sold to The Rec Center in 2020) 1994-95 - new building for Rec Center on Lots 1-2-3 donated in 1993 by Marvin & Wanda Day 1995-2020s - Rec Center 2024 - Rec Center
114 E Monroe St Map # 104 State # 44-00330 Survey # DT-109 District status: 1 contributing building, 1 contributing structure 	**Professional Office Building** **c.1971 remodel, c.1939 construction - brick front - mid 20th century commercial - 1 story** Primary resource type: commercial - office Architect/builder: - Walls: brick - tan - multi-color - Roman / concrete block Foundation: concrete First story: recessed entry with glass doors Windows: small single-light picture windows Design features: lack of decorative detail Historic modifications: 1971 - remodel into Professional Office Building Non-historic modifications: 1987 - plywood installed on west elevation Other resources: 1971 - concrete parking lot (114b) to east/side of building - access from north and east - short concrete retaining walls at south end Site features: -	**Historical Notes:** *Historic Address: 112-114 E Monroe* (earlier building - George Ross - livery and transfer) c.1939 - built for locker plant for Shellabarger Implement Co - in building to east 1931-1940s - Shellabarger Implement Co - operated meat locker here, separate listing by 1950s - Shellabarger Lockers 1961-1970 - Shappell's Locker Service 1971 - remodel as Professional Office Building, parking developed to east of building for tenants/clients; 1974 tenants: Hawkeye Security Insurance Company, Henry County Attorney, Arnet McCabe & Company, investments (#101), Trim Line Health Club (#107), Rande A McAllister, attorney, Gary L Wiegel, attorney, Dr. Ruby Alyn Droz, chiropractor (#110) 1970s-2020s - Professional Office Building - various tenants 2024 - Professional Office Building

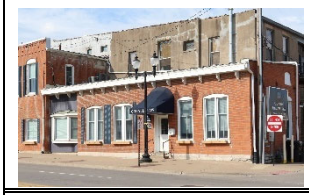
100 S Main St Map # 105 State # 44-00293 Survey # DT-110 District status: 1 contributing building NRHP individual status: Listed under C – 1991 	**Henry County Savings Bank** **1891 - Late Victorian - 2 story** Primary resource type: commercial - bank Architect/builder: - Walls: brick (painted) Foundation: stone First story: 1963 remodel - corner entry with glass/aluminum door, large aluminum display windows with permastone bulkheads, upper story entry at south Windows: paired 1/1 wood windows on front, 1/1 wood windows on side Design features: decorative cornice with round pediment (Bank, 1891), decorative brickwork on frieze / rectangle panel Historic modifications: 1935 - rear addition, storefront remodel; 1963 - storefront remodel Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** 1891 - building built for new Henry County Savings Bank *Historic Address: 100 (102) S Main* 1892-1930 - Henry County Savings Bank; 2nd story offices: attorneys Babb & Babb (1901-1905), W.F. Kopp, Attorney (1911-1919), and Judge W.S. Withrow (1917-1927) c.1931-1936 - Hi-Hat Café, 1936-37 - The Brown Derby, 1937-1946 - Polly Café (Max Stith); 2nd story offices: Dr. Byron D. Hartley (1937-1950), Dr John R. Beebe and Dr. Kenneth P. Beebe (1949), Dr. Robert W. Lofgren, dentist (1949-1951), and Dr. N.E. Dakins, chiropractor (1951) 1947-c.1952 - Radio & Record Shop (Max Stith, Larry Coffman) c.1954-1962 - Ty's Grill; 1957-1960s - 2nd story offices - Garretson Real Estate and attorney Charles O. Garretson; 1963-1981 - Becker's Jewelry 1986 - The Deli Depot, 1989 - Goo Cheez: Designer Diner; 1990s - CSI Industries/Employment Services 2007-2020s - American Family Insurance (Mark Hamilton) 2024 - American Family Insurance
102 S Main St Map # 106 State # 44-00294 Survey # DT-111 District status: 1 contributing building 	**Mt Pleasant Bank & Trust Co** **1975 remodel, 1908 construction - Early American - 2 story** Primary resource type: commercial - bank Architect/builder: Midland Architects (Burlington) Walls: brick Foundation: concrete First story: west - entry with pediment, bay windows (1975 remodel); north - entry, vertical window bands (1960s) Windows: 8/8 wood windows on west (1975 remodel), paired 1/1 windows on north (1908 construction) Design features: gable-roof pediment and quoins on façade/west, L-shaped building with north façade on E. Monroe - retains 1908 cornice and buff brick/details on 2nd story, 1st remodeled for bank around 1965, drive-in bank facility with gable-roof canopy on rear/east Historic modifications: 1965 - addition of drive-in window, 1st story remodel on north; 1974-75 - extensive remodel, west façade, new drive-thru canopy Non-historic modifications: - Other resources: - Site features: three concrete drive-thru banking lanes from alley to under canopy to east/rear of building	**Historical Notes:** Congregational Church built on Lot 1 in 1848, developed property with commercial buildings to south, north, and east of church, church moved and new L-shaped commercial building constructed in 1908, earlier 2-story bldg to south remained on Lot 1 also *Historic Address: 102-104 S Main* 1909-1933 - J.H. Wallbank & Sons - clothing, boots & shoes; 2nd story offices: Dr. W.L. Stewart (1913, 1915), Dr. D.J. Donlon (1915), and Drs. Donlon & Senska (1917), office of A. A. Carpenter (1920s) 1934-1945 - National Tea Company / National Food Store; south bldg - restaurants - 1937-1938 - Hi-Hat Café, 1941 - B&H Café 1947-1975 - Mount Pleasant Bank & Trust; south bldg - O K Restaurant; north (Monroe) - 1950-65 - Dr. I.M. Deal - optometrist 1975-1979 - Mount Pleasant Bank & Trust (south bldg incorporated) 1980s - Hawkeye Bank & Trust; 1990s - Valley Savings Bank 2000s-10s - First Federal Savings Bank of Iowa; 2020s - First Interstate Bank 2024 - First Interstate Bank

106 S Main St Map # 107 State # 44-00295 Survey # DT-112 District status: 1 contributing building 	**Crane Hardware** **c.1945 remodel, 1867 construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: iron columns, recessed entry, large display windows with brick bulkhead, restored transom Windows: 1/1 vinyl windows with rowlock brick sills Design features: lack of decorative detail Historic modifications: c.1945 - façade remodel, 1970s - storefront remodel Non-historic modifications: 2020s - restored transom, vinyl upper windows Other resources: - Site features: -	**Historical Notes:** 1867 - construction; 1869-70 - Crane & Brenholts - hardware and tinware June 1870 - 1887 - B.H. Crane - wholesale and retail dealer in hardware, tinware, stoves, and agricultural implements *Historic Address: 106 S Main* 1890s-1941 - George E. Crane & Co - hardware, stove, tinware (George E. Crane, Sr) 1940s-1950s - George E. Crane & Co Hardware (George E. "Pete" Crane, Jr, Bruce Rohde / Helen Crane Rohde) 1960s-1977 - Crane Hardware, a True Value store (George E. "Pete" Crane, Jr, Bruce Rohde / Helen Crane Rohde) 1978-1981 - Herrick True Value (Dean and Beverly Herrick) 1980s - Glover Auction and Realty; 1987-2007 - American Family Insurance (Mark Hamilton) 2011 - Grace Community Friends; 2020s - studio, art center / gallery 2024 - Main Street Art Gallery, C.R. McClenning Studio
108 S Main St Map # 108 State # 44-00296 Survey # DT-113 District status: 1 contributing building 	**Eshelman Building** **1883, 1938, 2000 - Late Victorian - 2 story** Primary resource type: commercial Architect/builder: - Walls: stone blocks Foundation: stone First story: 2000 remodel - recessed entry, large windows, EIFS cladding Windows: 1/1 vinyl windows with transoms Design features: cut stone façade (1883), window hoods with pediments/brackets (1883) Historic modifications: 1867 - original construction, 1883 - façade remodeled to stone front / Late Victorian design; 1938 - cornice removed (fire / simplified façade) Non-historic modifications: 2000 - storefront remodel, upper windows Other resources: - Site features: -	**Historical Notes:** 1867 - construction, 1867-1873 - John Eshelman - clothing and gents' furnishings 1873-1890s- Reuben Eshelman - clothing, tailoring - "Stone Front Clothing House" after 1883 remodel *Historic Address: 108-110 S Main* 1900s - J.H. Wallbank & Sons; 1908-1915 - R. Eshelman & Sons - clothing (Reuben and sons Fred and Ralph, Reuben died in 1915) 1915-1938 - R. Eshelman & Sons - clothing (Ralph Eshelman, Fred Eshelman) 1939-c.1953 - Benteco Food Stores; 2nd story: Dr. Hanson Dickson, chiropractor (1944-1970s), W.H. Bainter, attorney (1941-45), Thomas F. Bell, attorney (1948-1957) c.1954-1961 - Harrison 5c to $1 Store; 2nd story: Dr. Kenneth C. Dickson, chiropractor (1955-1970s), Bainter & Bainter (1964-66) 1962-1978 - Kyle Drug Co; 1979-1986 - Your Super Drugs; 1987-2000 - Adventureland Video, 2nd story - apartments 2000-2020s - Brown's Shoe Fit 2024 - Brown's Shoe Fit

110-112 S Main St Map # 109 State # 44-00297 Survey # DT-115-114 District status: 1 contributing building 	**Schliep Building** **1883 - Late Victorian - 2 story** Primary resource type: commercial Architect/builder: O.V. Stough (contractor) Walls: brick Foundation: stone First story: 2007 remodel - smaller windows, recessed entry on each store, EIFS walls Windows: 1/1 wood windows with segmental arch window hoods with keystones Design features: decorative metal cornice with brackets/pediment (1883, W.H. Schliep), window hoods, stone bands, stone accents Historic modifications: 1929/1961 - storefront remodels Non-historic modifications: 2007 - storefront remodel Other resources: - Site features: -	**Historical Notes:** 1883 - commercial block built for William H. Schliep - manufacturer/dealer in cigars and tobacco; 110: 1883-1909 - W.H. Schliep - cigar/tobacco store and cigar factory; 112: 1880s-90s - restaurant / confectionary - August Hettich *Historic Address: 116 S Main* 110: 1910s-20s - Frank Schliep - cigar manufacturer / store 112: 1908-1915 - post office, 1920s - meat market, then Roederer Bakery 110-112: 1929-1961 - J.C. Penney Co - department store 110-112: 1961-1983 - Harrison's Variety Store / Harrison Dime Store 110: 1980s - Byrum Realty; 112: 1980s-2000s - New and Old Things Plus (Donald/Deb Morin) 110: c.1995-2010s - Breadeaux Pizza; 112: 2010s - Anna's Pantry 2024 - Breadeaux Pizza (110), Anna's Pantry (112)
114 S Main St Map # 110 State # 44-00298 Survey # DT-116 District status: 1 contributing building 	**Mt Pleasant Fruit Supply** **1946 remodel, 1883 construction - brick front - early 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: large aluminum display windows, brick bulkhead, glass aluminum door to store, wood entry door to 2nd story, sign panel covers glass block in storefront transom Windows: 1/1 wood windows Design features: basketweave rectangle panel on frieze, rowlock brick courses above/below windows Historic modifications: 1946 - façade remodel, storefront remodel Non-historic modifications: - Other resources: - Site features: concrete area to rear/east of building	**Historical Notes:** 1883 - built as south 1/3 of Schliep Block; 1880s - clothing - James W. Hampton; 1890s - hardware - W.R. Janes *Historic Address: 118 S Main* 1909-1919 - Pastime Theater 1922-1939 - F.A. Bird - grocery 1940-1948 - Mt Pleasant Fruit Supply (Miles King, manager); 1948-1953 - K & A Super Market (Miles King, Kenneth Applebee); 1954-1963 - Walgren's Market 1966-1970s - Fashion First Fabrics 1980s - The Cloth Patch, 1991-93 - Satin Stitches, 1996-2004 - Farmer's National Bank 2005-2010s - Yenchay's Market, 2020s - Sa3m Sao Market 2024 - Sa3m Sao Market

116 S Main St Map # 111 State # 44-00299 Survey # DT-117 District status: 1 contributing building 	**Seifert's** **1958 remodel, 1887 construction - brick front - mid 20th century commercial - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1958 remodel - brick bulkhead/columns, 2nd story wood door, 2015 remodel - store entry and large display windows Windows: paired single-light windows Design features: lack of decorative detail Historic modifications: 1958 - façade remodel, new rear wall; 1966 - rear addition Non-historic modifications: c.2006 - new 2nd story windows, 2015 - new storefront windows/entry Other resources: - Site features: -	**Historical Notes:** 1887 - built for William H. Schliep, 1887-89 - Coate & Son - dry goods; 1890s - J.H. Wallbank - clothing *Historic Address: 120 S Main* 1907-1911 - Walker Drug Store; 1909 - pool hall noted on 2nd story 1911 - W.H. Jericho bought building and moved his jewelry store to this location, run by father William and son Lee - son Paul B. Jericho joined them in 1913; 1910s-1920s - W.H. Jericho - jewelry, stationery, and wallpaper; 1919-1928 - 2nd story - sorting/carding dept for branch of American Pearl Button Co (Washington) 1930s-58 - W.H. Jericho, then W.H. Jericho and Sons - jewelry, wallpaper, paint, stationery; father William H. died in 1951, then Paul and Lee; Lee died in 1957, Paul retired in 1958 and closed store; 1958 - remodeled by Paul Jericho for Seifert's Ready-to-Wear 1958-1993 - Seifert's - women's clothing 1999-2010s - The Halltree - women's clothing 2015 - Jacobsmeier Floors; 2020s - From the Heart 2024 - From the Heart
118 S Main St Map # 112 State # 44-00300 Survey # DT-118 District status: 1 contributing building NRHP individual status: Listed under C – 1991 	**Timmerman-Burd Building** **1883, 1922 storefront - Late Italianate - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 1922 remodel - tile floor for recessed entry (Burd Shoe Co.), white glazed brick bulkhead with lower black courses, windows replaced in same configuration/size, entry door with transom, 2nd story entry at left/north - new door with transom Windows: 2/2 wood windows with segmental brick arch hoods with stone keystones, continous sill band Design features: cornice with four decorative brackets and dentils Historic modifications: 1922 - storefront remodel Non-historic modifications: 1990 - storefront windows replaced Other resources: - Site features: -	**Historical Notes:** 1883 - earlier building on site destroyed by fire, Henry L. Timmerman rebuilt his building for shoe store; 1884-1908 - H.L. Timmerman - boots and shoes; 2nd story - law office *Historic Address: 122 S Main* 1908-1948 - J.M. Burd Shoe Co - H.L. Timmerman remained initially with J.M. Burd then retired - operated by J.M. Burd - Everett Moxley start as salesman in 1926 1910s-1920s - operated on two levels; 1922 - storefront remodel 1948-1962 - J.M. Burd Shoe Co - owned/operated by Everette Moxley; c.1945-c.1963 - 2nd story - law office of W.H. Bainter, then Bainter & Bainter 1962-67 - J.M. Burd Shoe Co - owned/operated by Henry (Hank) Tompkins; 1967-1990 - Tompkins Family Shoe Store (Henry Tompkins) 1990-1998 - Main Street Shoe Company 2000s-2020s - Cottage Realty 2024 - Cottage Realty

120 S Main St Map # 113 State # 44-00301 Survey # DT-119 District status: 1 contributing building NRHP individual status: Listed under C – 1991 	**Louisa Building** **1901 - Late Victorian - 2 story** Primary resource type: commercial Architect/builder: - Walls: brick Foundation: stone First story: 2003 remodel - large display windows, recessed center section with two entries, upper story entry at south/right Windows: 1/1 windows with transoms, stone lintels, continuous stone sill Design features: cornice with large and small brackets, brick corbeling, round vents, stone lintels/sill course Historic modifications: 1958 - storefront/interior remodel, top of cornice simplified (name plate removed) Non-historic modifications: 2003 - storefront remodel Other resources: - Site features: -	**Historical Notes:** 1883 - earlier three-story building (Ambler Block) and two-story building on site destroyed by fire, ruins of buildings on site for several years *Historic Address: 126 S Main* 1901 - new three-story brick building constructed for George H. Spahr and named "The Louisa" - space equal to 3 storefronts for 1 large store on 1st story; 1901-1904 - Price & Spry, 1904-1918 - Frank Price Mercantile Company (furniture, hardware, applianaces, etc); 1918-1920 - Coffman & Dunne Mercantile Co; 3rd story - offices 1920-1930 - King Furniture and Hardware Company 1937-1972 - 1st story - Brown Lynch Scott Company - department store, hardware, appliances; 2nd story - apartments; 3rd story - offices offices: Margaret's Beauty Shop (1937), Jean Beauty Salon (1939), Dr. J.H. Garretson, osteopathic physician (1937-1952), and Highway Com Div Maint Engr Office (1937-1952), Marvin Deed, insurance (1952-1955), Bankers Life Co (1957), Alanson K. Elgar, attorney (1952-1960), John F. Algar, attorney (1955-1960); 1960s - 11 apts in bldg 1972-1993 - Martha Brown Ltd - clothing; 1993-1997 - APAC TeleServices early 2000s - Mr Movies, 2011 - Latter Day Saints, Tazza Bella (deli/coffee), 2015 - Sip, Lillian Grace Boutique, Amy Becker Photography; 2nd/3rd - apartments 2024 - Lillian Grace Boutique, apartments
124 S Main St Map # 114 State # 44-00302 Survey # DT-120 District status: 1 contributing building 	**Stough Building** **1883 - Romanesque Revival - 2 story** Primary resource type: commercial Architect/builder: O.V. Stough (contractor) Walls: brick Foundation: stone First story: 1980s remodel - brick cladded with rectangular windows and recessed entry Windows: 2/2 windows with segmental arch brick hoods with keystones, stone sills, side - segmental brick arch lintels - some modified openings Design features: decorative brick work on frieze/cornice - multiple courses Historic modifications: 1979 - storefront remodel, some openings filled on south side Non-historic modifications: corner rebuilt after damaged Other resources: - Site features: -	**Historical Notes:** 1883 - new two-story building after fire destroyed earlier - built by brick contractor O.V. Stough on property he owned - owned until 1903 *Historic Address: 130 S Main* 1880s-1900s - series of groceries - C.F. Pitcher (1884), C.J. Clark (1891), W.R. Hill (1893), Galer & Goan (1896); 2nd story - 1893-1900s - Galer & Goan - attorneys - abstracts / real estate 1911 - O'Connor & Son - grocery, 1913 - Hartman Ice Cream, 1915-1920s - Mt Pleasant Gas Office; 1910s-1920s - R.S. Galer - attorney - 2nd story then 1st story; 1920s - 2nd - also Dr. S.W. Huston, Elgar & Kinney 1930s-1965 - Galer & Galer, Attorneys (Roger S. Galer & Ben A. Galer); 2nd story - 1930s - James T. Gills (real estate), J.M. Godfrey (real estate), 1940s-60s - Harold McLeran, attorney; rear/103 - 1930s-40s Co-Ed Beauty Salon, rear/105 - 1940s-50s - Garretson & Garretson 1966-1990s - Chamber of Commerce 1980s - rear/105 - Danielson Law Office 2000s-2020s - Mt Pleasant Area Chamber Alliance 2024 - Mt Pleasant Area Chamber Alliance

111 E Washington St Map # 115 State # 44-00414 Survey # DT-121 District status: 1 contributing building 	**Van Allen Building** **1886, 1905, 1969 - Late Italianate - 1 story** Primary resource type: commercial - office Architect/builder: - Walls: brick Foundation: stone First story: segmental arch windows - 2/2 windows with taller lower sash Design features: large scroll brackets under eaves, stone date stone on east elevation (G.C. Van Allen, 1886) Historic modifications: 1905 - brick addition to west - same window/eave/bracket details; 1969 - frame addition to west with bay window Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** 1886 - built for George C. Van Allen; 1886-1902 - George C. Van Allen - lawyer/abstracts, son Alfred M. Van Allen graduated law school in 1894 and joined practice *Historic Address: 107-109 E Washington* 1902-1930s - Alfred M. Van Allen - lawyer/abstracts 1930s-1945 - Van Allen & Van Allen (Alfred M. Van Allen, George O. Van Allen) 1954-1958 - Van Allen & Van Allen (George O. Van Allen) 1958-1960s - Thomas F. Bell - lawyer; 1970s-1990s - Bell & Vilsack (Thomas F. Bell, son-in-law Thomas J. Vilsack) 2000s-2010s - Bell & Bray Law Office 2015-2020s - Cornell Injury Law (Danny Cornell) 2024 - Cornell Injury Law
117 E Washington St Map # 116 State # 44-02266 Survey # DT-123 District status: 1 non-contributing building 	**Dairy Queen** **2013 - late 20th century modern - 1 story** Primary resource type: commercial - new Architect/builder: - Walls: concrete / stucco Foundation: concrete First story: large aluminum service window Windows: drive-thru window on west side Design features: front canopy with brick columns Historic modifications: - Non-historic modifications: - Other resources: - Site features: concrete drive-thru lane around building, parking space on east/north edges of parcel	**Historical Notes:** 1949 - earlier building constructed for Dairy Queen 1949-2010s - Dairy Queen (older building, further east on parcel) 2013 - new building constructed (further west on lot) 2013-2020s - Dairy Queen (current building) 2024 - Dairy Queen
119 E. Washington St Map # 117 State # Survey # DT-147 District status: 1 non-contributing site 	**Downtown Gateway** **2010 – plaza** Primary resource type: plaza Architect/builder: - Design features: concrete paving at corner framed by low brick seating walls with concrete coping, sign: Historic Downtown Mount Pleasant, street clock (Fancy Street Clock Co) - dedicated to mayors of MP, grassy lawn Historic modifications: - Non-historic modifications: 2008 - earlier service station demolished; 2010 - downtown gateway developed - concrete paving, grass, sign, clock, brick seating walls, picnic tables Other resources: - Site features: street clock, low brick seating walls, sign, concrete paved corner, grass on remainder, picnic tables, bike rack	**Historical Notes:** frame house on lot in 1920 replaced in 1930s by gas station 1940s-50s - Donald's Shell Station 1960s-80s - Gary's Shell Service Station (Gary and Jean Whaley) 1989-1993 - Whaley's Sinclair (Gary and Jean Whaley); 1995-2006 - Whaley's Auto Care (Steve Whaley) 2008 - property acquired by City of Mount Pleasant - building demolished 2024 – “Historic Downtown Mount Pleasant” gateway plaza

109 S Adams St Map # 118 State # 44-00103 Survey # DT-124 District status: 1 contributing building, 1 contributing structure 	**C.D. Swailes Auto Service** **1945, 1978 - mid 20th century auto - 1 story** Primary resource type: commercial Architect/builder: - Walls: brick / concrete block Foundation: concrete First story: store entry at left, large display windows, vehicular entry at right partially filled / pedestrian door Design features: soldier brick course across top of entries/windows, rowlock brick sill on windows Historic modifications: 1978 - parcel to north acquired and developed as parking lot Non-historic modifications: 1980s - gable roof added, entry filled in / smaller door Other resources: 1978 - concrete parking lot (118b) to north/side of building - access from east Site features: -	**Historical Notes:** 1945 - building constructed for C.D. Swailes Auto Service (permit to C.D. Swailes in June 1945) 1945-c.1953 - C.D. Swailes Auto Service c.1953-1980s - C.D. Swailes Auto Supply; 1978 - Roger Swailes bought building to north (1947-55 - Skerik Parts Co, 1956-77 - Odd Fellows Hall) and demolished it to develop a parking lot 1980s-2020s - Swailes Auto Supply 2024 - Swailes Auto Supply
205 S Main St Map # 119 State # 44-00291 Survey # DT-141 District status: 1 contributing structure 	**S. Main City Parking Lot** **1961 - parking lot** Primary resource type: parking lot Architect/builder: - Foundation: asphalt parking lot Design features: asphalt parking lot with some concrete at east end, concrete curbs, east/west access point Historic modifications: - Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** earlier house of Ott family on site 1961 - city acquired property for city parking lot for downtown 1961-2020s - city parking lot 2024 - city parking lot

100 E Washington St

Map # 120
State # 44-00442
Survey # DT-122

District status:
1 contributing building, 1 contributing site, 1 contributing object, 1 contributing structure, 2 non-contributing objects

NRHP individual status:
Listed under C – 1981

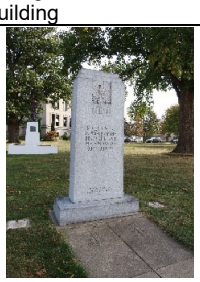
Henry County Court House

1914, 1943, 1951, 1957, 1969, 1994 - Classical Revival - 3 story

Primary resource type: governmental
Architect/builder: Joseph W. Royer (architect (Urbana, IL)
Walls: stone
Foundation: stone
First story: main entry on north with pediment and stone steps, rear entry on south at ground level
Windows: three-light windows to mimic earlier double-hung windows with transoms
Design features: round pilasters on north with inset center section, stone surrounds around windows, coursed lower level with water table, smooth cut stone on upper walls
Historic modifications: 1942-43 - replacement of cornice/pediment/balustrade around top (deteriorated) with "modern" Bedford stone parapet; 1951 - Statute of Liberty placed on NW corner of site; 1969 - parking lot expanded south of building; 1980 - elevator added by south entry
Non-historic modifications: 1990s - replacement windows; 1994 - Henry Co Veteran Memorial Marker moved here, Avenue of Flags Veterans Memorial of Henry Co added, both on northwest corner of site
Other resources: courthouse block (120b) (C); 1951 - Statue of Liberty (120c) to northwest of building (C); 1969 - asphalt parking lot (120f) to south of building (C) - concrete curbs - east/west access points; 1994 - Henry County Veterans Memorial Marker (120d) from 1957 moved to northwest corner (NC); 1994 - Avenue of Flags Veterans Memorial (120e) constructed on north side of northwest quadrant (NC)
Site features: grassy lawn around building with parking to south, concrete sidewalk to north entry with 1916 stamped at north end and flagpoles, concrete sidewalks around perimeter with parking within edges of original block, fenced mechanical yard to west of building

Historical Notes:

older courthouse in Hill building at northwest corner of block
1912-1914 - construction of new courthouse in center of block - complete on August 2, 1914
1914-1950s - Henry County Courthouse; 1934 - enlarged parking lot to south of courthouse, 1943-1949 - Henry County Honor Roll at northwest corner and then removed
1951 - Statute of Liberty replica donated by Boy Scouts placed on northwest corner; 1957 - streets widened by removing lawn to east and south to add angled parking; 1969 - parking lot expanded on south side of building - south access point; 1975 - street on west widened to add parallel parking
1960s-1990s - Henry County Courthouse; Nov 1976 - bicentennial time capsule buried; 1980 - elevator added by south entrance
1994 - Henry County Veterans Memorial Marker (1957) moved from Saunders Park by hospital to northwest corner, 1994 - Avenue of Flags Veterans Memorial of Henry County added to northwest portion of site; 1990s - parking lot to south expanded to west - west/east access points added
2000s-2020s - Henry County Courthouse
2024 - Henry County Courthouse

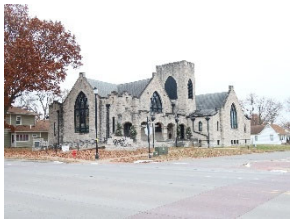


104 E Clay St Map # 121 State # 44-02233 Survey # DT-139 District status: 1 contributing building 	**Donald Gartin Law Office** **1972 - Neo-Mansard - 1 story** Primary resource type: commercial - office Architect/builder: Francis L. Smith Construction Co Walls: brick - buff Foundation: concrete First story: recessed entry on north side with concrete step/pad, large horizontal window Windows: large single-light windows on north, paired small single light windows Design features: Neo-Mansard roof with asphalt shingles, carport on rear of building Historic modifications: - Non-historic modifications: - Other resources: - Site features: concrete sidewalk parallel to street with low concrete retaining wall that curves along steps to sidewalk along front of building; concrete parking area under carport on rear/north of building	**Historical Notes:** 1972 - building constructed as law office for Donald Gartin 1972-1980s - Donald E. Gartin (law office); 1975-1990s - Madison Hills, Inc. (real estate, Gartin) 2024 - Alternatives Family Counseling
106B E Clay St Map # 122 State # 44-02235 Survey # DT-138 District status: 1 contributing building 	**County building** **1963 remodel, 1911 construction - mid 20th century commercial brick - 1 story** Primary resource type: governmental Architect/builder: - Walls: brick - buff Foundation: concrete First story: entries on east side Windows: earlier windows bricked-in, stone sills Design features: Historic modifications: 1963 - new buff brick exterior for heating plant building Non-historic modifications: 1985 - addition of gable roof Other resources: - Site features: metal telecommunications tower to south (by 1977), small metal shed to west of tower (2010s), concrete drive around building	**Historical Notes:** 1911 - built as county heating plant for courthouse on block to north 1910s-1960s - county heating plant 1963 - new county building to east, new brick on this building 1960s-2020s - county heating plant for courthouse 2024 - county heating plant for courthouse
106 E Clay St Map # 123 State # 44-02234 Survey # DT-137 District status: 1 contributing building 	**Henry County Jail and Sheriff's Quarters** **1963, 1981 - Contemporary - 1 story** Primary resource type: governmental Architect/builder: Stanley Engineering Co, H. Eugene Smith Construction Co Walls: brick - buff Foundation: concrete First story: concrete ramp to entry on north side, split level visual on front Windows: 1/1 windows on second story level with concrete inset panel to lower level windows Design features: vertical window/concrete bands, hip roof with wide eaves Historic modifications: 1981 - addition on east side Non-historic modifications: - Other resources: - Site features: concrete sidewalk with steps to concrete ramp with metal railing to front entry, grassy lawn to north/front of building, concrete patio / gravel with retaining wall / grassy lawn / gravel parking area to south/rear of building	**Historical Notes:** 1921 - sherriff's residence and jail moved from NW corner of courthouse block to lot east of heating plant on block to south 1963 - new building for county jail and sheriff's residence 1963-1975 - sheriff residence/office and county jail; 1975-1987 - city police department also here - Henry County Public Safety Center 1987-2019 - Henry County Public Safety Center (county jail, sheriff's office) 2024 - Veterans' Affairs, SE Iowa LINK Mental Health, Henry County General Assistance, and the Henry County Access Office

204 E Clay St Map # 124 State # 44-02236 Survey # DT-135 District status: 1 contributing building 	**Wilcox Welding Service** **1946, 1950, 1961 - mid 20th century auto - 2 story** Primary resource type: commercial Architect/builder: - Walls: concrete block / frame - aluminum Foundation: concrete First story: centered entry, steel multi-light windows, 1980s shingle awning, large window at right Windows: multi-light steel windows Design features: built as combination of welding shop on 1st story and residence on 2nd story Historic modifications: 1950 - 2nd story added, 1961 - rear addition Non-historic modifications: 1980s - aluminum siding, shingle awning Other resources: - Site features: concrete parking area along north side of building, concrete sidewalk and gravel parking area to east/side of building	**Historical Notes:** 1946 - built as welding shop (1st) and residence (2nd) for Everett and Mary Jane Wilcox 1946-1977 - Wilcox Welding Service, residence of Everett R. and Mary Wilcox on 2nd from 1950 to 1977 1980s - Bob's Auto Repair, McCoy Plumbing and Heating, Robert Olson on 2nd; 1988-1990s - Leyden Auto Repair & Mice 2000-2020s - C&M Cooling, Heating, and Plumbing 2024 - C&M Cooling, Heating, and Plumbing
207 S Harrison St Map # 125 State # 44-02238 Survey # DT-134 District status: 1 contributing building, 2 contributing structures 	**Mt Pleasant Professional Center** **1964-65 - Contemporary - 2 story** Primary resource type: commercial - office Architect/builder: Professional Office Buildings, Inc. of Wisconsin Walls: brick / redwood Foundation: concrete First story: one-story profile on east / S. Harrison - recessed entry with double glass doors, large windows with lower window Windows: two-story profile on west (built into hill) - double glass door entry with canopy, windows in redwood bands - large windows with lower window Design features: gable roof with wide eaves, wood brackets under eaves Historic modifications: - Non-historic modifications: - Other resources: 1965 - parking developed for building tenants/patients - concrete parking area with concrete curb at front/east of building (125b), larger parking lot to west/rear of building (125c) - currently asphalt paving with concrete curbs - access from south Site features: concrete ramp to east entry	**Historical Notes:** 1964-65 - Mt. Pleasant Professional Center built for offices for four men: Dr. I.M. Deal, optometrist; Charles W. Toland, M.D.; Harold C. Ranking, M.D., and dentist Dr. Dale E. Garrels; 29 space parking lot provided ample space for patients 1968 - Dr. I.M. Deal, Dr. Dale E. Garrels, Dr. Harold C. Rankin, and Dr. Warren B. Scott; 1970s - Dr. I.M. Deal, Dr. Dan L. Rupp, Dr. Dale E. Garrels, Dr. Harold C. Rankin, and Dr. Warren B. Scott 1986 - Deal & Rupp (Dr. I.M. Deal, Dr. Dan L. Rupp), Dr. Dale E. Garrels DDS, Ruby Alyn Droz DC, and S.A. Bainter; 1998 - Alcohol and Drug Dependency, Gamrath Insurance, and McLean Conway, DPM 2001 - Cox Chiropractic Clinic, Gamrath Doyle Vens Insurance, and Temp Associates; 2011 - Concha Audiology, Rehab PLX, Cox Chiropractic, and Gamrath, Doyle, Vens Insurance 2024 - REM Iowa, Concha Audiology & Rehab PLC, and Gamrath-Doyle-Vens Insurance

206 S Adams St Map # 126 State # 44-02279 Survey # DT-140 District status: 2 contributing buildings 	**Jesse and Florence Allender House** **c.1930s move, 1870s construction - gable-front house - 1 story** Primary resource type: residential Architect/builder: - Walls: res - frame - aluminum Foundation: concrete First story: centered entry with 2/2 wood window to each side Windows: three 2/2 wood windows on north side, one on south plus kitchen window Design features: gable-front form Historic modifications: - Non-historic modifications: 2000s - porch and decorative trim added, garage / outbuildings demolished Other resources: c.1941 - gable-front garage built to east along Clay St - concrete foundation, metal siding, asphalt roof, concrete driveway Site features: grassy lawn around house / garage	**Historical Notes:** c.1930s - house moved here (earlier house on 1920 map, this house on 1942 map) 1941-1980 - Jesse and Florence Allender, garage along E. Clay used for Allender's Garage (business) 1980-1990 - Florence Allender 1990-2003 - used as rental (owned by Wesley Barton Construction) c.2004-2013 - Cottage Day Spa, c.2014-2020s - Aurora Salon & Spa 2024 - Aurora Salon & Spa
200 S Adams St Map # 127 State # 44-02271 Survey # DT-130 District status: 1 contributing building 	**St Michael's Rectory** **1961 - ranch - side gable - 1 story** Primary resource type: religious - residential Architect/builder: - Walls: res - brick Foundation: concrete First story: west/façade - centered entry in vestibule, picture window with flanking windows to left/north, paired single-light windows to right/south Windows: paired single-light windows Design features: small gable-roof entry vestibule, garage/entry on south side on lower level Historic modifications: - Non-historic modifications: c.2002 - metal roof installed Other resources: - Site features: grasssy lawn around house, lot slopes to south for walk-out basement/garage, concrete retaining wall from southwest corner of house to street, concrete sidewalks at south/rear to street/church/south	**Historical Notes:** *Historic Address: 200 E Washington* earlier house on site used as rectory by 1909 1961 - new house built for rectory for St Michael's 1961-2020s - rectory for St. Michael's Episcopal Church 2024 - 1900-1917 - St. Michael's Parsonage

202 E Washington St Map # 128 State # 44-02272 Survey # DT-131 District status: 1 contributing building 	**St Michael's Episcopal Church** **1865-66, 1917 - Gothic Revival - 1 story** Primary resource type: religious Architect/builder: - Walls: brick veneer (added in 1917) Foundation: concrete First story: gable-roof entry vestibule, large Gothic arch opening above entry paired windows and circle window Windows: Gothic arch stained glass windows (5 per side), rear additions - 1/1 wood windows with soldier brick lintels and rowlock brick sills Design features: buttresses on sides of original building, simpler buttresses on 1917 addition Historic modifications: 1904 - addition on southeast rear corner, 1916 - addition on southwest rear corner and remainder of rear/south; 1917 - frame church and rear additions clad in brick veneer Non-historic modifications: 1987 - small steeple with electric carillon added; 2019 - new concrete foundation under original church; 2002 - metal roof installed Other resources: - Site features: concrete sidewalks from north/street to front entry and sides, sidewalk to rectory to west, grassy lawn / landscaping around church	**Historical Notes:** 1865-66 - frame church built for Protestant Episcopal church 1866-1900 - St. Michael's Episcopal Church *Historic Address: 202 E Washington* 1904 - rear southeast addition for Sunday School room, 1900s-1910s - St. Michael's Episcopal Church 1916 - rear addition, 1917 - church/additions clad in brick veneer 1910s-1980s - St. Michael's Episcopal Church 1987 - small steeple added 1990s-2020s - 1900-1917 - St. Michael's Episcopal Church 2024 - 1900-1917 - St. Michael's Episcopal Church
204 E Washington St Map # 129 State # 44-02273 Survey # DT-132 District status: 1 non-contributing building, 1 contributing structure, 1 non-contributing structure 	**Mt Pleasant Police Station** **2009 remodel, 1972 construction - late 20th century modern - 1 story** Primary resource type: commercial - grocery Architect/builder: Kirks Construction Co (1972), Shive Hattery / Jean C. Wiley & Sons (2009) Walls: brick veneer / metal Foundation: concrete First story: tall glass entry vestibule, brick veneer on façade/north (2009), metal walls visible on other sides Design features: Historic modifications: - Non-historic modifications: 1996 - west side addition, 2009 - façade remodel, interior remodel Other resources: 1972 - parking lot to north/front of building (129b) for customers - reduced in size with grass/landscaping on large portion in 2009 (NC); 1972 - parking lot (129c) to west of building (employees) - asphalt paving with Roman brick retaining wall on south side, concrete retaining wall on west, concrete curb on north, west access point (C) Site features: grass/landscaping/trees along north portion of lot (2009 work) with concrete driveway and parking spaces (former north parking lot), brick piers along north edge	**Historical Notes:** 1952 - smaller grocery store built here for Benner Food Stores (formerly Benteco, here 1953-1962); 1963-1971 - Walgren's Market; fire on 10-7-1971 1972 - new building constructed for Giant Food Store by Benner Tea Co, here 1972-1976; 1976-1988 - Dick's Super Valu (Dick Fields) 1988-2008 - Dave's Super Valu 2009 - remodeled for Mt Pleasant Police Station; 2010-2020s - Mt Pleasant Police Department 2024 - Mt Pleasant Police Department

300 E Washington St Map # 130 State # 44-02274 Survey # DT-133 District status: 1 contributing building 	**Congregational Church** **1908-11 - Late Gothic Revival - 1 story** Primary resource type: religious Architect/builder: Henry K. Holsman (architect, Chicago); Day, Stephens & Day (contractor) Walls: stone (Bedford) Foundation: concrete First story: stone colonnade to entry on north/west side Windows: Gothic arch stained glass windows within larger Gothic arch stone opening Design features: Gothic Revival stone details, belltower, collanade Historic modifications: - Non-historic modifications: 1990s - concrete ramp on north Other resources: - Site features: concrete ramp on north, concrete sidewalk to steps on west, grassy lawn around building	**Historical Notes:** 1848-1908 - earlier church on east side of square at 102 S. Main St 1907-08 - fundraising for new church - previous site - sold corner parcel to bank, demolished old building in 1908, built large commercial building on site for rental income, built smaller commercial building on rear of site for additional income *Historic Address: 300 E Washington* 1908-09 - construction began on new church on this site; Sept 10, 1911 - dedication of new church on this site 1911-1949 - Congregational Church (First Congregational Church of Christ of Mt Pleasant) 1949 - Congregational and Universalist churches of Mt Pleasant merged and adopted the name of Federated Church 1949-2000s - Congregational-Universalist Church (Federated) 2010s-20s - Congregational Church - closed/disbanded in 2021 2021 - church sold to Mark and Gina Burns (Castle Church LLC) 2024 - Revival Salon and Sanctuary (Gina Burns)
201 E Washington St Map # 131 State # 44-02267 Survey # DT-125 District status: 1 non-contributing building, 1 non-contributing structure 	**Quick Break** **2017 remodel, 1984 construction - late 20th century modern - 1 story** Primary resource type: commercial - service station Architect/builder: - Walls: concrete panels Foundation: concrete First story: double-door entry, large display windows Design features: Historic modifications: - Non-historic modifications: 2017 - exterior remodel, Shell signage Other resources: 1996 - larger canopy (131b) built over gas pumps (NC) Site features: concrete paving and parking areas	**Historical Notes:** c.1922 - first gas station constructed on this site 1940s-1970s - earlier gas station on site 1984 - new gas station built - JW's Quick Break / Quick Break Grocery c.1987-c.2012 - Z's Quick Break 2024 - Fast Break

207 E Washington St Map # 132 State # 44-02268 Survey # DT-126 District status: 1 contributing building, 2 contributing structures 	**Henry Co Supply Co-op** **1978 remodel, 1952 construction - Early American - 1 story** Primary resource type: commercial - service station Architect/builder: - Walls: brick / tile block Foundation: concrete First story: 1978 remodel - added entry vestibule and bay windows Design features: 1978 remodel - stained tan brick a blue-gray color Historic modifications: 1978 - exterior remodel - added bay windows, entry foyer, columns, stained brick blue Non-historic modifications: - Other resources: 1978 - parking developed for clients in front/south (132b) - asphalt paving with concrete curbs / landscaping areas and concrete sidewalk; larger parking lot (132c) in rear - asphalt paving Site features: -	**Historical Notes:** 1935 - earlier brick house on site converted for use by Henry Co Supply Co - added gas pumps in front; 1935-1952 - Henry Co Supply Co 1952 - new building constructed for Henry County Supply Co-op; 1952-1963 - Henry County Supply Co-op; 1964-1973 - Supply Cooperative, Inc 1974-1977 - Weschler Home Center 1978 - remodel for D&E Enterprises (Marvin Day, Alanson Elgar) for two sets of offices - 1st "Operation Pride" project; 1978-2000s - Elgar law office, A&D Management (Pizza Hut office) 2010s - A&D Management (Pizza Hut office); 2018-2020s - Edward Jones Investments 2024 - Edward Jones Investments
209 E Washington St Map # 133 State # 44-02269 Survey # DT-127 District status: 1 contributing building 	**Conoco Service Station** **1931 - Tudor Revival ("English") - 1 story** Primary resource type: commercial - service station Architect/builder: - Walls: brick Foundation: concrete First story: entry in gable-roof section - 1980s door/vertical windows in earlier entry/window opening, bay window to west/left Windows: single-light windows on sides - soldier brick lintels and rowlock sills Design features: front cross gable, flared eaves on main roof and front gable, brick corbels at corners Historic modifications: - Non-historic modifications: 1983 - rear addition, 1986 - interior remodel, garage door converted to bay window with brick infill, new windows/doors Other resources: - Site features: parking areas to south/east of building - currently asphalt, concrete sidewalk/curb, landscaping area added around 1986	**Historical Notes:** "English" style service station for Continental Oil Co, built in 1931 and opened on July 4, 1931 1931-1940s - Conoco Service Station; c.1955-c.1963 - Morrow Conoco Station; 1963-1967 - Martin Conoco Service Station, 1967-68 - A&W Conoco Service Station 1973 - Hummel Used Car Lot, 1977 - Register's Auto Glass, 1979-82 - vacant 1983-1986 - The Cottage Shop, Cottage Clinic; 1986-1994 - Cornick Realty Inc 1996-2020s - Edward Jones Investments 2024 - Edward Jones Investments

107 S Harrison St Map # 134 State # 44-02237 Survey # DT-128 District status: 2 contributing buildings 	**L.F. Willard House** **1930 move, 1881 construction - Italianate - 2 story** Primary resource type: residential Architect/builder: - Walls: res - frame - wood Foundation: concrete First story: historic main entry on south with surround with slight pediment, windows with same surround, side entry facing Harrison St Windows: 2/2 wood windows with wood surrounds Design features: square tower at southwest corner, entry/window surrounds, wide eaves Historic modifications: 1930 - moved directly north from south part of lot along E. Washington to current location along Harrison - corner developed for Conoco; 1960s - wrap-around porch removed, concrete steps with metal railings at both entries Non-historic modifications: - Other resources: 1930s - frame garage built - hip roof with rafter tails, wood siding, concrete foundation, garage door on east, 1/1 wood window on north and south Site features: grassy lawn / trees / landscaping around house, concrete sidewalk to entries on south/front and east/side, concrete driveway on north to garage	**Historical Notes:** 1881 - house built to south of current site along E. Washington; 1881-1887 - L.F. Willard, 1887 - Eli Hawkins *Historic Address: 109 S Harrison* 1909 - Phi Delta Theta fraternity, 1910-1915 - Dr. Homer J. and Clara Gilfillan; 1915-1926 - Dr. J.E. and Margaret Payne 1928-1930 - Edson B. and Nellie Caris; 1930 - corner lot sold to Continental Oil Co for filling station - rear/north part of original parcel sold to Joe L. Ball - Ball bought house and moved directly north; 1930-35 - Joe and Georgia Ball 1935-1938 - M.S. and Emma Cromer; 1938-1943 - owned by Charles and Emma Carpenter 1943-1970s - Robert and Kathryn Hannum (Hannum Bros Heating and Plumbing) 1985-1999 - Cottage Realty Company on 1st, residence of Dean and Dorothy Lamm on 2nd initially 2001 - Benge Appraisal on 1st, residence on second; then converted to apartment on each story 2024 - two apartments
103 S. Harrison St Map # 135 State # Survey # DT-145 District status: 1 contributing structure 	**Henry County Savings Bank Parking Lot 1** **1975 - parking lot** Primary resource type: parking lot Architect/builder: - Foundation: concrete parking lot Design features: concrete parking lot with concrete curbs, grass edge around perimeter, access from east Historic modifications: - Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** property with earlier house on lot sold by Irma Tribby to William H. Hoaglin in September 1973 - house demolished 1975 - parking lot developed on the lot by Hoaglin for Henry County Savings Bank (additional free parking for the bank noted in July 1975 to be soon available across S. Harrison) – parking lot sold to bank in 1979 1975-2000s - parking lot owned by bank to east 2020 - US Bank sold parking lot to The Rec Center (to west) 2024 - parking lot

101 S. Harrison St Map # 136 State # Survey # DT-146 District status: 1 non-contributing structure 	**Henry County Savings Bank Parking Lot 2** **1987 - parking lot** Primary resource type: parking lot Architect/builder: - Foundation: concrete parking lot Design features: concrete parking lot with concrete curbs, grass edge around perimeter, access from east Historic modifications: - Non-historic modifications: - Other resources: - Site features: -	**Historical Notes:** property with earlier house on lot sold by Ida M. Frazer to Henry County Savings Bank in July 1984 - house demolished 1987 - parking lot devoloped on lot for Henry County Savings Bank, parking lot owned by bank through 2000s 2020 - US Bank sold parking lot to The Rec Center (to west) 2024 - parking lot
301 E Washington St Map # 137 State # 44-02270 Survey # DT-129 District status: 1 contributing building, 2 contributing structures 	**Henry County Savings Bank** **1975 - Brutalist - 1 story** Primary resource type: commercial - bank Architect/builder: Becker and Associates (Alta, IA) Walls: precast concrete with an aggregate finish Foundation: concrete First story: vertical concrete "columns" with vertical windows or inset panel between them Windows: vertical windows Design features: precast concrete forms, thick concrete roofline with rounded lower edges, concrete canopy on east side for drive-thru lanes Historic modifications: - Non-historic modifications: - Other resources: 1975 - concrete parking area to front/south (137b) for customers - concrete curbs - west access point, larger concrete parking lot to rear/north (137c) - concrete curbs - north and west access points Site features: grassy lawn on south portion of property with bank sign, grassy lawn / landscaping along south/front and west/side of building, concrete driveway / drive thru lanes on east side with south access point	**Historical Notes:** 1891 - bank established as Henry County Savings Bank 1966 - new drive-in facility for Henry Co Savings Bank opened on this site; 1974-75 - construction of new bank for Henry County Savings Bank 1975-1990 - Henry County Savings Bank 1991 - name changed to Firstar Bank Mount Pleasant; 1995 - merged into Firstar Iowa; 1999 - merged into Firstar Bank, National Association 2001-2020s - U.S. Bank National Association 2024 - US Bank

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B. Property is associated with the lives of persons significant in our past.

[x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

[ ] A. Owned by a religious institution or used for religious purposes

[ ] B. Removed from its original location

[ ] C. A birthplace or grave

[ ] D. A cemetery

[ ] E. A reconstructed building, object, or structure

[ ] F. A commemorative property

[ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture
Commerce
_____
_____

Period of Significance

1837-1981

Significant Dates

1856
1956

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

McCandless, William
Stough, Omer V
Patton & Miller
Holsman, Henry K.
Royer, Joseph W.
Hyland, Paul V.
Owen, Payson & Carsell
Hedrick, Wyatt C.
Weibley, William
Bergdahl, Karl A.
Nelson, Carl A.
Smith, H. Eugene
H. Eugene Smith Construction Company
Stanley Engineering Company
Professional Office Buildings, Inc. of Wisconsin
Midland Architects
Becker and Associates
Kirk Gross Company

Statement of Significance Summary Paragraph
(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Mount Pleasant Downtown Historic District is eligible for listing on the National Register of Historic Places under Criterion A for commerce and under Criterion C for architecture at a local level of significance. The historical and architectural significance of the district is connected directly to the commercial history and development of downtown Mount Pleasant, and it represents the most significant and largest collection of commercial architecture in the city. The period of significance spans over 120 years of downtown development from the platting of the town around the public square (Central Park) in 1837 to end of focused downtown improvements in 1981. The historic significance of this district is tied to seven phases of development in Mount Pleasant: *Settlement Period and Railroad Development, 1837-1869; Maturation of the Community, 1870-1893; Civic Pride and Commercial Stability, 1894-1927; Perseverance and Focused Development in a Challenging Economy, 1928-1944; Postwar Prosperity and Modern Development, 1945-1955; Industrial Development and Modernization of the Downtown, 1956-1966; and Reinforcing and Revitalizing the Central Business District, 1967-1981.* Mount Pleasant prospered from the 1850s to 1869, with significant development after the arrival of the railroad in 1856. This initial success led into a period of community maturation and commercial stability from 1870 to 1927, followed by a lull in development from 1927 to 1944. Throughout these decades, the downtown remained the heart of commercial and public activity in Mount Pleasant. In the decade after World War II, there was further development in downtown Mount Pleasant, while new commercial buildings began to crop up along transportation corridors. Transportation improvements and a focus on industrial development starting in 1956 marked the beginning of the most significant period of community development in a century, fueling economic prosperity and commercial growth in Mount Pleasant for a decade. Downtown development in this period included new buildings as well as a significant number of façade remodels to modernize historic buildings. Recognition of the importance of reinforcing the downtown as the central business district started with the comprehensive plan in 1967, sparking new construction and remodeling projects. The downtown improvements through the 1970s culminated with the end of the "Operation Pride" projects in 1981, marking the natural end of the period of significance. The significant collection of commercial architecture in the Mount Pleasant Downtown Historic District includes Italianate, Romanesque, and Late Victorian brick buildings from the 1850s to 1890s, revival styles and brick commercial buildings with simple brick details from the 1910s to 1940s, and modern buildings and more simplified brick façades from the 1950s to 1981. This range of buildings contributes to the architectural significance of the Mount Pleasant Downtown Historic District and reflects the design ideals of each of these periods of development.

The period of significance extends from 1837 to slightly past the standard 50 year mark to 1981. The start is marked by the platting of the public square in 1837, which drove the initial and ongoing pattern of commercial development on the surrounding blocks. It remains as a public space central to the downtown. The end is marked by the conclusion of a period of focused development in the downtown. Overall, the majority of the district properties are over 50 years old, the character of the

district is clearly defined and assessed, and resources within the historic district date to the discreet period defined as a period of significance with a logical and natural end date in 1981. Thus, Criterion Consideration G does not need to be met for the Mount Pleasant Downtown Historic District, as these criteria for an exception outlined in the bulletin applies to the historic district.

Narrative Statement of Significance
(Provide at least **one** paragraph for each area of significance.)

The Mount Pleasant Downtown Historic District is locally significant within the commercial history of Mount Pleasant under Criterion A as it encompasses the historic downtown and commercial core of the community, centered on the public square. The town was platted in 1837 and designated as the county seat of Henry County. This area initially developed around the central public square in the 1840s and 1850s, with construction spurred by the arrival of the railroad in 1856 creating a period of prosperity in Mount Pleasant through 1869. The earliest extant brick buildings in the historic district date to the 1850s, with significant additional construction in the 1860s. Numerous commercial buildings were constructed around the square and extending north on N. Jefferson St. and N. Main St, creating a building stock that would last into the 20th century. These early buildings provided space for a wide variety of commercial enterprises that supported the town of Mount Pleasant and the agricultural region around the community. The role of Mount Pleasant as the county seat generated additional traffic for businesses and led to an increase in some professions in town, perhaps most notably attorneys. Churches were developed on the immediately periphery of the commercial buildings to the north and east of the square. This early success led to a period of maturation and commercial stability from 1870 to 1927. Businesses extended on lots around the square, which was further developed as Central Park after the courthouse moved to the southeast corner. New buildings were constructed on lots around the square and blocks to the north and east, including banks at the north corners of the square. Retail businesses were found on the first story of buildings with professional offices located on the upper stories of several buildings. Additionally, the downtown was the center of fraternal, public, and social activities. Public improvements in this period included a new city hall and fire station, new library, and new courthouse on the block to the southeast of the square. While new construction was limited from 1927 to 1944, additional public improvements in this period included a new post office and new city hall. Façade remodels of older buildings also began in the 1930s, a trend that would extend through the 1970s. The businesses in downtown Mount Pleasant continued to serve both local residents and the surrounding agricultural region, leading to efforts to address parking for customers arriving downtown from out of town by the late 1930s. The increasing role of the automobile in Mount Pleasant spurred by designation of and improvements to state-long routes through the community by the 1920s and road improvements in the 1930s led to construction of additional specialized buildings directly related to automotive businesses, particularly along Washington St on the south side of the square and extending to the east and west. Some new commercial development began along transportation corridors removed from the core of the downtown in this period, a trend that would continue after World War II. Increased development

in this post-war period led to new construction in the downtown and further modernization of older buildings with new façades. Additional transportation improvements and a focus on industrial development resulted in economic prosperity and commercial growth in Mount Pleasant from 1956 through the 1970s. Downtown improvements in this period included a significant number of façade remodels to modernize historic buildings, as well as construction of new buildings. New building types constructed in this period included professional office buildings and grocery stores, built on the edges of the core retail area of downtown and typically included parking lots as a key feature of the development of the property. In addition, two new city parking lots were constructed, one earlier city parking lot was improved, and another parking lot was leased for public parking in the 1960s. These parking lots represent another important aspect of the evolution of downtown Mount Pleasant in this period, with parking noted as key to maintaining the downtown as the central business district. Community efforts and planning recognized the importance of maintaining the downtown as the central business district. Further efforts to reinforce the central business district as the commercial core of the town grew out of the 1967 comprehensive plan, central business district plan in 1973, and revised comprehensive plan in 1977, recommending practices to improve historic buildings and support downtown businesses. Construction projects for three financial institutions in the downtown in the 1970s helped reinforce its importance as the central business district. At the same time, the historic character of the downtown was emphasized, with a plan adopted to embrace and restore the historic nature rather than create a modern appearance. Implementation of this plan occurred with a series of "Operation Pride" projects that ended in 1981, marking the end of this period of improvements for downtown Mt Pleasant and the end of the period of significance for the historic district.

The Mount Pleasant Downtown Historic District is locally significant under Criterion C for its collection of commercial architecture, including typical historic commercial buildings and specialized buildings. This significant collection of commercial architecture includes a wide range of architecture representing the development of downtown throughout the period of significance from the 1850s to 1981. The earliest extant buildings are second generation brick buildings constructed with the significant development of the town associated with the arrival of the railroad in 1856. Buildings extant from the 1850s and 1860s include two-story, three-story, and four-story brick buildings, with the earliest reflecting features of the Greek Revival style and the majority reflecting the Italianate style. While buildings had metal or wood cornices, many of these buildings feature decorative brick work on the cornice. This trend would continue through the end of the 19th century. These buildings were constructed with a footprint that occupied the full parcel to the sidewalk, defining the character of these blocks around the square as well as for the block north on N. Jefferson St and N. Main St within the downtown. Construction was slower from the 1870s to 1890s in Mount Pleasant, with an extensive building stock from the first period of development. The last four three-story buildings were constructed in this period, with more decorative elements and decorative cornices reflective of Late Victorian architecture. The majority of the buildings constructed in this period were two-story brick buildings, some with the more decorative elements of Romanesque and Late Victorian architecture and some with simpler segmental arch windows and decorative brick cornices. By the early 20th century, the majority of the new buildings were located on the blocks to the north of the square on N. Jefferson St and N.

Main St. Commercial buildings were typically two-story brick buildings, with some buildings reflecting elements of Queen Anne and Classical Revival styles. However, typically these buildings had basic brick façades with simple brick details, such as a rectangular outline. The first major façade remodels were completed in this period, including the Classical Revival remodel of the three-story Kaster Block for the Masonic Temple Theatre. Other styles and specialized types of buildings dating to this period include the First National Bank in the Classical Revival style, Mt Pleasant Public Library in the Richardson Romanesque style, Henry County Courthouse in the Classical Revival style, and the Congregational Church in the Late Gothic Revival style. Additional specialized buildings were constructed in the 1930s during a decade of generally limited construction. The new City Hall reflects elements of colonial revival styles, and the U.S. Post Office was designed in the Stripped Classical Revival style and utilized buff brick. This lighter brick became popular for new buildings and façade remodels in the late 1930s and continuing after World War II, with simple brick details such as rectangular outlines on the frieze. A number of gas stations were also built in this period, with a brick Tudor Revival example remaining on E. Washington St. The period of commercial development in Mount Pleasant from 1945 to 1981 is characterized by a large number of façade remodels, as well as new buildings that were typically one story in height. Thus, the majority of two story buildings with designs dating to this period are older buildings with a remodeled façade. One-story buildings for automotive related businesses often had tile block or concrete block construction with a brick façade. Elements of the Streamline Moderne appear on some of these buildings, such as a rounded corner. Other buildings were designed reflecting other aspects of the modern architectural vocabulary of the middle of the 20th century, reflecting a lack of ornamentation, overhanging rooflines, vertical emphasis, and simple accent lines. Examples of the Early American, International, Wrightian, Miesian, and Contemporary styles are found on the buildings in the downtown. Approximately half of the buildings from the 1950s and 1960s reflect façade remodels of the early brick buildings, rather than new construction. The design of these modern façades transitioned from brick façades with simple accent details to brick façades with a lack of any decorative detail in the 1950s. The façade remodels through the 1960s are typically simple brick façades with a lack of architectural detail, utilizing buff/tan/orange brick or red brick. Professional office buildings and grocery stores were new building types constructed in this period, constructed on the edges of the core of the retail downtown. Simple brick façades remained common in the 1970s, with Neo-Mansard roofs utilized for some buildings and the Early American style reflected on other buildings. While one bank chose the Early American style, the other two banks constructed in the downtown in the 1970s chose more modern designs with concrete panels. A focus on the "historic" appearance of the downtown and traditional architectural elements influenced the restoration of several of the remaining older brick façades to their natural brick appearance through sandblasting and tuckpointing as part of a unified effort to improve the appearance of the central business district from the middle of the 1970s to the completion of the "Operation Pride" projects in 1981. This wide range of buildings and styles contributes to the architectural significance of the Mount Pleasant Downtown Historic District and reflects the ideals of each of these distinct periods of development.

Historic contexts / development history

The significance of Mount Pleasant Downtown Historic District is tied to seven periods of historic development in Mount Pleasant: *Settlement Period and Railroad Development, 1837-1869; Maturation of the Community, 1870-1893; Civic Pride and Commercial Stability, 1894-1927; Perseverance and Focused Development in a Challenging Economy, 1928-1944; Postwar Prosperity and Modern Development, 1945-1955; Industrial Development and Modernization of the Downtown, 1956-1966; and Reinforcing and Revitalizing the Central Business District, 1967-1981.* These historic contexts are outlined below, followed by a historic context specifically related to the architectural significance: *Architecture of Downtown Mount Pleasant, 1850s-1981*.[4]

Settlement Period and Railroad Development, 1837-1869

The initial development of the Mount Pleasant Downtown Historic District reflects the era of settlement and railroad expansion in southeast Iowa. From the 1840s through the 1860s, Mount Pleasant grew into a thriving commercial, governmental, educational, religious, and social center of Henry County. The designation as county seat in 1837 spurred early development, strengthened by road improvements that linked the community to other emerging towns across the state. Commercial buildings soon surrounded the public square, joined by several churches within the downtown core. The early establishment of educational institutions set Mount Pleasant apart from other Iowa towns, creating an identity as a moral community of schools and churches that endured into the 20th century. Commercial enterprises by the 1850s included a wide range of businesses and professional offices. The arrival of the railroad in 1856 triggered a surge of construction throughout Mount Pleasant, including substantial brick commercial buildings that still define the character of the Mount Pleasant Downtown Historic District. This period of prosperity also spurred construction of new schools and larger churches, with several of the latter built within a block of the square. While construction slowed during the Civil War, the end of the war brought further prosperity and revived development in Mt Pleasant, resulting in numerous two-story and three-story commercial buildings constructed in the late 1860s. Mt Pleasant was recognized for its progressive approach to education for both men and women, as well as for its welcoming attitude toward African American residents. These perspectives fostered the emergence of several female and African American business owners in the downtown by the 1860s. By 1868, every type of retail and professional service was represented in town, all concentrated within the Mount Pleasant Downtown Historic District. Historic images from this period illustrate the bustling

[4] Additional information on each of these aspects is found within the survey report entitled *Intensive Level Historical and Architectural Survey of Downtown Mount Pleasant, Henry County, Iowa,* completed in July 2024: Rebecca Lawin McCarley. *Intensive Level Historical and Architectural Survey of Downtown Mount Pleasant, Henry County, Iowa.* Prepared for the Mount Pleasant Historic Preservation Commission. SPARK Consulting, Cedar Rapids, Iowa, July 26, 2024. On file with the State Historic Preservation Office, Des Moines, Iowa, and online through the Mount Pleasant Historic Preservation Commission at https://cityofmountpleasantiowa.org/government/citizen-committees/historic-preservation-commission-committee.

commercial district with substantial two-story and three-story commercial buildings throughout the downtown, with churches dotting the periphery of the commercial buildings.

The overall design of the Mount Pleasant Downtown Historic District reflects the original 1837 town plat, featuring blocks arranged around a central public square and divided by rear north-south alleys. The public square, currently known as Central Park, influenced the pattern of commercial development (Map #1). Mount Pleasant was founded shortly after southeast Iowa was opened to Euro-American settlement through the Black Hawk Purchase in 1833. Presley Saunders arrived in 1835, chose an elevated site on the high prairie for the town, and named it Mount Pleasant (Figure 3). He opened a store at the northwest corner of the square in 1836, which he would continue to operate for 52 years. When Henry County was organized in 1837, Mount Pleasant was designated as the county seat. The town was formally platted for Saunders, with a layout consisting of 40 blocks centered around a public square. Each block contained eight lots, measuring 80 by 150 feet. The blocks were divided by a north-south alley, creating the grid pattern evident throughout the historic district.[5] The public square, currently known as Central Park, influenced the pattern of subsequent commercial development and remains a public space (Map #1). The town quickly grew, with the population reaching 100 by the end of 1836 and 200 by the end of 1837.[6] Early log buildings served all purposes, with early local bricks appearing in fall 1838.[7] Construction on a brick courthouse on the center of the square spanned from 1837 to 1839, with a jail also completed on the square. It has been noted as the first building in Iowa built specifically as a courthouse as well as the first brick courthouse in Iowa, indicating the early prominence of Mount Pleasant (Figure 4).[8]

Construction of roads was a key activity for early community development to facilitate travel to the community and ensure connections to other towns. In the late 1830s, Dubuque and Burlington were the largest towns in the Iowa Territory, with Mt Pleasant strategically located inland from Burlington. The first roads in Henry County were laid out in 1837, with a road authorized in 1838 by the territorial legislature surveyed and marked from Fort Madison through Mount Pleasant to Trenton by April 1839. In March 1839, Congress authorized two military roads in the Iowa Territory, both of which passed through Henry County (the only county with both roads). The road from Dubuque to Van Buren passed through Mount Pleasant, while the military road from

[5] *Annewalt & Lawrence's Bi-ennial Mt Pleasant Directory*, Burlington, IA: Hawk-Eye Steam Printing House, 1867: 13-14; *History of Henry County, Iowa,* Chicago: Western Historical Company, 1879: 369-370, 504, 868; *Portrait and Biographical Album of Henry County, Iowa,* Chicago: Acme Publishing Co., 1888: 668, 680; Peter H. Jaynes, ed. *Highlights of Henry County History 1833-1976,* Burlington, IA: Doran & Ward Lithographing Co., 1977: 5-6; Henry County Bicentennial Commission (HCBC), *The History of Henry County.* Dallas, TX: National ShareGraphics, Inc., 1982: 23

[6] Jaynes, *Highlights of Henry County History 1833-1976,* 6

[7] *Annewalt & Lawrence's Bi-ennial Mt Pleasant Directory,* 1867, 14; Watson Bowron, *Henry County Directory for 1859-60,* Burlington, IA: Watson Bowron, 1859: 12-13; *History of Henry County, 1879,* 504; *Portrait and Biographical Album of Henry County, 1888,* 669

[8] *History of Henry County, 1879,* 391-392; Jaynes*, Highlights of Henry County History 1833-1976, 7*; HCBC*, The History of Henry County,* 13; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985* (MPS)*,* Mt Pleasant, IA: The Committee, 1985: 6

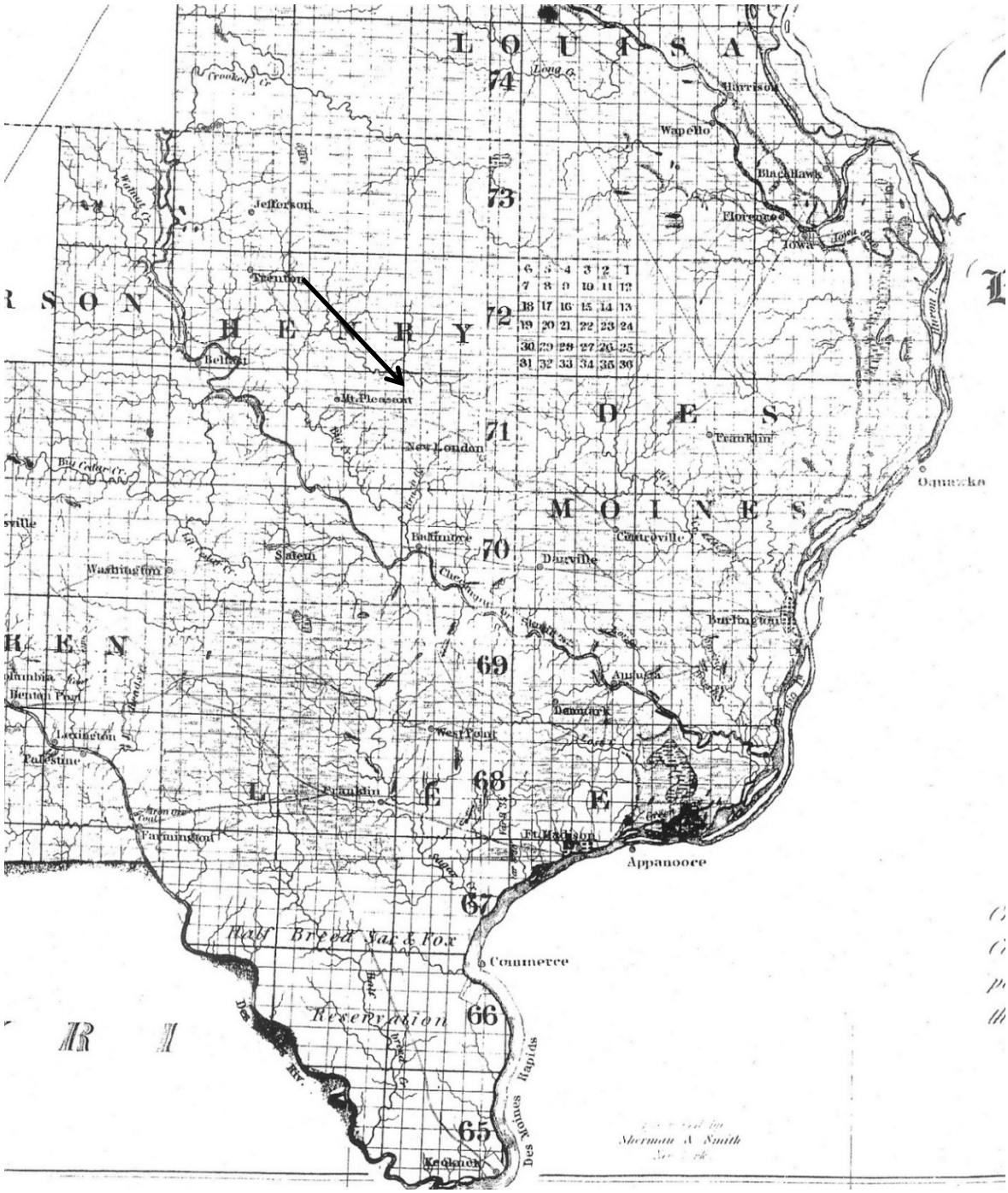


Figure 3. Part of the *Map of the Surveyed Part of Iowa*, with Mount Pleasant indicated (Williams 1840).

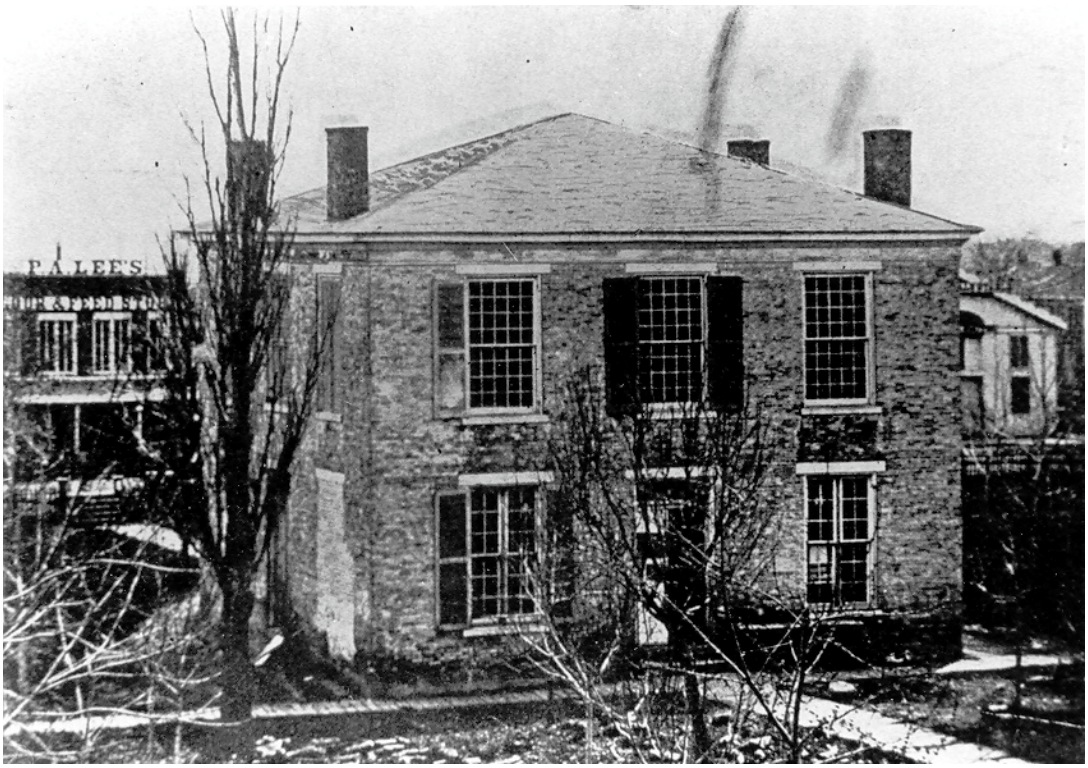


Figure 4. Henry County Courthouse in public square / Central Park (HCHT collection).

Burlington to Dubuque passed through Salem to the south of town. An old Indian trail through Mount Pleasant was also designated as a road.[9] The route of the military road is commemorated with a boulder marker in the northwest corner of Central Park, placed there in 1937 by the Iowa Daughters of the American Revolution (Map #1b). Over the next years, several additional roads were developed in Henry County and connecting Mt Pleasant to other communities in nearby counties. The 1847 map of Iowa shows Mt Pleasant at the crossroads of roads to Burlington to the east, Columbus to the northeast, and Washington to the north, and Salem and other towns to the south-southwest (Figure 5). With these early roads, stage routes were developed through Mt Pleasant, with hotels built in town to serve these travelers.[10] These transportation developments helped spur further development, with commercial buildings sprouting around the public square. By 1843, the town supported five dry goods stores, two groceries, one drug store, four physicians, and 11 attorneys, with the latter reflecting its role as the county seat.[11] On January 25, 1842, the town of Mt Pleasant was incorporated by an act of the Iowa Territorial legislature, though the organization fell apart after two years due to the cost of operating a government.[12]

[9] *History of Henry County, 1879,* 389, 392; Jaynes*, Highlights of Henry County History 1833-1976,* 9; Naumann, Molly Myers, *Architectural and Historical Resources of Mount Pleasant, IA,* National Register of Historic Places Multiple Property Documentation Form, May 1991, E3
[10] Jaynes*, Highlights of Henry County History 1833-1976,* 9
[11] "Mt Pleasant in 1843, *Mt Pleasant News,* January 16, 1936, 2, also transcribed by Henry County Heritage Trust at https://iagenweb.org/henry/History/1843_MP.html; Jaynes*, Highlights of Henry County History 1833-1976,* 6-7
[12] *Annewalt & Lawrence's Bi-ennial Mt Pleasant Directory,* 1867, 14; *History of Henry County, 1879,* 504; *Portrait and Biographical Album of Henry County, 1888,* 668

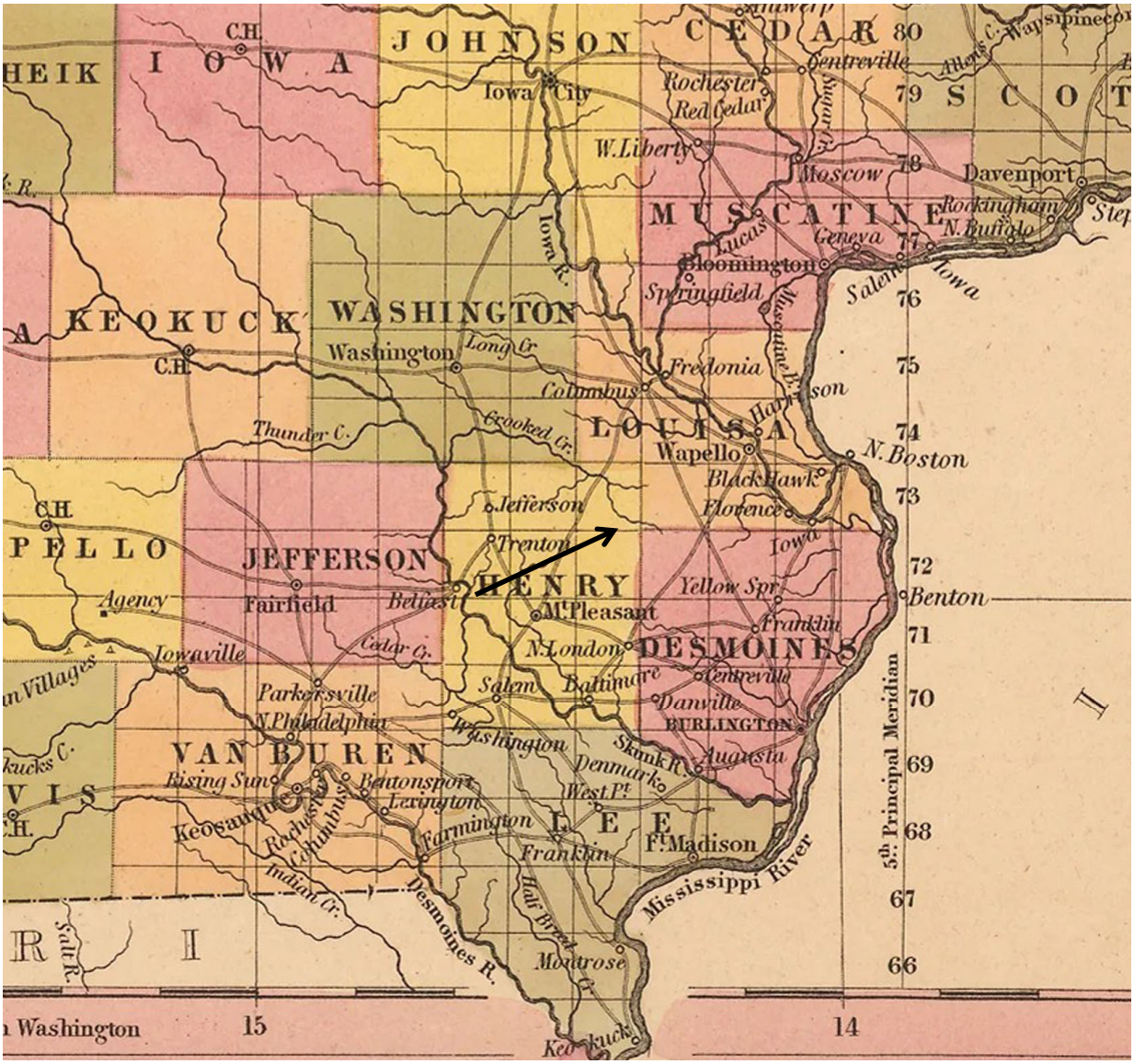


Figure 5. Part of map of Iowa in 1847, with Mount Pleasant indicated (Mitchell 1847).

In addition to the commercial development, early residents of Mount Pleasant focused on the organization of both religious and educational institutions. The first churches in town were within a block of the square, contributing to the early development of downtown. The Methodist Episcopal church was organized in 1837 and built to the east of the square, while Presbyterian, Baptist, and Congregational congregations established churches in the 1840s.[13] While the other churches were located off of the square proper, the Congregational Church acquired the lot at the

[13] *History of Henry County, 1879,* 517; *Annewalt & Lawrence's Bi-ennial Mt Pleasant Directory,* 1867, 28-29; *History of Henry County, 1879,* 520, 522-524; *Portrait and Biographical Album of Henry County, 1888,* 670-672; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 34

north end of the east side of the square at the southeast corner of Main and Monroe. They constructed a church in 1848 that they continued to utilize until 1908.[14] This location would be the last site around the square to have an initial commercial building constructed, and it was developed with commercial buildings by the church to fund the construction of their new church on the east edge of downtown and for ongoing support of the church (102 S. Main St, Map #106; 300 E. Washington St, Map #130). Education also became a defining feature of the community, with the first school started in 1837, the founding of Mount Pleasant High School and Female Seminary (commonly known as Howe's Academy) in 1843, and the chartering of the Mt. Pleasant Collegiate Institute in 1844, later renamed Iowa Wesleyan University.[15] These early educational efforts helped establish Mt Pleasant as a center of learning and progressive thought in Iowa's formative years, forming a key aspect of the identity of the community.

These educational advantages of Mt Pleasant were noted along with its commercial enterprises by J.B. Newhall in his *Glimpse of Iowa in 1846.* Mt Pleasant was the county seat, and "the most important town in the county. It was regarded as one of the most healthy locations upon the west side of the Mississippi."[16] Newhall included business directories for the 10 chief towns in Iowa in 1846: Dubuque, Burlington, Mt Pleasant, Fort Madison, Keokuk, Fairfield, Keosauqua, Bloomington (Muscatine), Davenport, and Iowa City. The directory for Mt Pleasant included five dry goods stores, two drug stores, three tailors, seven doctors, five lawyers, two magistrates, three blacksmiths, two saddlers, three shoe manufacturers, a wagon shop, a plow manufacturer, four carpenter shops, two cabinet shops, a paint shop, a tinner, a turner, and a gun smith. Two hotels were located in Mt Pleasant – the Henry House operated by P.C. Tiffany and the Mount Pleasant House operated by J. Bowman. The Mount Pleasant High School and Female Seminary under Samuel L. Howe had 120 students, drawing on a wide area. The Mt Pleasant Collegiate Institute was also noted to be in flourishing condition.[17]

After Iowa became a state in December 1846, Mount Pleasant continued its early development with a solid economic base, key transportation connections, and a focus on education.[18] Fraternal organizations were organized in this period. The Ancient Free & Accepted Masons (A.F.&A.M.) organized Mount Pleasant Lodge, No. 8, in January 1845, the eighth Masonic lodge in Iowa. In May 1848, the International Order of Odd Fellows (I.O.O.F.) organized Henry Lodge, No. 10, the

[14] *Annewalt & Lawrence's Bi-ennial Mt Pleasant Directory,* 1867, 29; *History of Henry County, 1879,* 524; *Portrait and Biographical Album of Henry County, 1888,* 672; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 33
[15] *History of Henry County, 1879,* 430-431, 527; Jaynes*, Highlights of Henry County History 1833-1976,* 10; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 19, 23; Haselmayer notes in his history of Iowa Wesleyan that Founders Day was observed as February 17, 1844, throughout the 19th century, with the earlier date of 1842 not utilized until 1906. Subsequent anniversary celebrations were then held based on this date (Louis A. Haselmayer, *A Sesquicentennial History of Iowa Wesleyan College (1842-1992),* Mt Pleasant, Iowa: Iowa Wesleyan College, 1992: 8; *History of Henry County, 1879,* 415-417, 528); *Biographical Review of Henry County*, *Iowa.* Chicago, IL: Hobart Publishing Company, 1906: 710; Jaynes*, Highlights of Henry County History 1833-1976,* 10
[16] Newhall, J.B. *A Glimpse of Iowa in 1846; or, the Emigrant's Guide, and State Directory.* Burlington, IA: W.D. Skillman, 1846. Reprinted by State Historical Society of Iowa, Iowa City, 1956, 34
[17] Newhall, *A Glimpse of Iowa in 1846,* 87-88; reprinted also in *History of Henry County, 1879,* 513
[18] *History of Henry County, 1879,* 529, Jaynes*, Highlights of Henry County History 1833-1976,* 10-11

tenth Odd Fellows lodge in Iowa.[19] These organizations would meet in various places in downtown buildings for well over the next 100 years, with one of the few later buildings in the downtown constructed for the Masons in 1990 at 206 N. Main St (Map #83). By 1850, the population of town reached 758 residents, leading to the second incorporation of Mt Pleasant on February 5, 1851, under a mayoral system [20] Road development remained a priority. The Burlington – Mt Pleasant Plank Road Company was organized in 1848, and completed its 28-mile, 30-foot wide plank road from Burlington to Mt Pleasant in 1851. The arrival of the railroad in 1856 reduced the importance of the plank road, which was no longer maintained by 1858. These developments reinforced Mount Pleasant's role as a significant town and a regional center for commerce and trading.

While not all early residents shared the same opinion, anti-slavery sentiment and support for civil rights for African Americans played an interesting role in the early history of Mt Pleasant starting in this period. The population of Henry County grew to 8,707 in 1850, including 12 African American residents.[21] Salem, located about nine miles to the south-southwest of Mt Pleasant in southwest Henry County was known for its residents with anti-slavery beliefs and involvement in the Underground Railroad. The *Iowa Freeman* was started at Fort Madison and then moved to Mt Pleasant, as the presence of Samuel L. Howe and his anti-slavery views was a source of encouragement to other anti-slavery men. It was published initially in Mt Pleasant in 1848 or 1849 by David M. Kelsey, who changed the name to the *Iowa Free Democrat* (generally affiliated with the Free Soil party). The newspaper was bought by Howe in 1850 as Kelsey moved to California, and the name shifted to the *Iowa True Democrat.* The was the first newspaper in Henry County and noted as the first abolition journal published west of the Mississippi River, per the 1879 *History of Henry County*.[22] The newspaper was successfully continued for only a few years into 1853.[23] Interestingly, G.G. Galloway, who was noted in July 1849 as the original publisher in Mt Pleasant with D.M. Kelsey & S.L. Howe noted as editors, then launched the *Weekly Observer* with Samuel McFarland in the early 1850s as a more typical newspaper, which became the *Iowa Observer* and then the *Home Journal* in 1859.[24] These newspapers were published in buildings in downtown Mt Pleasant. James Harlan was elected as a U.S. Senator for Iowa representing the Free Soil Party in 1855. He had moved to Mt Pleasant in 1853 to take over as president of the struggling Mt Pleasant Collegiate Institute, which was officially chartered as Iowa Wesleyan University in 1855 after he instituted several improvements.[25] With irregularities in the 1855

[19] *History of Henry County, 1879,* 515-516
[20] *Annewalt & Lawrence's Bi-ennial Mt Pleasant Directory,* 1867, 15; *History of Henry County*, 1879, 510; *Portrait and Biographical Album of Henry County, 1888,* 668
[21] Thompson and Everts. *Combination Atlas Map of Henry County, Iowa.* Geneva, IL: Thompson and Everts, 1870, 8
[22] *History of Henry County, 1879,* 447-451; *Annewalt & Lawrence's Bi-ennial Mt Pleasant Directory,* 1867, 15; Robert Dykstra, *Bright Radical Star: Black Freedom and White Supremacy on the Hawkeye Frontier,* Ames, IA: Iowa State University Press, 1993, 107
[23] Several issues are digitized and available online through the Southeast Iowa Digital Archive at https://seiowa.advantage-preservation.com
[24] *History of Henry County, 1879,* 448; select issues available online at available online through the Southeast Iowa Digital Archive at https://seiowa.advantage-preservation.com
[25] Jaynes*, Highlights of Henry County History 1833-1976,* 11, 13; Dave Cordes, "Harlan House Hotel," National Register of Historic Places nomination form, October 1987, 8:1; *History of Henry County, 1879,* 417, 424;

legislative election, the Iowa General Assembly re-elected him as U.S. Senator in 1857, then seated as the first Republican senator from Iowa and serving until 1865.[26] In 1857, James Harlan built a large two-story brick house fitting for a U.S. Senator on the block north of the square at 122 N. Jefferson (extant, expanded by Harlan as a hotel prior to his death, Map #56).

In the early 1850s, river towns in Iowa sought connections to the expanding railroad network in the eastern United States, spurring commercial development. The Chicago & Aurora Railroad was under construction in the Chicago area in 1852, which was expanded as the Chicago, Burlington, & Quincy (C.B.&Q.) in 1855. In August 1853, Henry County passed a bond issue by 1,181 to 445 to support the construction of the railroad through the county, with the stipulation that it must pass within two miles of the center of the county. In summer 1855, a bid was approved to build the Burlington & Missouri River Railroad from Boundary Street in Burlington to the east bank of the Skunk River in Henry County (west of Mt Pleasant), with work beginning west of Burlington in August 1855.[27] Development and speculation increased exponentially in Mt Pleasant in response to the impending arrival of the Burlington & Missouri River Railroad. The population of Mt Pleasant grew from 758 in 1850 to approximately 1,300 in 1854 to 3,245 in 1856. The increased population spurred new additions to be platted and hundreds of residences to be constructed in town.[28] In June 1855, the *Chicago Democrat* published an article highlighting the potential of the area west of Burlington in Iowa for potential settlers. The "Beyond Burlington" article identified Mt Pleasant as the first significant town west of Burlington, situated at a distance of 28 miles along the plank road. It was designed around a public square, which was lined by stores and other business establishments around it.[29] New residents continued to move to town throughout 1855 and 1856. In January 1856, the *Mt Pleasant Observer* notes that 200 houses had been constructed in town over the last season, and there was not yet half enough to supply the demand.[30] When the railroad arrived in July 1856, it was reported by the *Burlington Hawk-Eye* that 60 new buildings were under construction in Mt Pleasant.[31] With a large number of new residents arriving in Mt Pleasant, new businesses were established, and significant commercial development also occurred in these years. Earlier commercial buildings were replaced in this period and subsequent decades, with the earliest extant commercial buildings dating to this era of development in response to the railroad in the middle of the 1850s.

In his *Iowa As It Is in 1856: a Gazetteer for Citizens and a Handbook for Emigrants,* Nathan H. Parker describes Mt Pleasant as a thriving county seat town unsurpassed in the state for morality and sobriety. The town had six churches, and it was considered to offer the best educational opportunities in Iowa, with Davenport as a close second. The Iowa Hospital for the Insane was

Biographical Review of Henry County, 1906, 710
[26] *History of Henry County, 1879,* 410; Jaynes*, Highlights of Henry County History 1833-1976,* 13
[27] Jaynes*, Highlights of Henry County History 1833-1976,* 9; *History of Henry County, 1879,* 394; HCBC*, The History of Henry County,* 16
[28] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E7; Jaynes*, Highlights of Henry County History 1833-1976,* 8
[29] from *Chicago Democrat,* reprinted in "Beyond Burlington," *Burlington Tri-Weekly Hawk-Eye,* June 6, 1855, 2
[30] *Burlington Weekly Hawk-Eye and Telegraph,* January 9, 1856, 1
[31] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E7

also established in the town in 1855, with a significant state investment for its construction. While lacking major manufacturing, Mt Pleasant had abundant natural resources, including coal and quality building stone. Mt Pleasant was home to one newspaper, *The Iowa Observer*, and it was viewed as a town of progress and opportunity, with settlement increasing rapidly.[32] The 1856 map of Mt Pleasant likewise illustrates the growth of the town following the arrival of the Burlington & Missouri Railroad (Figure 6). The original 40-block town was centered around the public square, with additional plats extending to the north, south, west, and east (Figure 7). The Burlington & Missouri Railroad, located about five blocks north of the square, helped spur development to the north of the square. The courthouse is indicated in the center of the public square, with hotels to the north and west. Several churches are located within one block of the square, with the Congregational Church on the east side of the square. Commercial buildings, though not specifically marked, were located around the square and along N. Jefferson St. After the Burlington & Missouri River Railroad officially arrived in Mt Pleasant in July 1856, the railroad was extended through the remainder of Henry County in 1858 and west to Ottumwa in Wapello County in 1859, which remained the western terminus until after the Civil War.[33] This expansion contributed to Mt Pleasant's development as a key regional hub for commerce, trade, and education.

With the arrival of new residents, existing businesses expanded their interests and new residents started businesses. Presley Saunders, founder of Mt Pleasant, established the first formal bank in Henry County in spring 1855, noted as the Banking House of P.A. and W.A. Saunders.[34] In 1857, they built a three-story bank building at the north end of the west side of the square, which would stand until replaced by a new bank in 1923 (Map #23).[35] Most of the new businesses were retail or professional in nature, with limited manufacturing or industrial interests. However, William H. Schliep launched a successful cigar manufacturing business in town in 1856, located in the downtown.[36] William Davis also established the first pork packing plant west of Burlington in 1856, one of the early successful industries in the city.[37] With increased membership, new churches were built within a block of the public square. The largest of the new church buildings was the brick building for the Methodist Episcopal Church, constructed in 1856 on their property to the east (extant/remodeled, 115 E. Monroe St, Map #98). The church was known as Asbury Chapel, or later the Asbury M.E. Church.[38]

[32] Nathan H. Parker, *Iowa As It Is in 1856: a Gazetteer for Citizens and a Handbook for Emigrants,"* Chicago, IL: Keen & Lee, 1856
[33] HCBC*, The History of Henry County,* 16; Jaynes*, Highlights of Henry County History 1833-1976,* 9
[34] *Mt Pleasant City Directory* 1893: 50
[35] "Bystander's Notes," from *Mt Pleasant Daily News,* published in *Winfield Beacon,* March 29, 1923, 6
[36] *History of Henry County, 1879,* 581; Jaynes*, Highlights of Henry County History 1833-1976,* 8
[37] *Biographical Review of Henry County, 1906,* 64-66; Jaynes*, Highlights of Henry County History 1833-1976,* 8; "The Bystander's Notes," *Mt Pleasant News,* November 3, 1948, 2; Jaynes*, Highlights of Henry County History 1833-1976,* 97; After the business closed, material from the demolition of the building was utilized for construction of both the Louisa Building and the Goe livery in 1901 in the downtown.
[38] *Annewalt & Lawrence's Bi-ennial Mt Pleasant Directory,* 1867, 30; *History of Henry County, 1879,* 519

Figure 6. Map of the City of Mount Pleasant, Henry County, Iowa (McBride, Gaite & Co 1856).

Figure 7. Central portion of the 1856 *Map of the City of Mount Pleasant* (McBride, Gaite & Co 1856).

While Mt Pleasant had hotels for travelers on the roads and stage routes through the town, the impending arrival of the railroad spurred the construction of the Brazelton House, a large modern hotel (100 N. Main St, Map #97). Samuel Brazelton and his son William Brazelton constructed this "large and finely built hotel," with Brazelton House formally opened in December 1856. The *Burlington Weekly Hawk-Eye and Telegraph* noted that it was not excelled in any of the western states, in terms of size, style, and accommodations. The large hotel had not been previously needed in Mt Pleasant, and it would prove to help the town flourish.[39] The four-story brick building is noted as an excellent example of an Italianate commercial building, the first example in Mt Pleasant and influential on buildings constructed over the next decade.[40] The Brazelton House included several spaces on the first story for businesses, one of which was a private bank that opened in 1857. In 1858, the bank became the Mount Pleasant branch of the State Bank of Iowa, with Timothy Whiting as president and his son John H. Whiting as assistant cashier.[41] The *Henry County Directory for 1859-60* lists the Brazelton House as one of the largest hotels in the state, well furnished, in the center of the city convenient to business and public buildings, and the nearest hotel to the depot.[42]

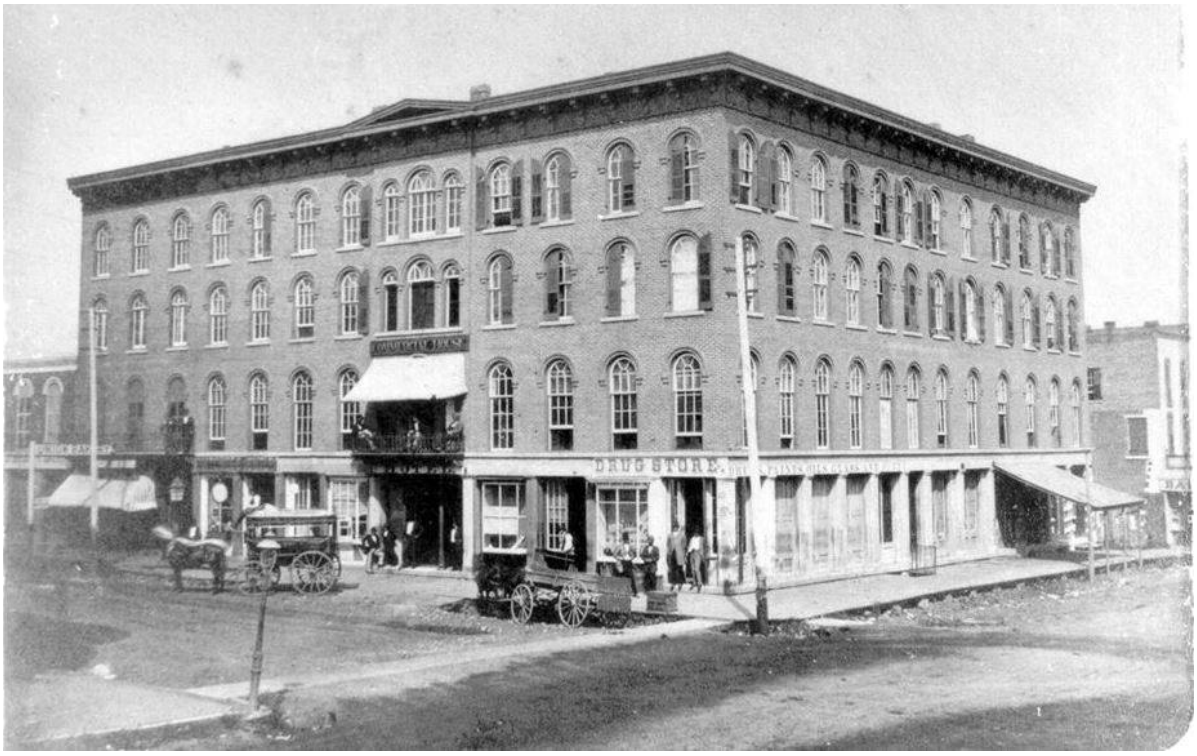


Figure 8. Brazelton House in the 1870s (HCHT files).

[39] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E7; *Burlington Weekly Hawk-Eye and Telegraph,* November 12, 1856, 3; *Burlington Weekly Hawk-Eye and Telegraph,* December 17, 1856, 1
[40] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E7-E8
[41] *Mt Pleasant City Directory* 1893: 52; *Biographical Review of Henry County, 1906,* 27-28; "The Bystander's Notes," *Mt Pleasant News,* June 22, 1951, 2; "The Bystander's Notes," *Mount Pleasant News*, July 2, 1936
[42] Bowron, *Henry County Directory for 1859-60,* 60

Figure 9. Looking east on Monroe St in 1859 from west side of square, looking northeast (HCHS files).

small buildings on north side of square, four-story Brazelton House, Asbury Chapel along E. Monroe St; earlier Congregational Church on S. Main St at right

The arrival of the Burlington & Missouri Railroad and the completion of the Brazelton House brought new prominence to Mt Pleasant in the late 1850s. The editor of the *Burlington Weekly Hawk-Eye and Telegraph* praised it in early 1857 as "the finest and most promising inland town in Iowa." There were many substantial business buildings around the square and two major hotels on the north side.[43] Mt Pleasant gained further attention a week later with the launch of the *Mt Pleasant Daily Journal*.[44] In June 1857, the *Cincinnati Gazette* published an article describing Mt Pleasant as a thriving town of 5,000 inhabitants with a number of brick blocks on the public square, tasteful dwellings throughout the town, Iowa Wesleyan University, and several churches.[45] This information on Mt Pleasant reached many residents of Ohio and other eastern states, attracting additional people to the town over the next few years. Later biographies of prominent businessmen and community leaders often include a common thread of moving to Mt Pleasant in the middle to

[43] "Mt Pleasant," *Burlington Weekly Hawk-Eye and Telegraph,* January 14, 1857, 2
[44] "Mt Pleasant Daily Journal," *Burlington Weekly Hawk-Eye and Telegraph,* January 21, 1857, 2
[45] "Mount Pleasant," *Burlington Weekly Hawk-Eye,* July 8, 1857, transcribed by Henry County Heritage Trust at https://iagenweb.org/henry/History/mtpleasant1857.htm

late 1850s. Construction in this period extended commercial buildings north of the square on both N. Jefferson St and N. Main St, extending the downtown towards the railroad tracks and depot located about five blocks to the north. The *Home Journal* reported that five brick store buildings were under construction north of the Brazelton House on N. Main St in September 1857, likely including the two-story brick Italianate building at 112 N. Main St built for grocer Illuminat Dilger (Map #95).[46] The competition of another bank led to the construction of a new three-story Italianate bank building for A. & W.A. Saunders on the southwest corner of Jefferson and W. Monroe by 1859. City Hall Block was completed in 1859 on the block to the north at 105 N. Jefferson St (Map #34). This three-story building with tall arch window bays included two storefronts on the first story, office space on the second story, and a public "city hall" on the third story for events, meetings, and performances.

With significant community development, a detailed map of the city was issued in 1859 by Win Schuchman of Pittsburg, PA, showing the extent of the development. The map shows the amount of land platted in the city as similar to the 1856 map, with the core of the development focused on the original plat centered on the square (Figure 10). The courthouse remained centered in the public square, with commercial buildings lining the west side of the square. Commercial buildings line the north and south sides of the square as well, though less dense and smaller than the west side. The east side has less development, similar to the development on the blocks to the north of the square on N. Main and N. Jefferson. The hotels and churches are numbered, with the public school and Howe's School immediately to the east of the downtown. The depot is depicted about five blocks to the north of the square on N. Main Street, along the Burlington & Missouri Railroad.

The community development also resulted in the issuance of the first county directory for Henry County in 1859, which included profiles and business listings for Mt Pleasant and the smaller towns in Henry County.[47] The 1859 census recorded 3,405 residents, and the town was described as one of Iowa's oldest and fastest-growing inland communities. Its expansion was credited to abundant building materials, excellent railroad connections, and strong educational institutions[48] The listings in the *Henry County Directory for 1859-60* showed a wide range of business firms and professional men in Mt Pleasant, with buildings numbered No. 1 to No. 64 around the square starting at the southwest corner and carried in sequence north on N. Jefferson and N. Main.[49] Professional offices, including attorneys, physicians, and a dentist, were located in upper stories of downtown buildings such as the Saunders Bank and City Hall Block. Miss Eliza Davis operated a fancy millinery store on the second story in City Hall Block. The town had three hotels – the Brazelton House, Mt Pleasant House, and the Washington Hotel. Industrial activity was limited to a wagon and carriage factory and the Mt Pleasant Iron Works. The directory also recorded nine churches, six fraternal lodges, and the local militia unit, the Mount Pleasant Greys, underscoring the town's social and civic vitality.

[46] *Home Journal*, September 9, 1857, page 3, column 1
[47] Watson Bowron, *Henry County Directory for 1859-60.* Burlington, IA: Watson Bowron, 1859
[48] Bowron, *Henry County Directory for 1859-60,* 21-22
[49] *Home Journal,* November 17, 1859; Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E11; Bowron, *Henry County Directory for 1859-60*

Figure 10. Portion of map of Mt Pleasant in 1859 (HCHS files / HCHT collection).

While the majority of businesses in Mt Pleasant were operated by white men, two African American barbers, Boling Bowser and Charles Davis, established shops in town by 1859. Barbering was a socially accepted position for African American men in Eastern towns at this time, and it was a profession noted for early, prominent African American residents in nearby Muscatine as well in the 1850s. The 1856 Iowa census lists Boling Bowser (age 28, black) and Charles Davis (age 33, mulatto) as barbers in Mt Pleasant, both living for zero years in Iowa.[50] Their arrival in 1856 reflects that the growth of the town associated with the railroad marked the beginning of the local African American community as well. The 1859 city directory lists B. Bowser as a barber on Monroe St, and it lists Charles Davis as a barber in Brazelton Block. Anderson Mason, listed as a barber without a location, likely worked for his brother-in-law Charles Davis. Newspaper advertisements also show that Charles Davis was located in the east room on the south side of Brazelton Block (Map #97), a location where he would remain for many years and that would remain a barber shop operated by other African American residents. Boling Bowser noted in July 1859 that he had moved his barber shop to the first door west of Saunders' Bank on W. Monroe St.[51] Thus, both men were located in prominent locations in downtown Mt Pleasant. Notably, the 1859 directory listed Bowser and Davis as the only two barbers in Mt Pleasant, underscoring their acceptance within the community. While a small percentage of the population, the 20 African American residents in Mt Pleasant ranked the town as the sixth largest in African American residents in Iowa in 1860.[52] Charles Davis was the wealthiest of these residents in town, owning $500 in real estate. Prior to the 1860 census, Boling Bowser moved to Liberia.[53] The location of his shop in the west room of the bank building would remain a barber shop operated by African American residents for several decades (demolished for new bank in 1923). Anderson Mason remains listed as a barber in the 1860 census, with the Mason family associated with this location in the 1860s.

[50] "Mulatto" is the term for biracial or multiracial in historic records, typically a mix of white / European and black / African American races. It is utilized as cited in historic records in this context throughout the report. Both African American men were born in Ohio, a state known for progressive attitudes toward civil rights and as the birthplace of many early Mt Pleasant settlers. Bowser was a graduate of Oberlin College in Ohio, and he became active in civil rights advocacy in Iowa, including presiding over the state's first colored convention held in Muscatine on January 5, 1857 (Dykstra, *Bright Radical Star,* 1993, 151, 318; "Convention of Colored People," *Muscatine Journal,* February 6, 1857, 3; "Death of Bowling Bowser," *Hartford Courant,* Hartford, CT, October 23, 1894, 12)

[51] *Home Journal,* April 28, 1859, 3; *Home Journal,* July 21, 1859; *Home Journal,* September 22, 1859, 2

[52] United States Census Bureau 1860; With 1,069 African American residents in Iowa in 1860, Keokuk ranked first with 179 black residents, and Muscatine ranked second with 81 black residents. See additional information on African Americans in Mt Pleasant in Rebecca Lawin McCarley, *Second Baptist Church,* National Register of Historic Places nomination, August 2014

[53] In 1860, Senator James Harlan helped coordinate a request from Boling Bowser to emigrate to Liberia as part of the effort of the African Colonization Society, intending to practice as a lawyer there ("Local and Miscellaneous," *Home Journal,* March 3, 1860, 2; "Local and Miscellaneous," *Home Journal,* March 10, 1860, 2; *Home Journal,* September 8, 1860, 2). Bowser later moved to Hartford, CT, opened a barber shop there, and was appointed as United States consul to Sierre Leone in 1890 ("Personal," *Boston Evening Transcript,* July 15, 1890, 1; "Death of Bowling Bowser," *Hartford Courant,* Hartford, CT, October 23, 1894, 12)

Table 1. Population of Mount Pleasant from 1850 to 2020

	Population of Mt Pleasant		*Black residents in Mt Pleasant*	*Black residents in Henry Co (with MP)*
1850	758		*0*	*12*
1854	1,300		*0*	*14*
1856	3,095		*18*	*28*
1860	3,530		*20*	*24*
1865	3,900		*155*	*262*
1870	4,245		*249*	*465*
1875	4,563		*268*	*471*
1880	4,410		*384*	*509*
1890	3,997			*411*
1900	4,109		*311*	*367*
1910	3,874		*217*	*264*
1920	3,987		*166*	*212*
1930	3,743		*87*	*135*
1940	4,610		*85*	*126*
1950	5,843		*113*	*152*
1960	7,339			
1970	7,007			
1980	7,322			
1990	7,959			
2000	8,751			
2010	8,653			
2020	9,005			

By 1860, with the community growth associated with the Burlington & Missouri Railroad, the population of Mt Pleasant had swelled to 3,530 residents. Census records continue to show a number of residents born in Ohio, Pennsylvania, and other Eastern states, as well as some residents born in Germany. The city passed an ordinance by March 1860 that any new building on the half blocks facing the square must be brick construction.[54] Two substantial brick commercial buildings were constructed in Mt Pleasant at the start of the Civil War on the north side of the square. The Mount Pleasant Branch of the State Bank constructed a three-story brick building at the northwest corner of Main St and Monroe St in 1860, moving to this location across from their corner location in the Brazelton House (Map #69, enlarged/rebuilt in 1883).[55] Further west of this building, contractor William McCandless began construction of a three-story brick building on north side of square for Edward Penn and Henry Ambler. Union Block included four storefronts on the first story, offices on the second story, and a large hall on the third story that was used as a public hall and leased to the county for courtroom space (111 W. Monroe, Map #67). Initial occupants included two dry goods stores, a clothing store, the post office, and City Book Store. The *Home Journal* also moved into the second story.[56] By the 1867 city directory, Penn had expanded his

[54] *Home Journal,* March 24, 1860; Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E12
[55] *Home Journal*, June 2, 1860, 2
[56] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E9; *Home Journal,* April 13, 1861; *Home Journal,* April 29, 1861; *Home Journal,* June 8, 1861; *Home Journal,* August 5, 1861; *Home Journal,* December 7, 1861; *Home Journal,* March 18, 1862; *Home Journal,* June 7, 1862; *Home Journal,* January 18, 1862;

dry goods store to both of the west storefronts. Though building activity waned during the Civil War, construction continued to fill in other lots on the north side of the square with substantial brick buildings. In 1862, contractor William McCandless bought the lot across the alley to the west from Union Block and built a three-story, single-storefront (20'), brick building (115 W. Monroe St, Map #66).[57] The building reflected many of the same Italianate features that he utilized on Union Block. In April 1864, the *Home Journal* reported that W.L. Smith and C.A. White had removed the old building between Union Block and State Bank, constructing a new three-story building with two stores on the first story, offices on the second story, and halls for the Masons and Templars on the third story (destroyed by fire in 1883).[58] Thus, the north side of the square was developed with new buildings by the end of the Civil War in 1865.

Figure 11. Union Block in 1870 (Thompson and Everts 1870).

"The Bystander's Notes," *Mt Pleasant News,* February 24, 1938, 2
[57] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E9; *Home Journal,* April 26, 1862, 3
[58] "The Bystander's Notes," *Mt Pleasant News,* February 24, 1938, 2

The African American community in Mt Pleasant grew in the 1860s, centered around the original core group of barbers in the community. By 1863, the local number of African American residents had increased to 126 residents. Former slaves from Missouri and other southern states moved to Mt Pleasant in the early years of the Civil War, seeking their freedom. First Baptist Church led an effort in 1863 to establish a church and school for African American residents. Second Baptist Church was organized with an older church building donated for their use (407 W. Saunders, listed individually on the NRHP).[59] By the end of the Civil War, the African American community reached 227 residents, which consisted of a combination of African Americans born free that moved to town and a number of former slaves that arrived during and after the war.[60] With the increase in residents, a second church, St. John's African Methodist Episcopal Society, was organized in 1865, purchasing the old Episcopal Church.[61] With their older church sold, St. Michael's Parish of the Protestant Episcopal Church then built a Gothic Revival frame church in 1865-66 at 202 E. Washington, one block to the east of the square (extant, clad in brick in 1917, Map #128).[62]

At the end of the Civil War in 1865, the *Iowa State Gazetteer* described Mt Pleasant as a prosperous and well-organized city with a population of about 5,000.[63] Mt Pleasant was incorporated as a city, and its "charter is liberal, conferring all the powers necessary to suppress drinking and gambling establishments and to abate nuisances in general." The Burlington & Missouri Railroad connected Mt Pleasant to all points in the east via the Chicago, Burlington, & Quincy Railroad. Mt Pleasant boasted a wide range of businesses, including 17 dry goods stores, 17 grocery stores, three clothing stores, three drug stores, two steam flouring mills, a foundry, and a weekly newspaper, *The Home Journal*. The community supported a library, six fraternal orders, and 11 churches, with Asbury M.E. Church and the Presbyterian Church recognized for their fine buildings. Saunders Bank evolved into the First National Bank of Mt Pleasant in 1864, with Presley Saunders serving as president until his death in 1889.[64] Similarly, Timothy Whiting reorganized the Mt Pleasant branch of the State Bank of Iowa into the National State Bank in 1865, serving as president until his death in 1887.[65] Both banks continued operating in the prime locations of the earlier banks at the northwest and northeast corners of the square. The city's press scene also evolved after the war. E.T. White launched the *Free Press* in April 1866, while the *Home Journal* became the *Mount Pleasant Journal* under Richard Hatton at the start of July 1866.[66]

[59] Jayne 1976: 44; *History of Henry County, 1879,* 532; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 20; *Home Journal,* January 2, 1864, 2; Young 2000; additional information on Second Baptist Church and African Americans in Mt Pleasant is found in Rebecca Lawin McCarley, *Second Baptist Church.* National Register of Historic Places nomination, August 2014
[60] Jaynes, *Highlights of Henry County History 1833-1976,* 44; Louis A. Haselmayer, "Black Population of Mt. Pleasant / First Black Student at Iowa Wesleyan," unpublished manuscript in files of Mt Pleasant Public Library, no date
[61] "Sales," *Home Journal,* May 5, 1865, 3; *History of Henry County, 1879,* 526
[62] *History of Henry County, 1879,* 526; *Portrait and Biographical Album of Henry County, 1888,* 672
[63] James T. Hair, ed. *Iowa State Gazetteer*. Chicago: Bailey & Hair, 1865
[64] *Mt Pleasant City Directory* 1893: 50
[65] *Mt Pleasant City Directory* 1893: 52; Jaynes, *Highlights of Henry County History 1833-1976,* 8
[66] *History of Henry County, 1879,* 448; Southeast Iowa Digital Archive at https://seiowa.advantage-preservation.com

Mt Pleasant experienced a surge in business growth and commercial construction following the Civil War. With the four new buildings constructed on the north side of the square in the early 1860s occupying more than half of that block, the focus of construction shifted to the east side of the square, which was less developed with commercial construction in 1866. The Congregational Church remained at the north end with smaller commercial buildings to its south, including both brick and frame buildings (Figure 12). In March 1866, the *Home Journal* noted that attorneys M.L. Edwards and Henry Ambler were prepared to construct a three-story brick block near the south end of the east side, which would have three 20' storerooms on the first story. This large block would be known as Ambler's Block (fire in 1883). J.M. Dawson was also constructing a brick building to its south (fire in 1883).[67] In 1867, John Eshelman and Dr. John Irwin constructed a two-story building with two storefronts further north on the block, with Eshelman's clothing store moved to his "new block on the east side" by October 1867 (remodeled in 1883, Map #108).[68] The west side of the square was fully built up by 1867 with a combination of two-story and three-story brick buildings (Figure 13). The earlier 1850s buildings are noted in historic photographs with their simple stone lintels, while buildings with segmental arches and more decorative cornice details date to construction in the late 1850s and 1860s.

With this development complete around the square, Mount Pleasant experienced a significant phase of commercial expansion extending from the public square onto West Monroe, North Main, and North Jefferson Streets in the late 1860s, signaling the community's prosperity. A total of 14 extant buildings in the downtown have been identified with construction dates from 1866 to 1869, including two on the east side of the square, five on the 100 block of N. Main St, and seven on the 100 block of N. Jefferson St.[69] Additional buildings were constructed that have been demolished. The *Mt Pleasant Journal* reported in February 1867 that six brick buildings would be constructed on the first two blocks of Monroe St, west of the square.[70] One of these was built by Presley Saunders immediately west of his First National Bank building on the corner, which had a large hall, or opera house, on the second story, known as Saunders Hall.[71] The largest of the buildings constructed off the square during this period was the three-story brick Italianate block built in 1866 for J. W. Kaster at 115 N. Main St. Arch windows with brick hoods were also utilized in the smaller two-story brick building constructed the following year for grocer C. M. Snyder at 119 N. Main Street. *The Mount Pleasant Journal* noted that this building "adds much to the appearance of the city in that locality."[72] Both of these buildings, along with two of the three buildings constructed across the street on the east side of N. Main St north of the Brazelton House, were remodeled in the early to middle of the 20th century with new façades that altered their appearance.

[67] "New Buildings," *Home Journal,* March 16, 1866, 3; "New Meat Market," *Home Journal,* May 18, 1866, 2
[68] *Mt Pleasant Journal,* October 25, 1867, 4
[69] Several of these buildings later had façade remodels in the middle of the 20th century.
[70] *Mt Pleasant Journal,* February 8, 1867, 3
[71] "Saunders New Hall," *Mt Pleasant Journal,* November 1, 1867; Jaynes, *Highlights of Henry County History 1833-1976,* 50; Donald Young, "Mt Pleasant opera houses, theatres, and meeting halls," *Mt Pleasant News,* April 21, 2000, 5
[72] "Completed," *Mt Pleasant Journal,* September 6, 1867, 8

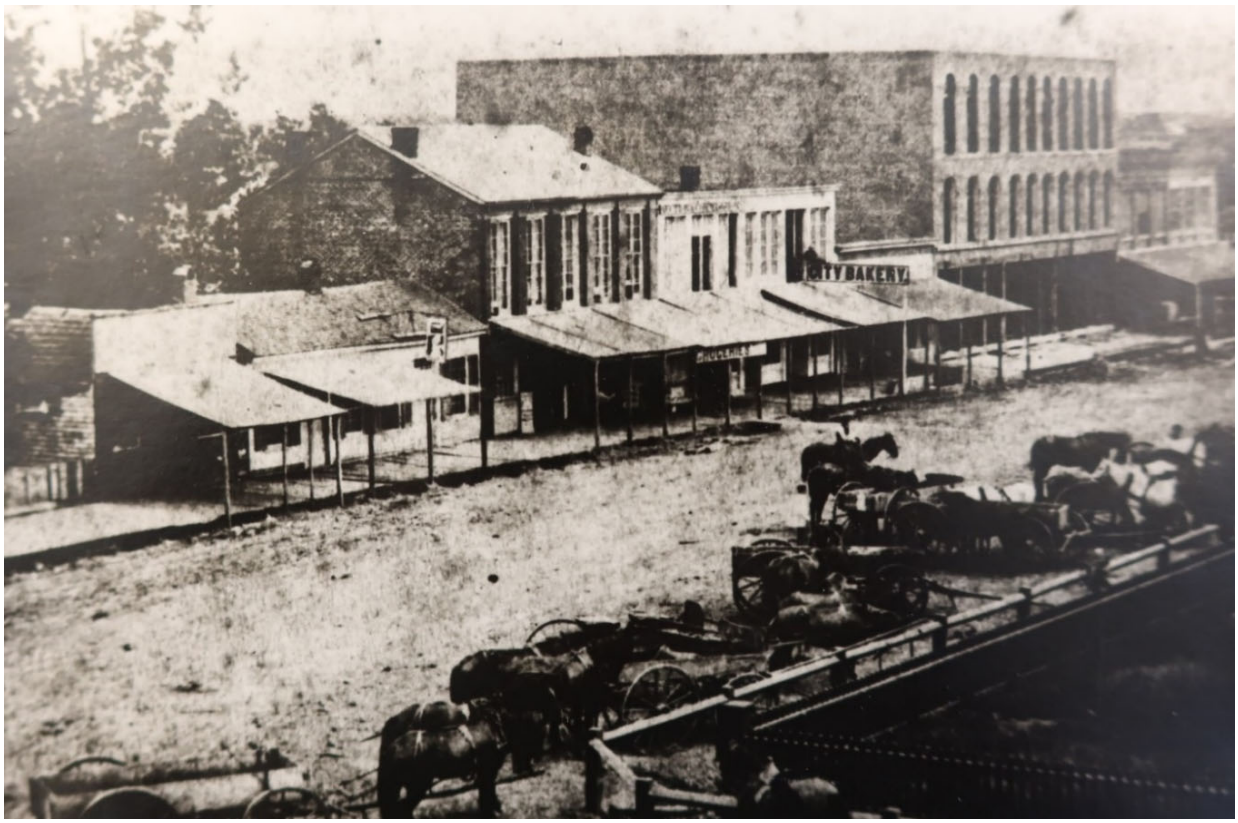


Figure 12. East side of square to south of Congregational Church around 1867, looking southeast (HCHS files).
three-story Ambler's Block at right, prior to construction of Eshelman and Irvin's building, public square at lower right

The seven brick commercial buildings constructed along the north portion of the west side of N. Jefferson St in 1866 to 1869 better reflect their appearance from this period. Near the center of the block, a two-story building was built for Martin & McAdam, tailors, at 115 N. Jefferson (Map #38) in 1866, where Joshua Martin continued the ready-made clothing and tailor business until 1869.[73] To the north, a two-story double storefront building at 117-119 N. Jefferson was built in 1866 or 1867 by Martin & McAdam (Map #39). The construction of the five storefronts by Senator Harlan and Fletcher Dougherty to the north of this building to the corner of N. Jefferson and W. Madison was announced in September 1867. The five storefronts would be "some of the best business rooms on the best business street in the city and will be an ornament to Mt Pleasant."[74] The set of buildings would jointly be referenced as "Harlan's Block," consisting of two two-story buildings and three three-story buildings, with the location across from the brick house completed for Senator James Harlan (later expanded into a hotel, Map #56).[75] Interesting, Dougherty also

[73] *Mt Pleasant Journal*, Nov 9, 1866, 2; *Henry County Press,* September 9, 1868, 3; *Henry County Press*, Apr 7, 1869, p. 2
[74] "New Block," *Mt Pleasant Journal,* September 20, 1867, 8
[75] The three lots to the north of the Martin & McAdam buildings were owned by James Harlan, with two two-story and one three-story building constructed with segmental arch brick hoods (121-123-125 N. Jefferson St, Map #40-41-42, façade remodel for 121 in 1938). Dougherty moved his undertaking and furniture business from an earlier building on this corner to a new three-story brick building with stone lintels on the lot to the north, which was occupied on all three

resided in close proximity to this construction, a frame house around the corner at 207 W. Madison St (Map #45). On June 4, 1869, the *Mt Pleasant Journal* reported, "The Post Office was moved on last Tuesday, to the corner building in Harlan's block. The room is large, well ventilated, well lighted, cheerful and commodious."[76] Advertisements for W.F. Dougherty, manufacturer of all kinds of furniture and all kinds of coffins, then locate him as "first door south of the post office."[77] These buildings on N. Jefferson St reflect the city's postwar commercial growth and further expansion on blocks off the square.

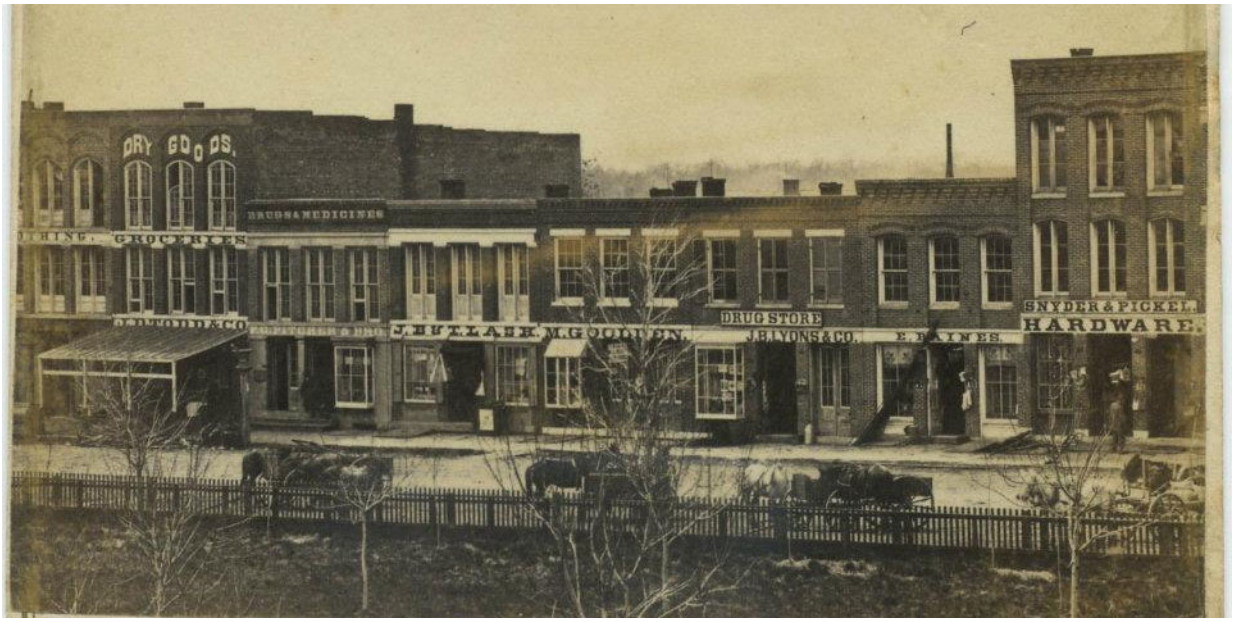


Figure 13. West side of square around 1867, looking southwest (HCHT collection).

The development of Mt Pleasant by 1867 was sufficient to warrant the issuance of the first city directory for Mt Pleasant, which included a map of the town (Figure 15). They noted that there was "not another more intelligent, more moral, more religious community to be found in the state for its size."[78] Mt Pleasant served as the commercial center and county seat of Henry County. Businesses included two banks, three hotels, 18 dry goods stores, 17 groceries, six clothing stores, six boot and shoe stores, five hardware stores, four drug stores, three furniture stores, three bookstores, three pump and lightning rod establishments, two marble works, one foundry, two tanneries, two lumber yards, one queensware store, and others. Two newspapers, the *Mt Pleasant Journal* and *The Free Press,* operated locally. Additionally, there were two brick manufacturers and ten carpenters and builders. Industrial activity was modest, with four wagon and carriage makers, a cigar manufacturer, and the Mt Pleasant Foundry and Machine Works (recently

stories by his business (127 N. Jefferson St, Map #43). The corner lot was sold by Dougherty to William Harlan in November 1867, with the three-story building constructed reflecting the same details as the buildings further south on the block constructed by his father (129 N. Jefferson St, façade remodeled in 1945, Map #44).

[76] *Mt Pleasant Journal,* June 4, 1869, 8

[77] *Henry County Press,* February 24, 1869, 2; *Henry County Press*, December 22, 1869, p. 1

[78] *Annewalt & Lawrence's Bi-ennial Mt Pleasant Directory,* 1867, 13

organized in 1866).[79] With the Burlington & Missouri River Railroad and resources in the area, there was opportunity for industry to develop.[80] Two architects, B. Ebbitt and A.C. Strawn, were listed, with the former noted as the city engineer and the latter as a contractor and brick manufacturer. The town was distinguished for its educational and religious institutions, as well as the location of the Iowa Hospital for the Insane.[81]

Figure 14. West side of 100 block of N. Jefferson in early 1900s with 1850s buildings on south half of block and 1866-69 buildings on north (right) half of block, looking southwest (HCHT collection).

A September 1868 article from the *Courier and Gazette* of Zanesville, Ohio, reprinted in the *Henry County Press*, described Mt Pleasant as a cultured and progressive community, a town of schools and churches with "high moral temperature." The town had been improved after the style of New England villages, with a courthouse square with business buildings around it. Each type of business was already well represented without any need for additional firms, so the town was not desirable for locating as a business place. However, it was attractive for residents. The town was progressive in terms of women, noted with the educational opportunities for both males and females, and the post office was operated by a woman, a soldier's widow.[82] Several women also operated businesses in downtown Mt Pleasant. The 1867 city directory lists five millinery and

[79] *Annewalt & Lawrence's Bi-ennial Mt Pleasant Directory,* 1867, 35, 95
[80] *Annewalt & Lawrence's Bi-ennial Mt Pleasant Directory,* 1867, 15, 17, 93-100
[81] *Annewalt & Lawrence's Bi-ennial Mt Pleasant Directory,* 1867, 16-17, 19, 27
[82] "About Iowa," *Henry County Press,* September 23, 1868, 3; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 20

fancy goods store, all of which were operated by women – Miss E. Davis, Mrs. M. Golden, Mrs. S.C. Mitchell, Mrs. J.L. Van Tress, and Mrs. D. Young. In 1868, Levi Snell completed the two-story brick building at 128 N. Main St, opening the Ladies' Store with John S. Wertz (Map #87). Neither man was actively involved in the store, which was managed by Miss Wertz and Miss Saunders. The store advertised in September that "ladies now know where they could buy with lady clerks."[83]

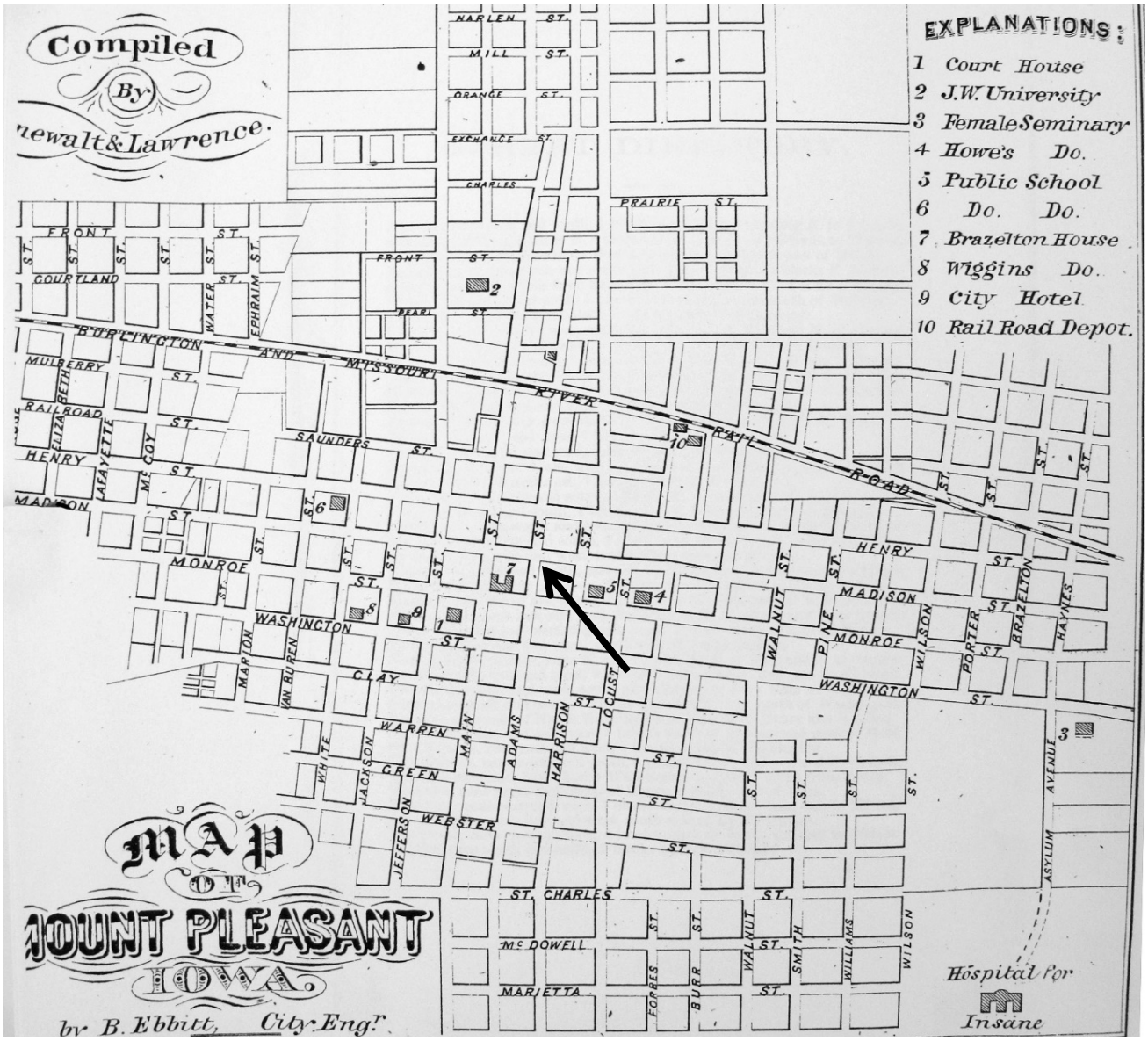


Figure 15. Map of Mt Pleasant included in 1867 city directory, with public square indicated (*Annewalt & Lawrence's Bi-ennial Mt Pleasant Directory* 1867).

[83] *Mt Pleasant Journal,* September 11, 1868, 8

As migration of free blacks and formerly enslaved people into Iowa increased in the 1860s, the African American population of Mt Pleasant grew from 155 in 1865 to 249 by 1870, roughly 6% of the town's 4,245 residents.[84] These residents made the town second only to Keokuk in Iowa in both number and proportion of African American residents.[85] Many African Americans were property owners, though these properties appear to be residential as no commercial buildings were identified as owned by African Americans. Barber shops were operated by the wealthiest African American residents, and only African Americans operated barber shops in Mt Pleasant during this period. Charles Davis owned a successful barbershop in the east room of the Brazelton House, noted as 9 E. Monroe St (extant, Map #97) and recently retrofitted in June 1867.[86] His wife, Mary E. (Mason) Davis, operated a business making wigs and hairpieces from their residence on Harrison St between Monroe and Madison.[87] Other barbers, including members of the Mason family, Edward Fidler (who married Melvina Mason), and Samuel H. McCracken (who moved to town in 1866 and worked for Davis). In June 1869, Samuel H. McCracken and Edward Fidler announced that they had opened a new barber shop in the west room of the First National Bank building.[88] The partnership was short-lived, with S.H. McCracken noting in September 1869 that he had entire possession of the Bon Ton Barber Shop.[89] Samuel H. McCracken would operate his barber shop in this location until 1885 when he moved to the north side of the square for 10 years, returning to the location from 1895 to 1920.[90] Four barbers were listed in the 1870 city directory: Charles Davis (E. Monroe St), S.H. McCracken (W. Monroe St), J. Henry Mosely (Main, corner Monroe), and J. Nichols (south side of the square). Several African American residents worked as laborers, with three stone masons, a carpenter, a plasterer, four draymen, two blacksmiths, and a teacher also residing in town.[91] Thomas E. Dortch, an African American student, was admitted to Iowa Wesleyan University in fall 1869, noted as one of the best scholars in the freshman class. Though he did not graduate, Dortch remained in town, as he was listed as a barber in the 1880 census.[92] These residents reflect a diverse and industrious African American community that played a visible role in the postwar development of Mt Pleasant.

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[84] Jaynes, *Highlights of Henry County History 1833-1976,* 44; United States Census Bureau 1870
[85] The 249 African American residents in Mt Pleasant represented 5.87% of its 4,245 population, with the 1,015 residents in Keokuk representing 7.95% of 12,766 population. Mt Pleasant stood ahead of Des Moines (228 residents – 1.89% of 12,035 population), Burlington (205 residents – 1.37% of 14,930 population), and Davenport (210 residents – 1.05% of 20,038 population). The African American population of Muscatine stood at 107 residents in 1870 (United States Census Bureau 1870, McCarley 2014: 15). Lee County had 1,563 African American residents overall, followed by 465 in Henry County and 303 in Polk County (Dr. Leola Nelson Bergmann, *The Negro in Iowa,* Iowa City, IA: State Historical Society of Iowa, February 1969. Reprint in booklet form of Dr. Bergmann's article "The Negro in Iowa," *Iowa Journal of Historic and Politics,* January 1948, 34)
[86] "Fixed Up," *Mt Pleasant Journal,* June 7, 1867, 8
[87] "Mrs. Charles Davis," *Henry County Press,* September 9, 1868, 1
[88] "New Firm!" *Henry County Press,* June 9, 1869, 1
[89] "Bon Ton Barber Shop," *Mount Pleasant Journal,* September 10, 1869, 5
[90] "Dean of Local Barbers," *Mt Pleasant Daily News,* March 2, 1920, 3
[91] Further details on these residents can be found in Rebecca Lawin McCarley. *Intensive Level Historical and Architectural Survey of Downtown Mount Pleasant, Henry County, Iowa.* Prepared for the Mount Pleasant Historic Preservation Commission. SPARK Consulting, Cedar Rapids, Iowa, July 26, 2024, 42-43. On file with the State Historic Preservation Office, Des Moines, Iowa, and online through the Mount Pleasant Historic Preservation Commission at https://cityofmountpleasantiowa.org/government/citizen-committees/historic-preservation-commission-committee
[92] *Mt Pleasant Journal,* October 8, 1869, 8; *Henry County Press,* October 13, 1869, 3; *Mt Pleasant Journal,* October

Figure 16. Portion of the *Birds-Eye View of the City of Mount Pleasant* in 1869, looking southwest (Koch 1869).

The *Birds-Eye View of the City of Mount Pleasant* was one of the first birds-eye views compiled by Augustus Koch for towns in Iowa and other states, published in 1869. The view was drawn with meticulous detail, looking southwest from the northeast portion of town with the Burlington & Missouri Railroad tracks visible in the lower portion of the image. The railroad connections had been improved with the completion of the Chicago, Burlington, & Quincy railroad bridge over the Mississippi River at Burlington in August 1868, and the completion of Burlington & Missouri Railroad to the Missouri River at Council Bluffs in 1869.[93] The public square is depicted with the 1839 courthouse in the center, with trees throughout the square. Commercial buildings line the

15, 1869, 8; "Interesting Correspondence," *Mt Pleasant Journal,* October 29, 1869, 1; Haselmayer n.d.; "The Colored Peoples' Fourth of July," *Free Press,* September 24, 1874, 3; Henry County IAGenWeb: https://iagenweb.org/henry/African_Am/IWU1st_AfricanAm_student.html

[93] *Chicago Post,* reprinted in *Burlington Hawk-Eye,* August 15, 1868, 6

blocks around the square, with the three-story and two-story brick buildings along the west side of the square on S. Jefferson St readily visible. This consistent development of lots continues north on the west side of the 100 block of N. Jefferson St. The other three sides of the square are depicted with more mixed development. The north side has large three-story buildings at the east end including Union Block and National State Bank, with small buildings at the west end. The south side is primarily earlier buildings, with the recent development concentrated on streets to the north. The east side along S. Main St has the large Ambler Block, two-story commercial building, and the Congregational Church at the north end. Commercial development continues on both sides of the 100 block of N. Main St to the north, with Brazelton House anchoring the south corner. The Asbury M.E. Church is depicted to the east of the Brazelton House on the block to the south along E. Monroe Street, which has a mix of small commercial and residential buildings. St. Michael's Episcopal Church is located among houses on the southeast corner of E. Washington and S. Adams St, on the second block to the east of the southeast corner of the square.

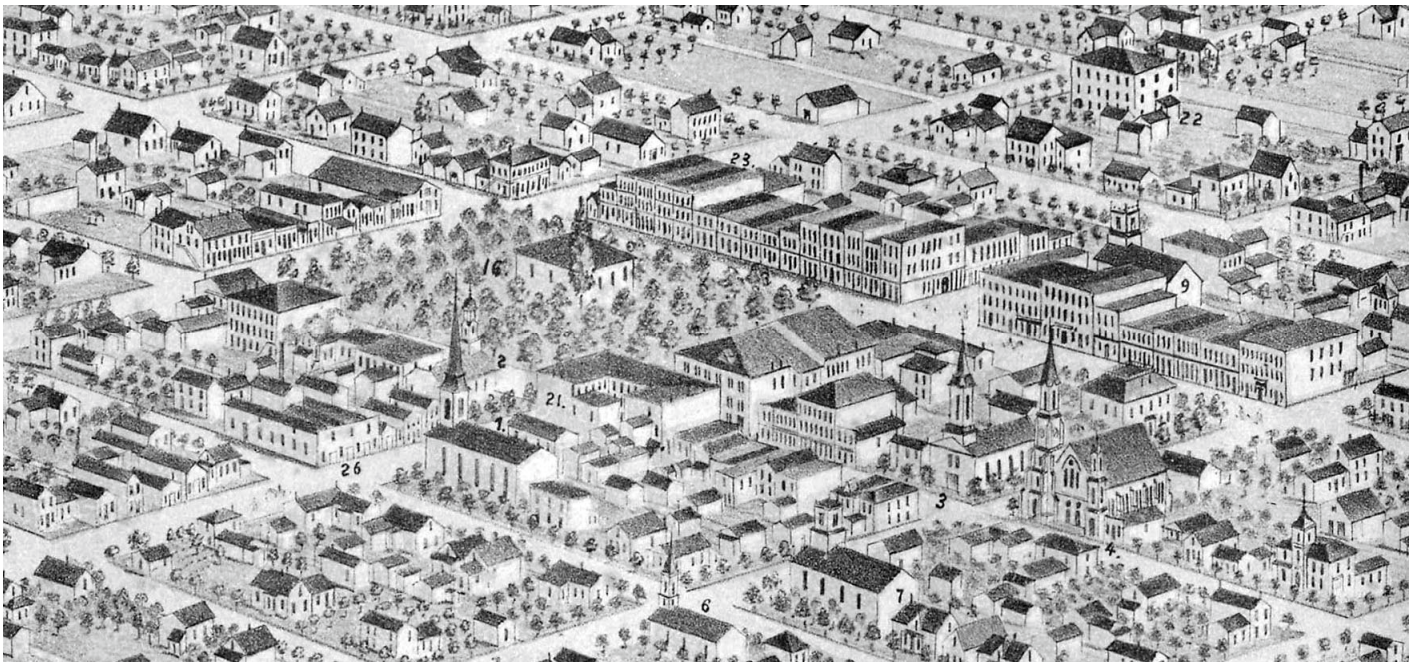


Figure 17. Downtown on the 1869 *Birds-Eye View*, looking southwest (Koch 1869).

The development of Mt Pleasant through the 1850s and 1860s set the tone for the community over the next seven decades. By 1870, the town's commercial architecture rivaled that of much larger Iowa cities. The four-story Brazelton House remained among the largest buildings in Iowa, and it stands as the only four-story building in downtown Mt Pleasant. The number of three-story buildings was significant, with nearly all of the extant three-story buildings dating to construction in this period. The remaining commercial buildings were typically two-story brick buildings. Of the 134 buildings in the Mount Pleasant Downtown Historic District, more than one-third were constructed prior to 1870. While the façades of a number of these early buildings would be remodeled a century later, approximately 15% of the downtown buildings (20 buildings) retain their historic appearance from this initial period. Mt Pleasant appeared poised for continued rapid

growth similar to early river towns in southeast Iowa. However, as new settlements emerged farther west and the town lacked a strong industrial base, Mt Pleasant would stabilize and plateau over the next several decades. With limited community and commercial development, Mt Pleasant remained best known for its educational, religious, and civic institutions into the 20th century. Thus, while other early towns replaced early brick buildings from the 1850s and 1860s, Mt Pleasant retained their stock of these second-generation commercial buildings. This slower pace of additional development and redevelopment preserved a remarkable concentration of mid-19th century commercial buildings, an enduring and distinctive feature of the Mount Pleasant Downtown Historic District.

Maturation of a Community, 1870-1893

With significant construction completed over the last two decades, Mt Pleasant entered the latter portion of the 19th century with a solid base of commercial buildings. While Mt Pleasant had benefited from the initial wave of settlement and railroad construction in southeast Iowa, these impetuses for development moved further to the west and north in Iowa. The 1870 directory revealed a diverse range of businesses and professional offices that would form the backbone of the town's economy well into the latter part of the 19th century. Settlement of towns to the west in Iowa drew new residents to these areas and drew residents away from Mt Pleasant, resulting in the population increasing from 4,245 in 1870 to a high of 4,410 in 1880 before declining to 3,997 by 1890. Despite being the 13th largest town in Iowa in 1870, Mt Pleasant dropped to 19th place by 1880 and then to the 23rd largest town in Iowa by 1890. Mt Pleasant had a significant African American population in the 1870s in comparison to other Iowa towns, including a number of barbers. Many African American general laborers, however, migrated in the late 19th century to work in the emerging coal mines of southern Iowa, contributing to the town's population decline. While commercial development in this period slowed, efforts to rebuild following fires in the 1880s and further development of lots with early smaller structures added to the more refined stock of buildings in downtown Mt Pleasant. By the 1890s, Mt Pleasant had reached a stage of maturation as a community. Its solid local economy was supported by its early commercial development, educational institutions, and the Iowa Hospital for the Insane, which all played key roles in the town's stability.

The *1870 Atlas of Henry County, Iowa* includes a map of Mt Pleasant that clearly illustrates the influence of early transportation routes and institutions on the development of the town, while also highlighting certain local businesses around the public square (Figure 18). The accompanying information was generally drawn from the 1867 city directory. With the main east-west road entering town from Burlington and continuing west toward Fairfield and Ottumwa, which was paralleled by the east-west line of the Burlington & Missouri Railroad, the additions to the original town plat were generally concentrated to the east, between and along these routes. Development further to the north and south remained more limited. The 1870 city directory provided a

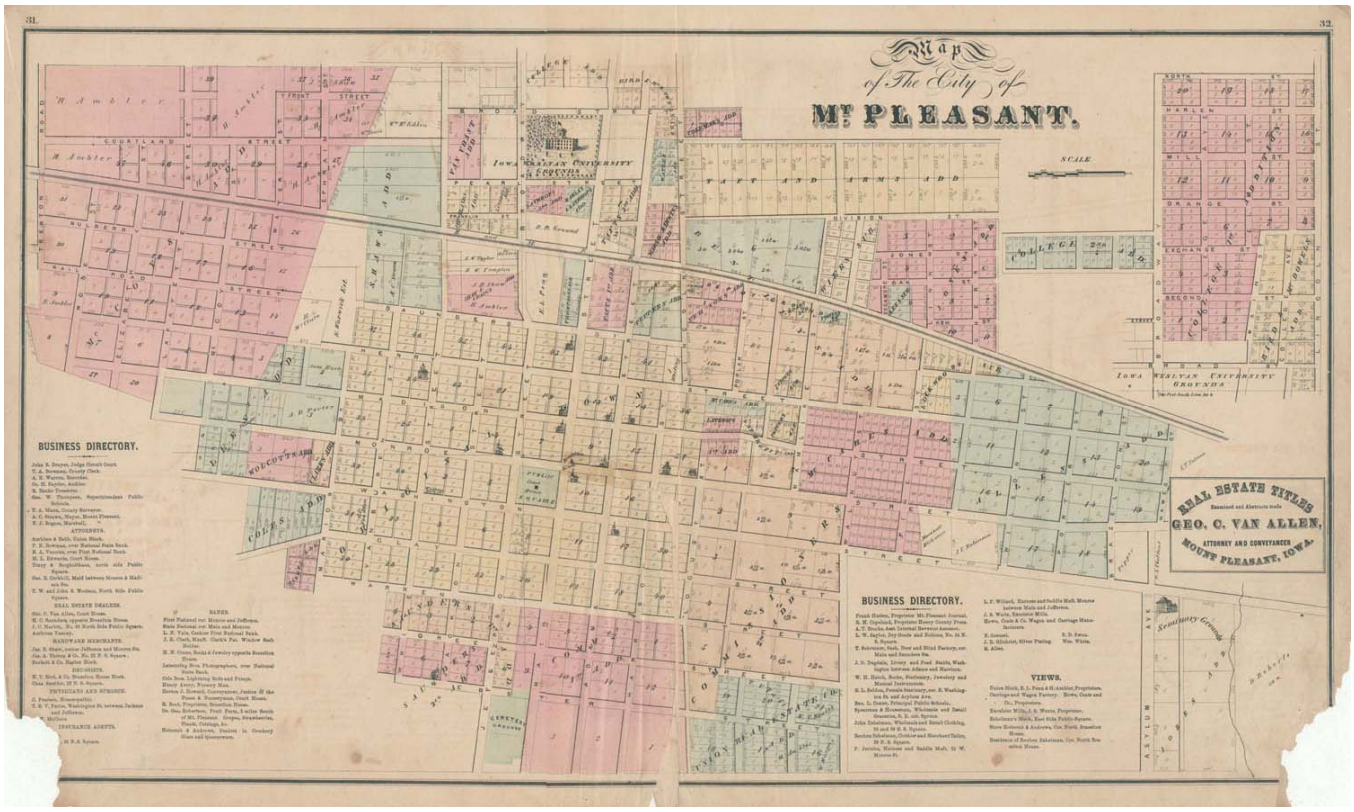


Figure 18. Map of Mt Pleasant in 1870 (Thompson and Everts 1870: 31-32).

comprehensive listing of local businesses, several of which were also highlighted on the 1870 map. The businesses included:

- three hardware stores – James B. Shaw, James A. Throop & Co, Burkett & Co
- two drug stores – H.T. Bird & Co, Charles Snider
- books and jewelry store of H.N. Crane
- books, stationery, jewelry, and musical instruments store of W.H. Hatch
- queensware, glass, and crockery store of Holcomb & Andrews
- dry goods and notions store of L.W. Saylor
- clothier and merchant tailor Reuben Eshelman
- wholesale and retail clothing store of John Eshelman
- wholesale and retail grocery of Spearman & Houseman
- photography studio of Leisenring Bros
- Brazelton House
- two banks – First National Bank, State National Bank
- two newspapers – *Mt Pleasant Journal, Henry County Press*
- seven law offices – Amblers & Babb, P.N. Bowman, E.A. Van Cise, M.L. Edwards, Tracy & Borgholthaus, George B. Corkhill, T.W. and John S. Woolson
- four real estate dealers – George C. Van Allen, H.C. Saunders, J.C. Harbin, Ambrose Yancey
- three physicians/surgeons – C. Pearson, T.E.V. Farriss, A.W. McClure

- livery and feed stable of J.D. Dugdale
- two harness & saddle manufacturers – P. Jericho, L.F. Willard
- two sash, door, and blind manufacturers – T. Schreiner, J.K. Clark
- a wagon and carriage manufacturer – Howe, Coats, & Co
- lightning rod and pump manufacturing firm of Cole Bros
- Excelsior Mills – J.S. Wertz

Several of these firms, or their successors, remained active in downtown Mt Pleasant through the end of the 19th century. The businesses reflect the role of the town as the county seat as evident in the large number of attorneys and also highlight the relatively limited manufacturing sector.

With the large number of commercial buildings completed by 1869, there was less impetus for new construction in the 1870s. Four downtown building projects at the start of the decade enhanced the governmental facilities and added two new extant commercial buildings. The first focused on the center of the downtown, the public square. The deterioration of the courthouse had been a concern for several years, leading to a decision in 1871 to provide improved facilities. Around this time, W.R. Hill constructed a two-story brick building at the southeast corner of E. Washington and S. Main streets, diagonally across from the southeast corner of the square. In April 1871, the Board of Supervisors agreed to lease Hill's new building, with an option to purchase it that was then exercised the following year. This courthouse building was located at the northwest corner of the current courthouse block, utilized until the new courthouse was completed in the center of the block in 1914 (Map #120). The original courthouse was demolished, permitting the square to be developed as a public park (Map #1).[94] The cisterns on the corners of the square were utilized as a source of water for the first hand-pumped fire engine purchased by the city in 1869, though the bucket brigade was noted as more efficient into the 1880s.[95]

Additional civic improvements were focused on the northwest corner of the square in the early 1870s. The corner property at the west end of the north side remained owned by P.C. Tiffany, manager of the earlier Tiffany House (fire in 1857) and owner of the current Tiffany's Book and Music Store. He sold one lot to the east of his building and two lots to the north, facilitating new construction at this corner. Work began in September 1871 on the "city building," which was completed by July 1872 (106 N. Jefferson St, Map #60). The first story contained space for the fire engine and a small city jail (calaboose), while the second story housed the council chambers and a large meeting room. Horses were kept in an adjoining stable. This building was the first constructed in Mt Pleasant specifically for a city hall or fire station.[96] The lot to the north of the new city building was sold by P.C. Tiffany in July 1872 to four brothers, proprietors of the lightning rod and pump manufacturing firm of Cole Bros. They constructed a two-story building for their office and store, while manufacturing continued at a separate location (108 N. Jefferson,

[94] "A New Court House," *Free Press,* August 26, 1897, 1; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 7; Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E12
[95] Jaynes, *Highlights of Henry County History 1833-1976,* 44
[96] *Mt Pleasant Journal,* September 13, 1871, 3; *Henry County Press,* July 12, 1872, 1; Jaynes, *Highlights of Henry County History 1833-1976,* 44-45; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 9, Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E11

Map #59). An October 1872 advertisement noted that Cole Bros maintained locations in Mt Pleasant, Greencastle, Indiana, and St. Louis, Missouri, offering pumps for houses, stock wells, cisterns, and large deep wells at their store or via traveling wagons.[97] Finally, a third building was constructed to the east of the corner lot, by attorney George B. Corkhill in 1872. The post office relocated to the first story of this building (123 W. Monroe, Map #62). Historic photographs show entries to the basement level from Monroe Street, where Charles Davis & Co operated the Excelsior Barber Shop and Bath Room.[98] With these new buildings, Mt Pleasant strengthened its identity as a stable and prosperous community, combining a mature civic presence with its strong commercial base.

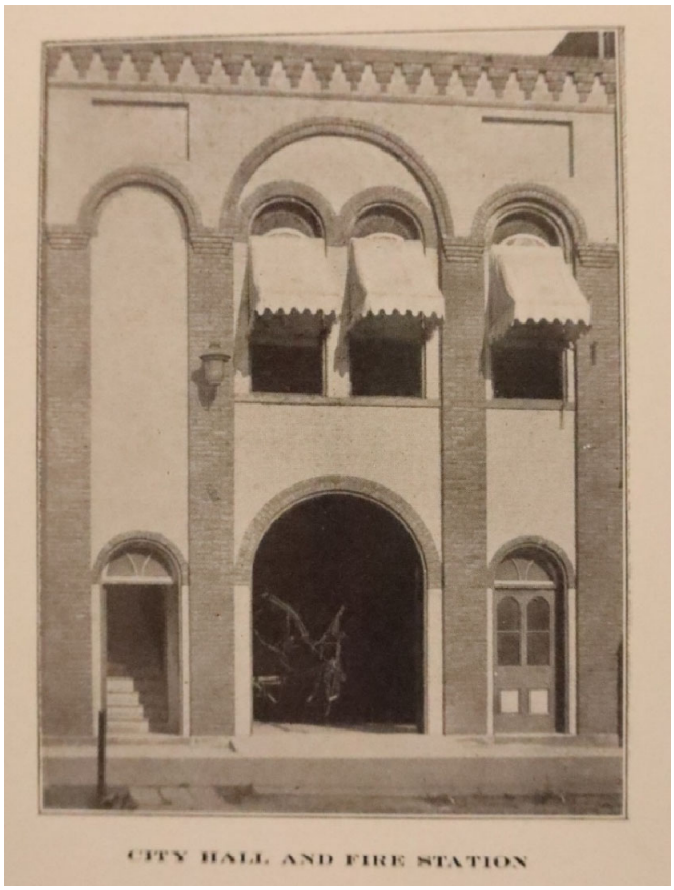


Figure 19. City Hall and Fire Station (*Mt Pleasant Beautiful* 1909: 16).

The maturation of the community was further reflected in the development of hotels for travelers. Additional improvements at the north end of the east side of the 100 block of N. Jefferson focused on the two-story brick house of Senator James Harlan, constructed in 1857. After retiring from public office in 1872, Harlan converted his large house into a hotel, providing him with an income source. In spring 1873, he added a two-story extension with a large dining room and thirteen

[97] *Henry County Press,* October 18, 1872, 3
[98] *Henry County Press,* August 30, 1872, 3

additional hotel rooms at the east end, and the building became one of the first in Mt Pleasant to feature gas lighting in October 1873.[99] Further expansion to the alley in 1875 added a kitchen and eight more rooms (122 N. Jefferson St, Map #56). The earlier Brazelton House and Harlan House remain extant at 104 N. Main St (Map #97) and 122 N. Jefferson St (Map #56) respectively, reflecting the prominence of Mt Pleasant in the middle of the 19th century and the number of travelers that passed through town. In January 1876, the community had five hotels: Commercial House (Brazelton), Harlan House, Wiggins House, Grant House, and Brooks House.[100]

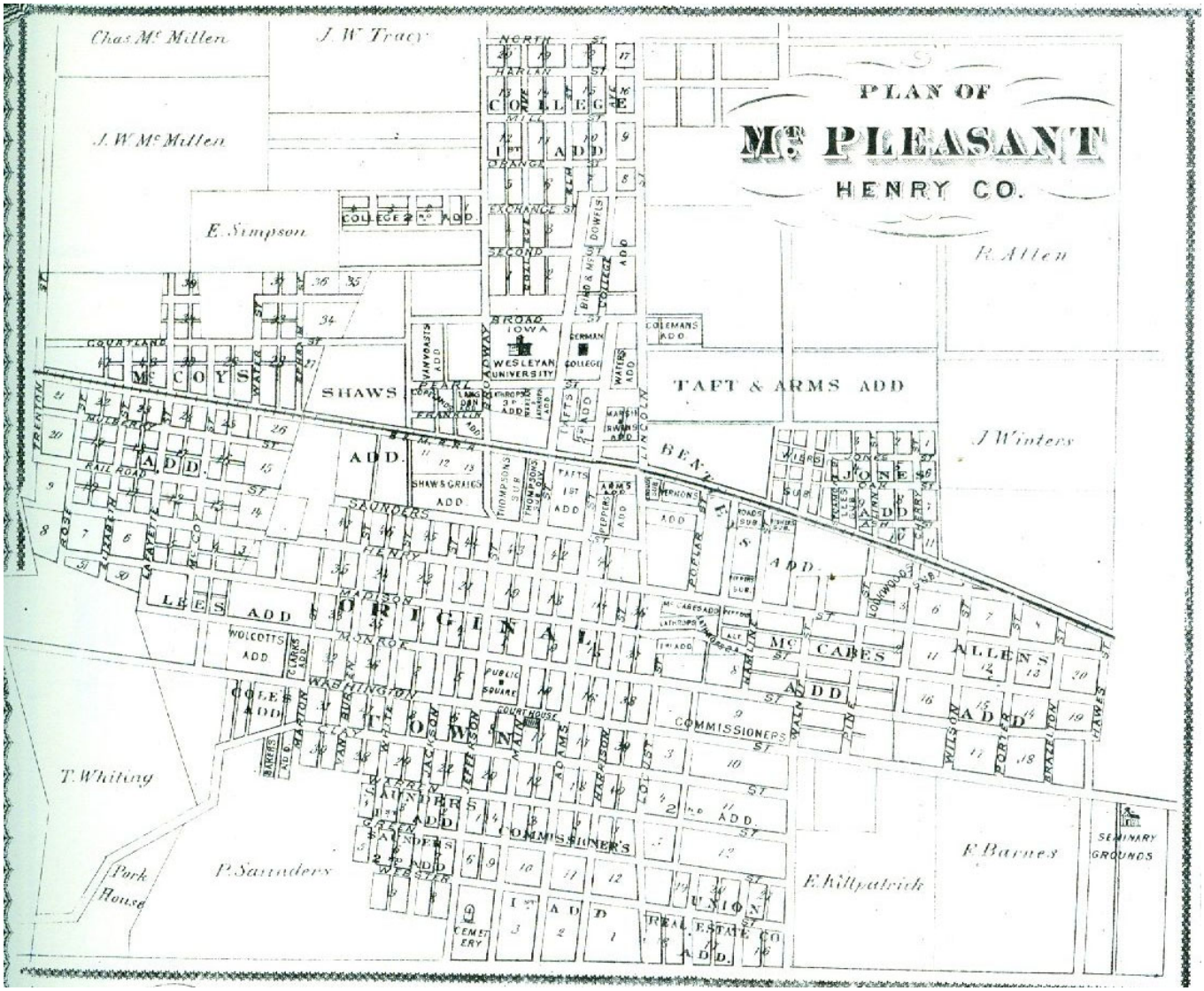


Figure 20. Map of Mt Pleasant in 1875 (Andreas 1875).

[99] Cordes 1987: 8:2; Jaynes, *Highlights of Henry County History 1833-1976,* 44; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 10
[100] *The Free Press,* January 6, 1876, 3

Religious and cultural amenities also further developed in downtown Mt Pleasant in the early 1870s. The Baptist Church was under construction through most of the 1870s at the northwest corner of N. Main St and W. Madison St, completed in April 1878.[101] The *Mt Pleasant Journal* noted in 1869 that the plan of the church was drawn by Mr. Isaac Phillips of this city, which "reflects the highest credit upon him as an architect."[102] Research to date has not identified if Isaac Phillips also designed the other buildings constructed in the early 1870s in Mt Pleasant or other buildings in other locations. During this period, the two-story frame Opera House was also built on the lot to the north of the church in the 200 block of N. Main St, adding a cultural amenity to the downtown. Both buildings were destroyed by fire in 1905, with the new buildings on these parcels later replaced by the Iowa-Illinois Telephone Company (101 W. Madison St, Map #142-143). The civic and cultural life of Mt Pleasant was further enriched with the establishment of a public library by the Ladies Library Association, which opened on the east side of the square on the second story of the Ambler Block on April 8, 1876. In 1882, the library had grown sufficiently to move to the third story of the City Hall Block at 105 N. Jefferson St (Map #34), reflecting the sustained commitment to educational and cultural development in the community.[103]

Existing commercial buildings in Mt Pleasant were improved with new storefronts, and a few new buildings were constructed in the middle of the 1870s. The *Free Press* centennial supplement in January 1876 highlighted these improvements, including a new storefront for Robinson Bros at 103 N. Jefferson with French plate glass windows and a new glass front and lowered floor for P. Saunders' store on the west side of the square.[104] On the east side, a two-story brick commercial building was constructed for L.F. Willard in 1875 on south portion of the corner lot of the Congregational Church, between the church and Baron H. Crane's hardware store to the south built in 1867 (Map #107).[105] In August 1876, the *Free Press* reported that J.J. Parker will soon begin his new building on the south side, which was completed with a glass storefront in December (112 W. Washington St, Map #4).[106] Per advertisement on June 28, 1877, J.J. Parker was a manufacturer and dealer in furniture on the south side of the square, with a large assortment of coffins and metallic burial cases and particular attention given to undertaking.[107] By May 1878, W.R. Hill was replacing "unsightly frame buildings" to the east on the south side with a substantial two-story brick business block.[108] Thus, the south side of the square also saw some development in this period, with a later fire destroying buildings at the east end.

While manufacturing found limited success in Mt Pleasant in the 1870s, a number of small industries operated that demonstrate an attempt to create more of an industrial base. O.V. Stough

[101] "The Beautiful Temple," *Mount Pleasant Journal,* May 2, 1878, 2; *History of Henry County, 1879,* 523-24; *Portrait and Biographical Album of Henry County, 1888,* 671
[102] *Mount Pleasant Journal,* October 29, 1869, 8
[103] *Biographical Review of Henry County, 1906,* 707-708; *Mt Pleasant City Directory* 1893: 64; *History of Henry County, 1879,* 533; *Portrait and Biographical Album of Henry County, 1888,* 676
[104] *The Free Press,* January 6, 1876, 6; *Free Press,* May 27, 1875, 3
[105] *Mt Pleasant News,* December 2, 1941, 2
[106] *Free Press,* August 3, 1876, 3; *Free Press,* December 7, 1876, 3
[107] *Free Press,* June 28, 1877, 1
[108] *Mount Pleasant Journal,* May 2, 1878, 2

and D.B. Stevens manufactured brick for local construction, and stone was quarried south of town by John Winters.[109] The Schreiner Bros continued their sash and blind factory on N. Main St, and Leedham & Baugh had started their planing mill for windows, doors, and molding in 1872. Multiple carriage and wagon shops remained active, including the Mt Pleasant Carriage Works and the shops of George A. Talley and W.S. Burton. W.F. Dougherty continued as a furniture manufacturer at 127 N. Jefferson St, operating for 18 years and noted as one of the oldest manufacturers in town (Map #43). He produced bedsteads, bureaus, coffins, tables, and all kinds of ordered work. J.J. Parker & Son also manufactured furniture in the new building on the south side of the square at 112 W. Washington (Map #4). Additional industries included cigar and tobacco manufacturing by W.H. Schliep, pump and lightning rod production by the Cole Brothers, Mt Pleasant Tannery, Mt Pleasant Boot and Shoe Factory, and glove factory of Millspaugh & Stearns. [110]

In the 1870s, African American residents in Mt Pleasant had a notable community presence, operating businesses and maintaining active congregations at Second Baptist Church and St. John's A.M.E. Church. They organized the Bethel Lodge of Good Templars in 1871, which included notable leaders such as Charles Davis, Moses Mosely, and Samuel H. McCracken.[111] The African American population grew further from 268 residents in 1875 to 384 residents in 1880 (8.7% of the 4,410 population).[112] Moses Mosely, who published a pamphlet on his life in 1884, was noted as a stone mason whose handiwork was in many of the best structures of the city.[113] African American barbers continued to play a key role in the local economy, with notes in newspapers confirming their locations and activities within the downtown. In August 1872, Charles Davis & Co moved the Excelsior Barber Shop and Bath Room to the new space under the post office (Map #62).[114] In November 1872, J.W. Wallace moved his barber shop to the Peacock House (Brazelton House) in the east room formerly occupied by Charlie Davis (Map #97).[115] In August 1873, the *Henry County Press* noted that Henry Mosely has greatly improved the appearance and convenience of his barber shop.[116] The barber shop of Charles Davis was renovated to make it a "nobbier 'shebang' than ever" in April 1876.[117] His cousin, James Davis, announced the opening of a new barbershop on N. Jefferson in April 1877.[118] In May 1877, J. Henry Mosely was noted as the "tonsorial artist" (barber) under Whiting's bank (National State

[109] "Mt Pleasant!" *The Free Press,* January 6, 1876, 6; "Letter from Washington," *Mount Pleasant Journal,* May 24, 1877, 2
[110] "Mt Pleasant!" *The Free Press,* January 6, 1876, 6
[111] Officers installed in May 1871 included: Moses Mosely, W.C.T.; Mrs. S.H. McCracken, W.V.T.; Charles Davis, P.W.C.T.; C.H. McCallister, R.S; S.H. McCracken, F.S.; W.M. Page, Treasurer; Henry Mosely, M., and B. Clay, Chaplin (*Mt Pleasant Journal,* Mar 22, 1871, 2; "Bethel Lodge of Good Templars," *Mt Pleasant Journal,* May 3, 1871, 2)
[112] United States Census Bureau 1870; Iowa State Census 1875
[113] "Moses Mosely Dead," *Mt Pleasant Daily News,* May 13, 1916; Moses Mosely, *The Colored Man of American as a Slave and a Citizen of the United States,* Mt Pleasant, IA: Journal Printing Co, 1884
[114] *Henry County Press,* August 30, 1872, 3
[115] *Henry County Press,* November 1, 1872, 3
[116] *Henry County Press,* August 8, 1873, 2
[117] *Mt Pleasant Journal,* April 20, 1876, 2; "Death of Charles Davis," *Free Press,* September 13, 1894
[118] *Mt Pleasant Journal,* April 12, 1877, 2

Bank), with three chairs in operation.[119] In May 1877, the *Mt Pleasant Journal* noted that Samuel H. McCracken, the barber, had received a splendid new chair.[120] Through this period, the local African American residents formed the core of the barbers in town and were actively engaged in the community.

The *1879 History of Henry County, Iowa* emphasizes the educational strengths and moral character of Mt Pleasant and the surrounding county, noted as superior to other places in Iowa. There was an atmosphere of education and refinement permeating the county, which also had the lowest crime rate of any county in Iowa.[121] The town had a hook and ladder company, with a newer building for City Hall noted as a comparatively new building.[122] Mt Pleasant remained served by one railroad, the Burlington & Missouri Railroad. Business interests included the gas works, one woolen mill, one glove factory, two foundry and machine shops, one scale works, one pork-packing house, four planing mills and sash factory, two steam flouring-mills, one trunk factory, one boot and shoe factory, one cigar-factory, four broom factories. Additionally, there were three newspapers, five hotels, livery stables, restaurants, a number of wagon, harness, shoe, blacksmith and other shops, and many dry goods, hardware, drug, grocery, millinery, queensware, and variety stores.[123] Mt Pleasant was home to the Iowa Hospital for the Insane and to 17 churches, including two remaining in the downtown (Asbury Chapel, Map #98; St. Michael's Parish (Map #128).[124] A number of fraternal lodges also existed in Mt Pleasant, including the Masons, Royal Arch Masons, International Order of Odd Fellows, International Order of Good Templars, and Grand Army of the Republic.[125] These fraternal orders typically met on the second or third story of buildings in the downtown.

The surge in construction in the Mount Pleasant Downtown Historic District from 1882 to 1887 is largely attributed to the need for building replacements rather than any specific economic development, with the Late Victorian designs contributing to the maturation of the appearance of downtown Mount Pleasant. The "K Line" railroad, an offshoot of the St. Louis, Keokuk, & Northwestern, was built from Keokuk through Lee County in 1880 and through Henry County to Mt Pleasant in 1881, creating railroad connections for several small towns and connecting Keokuk to Mt Pleasant.[126] Thus, Mt Pleasant was served by two railroads in the 1880s, both of which would become part of the Chicago, Burlington, & Quincy Railroad system. While this additional connection likely spurred some economic activity, much of the new construction in downtown Mt Pleasant occurred in the aftermath of several fires and a tornado. In January 1882, fire started in the bakery of Singer & Budde immediately to the north of the Brazelton House, with the bucket brigade credited with saving the hotel.[127] A few weeks later, the bucket brigade also successfully

[119] *Mount Pleasant Journal,* May 24, 1877, 2
[120] *Mt Pleasant Journal,* May 10, 1877,
[121] *History of Henry County, 1879,* 412, 432-433
[122] *History of Henry County, 1879,* 516
[123] *History of Henry County, 1879,* 513-514
[124] *History of Henry County, 1879,*
[125] *History of Henry County, 1879,* 515-516
[126] HCBC 1982: 16-17; Jaynes*, Highlights of Henry County History 1833-1976,* 64
[127] "Mt Pleasant's Fire," *Free Press*, January 26, 1882, 1

limited a fire at the northwest corner of the square to the frame store of P.C. Tiffany, with minor damage to the post office building to the east and none to the city building to the north.[128] On the property north of the Brazelton House, John G. Budde and Andrew Singer proceeded quickly with construction of a building similar to the earlier building on their property that had been built in conjunction with the Brazelton House in 1856. Budde & Singer moved their bakery into their new three-story brick Italianate building in May 1882 (110 N. Main St, Map #96).[129] The destruction of 1882 continued with a tornado on June 17, 1882, that damaged several buildings on the north side of downtown, including buildings along the north side of the square, N. Jefferson St, and N. Main St.[130] Repair work was completed for these buildings throughout the remainder of 1882. The east portion of the north side of the square between the Union Block (Map #67) and National State Bank at the corner was hit by fire on December 31, 1882, resulting in redevelopment of this prominent corner. Union Block was noted as saved due to its fire wall and tin roof installed after the tornado.[131] George H. Spahr built a larger, double-storefront, brick building in 1883 to the east of Union Block at 105 W. Monroe St (Map #68). The National State Bank acquired the parcel to its west and began creating a larger prominent building at the northwest corner of Monroe St and Main St through a combination of new construction and remodeling of their earlier building (Map #69). These Late Victorian brick buildings were completed by contractor O.V. Stough.[132] Omer V. Stough also constructed a building for Henry C. Saunders in 1883, located to the north of the bank building at 105 N. Main St (Map #70). His real estate office was located on the second story, with The Fashion opened by Stella Bartruff "in Saunders' handsome block, north of the National State Bank."[133] All three of these 1883 buildings still stand today at the northwest corner of W. Monroe and N. Main streets, though with later modifications.

The construction of these new buildings, or perhaps some limited economic growth after the arrival of the K-line railroad, may have spurred business owners William Schliep and Reuben Eshelman to undertake building projects on the east side of the square in 1883. Cigar manufacturer William Schliep owned an older two-story side-gable building in early 1883, purchasing the property to the south to create a three-storefront wide (67') parcel. Construction of the new block of buildings was well underway by May, with the cigar factory in one section and the other two storerooms occupied by a clothing store and a restaurant by September. O.V. Stough also constructed this building, with "W.H. Schliep's three two story buildings" noted as the largest construction project in the city in 1883 at $15,000 (Map #109-110).[134] Reuben Eshelman remodeled the building for his clothing store to the north at 108 S. Main St in summer 1883 (Map #108, later façade

[128] "Another Fire," *Free Press,* February 16, 1882, 3
[129] *Free Press*, February 2, 1882, 3; *Free Press,* March 30, 1882, 3; *Free Press,* April 6, 1882, 3; *Mt Pleasant Journal*, May 4, 1882, 2
[130] "Terrible Tornado!" *Mount Pleasant Free Press,* June 22, 1882, 3; *Portrait and Biographical Album of Henry County, 1888,* 671-672
[131] "Another Fire!" *Mount Pleasant Journal,* January 4, 1883, 3
[132] *Free Press*, April 12, 1883, 3; *Mt Pleasant Journal,* July 19, 1883, 2; *Mt Pleasant Journal,* December 13, 1883, 2
[133] *Mt Pleasant Journal*, Oct 25, 1883, 2; *Free Press*, April 17, 1884, 3; *Free Press*, Oct 15, 1885, 3
[134] *Mt Pleasant Journal,* March 15, 1883, 2; "A Big Blaze!" *Free Press,* October 4, 1883, 3; *Mt Pleasant Journal,* December 13, 1883, 2; "Our City Improvements," *Free Press,* January 10, 1884, 3

Figure 21. Central Park and west side of the square in June 1882 after tornado, looking southwest (HCHS files).

Figure 22. North side of the square in June 1882 after tornado, looking northeast along Monroe St (HCHS files).

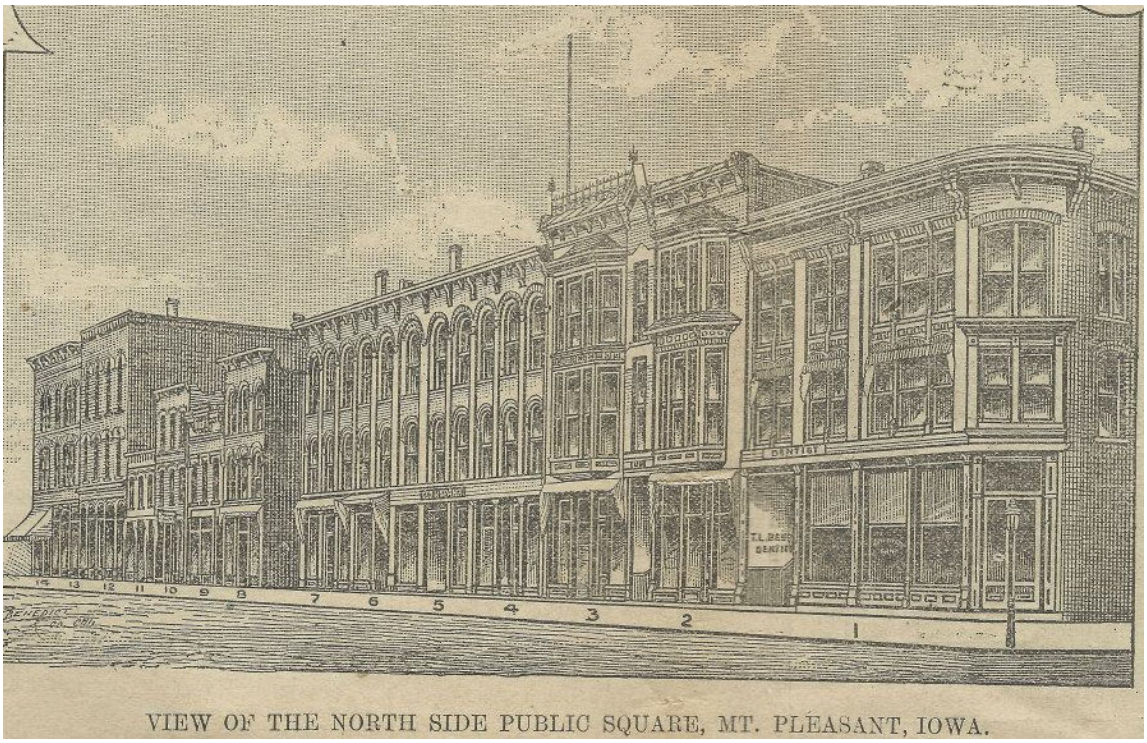


Figure 23. North side of square in 1890 (*Free Press,* May 1, 1890, scanned by HCHT).

remodel).[135] These new buildings included the more decorative features found on Late Victorian buildings in Mt Pleasant, with decorative metal cornices with brackets and pediments. On the block to the north at 116 N. Main St, Peter T. Twinting also made extensive improvements to the building for his grocery store in fall 1883, including a new front of pressed brick, new storefront, and metal cornice (Map #93, later façade remodel).[136] The use of any pressed brick in Mt Pleasant was new in 1883.[137]

Fire then struck the south portion of the east side of the square in October 1883, burning nearly half a block and stopping at the frame building next to Schliep's new brick block. The fire damaged or destroyed four buildings at the southeast corner of the square, including Ambler Block.[138] H.L. Timmerman received full insurance compensation within weeks and began rebuilding a new two-story brick building at 118 S. Main St (Map #112) at a cost of $3,500.[139] Ambler Block remained in ruins on its site for several years prior to demolition and a new construction on this site in 1901. However, O.V. Stough, did immediately construct a new two-

[135] *Mt Pleasant Journal,* March 15, 1883, 2; *Mt Pleasant Journal,* June 28, 1883, 2; *Mt Pleasant Journal,* May 1, 1884, 2
[136] *Free Press,* September 27, 1883, 3
[137] "Our City Improvements," *Free Press,* January 10, 1884, 3
[138] "A Big Blaze!" *Free Press,* October 4, 1883, 3; *Portrait and Biographical Album of Henry County, 1888,* 675
[139] "Our City Improvements, During the Past Year," *The Free Press*, January 10, 1884, 3; *Mount Pleasant Journal*, January 31, 1884, 2

Figure 24. East side of square (S. Main St) in background in 1880s photograph of log cabin reconstructed in Central Park (HCHT files).

Congregational Church *Eshelman Building* *Schliep Building*
Crane Hardware

story building with a pressed brick front on his corner site at 124 S. Main St (Map #114) as well, with brick work nearly done by November 1.[140] Several different courses of decorative brickwork span the top of the building, a feature found on other buildings likely constructed by Stough. In December 1883, O.V. Stough noted that 850,000 bricks had been laid in the city in 1883. The buildings erected or in process included the three at the northwest corner of W. Monroe and N. Main, four on the east side of the square, the new Henry County jail, and the water works building. It was cited as a creditable showing for Mt Pleasant, with the editor noting that the single year's improvement likely exceeded that of any three years in the last 20 years. The brick work on all of the buildings was completed by O.V. Stough, other than the H.L. Timmerman building.[141] Stough constructed a 26-foot addition to the east of his corner building along E. Washington St in 1884, with George C. Van Allen moving his abstract office in November into the new space conveniently located across from the courthouse.[142] In November 1885, Stough sold the east 23' of the lot to Van Allen, who completed a fireproof, one-story brick building for his office in 1886.[143] This one-story brick building was the smallest extant commercial building constructed in downtown Mt

[140] *Free Press*, October 18, 1883, 3; *Free Press*, November 1, 1883, 3
[141] *Mt Pleasant Journal,* December 13, 1883, 2
[142] *The Free Press*, August 28, 1884, 3;*The Free Press*, November 6, 1884, 3
[143] *Mt Pleasant Journal,* July 29, 1886

Pleasant during this period, well ahead of the trend in the middle of the 20th century for one-story office buildings (111 E. Washington, Map #115). The building was later doubled in size in 1905 with an addition to the west that matched the original features of the building. Three generations of Van Allens would maintain a law office in this building until 1958, and it remains a law office.

Figure 25. Van Allen building at left in the 1890s, prior to west addition in 1905 (HCHT files).

Four other extant buildings in the Mount Pleasant Downtown Historic District were constructed over the next four years, marking the culmination of the significant burst of commercial construction from 1882 to 1887. Following the fire in 1882 at the Tiffany building on the northwest corner of the square (west end of the north side), the site remained vacant until P.C. Tiffany sold this corner lot to W.R. Hill in September 1884. O.V. Stough built a three-story brick building for Hill at 125 W. Monroe St (Map #61), which featured large storefront windows wrapping around the corner and a galvanized iron cornice with decorative brackets. In November 1884, the dry goods store of William M. Warwick and the clothing store of Fred J. Peifer then moved into the two store rooms on the first story.[144] On the southwest corner of the square (southwest corner of S. Jefferson and W. Washington), Ed and Aderena Straub had Omer V. Stough demolish the earlier building to construct a new two-story brick building in 1884 (201 S. Jefferson, Map #8).[145] This new building featured a simpler brick design compared to other buildings from this period. Slightly to the east of the northeast corner of the square, the earlier building of the Mt Pleasant Carriage Works at 201 E. Monroe St was demolished in April 1886

[144] *Free Press,* May 22, 1884, 3; *Free Press,* June 12, 1884, 3; *Free Press,* July 27, 1884, 3; *Free Press,* August 38, 1884, 3
[145] *Mt Pleasant Journal*, January 31, 1884, 2; *Mt Pleasant Journal*, May 1, 1884, 2

for the construction of a new factory building. This three-story brick structure was built for H.A. Zuhn, who had been operating the carriage business for several years (Map #100). By September 1886, Zuhn leased the new space to Henry Begolty and Jack Fash of Fort Madison, who operated the business as Begolty & Co. An advertisement in the *Free Press* on May 19, 1887, announced that the Mt Pleasant Carriage Factory was manufacturing carriages, in addition to offering repair and repainting services.[146] Finally, a two-story building with iron columns and decorative metal cornice with brackets was constructed in 1887 for William H. Schliep at 116 S. Main St (Map #111, later façade remodel) on the east side of the square to the south of his earlier buildings, with Coate & Son opening their dry goods store here in December 1887.[147] This final group of buildings capped off the burst of commercial construction in downtown Mt Pleasant during the 1880s, which reflected a maturation of the community. Overall, four extant buildings were constructed from 1871 to 1876, 13 were built from 1882 to 1887, and only three more extant buildings would be constructed in the 1890s. Not only do these buildings from the middle of the 1880s represent a concentrated period of late 19th century construction, but the buildings also contribute distinctive architecture to downtown Mt Pleasant. Four of the buildings marked the last of the three-story buildings constructed, with the Brazelton House remaining as the only four-story building in downtown Mount Pleasant.

Figure 26. Zuhn Building at 201 E. Monroe St in the 1890s (HCHT files).

[146] "An Old Landmark Gone," *Free Press,* April 8, 1886; "The Date Fixed," *Free Press,* April 29, 1886, 3; *Free Press,* May 19, 1887
[147] "Coate & Son," *Mount Pleasant Journal,* December 1, 1887, 2

In addition to the burst of commercial construction, the maturation of the community is also reflected in improvements to city amenities in Mt Pleasant in the middle of the 1880s. In 1883, the town established its first telephone exchange, connecting 36 telephones. The following year, the Inman Water Company built the first city water system, which included 50 fire hydrants to improve fire protection. Water was pumped to a 50,000-gallon standpipe located just to the west of the southwest corner of the square on the north side of W. Washington St (south of the current water tower, Map #24d). However, domestic water was still drawn from wells and cisterns, as the piped water was not considered desirable for drinking. In 1891, the city purchased the water system for $32,500, and discussions began on how to improve water quality. The city also introduced electricity in 1886, powered by a gas generator that supplied arc lamps suspended on wires between poles on the public square.[148] In 1890, the Mount Pleasant Grader Company began operations manufacturing graders and steel sled runners. They acquired a franchise with the city to supply electricity in 1891 to supplement their revenue.[149] These developments in infrastructure and amenities marked this period of maturation for Mount Pleasant and laid the foundation for the community's stability into the 20th century.

The first Sanborn fire insurance map issued for Mount Pleasant in July 1886 reveals significant commercial development throughout the Mount Pleasant Downtown Historic District. Three-story and two-story brick buildings (depicted as pink) constructed in the 1850s and 1860s line the west side of the square (100 block of S. Jefferson) and continue north on the 100 block of N. Jefferson St. The north side of the square (100 block of W. Monroe) has a mix of three-story and two-story brick buildings. The 1880s buildings at the west and east ends bookend the older 1850s and 1860s buildings in the middle. All types of retail businesses and professional offices fill these blocks of Jefferson and Monroe. Brick two-story buildings constructed in the 1850s and 1860s dominate both sides of the 100 block of N. Main St, with the four-story Brazelton House at the south end and a three-story building on either side of the block. These buildings include a mix of retail businesses. Two churches are located at the north end of the block at the corner of N. Main and Madison streets. Asbury M.E. Church is located to the east of the Brazelton House in the 100 block of E. Monroe Street, with blacksmith shops, wagon shops, and feed stores on the south side. These uses continue into the 200 block of E. Monroe St, with the new three-story brick carriage factory building under construction at the northeast corner of E. Monroe and Adams. The east side of the square (100 block of S. Main St) has less commercial development, with the Congregational Church at the north end and hole created by the fire of Ambler Block at the south end. However, the eight two-story brick commercial buildings found on the east side represent some of the newest buildings, with six buildings constructed over the last three years (with the last to be built in 1887 on a vacant lot), and the new office of G.C. Van Allen around the corner on E. Washington. The courthouse is located at the southeast corner of Main St and Washington St, with the new sheriff's residence and jail to its south. The south side of the square (100 block of W. Washington) has a mix of two-story brick buildings and frame buildings primarily dating to the 1850s and 1860s, with a variety of stores, a restaurant, and a livery at the west end. Three two-

[148] Jaynes, *Highlights of Henry County History 1833-1976,* 61, 65
[149] Jaynes, *Highlights of Henry County History 1833-1976,* 61, 79

story brick buildings are found at the southwest corner of the square to the west on the south side of the 200 block of W. Washington St, with two blacksmiths and the standpipe on the north side.

Figure 27. Downtown Mount Pleasant in 1886 (Sanborn Map Company 1886).

Figure 28. Southwest corner of Jefferson and Monroe St, with earlier two-story brick buildings to the south and First National Bank at the corner (HCHT files).

The profile of Mt Pleasant in the *Portrait and Biographical Album of Henry County* in 1888 starts: "The State of Iowa has within its borders no city that is more attractive or beautiful considering its size than Mt Pleasant, nor is there one with more natural advantages or settled with a better class of citizens."[150] Mt Pleasant was "well represented by every class of trade, and her merchants are regarded by the wholesale and jobbing trade as among the safest in the state."[151] The town had two solid financial institutions in the First National Bank (Presley Saunders, president) and State National Bank (John H. Whiting, president).[152] The manufacturing interests had not been fostered to any great extent, with the few firms to note including the cigar manufacturer of W.H. Schliep and the sash/door/blinds factory of Leedham & Baugh.[153] However, Mt Pleasant continued to maintain its prominence in the area of education.[154] The town was also well represented by various benevolent orders, including Masons, Odd Fellows, Knights of Pythias, Good Templars, and others. The three Masonic lodges had a large hall on the north side of the square and a large membership, including many of the best and most influential men in community.[155] The Mt Pleasant Lodge No. 68 of the Independent Order of Good Templars (I.O.G.T.) was recently

[150] *Portrait and Biographical Album of Henry County, 1888,* 668
[151] *Portrait and Biographical Album of Henry County, 1888,* 669
[152] *Portrait and Biographical Album of Henry County, 1888,* 678
[153] *Portrait and Biographical Album of Henry County, 1888,* 678
[154] *Portrait and Biographical Album of Henry County, 1888,* 669
[155] *Portrait and Biographical Album of Henry County, 1888,* 673-675

instituted on November 16, 1885, with its 120 members including some of the best citizens of the city and those residents thoroughly interested in temperance work.[156]

While Mt Pleasant retained its core base of businessmen and residents, the population of the community decreased from its high of 4,410 in 1880 to 3,997 residents in 1890. With slight increases and decreases, the town would remain with a population of approximately 4,000 residents until the 1930s. Thus, there would be little demand or need for new construction through this period, with older buildings remodeled or replaced as needed. The African American population in Henry County also declined slightly from 509 in 1880 to 411 in 1890, yet it still ranked fifth among Iowa counties with African American residents.[157] Occupations for African American residents in the 1885 census reflected a strong presence of laborers, as well as a high number of barbers.[158] Nine barbers are listed in the 1885 census.[159] James Davis, cousin of Charles Davis, was proprietor of Eagle Shaving Salon in January 1880. In 1884, he was noted as located in the Wiggins House (hotel).[160] Samuel H. McCracken moved in September 1885 from his room west of the First National Bank to a room under the post office on the north side of the square that had been "neatly refitted for a barber shop" (123 W. Monroe St, Map #62).[161] In April 1895, he moved "up" into first story space previously vacated by the post office, remaining here for a year before moving back to the rear room of First National Bank (demolished).[162] Henry Mosely was located under the National State Bank at the time of the fire in August 1883.[163] He moved his barber shop to the east room formerly occupied by Charles Davis on the south side of the Brazelton House in June 1888 (Map #97). The space was refitted, painted, and renovated to create the nicest and most comfortable tonsorial rooms in the city.[164] Other notable occupations for African Americans included roles such as U.S. mail carrier, stone mason, pressman, typesetter, cooks, a hotel porter, a CB&Q railroad porter, a bus driver, two whitewashers, three laundresses, and three housekeepers.[165]

The two established banks in Mt Pleasant were joined by a third bank in February 1891 when the Henry County Savings Bank was organized in February 1891 with $15,000 capital stock. The bank opened on April 1, 1891, in the office of the Henry County Treasurer. Arrangements were made to lease ground at the southeast corner of S. Main and E. Monroe St from the Congregational Church to build a bank building.[166] The church was set back and centered on the lot, with the

[156] *Portrait and Biographical Album of Henry County, 1888,* 677
[157] Lee County (Keokuk) remained first with 1,666 black residents, followed by Mahaska County (Muchakinock) with 1,592, Polk County (Des Moines) with 1,194, and Wapello County (Ottumwa) with 658.
[158] McCarley 2014: 26
[159] Samuel McCracken (43), James A. Davis (41), J. Henry Mosely (46), William Randolph (34), Lewis Taylor (35), John W. Hedge (36), William Peirson (39), Thomas Dortch (34), and Samuel W. Broaders (27), with George Green noted as working in a barber shop.
[160] *Mt Pleasant Journal,* January 8, 1880, 1; *Mt Pleasant Journal,* October 9, 1884, 2
[161] *Mt Pleasant Journal,* September 10, 1885, 2
[162] *Free Press,* April 4, 1895, 3; "To The Public," *Mt Pleasant Journal,* May 30, 1895, 1; "Dean of Local Barbers," *Mt Pleasant Daily News,* March 2, 1920, 3
[163] "Another Fire!" *Mt Pleasant Journal,* January 4, 1883, 3
[164] *Mt Pleasant Journal,* June 7, 1888, 2; *Mt Pleasant Journal,* June 24, 1888, 2
[165] McCarley 2014: 27-28
[166] "Henry County Savings Bank Linked with First Mt Pleasant Bank," *Mt Pleasant News,* November 13, 1961, 24

prominent southeast corner of the intersection available for construction. The Congregational Church would continue to own all of Lot 1 at the corner until 1907, with land and/or buildings leased to their occupants. The bank constructed a distinctive building on the corner of the property, designed with a chamfered corner to mirror the National State Bank across the intersection (100 S. Main St, Map #105). The building was completed in December 1891, and Henry County Savings Bank moved into this location in early January, with its assets growing to $258,000 by 1893.[167] The other two local banks, the National State Bank and First National Bank, also remained active, with leadership changes following deaths.[168]

Figure 29. Buildings on Lot 1 at the north side of the east side of the square in the 1890s (HCHT files).

Henry County Savings Bank at corner, Congregational Church, two-story Italianate building to south occupied by the harness shop of L.F. Willard, and, to east/rear of bank, the hardware/tinware/stoves store of E.E. Taft

With limited new construction, the Sanborn fire insurance map issued in March 1892 for Mt Pleasant shows generally the same buildings as the 1886 map, with some changes in businesses among the buildings. The last building constructed by W.H. Schliep on the east side of the square in 1887 and the Henry County Savings Bank at the north end of the block are the only two new buildings around the square. Three of the four hotels listed in the 1893 city directory are shown on the map: the Brazelton House at 100 N. Main St (Map #97), Harlan House at 122 N. Jefferson St (Map #56), and the Wiggins House at 309 W. Washington (demolished). The Stockdale House,

[167] *The Free Press*, January 7, 1892, 1; *Mt Pleasant City Directory* 1893: 130
[168] *Mt Pleasant City Directory* 1893: 50, 52

Figure 30. Downtown Mount Pleasant in March 1892 (Sanborn Map Company 1892).

run by E.B. Stockdale, is listed in the Kaster Block at 115 N. Main St (Map #73, remodeled), with the hotel rooms apparently on the second story as the map shows a restaurant and barber on the first story and museum on the third story. The livery located to the north of the Harlan House at N. Jefferson and Madison streets has been enlarged with an addition to the west, and the livery of J.L. Goe & Son located to the south of the Harlan House has been extended from behind the Cole Bros building with an addition west to N. Jefferson St. In 1892-93, James Harlan completed extensive work on his hotel, expanding it to its current footprint and form (122 N. Jefferson St, Map #56). The front/west section was expanded to three stories, with duplication of the cornice and brackets from the earlier Italianate design. An addition was built on the south side, and the roof of the original house was reconstructed to a mansard roof to add a complete third story to the hotel. The entire building was devoted entirely to hotel purposes, unlike the Brazelton House that had commercial space on the first story.[169]

The *Mount Pleasant City Directory for 1893,* published in October 1893 by local resident Francis D. Craig, shows the maturation of Mt Pleasant through this period. It was the first directory for the town since those issued in 1867 and 1870, likely reflective of the slower development of Mt Pleasant during these decades. Craig described the directory as a comprehensive guide that would be "of material influence in promoting the general prosperity and substantial growth of Mt Pleasant."[170] The publication included a business directory, alphabetical listing, business advertisements, short profiles of industries, community items, and sketches of prominent men and buildings in town. Business listings reflected a diverse range of services typical for a community of 4,000 in this period, with a notable number of lawyers due to the town's role as the county seat. Residents had good access to building materials, with quarries south of town producing fine stone for local and regional use. Two brick factories offered a good grade of building brick, with one offering a fine quality pressed brick that was comparable to other towns.[171] With railroad purchases and consolidations, Mt Pleasant was located on the main line of the Chicago, Burlington, & Quincy Railroad and on the north-south line of St. Louis, Keokuk, and Northwestern Railroad.[172] The public square had been developed into a central park for residents, a "delightful reserve" surrounded by the four principal business streets. A bandstand was located in the center, and the park had a "well-kept greensward" shaded by elm and maple trees. A log cabin had been moved in the 1880s to the park and dedicated to Old Settlers. There were opportunities for improvements noted for the park, such as flowers, monuments of historic interest, and fountains (once better water was supplied for the city system).[173] Street improvements included macadamized streets around the square and for the block to the north on N. Jefferson St and N. Main St. There were plans to macadamize Washington from the southeast corner of the square to the east to the Iowa Hospital for the Insane, which had 800 to 900 patients.[174] The plank and brick

[169] Cordes 1987: 8:3; *Weekly News,* November 3, 1892, 8; *Weekly News,* April 5, 1893, 5; *Weekly News,* April 26, 1893, 1
[170] *Mt Pleasant City Directory* 1893: 1
[171] *Mt Pleasant City Directory* 1893: 92
[172] *Mt Pleasant City Directory* 1893: 40
[173] *Mt Pleasant City Directory* 1893: 36, 98
[174] *Mt Pleasant City Directory* 1893: 50, 56

sidewalks were noted as an area for improvement.[175] While the city's water system also had room for improvement with a deep well needed to provide suitable domestic water, the establishment of City Water Works and the expanding infrastructure, such as six miles of water mains and 50 hydrants for fire protection, were key developments. The Mt Pleasant Gas Company and the electric plant were privately owned, with a note that the city might purchase them when the franchises expired in three years.[176] The Ladies Library Association maintained a library in a building opposite of city hall, with a small membership fee for use.[177] Mt Pleasant was also recognized for its strong educational institutions and known as the "City of Churches," with 15 active churches representing various denominations.[178]

After the significant growth of the 1850s and 1860s, Mt Pleasant experienced a slower pace of development in the latter decades of the 19th century as the community matured. Of the 134 buildings in the Mount Pleasant Downtown Historic District, 21 buildings were constructed between 1870 and 1893. This period was highlighted by a construction boom in the 1880s, with less activity in the preceding and subsequent decades. Three buildings were built in the early 1870s, one in 1876, 14 from 1882 to 1887, and one in 1891. The majority of these buildings were two-story brick buildings, some showcasing decorative Late Victorian elements while others featured simpler segmental arch windows and decorative brick cornices. This period also saw the last four three-story buildings constructed, reflecting more decorative elements of Late Victorian architecture. Only three of these buildings were later modified or remodeled with new façades, with 13% of the buildings retaining their historic appearance from this period of development. While commercial development slowed during this period, Mt Pleasant matured as a community and maintained its recognized character related to its educational, religious, and institutional development.

[175] *Mt Pleasant City Directory* 1893: 126
[176] *Mt Pleasant City Directory* 1893: 38, 42
[177] *Mt Pleasant City Directory* 1893: 64
[178] *Mt Pleasant City Directory* 1893: 9-10

Civic Pride and Commercial Stability, 1894-1927

Mt Pleasant concluded the 19th century and entered the 20th century poised for civic and community development to enhance the town. With a solid commercial base, construction from 1894 to 1927 shifted from the nearly fully developed lots around the square to the blocks surrounding it, with only a few exceptions. Additional commercial development occurred on vacant lots and the sites of earlier frame buildings along the two blocks of N. Main St and N. Jefferson St to the north of the public square. Older buildings around the square were updated with new storefronts. The population of Mt Pleasant fluctuated but remained relatively steady, standing at 3,997 in 1890 and 3,987 in 1920, with brief increases to 4,109 in 1900 and a decrease to 3,874 in 1910. The African American population continued to decline through this period, from 311 residents in 1900 to 217 in 1910 to 166 in 1920. New construction remained limited throughout much of the period, with a noticeable increase in the early 1910s and the early 1920s. These years were defined by a sense of civic pride, with community development focused on improvement of the services and amenities of the town. New buildings included the Carnegie Library, Seeley Memorial Y.M.C.A., high school, railroad depot, and Henry County Courthouse, while other improvements were made to streets, sidewalks, Central Park, the water system, and gas and electric services. This period concluded with projects in the middle of the 1920s that included a new building for First National Bank, the Masonic Temple Theater, and an addition to the library. Overall, the period from 1894 to 1927 marked a time of community growth and transformation for Mt Pleasant, with significant civic improvements that laid the foundation for the town's continued development in the 20th century.

The map of Mt Pleasant in the 1895 *Atlas of Henry County* shows a similar layout to the 1870 map (Figure 31). Development had not yet fully extended through the platted area, with some earlier plats still consisting of large, undeveloped lots. Commercial buildings, schools, churches, and other prominent buildings are marked with shaded footprints. The commercial development is clearly concentrated around the square and extending north along N. Main St and N. Jefferson St (Figure 32). The 100 block of N. Jefferson St had already seen early development, connected to the road leading north toward Iowa City. Similarly, the 100 block of N. Main St had developed in connection with the railroad depot located along the tracks, becoming a corridor for travelers between the depot and the downtown. The 1895 map shows the 100 block as mostly developed, with the Baptist Church and opera house to the north of Madison St on the west side of the 200 block.

Between 1894 and 1904, Mt Pleasant saw limited new construction, with the focus of development primarily along the Main Street corridor and extending into the 200 block. Notable projects included the construction of a two-story brick building with two storefronts and oriel windows at 121-123 N. Main St by George E. Smith and Dr. Ellis G. Linn, who acquired the lot with a frame house on the west side of the block in 1894 (later façade remodel, Map #75. By January 1895,

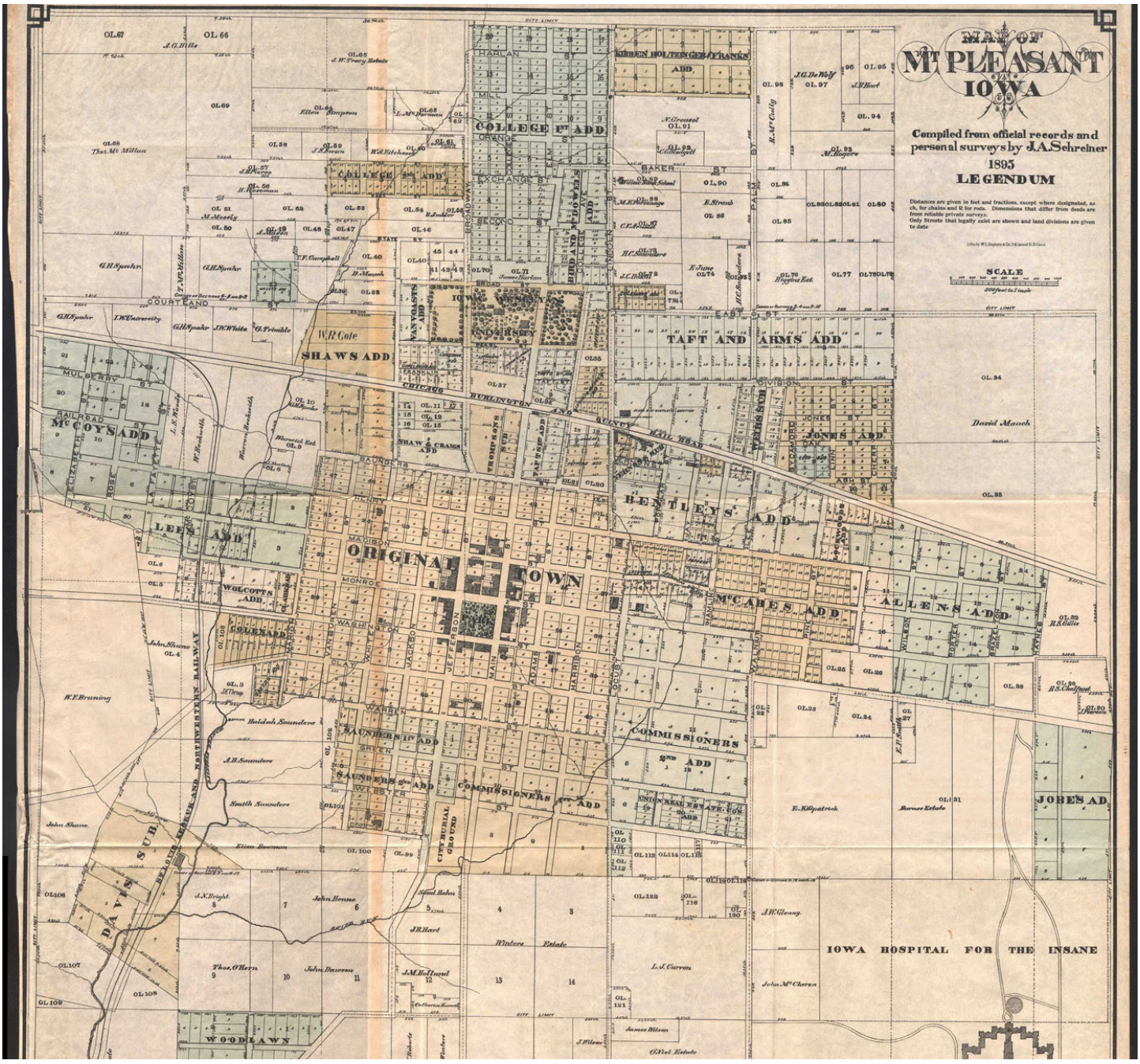


Figure 31. Map of Mt Pleasant in 1895 (Brooks & Whiting).

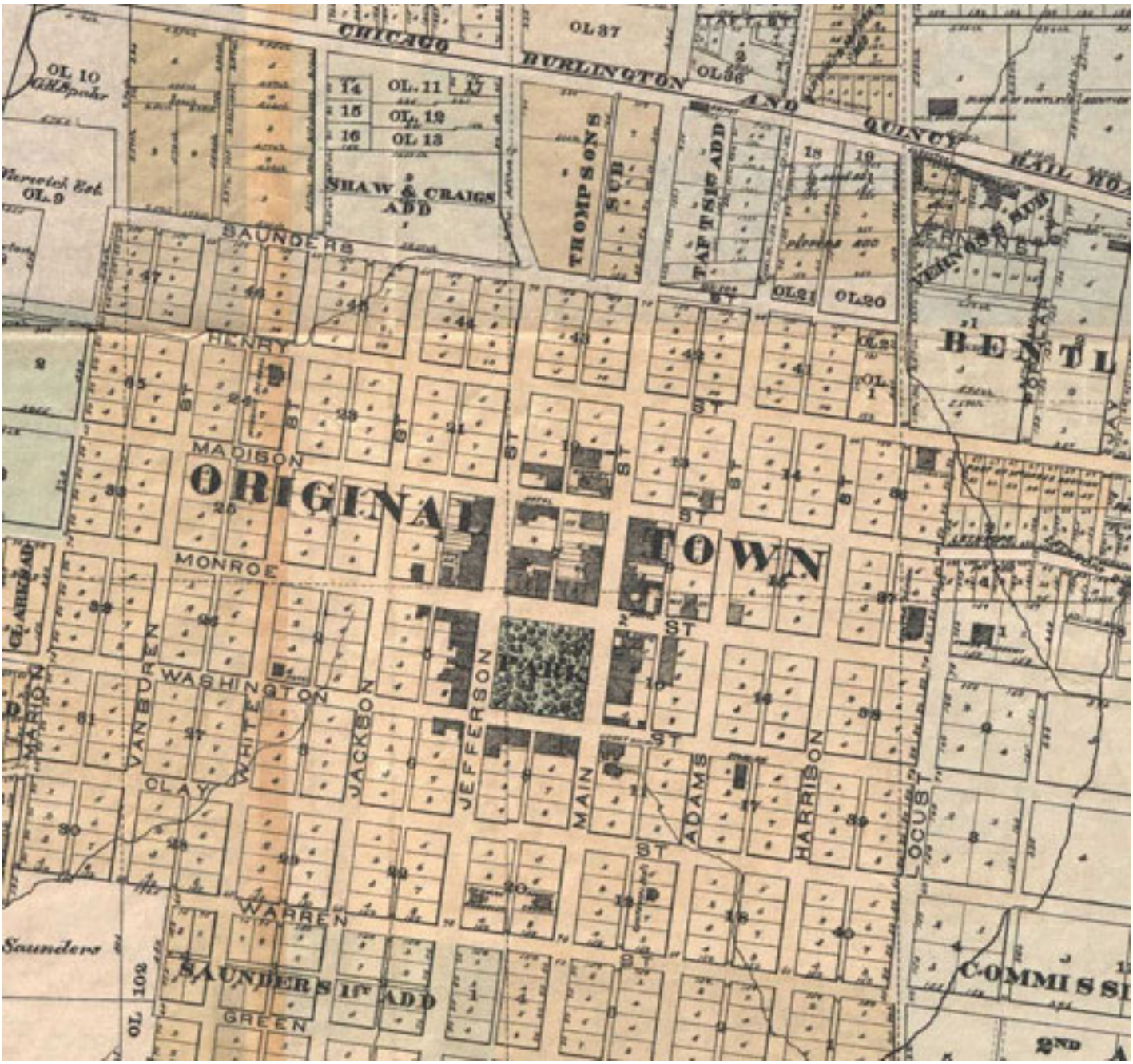


Figure 32. Original town plat on map of Mt Pleasant in 1895, with the square developed as a park (Brooks & Whiting).

Figure 33. Smith & Linn / Dyall Building at 121-123 N. Main around 1896 (HCHT collection).

note the wood sidewalk in front of the building

Drs. Smith and Linn had moved into their second-story office space, with Miss Bone's dressmaking establishment occupying the other side.[179] By May, the photography studio of brothers C. Herbert Dyall and Will Dyall moved into the north storefront, while F.S. Pyle & Co. opened a drugstore in the south storefront (Figure 33). The photography studio of C. Herbert Dyall would remain in this building for several decades, with his brother Will opening his own studio in 1901 that also operated for decades across from the opera house on the block to the north at 204 N. Main St (demolished). Immediately to the north of this building, the old Presbyterian Church was demolished in 1897, with the new brick building constructed for First Presbyterian Church dedicated on January 30, 1898 (demolished after 1965 fire).[180] Dr. George E. Smith and Dr. Ellis G. Linn then acquired the former frame residence used as the H.A. Duncan grocery store across the street from their new building, constructing a two-story brick building with two storefronts on this site in 1898 (114 N. Main St, Map #94). The entire second story of this building was dedicated to medical offices, with Drs. Smith and Linn moving into one half in March 1899 and Dr. A.L. Punton occupying the other half. Pyle's Drug Store also relocated from the "old Smith & Linn building" to this new building in February 1899, and V.D. Morris & Company, jewelers and booksellers, moved into the other storefront.[181] Both of the Smith and Linn buildings originally

[179] *Free Press,* November 29, 1894, 3; *Mt Pleasant Daily News*, March 15, 1895, 4; *Mt Pleasant Journal*, April 18, 1895, 3; *Mt Pleasant Daily News*, May 3, 1895, 1
[180] *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 34
[181] *Mt Pleasant Journal*, July 14, 1898, 5; *Mt Pleasant Journal*, September 22, 1898, 5; *Free Press*, October 13, 1898, 8; *Free Press*, December 29, 1898, 8; *Free Press*, February 23, 1899, 8; *Mt Pleasant Journal*, March 9, 1899, 5

featured two oriel windows on the second story and a more elaborate cornice with brackets and a pediment, reflecting the commercial Queen Anne style.

Several notable community improvements occurred during this period that fostered a sense of civic pride in Mt Pleasant. In 1894, Mt Pleasant Gas and Electric Co constructed a generating plant, which facilitated the introduction of electricity to both new and existing buildings in the Mount Pleasant Downtown Historic District.[182] For example, the W.R. Hill building at the northwest corner of the square (west end of north side) was rented by W.M. Bartlett in December 1894, with the two storefront spaces combined for his dry goods store, storefront remodeled, and gas, electricity, and steam heat added to the building.[183] On October 22, 1896, the Mt Pleasant Gas and Electric Light Company, was awarded the contract to install street lighting throughout the city. On December 22, 1896, current was turned on for the 11 miles of wire and 65 arc lights with 800 candle power installed.[184] In 1898, the city further expanded its electrical infrastructure with the construction of a municipally owned generating plant, largely due to the advocacy of dentist Dr. J.O. Ball who served on the light and water committee of city council.[185] Telephone service also saw significant improvements during this period. In 1897, a new style of telephone was introduced, and by July 14, 1898, a long-distance line was in operation. Additionally, the Iowa Union Telephone Company merged with the Central Telephone Company, with an increase to 75 subscribers by the end of 1898 and connections to other towns.[186] In 1899, the city's water system was upgraded, once again largely due to the efforts of Dr. Ball. He persuaded the city council to invest in deep wells to supply the city with clean water. A larger standpipe was also completed by late 1899, located west of the southwest corner of the square on the north side of W. Washington St (south of the current water tower).[187] Sidewalks were also improved through the end of the 1890s, with most of the wood sidewalks replaced by brick or stone. The public square was enhanced with grass, sidewalks, and benches, contributing to both the aesthetic and functional qualities of the city's core.[188]

The 1899 Sanborn fire insurance map shows aspects of these civic improvements and the limited additional development since the 1886 map, with few other changes noted in the decade since the 1892 map (Figure 34). Brick buildings continue to line the blocks of S. Jefferson, W. Monroe, S. Main, and W. Washington streets around the square and continue north on N. Jefferson St and N. Main St. Vacant land is found on the east side of the 100 block of N. Jefferson to the south of the Harlan House, with the narrow frame livery of J.L. Goe & Son to the south. The Congregational Church is located at the north end of the east side, with the Henry County Saving Bank at the corner. On the edges of the commercial development, the Baptist Church and Presbyterian Church are located on N. Main and Madison, the Universalist Church is found on E. Madison, Asbury

[182] Jaynes, *Highlights of Henry County History 1833-1976,* 61
[183] "A Business Change," *Mt Pleasant Journal,* December 6, 1894, 2
[184] "Light at Last," *Mt Pleasant Daily News,* December 22, 1896, 1
[185] Jaynes, *Highlights of Henry County History 1833-1976,* 61
[186] Jaynes, *Highlights of Henry County History 1833-1976,* 65
[187] Jaynes, *Highlights of Henry County History 1833-1976,* 61
[188] Jaynes, *Highlights of Henry County History 1833-1976,* 61

M.E. Church is located on E. Monroe, and St. Michael's Episcopal is found on E. Washington St. The solid establishment of the commercial core is readily visible on this map.

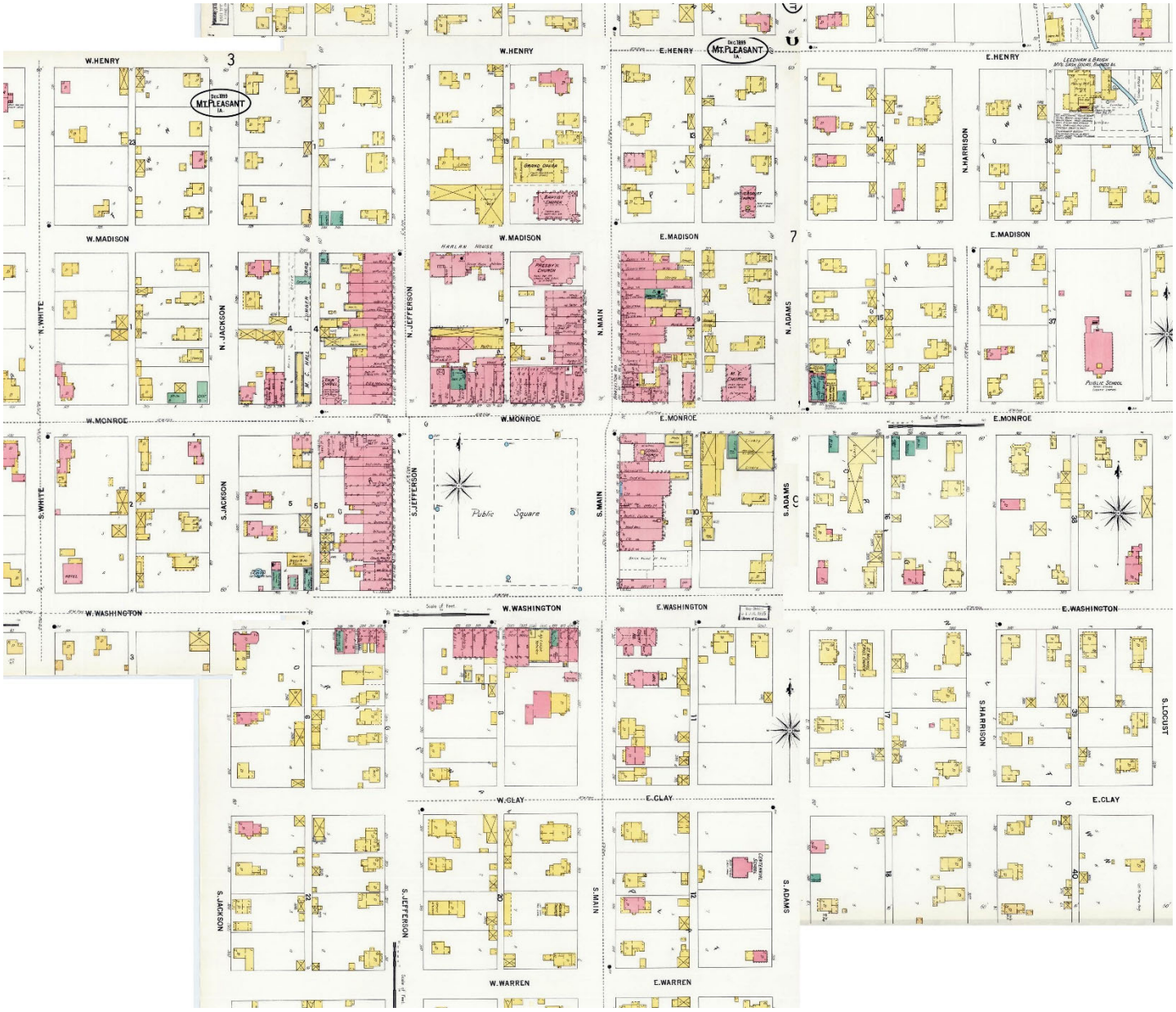


Figure 34. Downtown Mount Pleasant in December 1899 (Sanborn Map Company 1899).

After a period of decline in the 1880s, the population of Mt Pleasant saw a modest increase from 3,997 residents in 1890 to 4,109 in 1900. During this same period, however, the African American population of Henry County decreased from 411 in 1890 to 367 in 1900. This reduction was largely due to the deaths of older residents and the migration of younger individuals seeking employment opportunities in larger cities and counties with developing coal production. As a

result, many larger cities in Iowa saw growth in this demographic, with Henry County then ranking ninth in the state for the largest number of African American residents.[189] At the same time, the African American residents in Mt Pleasant lived among a more established base within the community. In 1894, the *Iowa State Bystander*, the first African American weekly newspaper in the state, began publication in Des Moines. The newspaper became an important platform for African American residents in Iowa, with contributors from across the state sending in news and updates from their communities for inclusion.[190] In 1902, the editor of the *Iowa State Bystander* wrote: "In Mt. Pleasant one is surprised to meet so many intelligent colored people, many graduates, in fact more have graduated from the high school here than any other Iowa town, with Keokuk a close second. Mt. Pleasant has two colored churches, a Methodist and Baptist. There are three colored barber shops, the McCrackin (sic), Mosley's and R.H. Hackley's, all doing well. Rev. J.H. Ferribee is pastor of the Methodist church, and Rev. Boulding is pastor of the Baptist church. Mr. T.L. Burnett is still selling his patent medicine for piles, etc. Mr. S.H. McCrackin's (sic) daughter is office clerk for a doctor, so is Miss Hester Bartlett."[191] Thus, the African American community in Mt Pleasant remained a noted part of the social and economic fabric of the town.

Figure 35. East side of the square in the 1910s, with Louisa Building at right/south end (HCHT collection).

[189] Polk County (Des Moines) was first with 2,041 residents, Mahaska County (coal mines) was second with 1,737 residents, and Lee County (Keokuk) was third with 1,632 residents. Other coal producing counties included Wapello County (793), Monroe County (553), and Appanoose County (368). Scott County (Davenport) had 496 residents, and Des Moines County (Burlington) had 428 residents. (Bergmann, *The Negro in Iowa,* 1969, 34)
[190] Bergmann, *The Negro in Iowa,* 1969, 46
[191] "Editor's Observations," *Iowa State Bystander,* June 20, 1902, 1

In the first years of the 20th century, four extant commercial buildings were constructed in downtown Mt Pleasant. The largest building and only one constructed on the square was the Louisa Building, located on the site of the former Ambler Block near the south end of the east side. This large two-story building, constructed in 1901 for George H. Spahr, was the width of three ordinary storefronts (90' wide), though designed with one large store for Price & Spry on the first story. The building was named "The Louisa" for his late wife.[192] It reflected a transitional Classical Revival appearance, with a tri-partite façade, stone lintels, and metal cornice with brackets.[193] Joseph Goe built a new stone and brick livery barn at 110 N. Jefferson St (Map #58) in 1901, located to the south of the Harlan House.[194] Historic photographs show elements similar to the Smith & Linn building on the block to the east on N. Main St, with a bay window and cornice with pediment. J.L. Goe & Son operated the transfer/bus line for the Harlan House in the early 20th century. The other two commercial buildings were constructed on adjacent 20-foot lots at the north end of the 200 block of N. Main St, also incorporating bay windows. These frame two-story commercial buildings are unique in downtown Mt Pleasant, located away from the requirement for brick construction. Ed Spry built the north one at 210 N. Main St (Map #81) for his staple and fancy grocery store, including a centered oriel window on the second story.[195] Pink (E.P.) Garrison appears to have originally moved his carpentry shop to an outbuilding existing on the rear of his lot. He likely constructed his building at 208 N. Main St (Map #82) late in 1901, which served as his residence and business location.[196] In July 1909, Pink Garrison added an oriel window and new storefront on his building on N. Main St.[197] Thus, both frame buildings had the feature of second story oriel windows.

In addition to commercial buildings, a new church and a dedicated library were added to the Mount Pleasant Downtown Historic District in the early 20th century, enhancing its architectural landscape and reflecting the civic pride in this period. In 1902, the Christian Science church completed a new frame building at 206 N. Jefferson St (Map #52). The congregation organized in 1899, initially met at 129 N. Jefferson St above the millinery store across from the Harlan House.[198] On May 23, 1901, the *Mt Pleasant Daily News* reported that the members of the Christian Science church had filed articles of incorporation in order to take advantage of a $2,000 bequest.[199] Using this donation, they purchased a lot and began construction of the church in late 1901. The simple frame gable-front building with corner tower was completed by July 1902.[200] On the block to the east at the northeast corner of Main St and Madison across from the Baptist Church, the Mount Pleasant Free Library was constructed in 1904-05 at 200 N. Main St (Map #85). The Mount Pleasant Free Library was established after years of effort by the Ladies Library

[192] "Progress of Our City", *Mt Pleasant Republican*, April 11, 1901, 2
[193] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E19
[194] "The Bystander's Notes," *Mt Pleasant News,* November 3, 1948, 2; "Council Proceedings from May 6, 1901," *Mt Pleasant Daily News*, May 8, 1901, 1; *Mt Pleasant Daily News*, July 27, 1901, 4
[195] "Real Estate Transfers," *Mt Pleasant Journal,* February 12, 1901, 1; *Mt Pleasant Journal,* August 2, 1901, 3
[196] "Real Estate Transfers," *Mt Pleasant Journal,* February 12, 1901, 1; *Mt Pleasant Journal*, February 19, 1901, 1
[197] *Mt Pleasant Journal,* July 23, 1909, 4
[198] *Mt Pleasant Daily News*, April 20, 1899, 1; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 30
[199] *Mt Pleasant Daily News,* May 23, 1901, 1
[200] *Mt Pleasant Journal*, December 10, 1901, 4; *Mt Pleasant Journal,* April 4, 1902, 7; *Mt Pleasant Journal,* July 29, 1902, 4

Association, who petitioned the city for a free public library contending that it would broaden the intellectual life of Mt Pleasant and elevate the moral standard of the community. In March 1901, voters narrowly approved of the creation of a public library, with the association agreeing to donate their collection under certain conditions. In early 1903, W.F. Kopp corresponded with Andrew Carnegie, who was funding other public libraries across the country in this period. Carnegie initially agreed to donate $10,000 for the library, with the typical conditions that a tax to support the library be established and a site purchased. The $3,000 raised by the Ladies Library Association was then used to purchase the site, with additional funds from Carnegie bringing his final donation to $12,500 for the construction. Patton & Miller of Chicago designed the Richardsonian Romanesque library in 1903. Groundbreaking was held in October 1903, and Carnegie Public Library was dedicated in February 1905. In 1906, it was noted as one of most attractive library buildings in Iowa and a credit to members of the Ladies Library Association.[201] The Mount Pleasant Free Library stands as a symbol of civic pride, enriching the community's intellectual life and reflecting the town's commitment to progress and cultural growth.

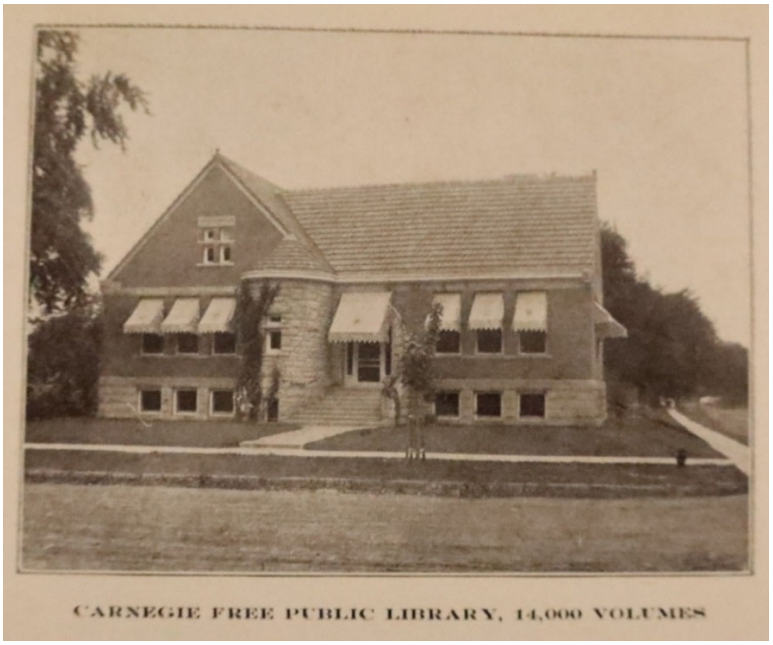


Figure 36. Carnegie Free Public Library in 1909 (*Mt Pleasant Beautiful* 1909: 7).

In the next few years, downtown Mt Pleasant saw the construction of additional noted community buildings that were later demolished. The Seeley Memorial Y.M.C.A., was built at 200 N. Jefferson St, one block west of the library. The Classical Revival building dedicated on May 17, 1906, included stone on the first story with stone large arch windows, brick on the second story with stone quoins on the corners, a stone portico, and a pediment. The facility boasted a variety of amenities, including a reception room, reading room, gymnasium, swimming pool, bowling alley, rooms for both the town and college Y.M.C.A., and space for the Masonic hall on the third

[201] *Free Press,* March 2, 1905, 1, 11; *Biographical Review of Henry County, 1906,* 708-709; Jaynes*, Highlights of Henry County History 1833-1976,* 90

story.[202] A fire on E. Monroe in June 1905 destroyed the Ross livery across from the M.E. Church, which was then rebuilt with rusticated concrete block. Another fire in December 1905 severely damaged the old frame opera house and the First Baptist Church on the west side of the 200 block of N. Main Street. Both buildings were demolished, and a new brick First Baptist Church was constructed on the northwest corner of N. Main and Madison Streets, dedicated on November 17, 1907.[203] The construction completed a trio of civic buildings – the library, church, and Y.M.C.A. – that lined Madison Street, contributing to the sense of civic pride and development of the north portion of the Mount Pleasant Downtown Historic District.

Figure 37. William Hoaglin's dry goods / department store around 1910 (HCHT collection).

Commercial construction in the 1900s was focused on remodeling and storefront improvements rather than new buildings, with a number of successful businesses making improvements to their stores and expanding into larger spaces. For example, the old post office building at 123 W. Monroe on the north side of the square was purchased by R.S. Galer in October 1905, with a new storefront with plate glass windows installed in January 1906 as part of the remodeling for Jones & Lauger (Map #62). W.A. Jones and John A. Lauger started their men's furnishings and clothing store in 1901, located one door to the west. They moved to this larger location in 1906, listed here as Jones & Lauger through 1912. Lauger Clothing Store continued to operate in this location

[202] "Laid the Cornerstone," *Mt Pleasant Journal,* June 9, 1905, 1; "Y.M.C.A. Building Dedicated," *Mt Pleasant Journal,* May 18, 1906, 3; HCBC*, The History of Henry County,* 18; Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E20

[203] Jaynes*, Highlights of Henry County History 1833-1976,* 105-107, HCBC*, The History of Henry County,* 16; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 33

through 1958.[204] Around the corner on the west side of N. Jefferson St, William Hoaglin moved his dry goods store in February 1906 from the north end of the block to the three storerooms near the south end of the block, later expanding into the store to the north in December 1907.[205] Thus, William Hoaglin occupied the largest footprint of any store in downtown Mt Pleasant, including the double-storefront buildings currently at 103 N. Main St and at 105 N. Main St (Map #33-34). In April 1908, Hoaglin remodeled the entire row of four storefronts, with the upper façade of the shorter building at 103 N. Main St likely also built up at this time for a unified appearance. The *Mt Pleasant Journal* reported, "He will use the second story of the four buildings, and also the third floor of the north double room which has just recently been vacated by the Modern Woodmen of America lodge."[206] William Hoaglin would continue to operate his large department store until his death, with Hoaglin's Inc continuing here until 1957. Historic images of these brick buildings painted white around 1910 appears to have influenced other buildings to be "modernized" by painting them white as well, with white paint visible on earlier brick buildings throughout the downtown through the middle of the 20th century.

During this period, Mt Pleasant saw notable changes in its business landscape, including the establishment of a fourth bank. In April 1908, the Farmers' and Merchants' Loan and Savings Bank was organized, with the corner room of the building at the northwest corner of the square (west end of north side, west of Lauger's store) leased for 10 years.[207] Thus, banks occupied four corners of Monroe Street facing Central Park. The First National Bank operated in the oldest building, located at the southwest corner of S. Jefferson and W. Monroe diagonally opposite the new bank on the northeast corner. The National State Bank continued to use its 1883 building at the east end of the north side of the square, on the northwest corner of W. Monroe and N. Main St. The Henry County Savings Bank occupied its 1891 building on the southeast corner, at the north end of the east side of the square. While a number of business changes occurred in this period, a noteworthy one involved the shoe store of Henry L. Timmerman on the east side of the square at 118 S. Main St (Map #112). Timmerman had operated a boot and shoe store in this location since the late 1850s, constructing the current building on the site in 1883. In October 1908, the J.M. Burd Shoe Company was incorporated, with the stock held by James M. Burd and Henry L. Timmerman.[208] Burd later bought out Timmerman and continued to run the store, which remained in operation as J.M. Burd Shoe Co. until 1967 when it became Tompkins Family Shoe Store.[209] These developments reflect the type of commercial and economic activity in Mt Pleasant during this period.

[204] *Mt Pleasant Journal,* January 9, 1906, 4; *Mt Pleasant Daily News*, November 15, 1901; Mt Pleasant city and telephone directories
[205] "Wm. Hoaglin Buys More Busi-Houses," *Mt Pleasant Journal,* March 10, 1903, 1; *Mt Pleasant Journal*, February 9, 1906, 3; *Mt Pleasant Journal*, Dec 6, 1907, 1
[206] *Mt Pleasant Journal,* April 3, 1908, 1
[207] Directors included H.C. Weir, Adam Weir, J.N. Dutton, F.B. Montgomery, R.S. Galer, H.A. Geeseka, Elmer Leech, J.R. Hughes, and Dr. C.F. Applegate ("New Bank Located," *Mt Pleasant Daily News,* April 20, 1908, 3; "New Bank Now Open," *Mt Pleasant Daily News,* July 7, 1908, 4)
[208] "A Business Change," *Mt Pleasant Journal*, October 20, 1908, 2; *Mt Pleasant Journal*, October 30, 1908, 7
[209] "Everette Moxley Dies Unexpectedly," *Mt Pleasant News,* November 25, 1963, 1

As the only non-commercial building left on the square, the Congregational Church redeveloped its corner lot at the northeast corner of the square (north end of east side) in 1905 to 1907 to support fundraising for a new church building at a different site. Prominent members, including William Hoaglin, leveraged the commercial potential of their property, selling the corner parcel to Henry County Savings Bank for $5,500 in May 1907 while retaining the remainder of Lot 1 with the church, commercial building to the south, and commercial buildings to the east. In March 1908, plans were announced for the Congregational Church to construct a large two-story business building on the church site, which would be built in an L-shape around the bank parcel at the corner and feature a double storefront on S. Main St and an additional storefront on E. Monroe St (Map #106, façade remodel on Main St, 1908 façade intact on E. Monroe St). The first story would be used for commercial purposes, with offices on the second story.[210] The large clothing store of J.H. Wallbank & Sons operated here from 1909 to 1933. As part of the project, older buildings to the east along E. Monroe were demolished and replaced in fall 1908 with a one-story brick building adjacent to the alley constructed with M.B. Huston, publisher of the *Mt Pleasant Journal*, which rented the space.[211] The Congregational Church retained ownership of these buildings until 1915, using rental income to support church activities and the construction of the new church.

Figure 38. East side of the square around 1912, with Wallbank store next to bank at corner and early commercial building owned by the Congregational Church to the south (HCHT collection).

[210] "New Building is Assured," *Mt Pleasant Journal*, March 17, 1908, 1; *Mt Pleasant Daily News,* May 7, 1909, 2
[211] "Will Have New Home," *Mt Pleasant Daily News,* September 19, 1908, 4

As construction was occurring on their former site, the Congregational Church bought the property at the southeast corner of E. Washington and S. Harrison in spring 1908 (300 E. Washington St, Map #130). Chicago architect Henry K. Holsman designed a Late Gothic Revival church in June 1908. The general contract was let in August to Day, Stephens & Day, who were also building the business house on the site of the old church. The new church was noted as one of the "most artistic and convenient church edifices in this part of the state. It will be built of Bedford stone in broken ashlar style, and the style of architecture will be something entirely different from any church building around here."[212] Dedication of the new Congregational Church was held on September 10, 1911. With the church paid off and nice income from the business houses that the church owned, the Congregational Church was noted to be in very comfortable financial conditions. The Bedford stone building was noted as one of the most handsome buildings for its size in the state, reflecting old English Gothic architecture. The interior was chaste, restful, and beautiful, with oak woodwork in keeping with the Old English style. The church had stained glass windows, abundant light and ventilation, large Sunday School room with separate rooms for classes, pastor's study for Rev. G.H. Putnam, and basement. Seating capacity was typically 450 but could be increased to 600 with use of chairs.[213] Thus, the Congregational Church played a key role in shaping the built environment of the historic district on and off of the square.

Figure 39. Congregational Church in 1911-12 county directory (Mason 1911: 57).

[212] "Architect was Here," *Mt Pleasant Daily News,* June 13, 1908, 3; "Construction of Church Building," *Mt Pleasant Daily News,* July 11, 1908, 3; "Contract Is Let," *Mt Pleasant Daily News,* August 11, 1908, 4
[213] "Dedication Sunday of Church Edifice," *Mt Pleasant Daily News,* September 11, 1911, 4

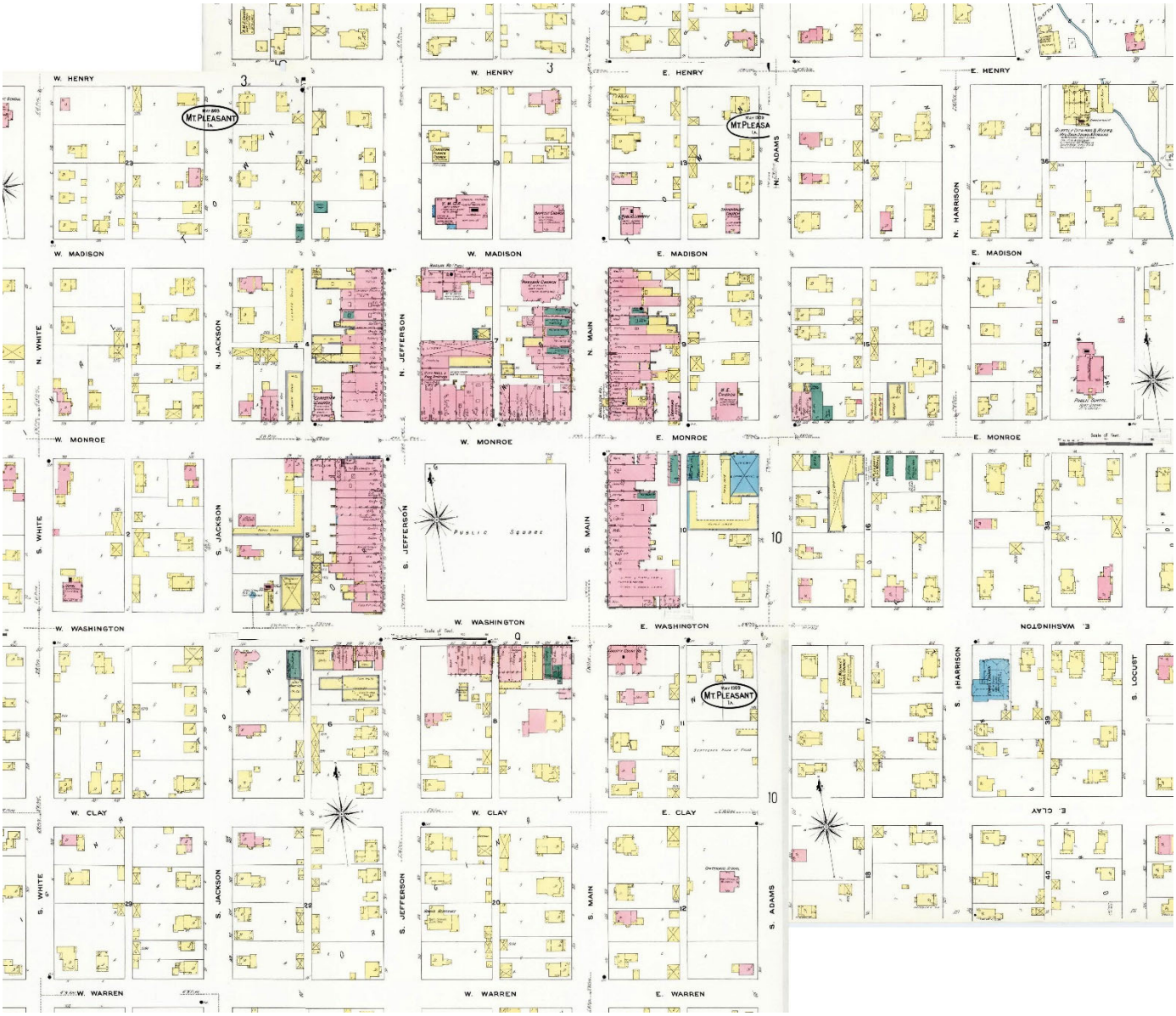


Figure 40. Downtown Mount Pleasant in May 1909 (Sanborn Map Company 1909).

By the early 20th century, downtown Mt Pleasant had become a dense mix of commercial, governmental, and religious buildings, as depicted on the May 1909 Sanborn fire insurance map. Brick buildings dominated the blocks around the square, depicted as pink on the map (frame buildings are yellow). The west side of the square (100 block of S. Jefferson St) was lined with the oldest two-story and three-story brick buildings, which continued north to the 100 block of N. Jefferson. The north side of the square (100 block of W. Monroe St) was likewise mix of two-story and three-story brick buildings. All types of retail businesses and professional offices are found on these blocks of Jefferson and Monroe. The 100 block of N. Main St had primarily two-

story brick buildings, with three taller buildings. The Presbyterian Church stood at the north end, with the Baptist Church, Carnegie Free Library, and Universalist Church also in this vicinity. Downtown stretched into the 200 block of N. Main St, which had a photo studio, houses, and three frame commercial buildings. Asbury M.E. Church stood on E. Monroe St to the east of the square, along with the Zuhn Building, a livery, blacksmiths, and several smaller frame buildings. The east side of the square (100 block of S. Main St) was fully developed with two-story brick commercial buildings, housing a mix of retail businesses and professional offices. Buildings to the east along E. Washington St included the courthouse, St. Michael's Episcopal Church, and the Congregational Church under construction. The south side of the square (W. Washington St) featured two-story brick buildings, with a various retail businesses. A mix of brick and frame buildings were found on the 200 block of W. Washington St to the west, as well as the water system standpipe. Overall, the 1909 Sanborn map reflects the full development of the core area and diverse mix of uses in the Mount Pleasant Downtown Historic District.

Figure 41. Central Park (*Mt Pleasant Beautiful* 1909: 5).

Civic pride perhaps spurred C.S. Rogers of the *Mt Pleasant Daily News* to publish *Mt Pleasant Beautiful* in December 1909, which provides images showcasing this development throughout the Mount Pleasant Downtown Historic District. This publication, primarily consisting of images taken between June and August 1909, aimed to convey the town's beauty and advantages. It featured photographs of parks, residences, schools, public buildings, businesses, industrial plants, the state hospital, and Iowa Wesleyan University. The town boasted modern infrastructure that included two telephone systems, express and telegraph offices, city mail delivery, municipal light and water services, day and night electrical power, and gas service for heat, power, and lighting.[214] The photographs in this book, as well as postcards and other images from this period, show the brick commercial buildings lining the square and blocks to the north on N. Main St and N. Jefferson St. A number of the earlier brick buildings had been painted white by this time.

Figure 42. West side of the square (S. Jefferson St), looking northwest (*Mt Pleasant Beautiful* 1909: 5).

[214] *Mt Pleasant Beautiful* 1909: 1

Figure 43. 100 block of N. Jefferson St, looking south from Madison (*Mt Pleasant Beautiful* 1909: 5).

Figure 44. Monroe St, looking west from 100 block of E. Monroe to north side of square (W. Monroe St) (*Mt Pleasant Beautiful* 1909: 5).

Figure 45. East side of the square (S. Main St), looking north (*Mt Pleasant Beautiful* 1909: 5).

Further social and infrastructural developments in this period reinforced the civic pride and enhanced the appeal of Mt Pleasant. Without an opera house since the 1905 fire, the town saw the formation of the Mount Pleasant Auditorium Company in 1909, which transformed the former Asbury M.E. Church into a community hub for performances, public meetings, high school plays, programs, and graduation for several years. Orren A. Hoagland, an architect from Chariton, was utilized to make plans in May 1909 to remodel the building into an auditorium, including an addition on the west side (115 E. Monroe St, Map #98). The contract was let to local contractors Whitney & Bergdahl, and it was completed in December.[215] Carl Stith, after briefly operating the Lincoln Theater in the Harlan House, introduced the motion picture industry to the town with the Electric Theater on the west side of the square in 1908, which then became the Princess Theater until 1917 (117 S. Jefferson, remodeled façade, Map #16).[216] Stith opened the Pastime Theatre on the east side of the square in 1909 (114 S. Main St, remodeled façade, Map #110), which continued to operate here until 1919 when it was sold to the operators of the Auditorium Theater.[217] Finally, the Hippodrome Theater operated as an outdoor theater on the vacant lot at the west end of the south side of the 200 block of W. Monroe St from 1909 to 1912, with a high fence built around

[215] "The Auditorium," *Mount Pleasant Journal,* May 28, 1909, 1; "The Auditorium," *Mount Pleasant Journal,* May 28, 1909, 3; "Auditorium is Finished," *Mount Pleasant Journal,* December 28, 1909, 2; Donald Young, "Mt Pleasant opera houses, theatres, and meeting halls," *Mt Pleasant News,* April 21, 2000, 5
[216] "The Electric Changes Hands," *Mt Pleasant Daily News,* December 11, 1908, 5
[217] *Mt Pleasant Daily News,* January 24, 1908, 6; "Will Be Pastime Theater," *Mt Pleasant Daily News,* May 5, 1909, 3; "10 Years Ago Today," *Mt Pleasant Daily News,* April 3, 1922, 3; "Pastime is Sold," *Mt Pleasant Weekly News,* June 11, 1919, 6

the edges to prevent unpaid viewers.[218] The town also began upgrading its infrastructure, replacing sidewalks with concrete and starting brick paving around the square and the block to the north on N. Main and N. Jefferson St by 1909.[219] Improvements also continued in Central Park during this period. The P.E.O. sorority at Iowa Wesleyan University began discussions about sponsoring a fountain for Central Park in April 1910. The design by the Bail and Hermont firm of Chicago was accepted, and the fountain was dedicated on July 5, 1911.[220] The improvements in infrastructure and in Central Park reflected the civic pride of the community and its commitment to enhancing public spaces for the enjoyment of its residents.

By 1910, three generations of African Americans lived in Mt Pleasant, including several who were well educated.[221] The *Iowa State Bystander* again in August 1910: "In the town are to be found a large number of young girls and boys who are in high school and have finished high school, more than most any other Iowa town." Prominent African American residents in the town were also mentioned, including barbers Samuel McCracken and I.W. Burnaugh, farmer John Greenup, and Alfred Colson, perhaps the wealthiest black man in Henry County.[222] African American barbers continued to play a role in local business, though they no longer had a monopoly on the profession. Samuel H. McCracken remained as the veteran barber in town, relocated in 1896 to his earlier location in the west room of First National Bank on W. Monroe where he would remain until moving to the block to the south on W. Washington in 1920.[223] J. Henry Mosely had operated his barber shop for many years before his death in January 1902.[224] Joe Wyatt Fidler and his brother-in-law Robert H. Hackley operated barber shops in various places through the 1900s and 1910s, including as partners in the Harlan House Barber Shop in 1907.[225] His brothers Dave Fidler and Edward Fidler also worked as barbers until their deaths in 1909 and 1912.[226] In February 1910, Joe Fidler continued the barber shop in the Harlan House on his own, noted as the only representative of the Davis-Mason-Fidler family left in the barber business in town.[227] In September 1922, Joe Fidler was noted as the leading barber of Mt Pleasant, operating the Union Depot Barber Shop.[228] The Brazelton House Barber Shop was sold in June 1904 to William Mason, a white man who moved to town from Indiana.[229] The shop moved to the first story of the

[218] Donald Young, "Mt Pleasant opera houses, theatres, and meeting halls," *Mt Pleasant News,* April 28, 2000, 5; Ruth Mallams, "Mt Pleasant Opera Houses and Theaters," HCHS clippings, Mt Pleasant Public Library
[219] *Mt Pleasant Beautiful* 1909: 1; Jaynes*, Highlights of Henry County History 1833-1976,* 88; HCBC*, The History of Henry County,* 16; Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E20
[220] "P.E.O. convention held at site where sisterhood was founded," *Mt Pleasant News,* June 6, 1975, 13; "P.E.O. members worried about fountain," *Mt Pleasant News,* June 26, 1986, 1
[221] The African American population of Henry County was 264 in 1910, down from 367 in 1900, though still representing 5% of the 3,874 population of Mt Pleasant. Ten other counties in Iowa had more African American residents (United States Federal Census 1910; McCarley 2014: 32; Bergmann, *The Negro in Iowa,* 1969, 34)
[222] "Editor's Observations," *Iowa State Bystander,* August 19, 1910, 1
[223] "Dean of Local Barbers," *Mt Pleasant Daily News,* March 2, 1920, 3
[224] "Mr. Mosley's Sad Death," *Mt Pleasant Journal,* January 28, 1902, 1
[225] *Mt Pleasant Journal,* November 15, 1907, 4
[226] "Death of Dave Fiddler," *Mt Pleasant Journal,* July 17, 1909, 1; "Death of Edw. Fidler," *Mt Pleasant Journal,* August 30, 1912, 4
[227] "Notice," *Mt Pleasant Daily News,* February 12, 1910, 2; "Opens Up New Shop," *Mt Pleasant Daily News,* February 16, 1910, 4
[228] *Mt Pleasant Daily News,* September 11, 1922, 4
[229] "Sells His Barber Shop," *Mount Pleasant Journal,* June 10, 1904, 1 "Resigned His Position," *Mt Pleasant Daily*

west side of the building and was listed as Mason & Swan at 106 N. Main St in the 1911-12 directory. Several other barber shops in town were also operated by white men by 1911, including Cobb & Williams at 107 N. Main St, The Model Barber Shop by Turkington & Smith on the north side of the square, Needham Rogers on N. Jefferson, and the Wright Brothers at 204 W. Washington. The 1910 census also highlighted the diversity of occupations among African American residents. Many worked in construction, with positions such as stone masons, house carpenters, and plasterers, while others worked as salesmen, office workers, seamstresses, and teachers. Many young women worked as domestic servants, washwomen, or in laundry services, while young men found employment as porters, draymen, and laborers.[230] This snapshot of the African American community in Mt Pleasant reflects their contributions to the local business economy across a wide range of professions in the early 20th century.

Figure 46. North side of square (Monroe St), looking east from near Jefferson St (HCHT collection).

The *Directory of Henry County, Iowa, 1911-12,* compiled and published by George T. Mason, presents a detailed account of the broader commercial enterprises in Mt Pleasant, illustrating a diversified and maturing local economy.[231] The town featured 14 churches, four banks, four newspapers, two theaters, six restaurants, and five hotels. Retail businesses included three dry goods stores, two department stores, five clothing stores, five shoe stores, 17 grocery stores, four

News, June 28, 1905, 2; "Building Up A Good Business," *Mt Pleasant Daily News,* October 27, 1905, 3
[230] United States Federal Census 1910; McCarley 2014: 34
[231] George T. Mason, *Directory of Henry County, Iowa, 1911-12*. Mt Pleasant, IA: The News, 1911

Figure 47. West side of square (100 block S. Jefferson St) and north on 100 block of N. Jefferson St, looking northwest from near Washington St (HCHT collection).

Figure 48. West side of 100 block of N. Main St, looking northwest from Monroe St (HCHT collection).

meat markets, five jewelry stores, three variety stores, three bakeries, three confectioneries, two chinaware stores, six drug stores (two of which also sold wallpaper), three furniture stores, three hardware stores, and numerous other specialty shops. The town also had several service businesses, including four tailors, two undertakers, four florists, and seven barber shops. With the introduction of the automobile, the first of related businesses was noted in this directory, the Mt Pleasant Automobile Co at 215 E. Monroe. The directory also highlighted professional services, with 13 physicians, a veterinarian, 10 lawyers, three abstractors, and five insurance agents. The four millinery stores were run by women, all located along Jefferson St. Fourteen women were listed under dressmaking, with locations split between downtown spaces and their residences. Other women in the business listings in town included three nurses, a florist, four music teachers, four matrons of boarding houses, and the operator of a garment manufacturing firm. There were six contractors in town, with the firm of Whitney & Bergdahl listed in bold (John L. Whitney, Karl A. Bergdahl). The directory also listed two lumber dealers, a planing mill, and two sash/door/millwork factories. Manufacturing concerns included such businesses as five cigar manufacturers, three wagon and carriage firms, E.G. Staats & Co (regalia manufacturer), Mt Pleasant Canning Co (sweet corn), Iowa Ditching Machine Co, Mt Pleasant Glove Manufacturing Co, a garment manufacturing company run by Mrs. M.E. Carter, Smouse Manufacturing Co (sorghum evaporators), and Mason Bros (pop manufacturers). The E.G. Staats & Co of Mt Pleasant was incorporated in January 1911 to manufacture pennants, lodge regalia, and other articles, starting in a location on the south side of the square. They became known for their manufacture of county and state fair prize ribbons, and they were responsible for national standardization of colors of prize ribbons.[232]

After several years of discussion, construction of the new Henry County Courthouse finally began in 1911, replacing the deteriorating courthouse at the southeast corner of E. Washington and S. Main St. Joseph W. Royer of Urbana, IL, known as a prolific architect for public buildings in the region, was selected to design the new building in September 1911, with plans approved in February 1912. English Brothers Construction of Champaign, IL, was awarded the contract in April 1912.[233] Construction was halted shortly after it began in May as the editor of the *Mt Pleasant Daily News* suggested a revision to the site plan to place the courthouse in the center of the block (rather than in the northwest corner on the earlier site) and to place the heating plant with smokestack on the block to the south (rather than the southeast corner), which would also have room for a new sheriff's residence and jail with the demolition of Centennial School (closed after new high school built).[234] Thus, the Henry County Courthouse was constructed in a prominent location on the center of the block to the southeast of the public square. With various delays on the construction, the walls and roof were completed on December 27, 1913, and the new

[232] HCBC*, The History of Henry County,* 89; "A New Factory," *Mt Pleasant Free Press,* October 6, 1910, 6; "Notice of the Organization of E.G. Staats and Company Incorporated," *Mt Pleasant Journal,* January 17, 1911, 4; "Staats Co Have Good Year," *Mt Pleasant Daily News,* October 16, 1912, 1
[233] "The New Court House," *Mt Pleasant Journal,* September 22, 1911, 1; "New Court House Plans," *Mt Pleasant Journal,* February 13, 1912, 1; *Mt Pleasant Daily News,* March 14, 1912, 3; "Court House, Mt. Pleasant, Iowa," *Mount Pleasant Journal,* March 22, 1912, 1; "English Bros Given Contract", *Mt Pleasant Daily News,* April 19, 1912, 3
[234] "The Bystander's Notes", *Mt Pleasant Daily News*, May 15, 1912, 2; "Board Votes to Change the Site," *Mt Pleasant Daily News*, May 17, 1912, 3; "The Bystander's Notes", *Mt Pleasant Daily News*, May 17, 1912, 2

courthouse was accepted on August 5, 1914.[235] The three-story stone building was designed in the Classical Revival style (Map #120, 100 E. Washington St). The heating plant was constructed on the block to the south, and it remains in this location (Map #122, 106b E. Clay St).

Figure 49. Henry County Courthouse in 1920s, with power plant visible at left (HCHT collection).

The construction of the new Henry County Courthouse and improvements in transportation in Mt Pleasant spurred further community development in the early 1910s. In 1912, the Chicago, Burlington, and Quincy Railroad granted the request of local leaders for a new depot, constructing a new brick depot on N. Adams St to the east of the old depot. The depot, completed in November 1912, was designed similarly to one in Albia and built by local contractors Whitney & Bergdahl (extant).[236] At the same time, railroad travel was rapidly being replaced by automobile travel, as the number of automobiles increased and roads were improved. In 1912, the Huebinger Company published their *Automobile and Good Road Atlas of Iowa*, which highlighted primary routes in red, such as the Waterloo and Keokuk Belt Line and the Blue Grass Road through Mt Pleasant. The atlas also noted related facilities for the traveler, such as gas stations, garages, blacksmiths, and hotels. The Waterloo and Keokuk Belt Line became part of the Red Ball Route in 1913, a major north-south highway running from Minneapolis to St. Louis. Mt Pleasant was located at the

[235] Jaynes, *Highlights of Henry County History 1833-1976,* 87; HCBC, *The History of Henry County,* 13
[236] "The New Depot Specifications," *Mt Pleasant Journal,* February 2, 1912, 3; "Year of 1912 Has Been One of Great Events," *Mt Pleasant Daily News,* December 31, 1912, 3

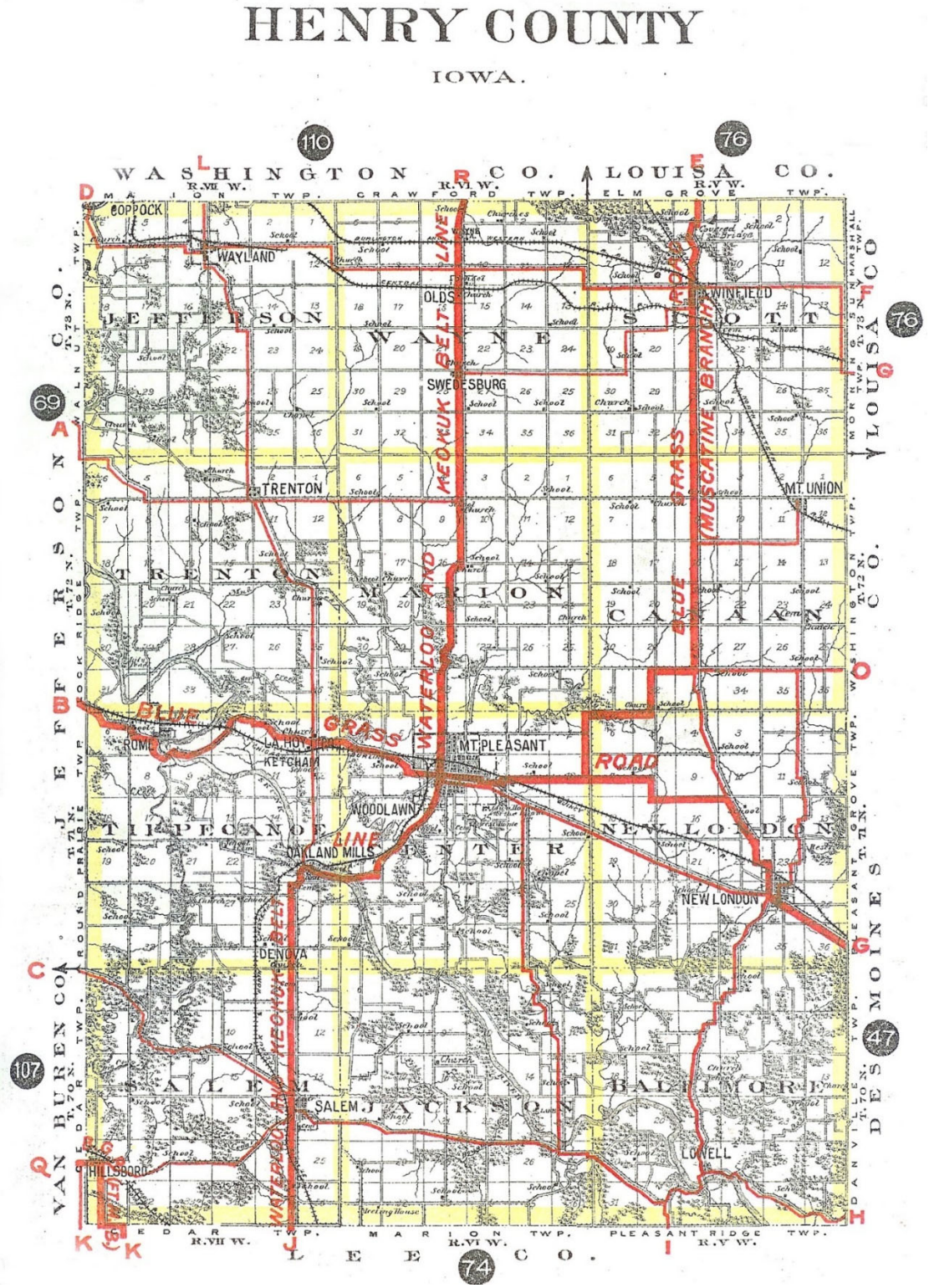


Figure 50. Henry County on the *Automobile and Good Roads Atlas* in 1912 (Huebinger 1912: 62).

crossroads of the Red Ball Route and the Blue Grass Road through the 1910s and 1920s. The increased automobile traffic led to an increase in speed limits within the town, from 5 mph to 15 mph in 1913, with route markers indicating the Red Ball Route and Blue Grass Road.[237] Other notable improvements in Mt Pleasant in 1912 included the construction of the first (underground) sewer system, remodeling of the electric light plant, and the dedication of the new Methodist Episcopal Church.[238] In 1913, the Mount Pleasant Telephone Company built a new two-story brick building for the central telephone exchange at 205 N. Main, on the site of the former opera house north of the Baptist Church and across from Will Dyall Studio and the public library.[239] These projects were key milestones in the civic pride and modernization of Mount Pleasant during this period.

These community projects and transportation improvements spurred additional commercial improvements in the Mount Pleasant Downtown Historic District. While construction remained limited in the 1910s, the projects represent a marked increase in construction from 1912 to 1917 in comparison to the prior decade. Several new storefronts were installed on commercial buildings in this period. Storefront improvements in 1911 included the grocery store of Walter Shepp on the west side and the jewelry store V.D. Morris on the east side, which featured two large display windows, prism glass, and enamel brick.[240] The furniture store and undertaking establishment of Bird & Crane also had a new storefront installed on their three-story building at 127 N. Jefferson St in July 1911.[241] Adam Weir purchased the building at 119 N. Jefferson in January 1912, remodeling the storefronts for W.F. Coles meat market and Needham Rogers' barber shop. The building vacated by Coles, adjacent to the four storefronts of the department store of William Hoaglin, was then reconstructed by Hoaglin for his shoe department in July 1912 (109 N. Jefferson, Map #35). The new façade of the building included glazed white tile, large display windows, and a deep lobby.[242] Several buildings were also improved with new storefronts on N. Main St in 1912, including the Luberger Bakery at 118 N. Main St and the Virden grocery store at 124 N. Main St.[243] William Hoaglin also remodeled the building at 128 N. Main St with a new artistic storefront and new fixtures for the grocery store of Swanson & Peterson in fall 1915.[244] The former drug store of I.P. Van Cise on the west side of the square at 107 S. Jefferson was improved in April 1915 with a new storefront of white glazed brick and large windows by William Hoaglin. Walker's West Side Pharmacy opened here in May, complete with new fixtures, a soda fountain, and a complete stock of drugs.[245]

[237] Huebinger 1912: 62; HCBC*, The History of Henry County,* 19, 95; Jaynes*, Highlights of Henry County History 1833-1976,* 95, 119
[238] Jaynes*, Highlights of Henry County History 1833-1976,* 88; "Year of 1912 Has Been One of Great Events," *Mt Pleasant Daily News,* December 31, 1912, 3
[239] Jaynes*, Highlights of Henry County History 1833-1976,* 96
[240] *Mt Pleasant Daily News,* November 29, 1911, 2; "A Model Jewelry Store," *Mt Pleasant Daily News,* November 28, 1911, 3
[241] "Business Change Announced Today," *Mt Pleasant Daily News,* April 10, 1911, 3; *Mt Pleasant Journal,* June 13, 1911, 3
[242] *Mt Pleasant Journal*, July 26, 1912, 3; *Mt Pleasant Daily News*, Oct 7, 1912, 4
[243] "Improvements on North Main," *Mt Pleasant Daily News,* May 11, 1912, 2
[244] "Swanson's New Store," *Mt Pleasant Daily News,* November 4, 1915, 3
[245] "New Pharmacy," *Mt Pleasant Daily News,* April 15, 1915, 3; *Mt Pleasant Weekly News-Journal,* May 5, 1915, 8

Additional construction is noted over the next few years, with major fires again fueling downtown improvements. The fire on June 17, 1914, to the west of the 100 block of N. Jefferson St destroyed several buildings, including the Christian Church and M.C. Hall's lumberyard, with the majority of the buildings on the west side of N. Jefferson suffering damage. Several of these properties were owned by William Hoaglin.[246] In July, Hoaglin purchased the building housing C.C. Warhurst's grocery store (111 N. Jefferson St, Map #36) and remodeled it, along with the adjacent building occupied by H.A. Duncan's grocery store (113 N. Jefferson St, Map #37), "into two fine and modern stores." In September, the *Mt Pleasant Daily News* reported the Warhurst store featured "a white enameled brick front and fine display windows," similar to the adjacent building remodeled for Hoaglin's shoe department.[247] Another fire struck the south side of the square on August 14, 1914, destroying a brick building owned by William Hoaglin and a frame building housing the *Mt Pleasant News*.[248] William Hoaglin constructed a new two-story brick building across the four storefront spaces in 1915 (demolished). The post office moved into the west half of this building, with the Mt Pleasant House / Mason Hotel also listed in the building.[249] The post office remained here until a dedicated building was constructed for it in 1936. Increased automobile traffic through Mt Pleasant and the increased popularity of automobiles resulted in construction of related buildings in this period. In 1916, George N. Felgar purchased the site of the Christian Church and built a brick garage at 211 W. Monroe St (Map #31). The garage was occupied by the local Ford agent, J.L. Scott & Co, who was listed in 1917 and 1919 as selling a full line of supplies, gas, and oils.[250]

Other improvements were completed in the east portion of the Mount Pleasant Downtown Historic District. Dr. Clarence E. Hunt, a 1909 graduate of the Iowa State University veterinary school, opened his practice at 200 E. Monroe St in an area near stables and blacksmith shop, an ideal location for a veterinarian. In November 1914, contractor John Nicholson had a two-story brick building of "unusual solidarity and fine looks" under construction for Dr. Hunt further east on the block at 211 E. Monroe St (Map #102). The entire lower level was dedicated to his veterinarian practice, and the upper level had two separate living units, one of which was occupied by Dr. Hunt and his wife.[251] Dr. Clarence E. Hunt would continue his veterinary practice here until his death in 1953, with his son Dr. John N. Hunt joining the practice in the 1940s and continuing it into the 1980s.

While other churches in town had constructed new buildings, St. Michael's Episcopal Church continued to worship in its 1866 frame building at 202 E. Washington St, located between the new courthouse and Congregational Church. In 1917, this small church in the "city of churches" underwent significant improvements, including the addition of a brick veneer that transformed the

[246] "Many Business Houses Are Destroyed by Fire," *Mt Pleasant Daily News,* June 29, 1914, 3
[247] "Rebuilding Rapidly Going On," *Mt Pleasant Daily News,* July 22, 1914, 3; *Mt Pleasant Daily News*, August 5, 1914, 4; *Mt Pleasant Daily News,* September 26, 1914, 2; *Mt Pleasant Daily News*, Oct 23, 1914, 4
[248] "Disastrous Fire on South Side Friday Afternoon," *Mt Pleasant Daily News,* August 15, 1914, 1
[249] "Post Office is Settled," *Mt Pleasant Daily News,* March 18, 1915, 3
[250] *Mt Pleasant Daily News,* May 2, 1916, 4; *Mt Pleasant Daily News,* August 11, 1916, 4
[251] "E. Monroe St Looking Up," *Mt Pleasant Daily News,* November 11, 1914, 3

building into "one of the prettiest churches" in town.[252] An addition was also constructed around this time to the rear of the church for a parish hall, which is also shown as clad in brick veneer on the 1920 Sanborn map.[253]

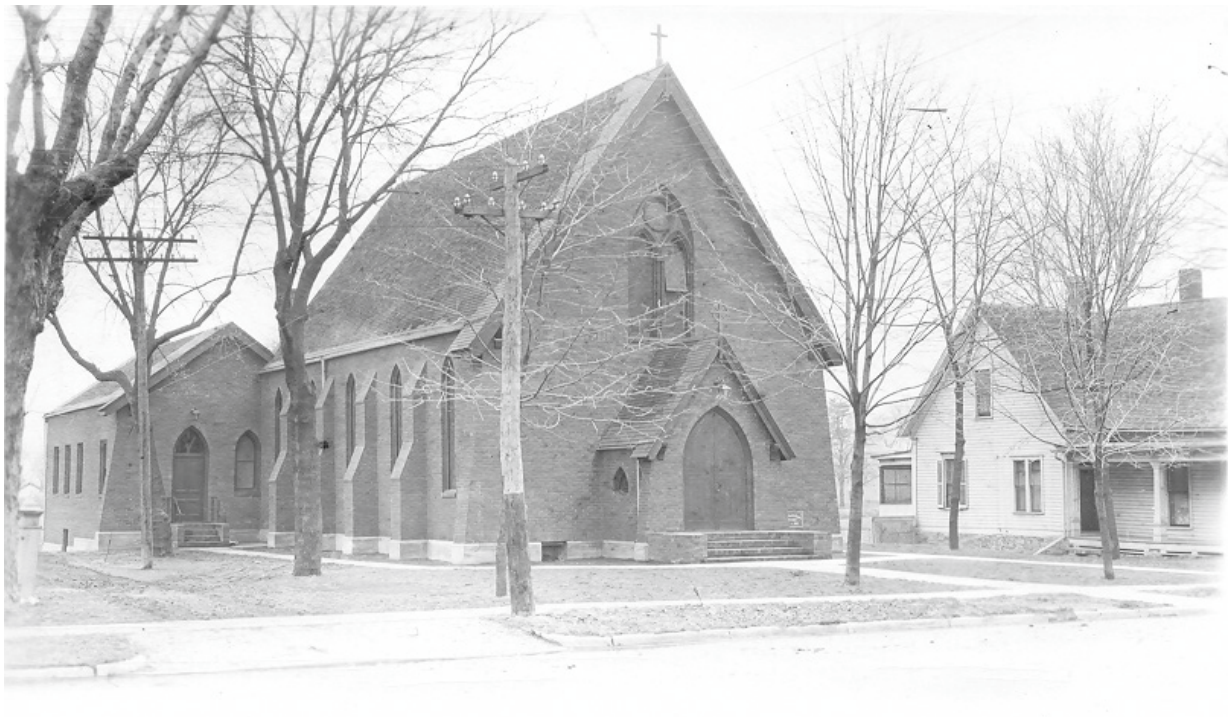


Figure 51. St. Michael's Episcopal Church after brick veneer was added in 1917 (Hayes collection, HCHT).

With the end of World War I, retail businesses thrived, new community organizations formed, and a new industry opened in downtown Mt Pleasant. American Legion Post No. 58 was established in March 1919 with the largest number of charter members for any organization in southeast Iowa and named in honor of Bob Tribby, the town's only casualty of the war.[254] In April 1922, the auxiliary to the American Legion was organized by 30 women.[255] Rotary Club, No. 826, was also chartered in Mt Pleasant in 1921. Over the next decade, the club played a key role in supporting various community projects.[256] These organizations met in downtown buildings. Notable industries still operating per the 1919 telephone directory included the Mt Pleasant Canning Co., Mt Pleasant Bottling Works, E.G. Staats & Co., and garment factory of C.W. Carter, with the latter two factories located on W. Washington and N. Jefferson in downtown Mt Pleasant. Through the

[252] "Dedicatory Services," *Mt Pleasant Weekly News-Journal,* October 31, 1917, 1
[253] *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 27, "History of St. Michael's Episcopal Church, Mt Pleasant, Iowa"
[254] Jaynes, *Highlights of Henry County History 1833-1976,* 119; HCBC, *The History of Henry County,* 19;"Organize American Legion," *Weekly News,* June 18, 1919, 5; "Charter Members," *Weekly News,* June 18, 1919, 5
[255] Jaynes, *Highlights of Henry County History 1833-1976,* 119
[256] Jaynes, *Highlights of Henry County History 1833-1976,* 119; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 63

efforts of Henry Virden and the Commercial Club, a branch factory for the American Pearl Button Co of Washington was established in Mt Pleasant. Iowa was the center of the freshwater pearl button industry in the first decades of the 20th century, with a large number of factories located in Muscatine. The button company, located above W.H. Jericho's jewelry store at 116 S. Main St (Map #111), employed local women to sort and grade buttons, with additional women working from home to sew buttons onto cards. The American Pearl Button Co continued to be listed on the east side of the square in the 1921 to 1927 telephone directories, located above Jericho's jewelry store.[257] The Mt Pleasant branch of the American Pearl Button factory was closed in July 1928.[258]

In the years immediately following World War I, Mt Pleasant experienced a wave of commercial development driven by prosperity and the rise of the automotive industry. The Farmers and Merchants Bank doubled their space by remodeling both halves of the first story of the Hill building at the northwest corner of the square into one large banking room, moving the stairs to the east side. The second story was remodeled into modern offices, and the third story was remodeled for the Athenian Club.[259] The storefront was remodeled with a Classical Revival design deemed appropriate in this period for a bank (125 W. Monroe St, Map #61). At the opposite end of the block, the three-story brick building at 103-105 W. Monroe St sustained a serious fire in December 1919, with the gutted building sold to F.B. Crane in April 1920. Crane reconstructed it as a two-story building in spring 1920, reutilizing a portion of the façade and giving it a more modern appearance with a simple brick façade (103-105 W. Monroe St, Map #68). He moved his jewelry store into one of the two storefront spaces, with four modern professional offices on the second story.[260] F.B. Crane & Son remained in this location until 1965. On the block to the west H.E. Rukgaber constructed a one story, "strictly modern" 57 by 150 foot brick garage in 1920 at 215 W. Monroe St (Map #30) on the lot to the west of the alley and the garage built in 1916 for George N. Felgar.[261] Another garage was built on the block to the south, with the fire damaged building at 204 W. Washington demolished by Adam Weir in 1919. He constructed a new two-story building with a 40-foot frontage immediately to the west of the 1884 brick building at the southwest corner of S. Jefferson and W. Washington (Map #8). Smith & Son opened their garage in the new building.[262]

[257] American Pearl Button Company was headquartered in Washington, started by men from Muscatine; *Mt Pleasant Daily News,* May 22, 1919, 4; "Factory to Locate Here," *Mt Pleasant Daily News,* August 20, 1919, 3; "Button Factory Starts," *Mt Pleasant Daily News,* August 22, 1919, 3; *Mt Pleasant Daily News,* October 4, 1919, 4; *Mt Pleasant Daily News*, May 26, 1923, 4; *Mt Pleasant Daily News,* December 24, 1924, 3

[258] "Pearl Button Factory Discontinues Local Branch of Business," *Mt Pleasant News,* July 24, 1928, 1

[259] "Many Improvements," *Mt Pleasant Daily News,* May 16, 1919, 3; "Bank Plans Approved," *Mt Pleasant Daily News,* June 18, 1919, 3; "To Have New Home," *Mt Pleasant Daily News,* August 8, 1919, 3; "Bystander Notes," *Mt Pleasant Daily News,* March 7, 1919, 2

[260] *Mt Pleasant Free Press*, published in the *Washington Democrat,* December 31, 1919, 4; "Crane Buys Spahr Block*," Mt Pleasant Daily News*, April 8, 1920, 4; *Mt Pleasant Daily News,* May 17, 1920, 4; "New Crane Building Filling Up," *Mt Pleasant Daily News,* September 4, 1920, 3

[261] "Work Started on New Garage," *Mt Pleasant Weekly News*, June 2, 1920, 1; *Mt Pleasant Daily News*, October 22, 1920, 2

[262] "Blaze at Smith & Sons' Garage," *Free Press,* July 4, 1917, 1; *Mt Pleasant Daily Journal,* March 13, 1919, 4

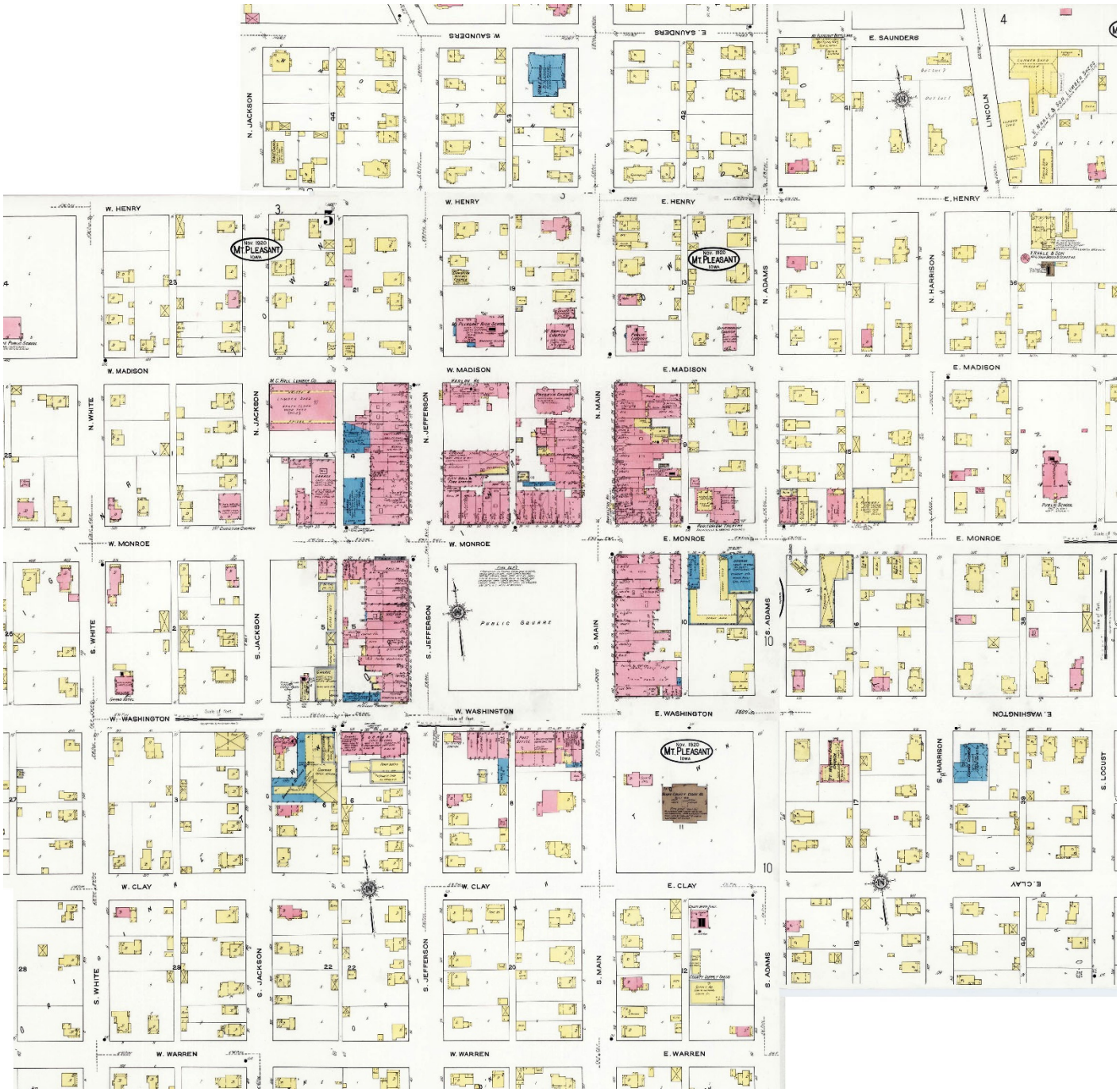


Figure 52. Downtown Mount Pleasant in November 1920 (Sanborn Map Company 1920).

The 1920 Sanborn map shows that automobile-related businesses had become prevalent in the Mount Pleasant Downtown Historic District, particularly on the blocks immediately adjacent to the east and west of the square.. The south side of the square (100 block of W. Washington) has the newest commercial building on the square, with the Hoaglin building occupied by the post

office built in 1915 on the east half and an oil station replacing the former livery at the west end. Surrounding blocks increasingly reflected the shift from horse-based to automobile-based services. The 200 block of W. Washington contained several large garages, frame garages, a hitching shed, shops related to farm implements and granite, and the relocated E.G. Staats & Co pennant factory in a concrete block rear addition to the corner building. To the north, the 200 block of W. Monroe has the two new garages on the north side, with the Christian Church moved to the corner of the block to the west. The new brick lumber shed of M.C. Hall Lumber Co occupies the northwest corner of the block at the southeast corner of W. Madison and N. Jackson. The J.L. Goe & Sons livery building on N. Jefferson is noted as a garage, with vacant space to its north to the Harlan House (used as flats). The high school in the former Y.M.C.A. building, Baptist Church, Presbyterian Church, telephone company, public library, and Universalist Church continued to line this area to the north of the square along Madison St, with the frame commercial buildings at the north end of the 200 block of N. Main St. Automobile businesses were similarly evident east of the square. Along E. Monroe, the Ross livery had been converted to a garage with a vulcanizing shop in the alley in the 100 block, and the 200 block included a filling station as well as older transfer, feed, and blacksmith buildings. The north side of the block has the tin shop of E.E. Taft & Sons in the three-story brick corner building, with a blacksmith, Dr. C.E. Hunt's veterinary practice, and a frame garage to the east. Meanwhile, the new courthouse occupied the south side of the 100 block of E. Washington, with the blocks to the east remaining primarily residential in 1920 with St. Michael's Episcopal Church and the Congregational Church on the south side.

During this period of commercial and community improvements through the 1910s, the population of Mt Pleasant increased slightly from 3,874 in 1910 to 3,987 in 1920, essentially the same level of 3,997 residents in 1890. At the same time, the African American population of Mt Pleasant continued to decline through this period to 166 residents in 1920.[263] While there was an overall increase in the African American population in Iowa in the 1910s, it then declined in the 1920s as younger African American residents moved to larger nearby cities, such as Chicago. Population declines were then particularly noted in small cities in Iowa, without the jobs and activities present to retain the younger generation. By 1930, the African American population was recorded at only 87 residents. While Mt Pleasant continued to retain its core African American families, fewer new families were moving to town in this period, with jobs and other activities concentrated in other towns in Iowa. Some African American families remained active in the business community. Among the most prominent was barber Samuel H. McCracken, who relocated his shop in 1920 from the rear room of the First National Bank on W. Monroe to the west portion of the old house of Presley Saunders on W. Washington across from the standpipe in March 1920.[264] He operated there with his son Sam McCracken until a stroke in 1923. When he died in June 1925, Samuel H. McCracken was noted as one of the pioneer businessmen of Mt Pleasant and one of the most

[263] The African American population of Henry County was 212 in 1920, ranking it as 18th among Iowa counties. Urban centers rose to the top of the rankings by this period, including Polk County (Des Moines) – 5,837, Lee County (Keokuk) – 1,417, Woodbury County (Sioux City) – 1,147, Black Hawk (Waterloo) – 856, Scott County (Davenport) – 745, Linn (Cedar Rapids) – 704, and Pottawattamie (Council Bluffs) – 612. Buxton, in Monroe County (1,652 black residents), stood out as a largely African American community in this coal producing region of south central Iowa (Bergmann, *The Negro in Iowa,* 1969, 34).
[264] "Dean of Local Barbers," *Mt Pleasant Daily News,* March 2, 1920, 3

prominent African Americans in the state.[265] His barber shop was continued by his son Sam McCracken, who operated it around the corner at 207 S. Jackson for several years.[266] Joe Fidler also continued to operate the Union Depot Barber Shop in the early 1920s.[267]

In the early 1920s, Mt Pleasant saw both the continuation of successful businesses and the establishment of new businesses that would shape the community for decades. Mt Pleasant State Hospital for the Insane remained central to the local economy, employing a large number of residents. The Henry County Soldiers and Sailors Memorial Hospital, designed by G.L. Lockhart and completed in 1921, added another significant institutional presence.[268] Several long-running businesses began during this period. The grocery store of the Stiles Bros, operating since 1901 at 111 W. Monroe St (Map #67), was changed by the Stiles into a Nifti Thrift Store in October 1920, one of a new discount grocery chain that they had started in Burlington. The store shifted from a credit and delivery store to a cash and self-service store, which permitted lower prices to be offered than a traditional grocery store.[269] In 1922, Charles Fankhauser took over operations of the Pleasant Hill Dairy at 112 N. Main St (Map #95) after training in dairy production. Fankhauser Dairy specialized in pure creamery butter, ice cream, and fancy cheese, and it continued to operate at 112 N. Main St producing Queen Quality butter and ice cream until 1972.[270] The local theater scene also evolved. The Auditorium Theatre (in the former Asbury M.E. Church) passed through several owners and operators in the 1910s, and it was opened as a motion picture house in spring 1916 (115 E. Monroe St, Map #98). The Southern Iowa Theater Company acquired it in May 1919 and the Pastime Theater on the east side of the square in June 1919, soon closing the latter.[271] In September 1922, Karl Hoaglin sold the lease of the Auditorium Theatre to D.E. Arries and M.L. Dickson, with the latter continuing to operate a motion picture theater here for three decades.[272] Meanwhile, the Pastime Theater building at 114 S. Main St (Map #110) received a major storefront remodel in 1922, becoming home to F.A. Bird's grocery until 1939.[273] Two stores to the south, a new storefront was also installed on the J.M. Burd Shoe Co in spring 1922 (Figure 53).[274] This building at 118 S. Main Street retains the storefront remodel from this period with the white glazed brick and tile floor announcing "Burd Shoe Co" (Map #112) The shoe store continued in this location as the J.M. Burd Shoe Co until 1967, when it was renamed the Tompkins Family Shoe Store.

[265] "Samuel H. McCracken Passes Away," *Mt Pleasant Daily News,* June 6, 1925, 1
[266] "Sam McCracken Taken By Death," *Mt Pleasant News,* August 20, 1966, 1
[267] *Mt Pleasant Daily News,* September 11, 1922, 4
[268] "Henry County Hospital Opened for Use 25 Years Ago," *Mount Pleasant News,* May 10, 1946, 1; "Corner Stone Laid," *Mt Pleasant News,* April 25, 1921, 3; HCBC*, The History of Henry County,* 19
[269] "Several Merchants in Business Here Over Fifty Years," *Mt Pleasant News,* September 25, 1934, 5; "The Bystander's Notes," *Mt Pleasant Daily News,* October 21, 1920, 2
[270] "A Business Change," *Mt Pleasant Daily News,* May 2, 1922, 4
[271] "Playhouse Leased," *Mt Pleasant Daily News,* March 9, 1916, 4; *Mt Pleasant Daily News,* May 31, 1918, 4; "The Auditorium Sold," *Mt Pleasant Daily News,* April 29, 1919, 4; "Pastime is Sold," *Mt Pleasant Weekly News,* June 11, 1919, 6
[272] "Auditorium is Sold," *Mt Pleasant Daily News,* September 13, 1922, 4; Jaynes*, Highlights of Henry County History 1833-1976,* 163; Donald Young, "Mt. Pleasant opera houses, theatres, and meeting halls," *Mt Pleasant News,* April 21, 2000, 5
[273] *Mt Pleasant Daily News,* March 24, 1922, 4; "Now in New Location," *Mt Pleasant Daily News,* May 17, 1922, 4
[274] *Mt Pleasant Daily News,* March 24, 1922, 4

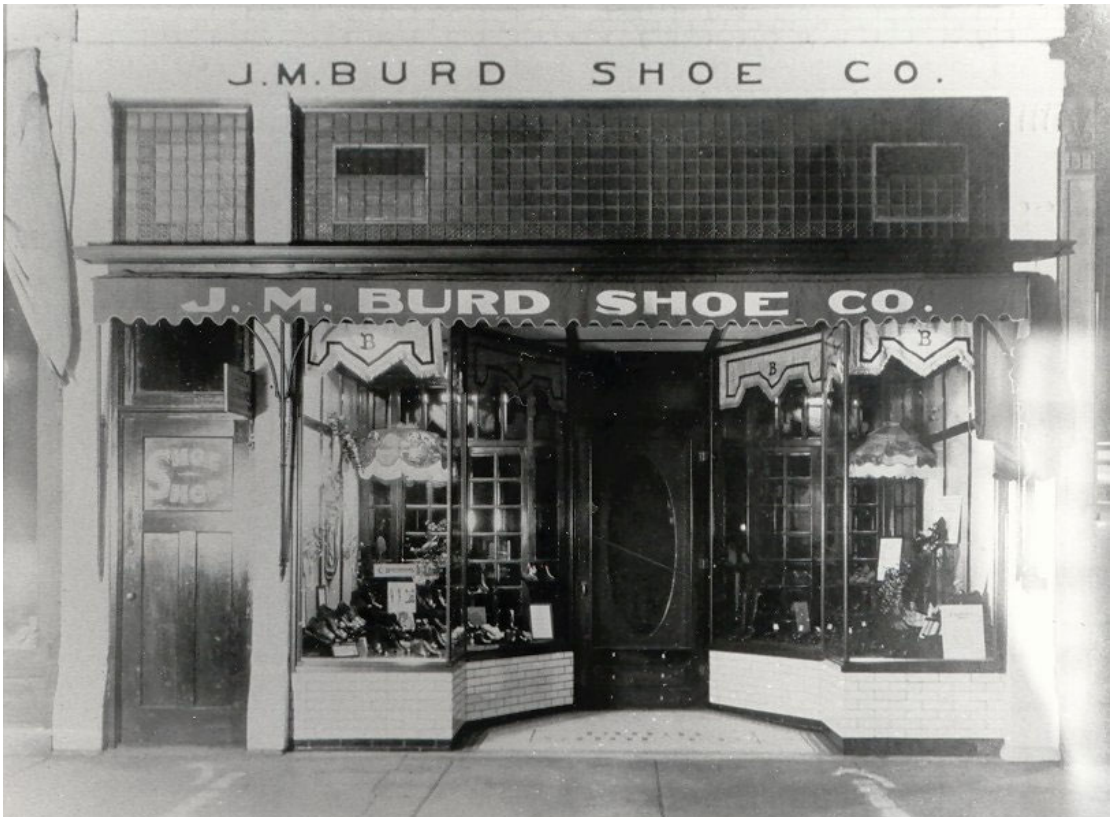


Figure 53. J.M. Burd Shoe Company after 1922 remodel (HCHT collection)

The farm economy took a turn in the early 1920s, affecting businesses and new construction in communities such as Mt Pleasant. Farmers thrived during the "Golden Age" of agriculture, which stretched through the end of World War I. Additional land was acquired to maximize production, depending on the bank for the mortgage. With the end of the war, agriculture returned to the free market system as price supports were removed. The fallout from price declines triggered an economic downturn, resembling a "mini depression." Although prices began to recover throughout the 1920s, they never fully returned to the levels seen in 1919.[275] The agricultural struggles had a ripple effect on the local economy in Henry County, impacting businesses in Mt Pleasant. At the same time, the Mt Pleasant Implement Company was formed in February 1922, acquiring Charles Nelson & Sons. They incorporated to handle a full line of farm machinery and tractors, including both McCormick-Deering and International Harvester tractors and equipment. They constructed a two-story brick commercial building with simple brick details at 112 N. Jefferson St (Map #57) on the vacant lot to the north of the Goe & Smith livery and to the south of the Harlan House.[276]

[275] Jaynes, *Highlights of Henry County History 1833-1976,* 116; William H. Thompson, *Transportation in Iowa: A Historical Perspective,* Ames, IA: Iowa Department of Transportation, 1989, 133-134
[276] "A Big Business Change," *Mt Pleasant Daily News,* February 28, 1922, 4; *Mt Pleasant Daily News,* March 1, 1922, 6; *Mt Pleasant Daily News,* May 3, 1922, 6; "Poultry Show Next," *Mt Pleasant Daily News,* November 22, 1922, 3

Figure 54. South on Jefferson St in 1920s with new First National Bank at corner (HCHT collection)

The agricultural economy in the 1920s likely contributed to significant changes in the banking landscape of Mt Pleasant. In January 1922, National State Bank merged into First National Bank, creating a single dominant bank from the two oldest banking interests. First National Bank took over the assets and notes of National State Bank, placing it in a dominating position among financial institutions in southeast Iowa with deposits well over $1 million.[277] First National Bank operated from the old National State Bank while constructing a new, larger Classical Revival bank building designed by Chicago architect Paul V. Hyland at the north end of the west side of the square (101 S. Jefferson St, Map #23). The bank celebrated its grand opening on December 12, 1923, praised for its harmonious architecture and decorations.[278] The former National State Bank building was sold to Fred B. and Ralph K. Crane in May 1923, who remodeled it into a modern commercial block (101 W. Monroe St, Map #69). In April 1924, the 16th store for the Spurgeon Mercantile Company opened there, perhaps the first chain store in Mt Pleasant. It would expand into the storefront to the west as well within the next 10 years, remaining there until moving to a new building at 127 N. Main St in 1970.[279] Meanwhile, the economy contributed to the closure of the Farmers & Merchants Savings Bank, the newest bank in town. Its directors voted voluntary liquidation in May 1924 rather than making any effort to consolidate, surprising the community.[280]

[277] "Two Big Banks Merge," *Mt Pleasant Daily News,* January 20, 1922, 3; "Henry County Savings Bank Linked with First Mt. Pleasant Bank," *Mt Pleasant News,* November 13, 1961, 24
[278] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E21; "Bank Contract Signed," *Mt Pleasant Daily News*, February 22, 1923, 1; "Bank Now Open," *Mt Pleasant Daily News,* December 13, 1923, 1
[279] "Several Merchants in Business Here Over Fifty Years," *Mt Pleasant News,* September 25, 1934, 5
[280] "Farmers & Merchants Vote for Liquidation," *Mt Pleasant Daily News,* May 15, 1924, 1; "Will Organize a New

In 1926, a new institution, the State Trust and Savings Bank, opened in the former Farmers & Merchants building at 125 W. Monroe (Map #61). In addition to regular banking, the new bank had a trust department to handle trust funds and estates, a new feature in Henry County banking.[281] Thus, three banks operated in Mt Pleasant in the late 1920s: First National Bank, Henry County Savings Bank, and State Trust and Savings Bank.

Figure 55. Design for Masonic Temple Theatre in 1923 (HCHT collection)

While new construction remained limited in the Mount Pleasant Downtown Historic District, two buildings were remodeled with new façades on N. Main St in the middle of the 1920s. After meeting in halls in various downtown buildings over the last 70 years, the Masonic lodges sought their own space. Henry Lodge No. 8, A.F. & A.M., acquired the three-story Kaster Block built in 1866 at 115 N. Main Street in November 1918, moving into the old hall on the third story.[282] In 1923, an extensive remodel of the building included a new façade and a rear addition for a theater designed by architects Owen, Payson, & Carswell of Kansas City, likely by local architect Robin Carswell who ran their Fort Madison office in this period. The contractor was K.A. Bergdahl of

Bank," *Mt Pleasant Daily News,* June 6, 1924, 4; "Farmers and Merchants Bank Building Sold," *Mt Pleasant Daily News,* March 10, 1925, 1

[281] "Hundreds Visit the New Bank," *Mt Pleasant Daily News,* July 2, 1926, 1

[282] *Mt Pleasant Daily News*, August 5, 1918, 4; *Mt Pleasant Daily News*, November 20, 1918, 3; "Farmers and Merchants Bank Building Sold," *Mt Pleasant Daily News,* March 10, 1925, 1

Mt Pleasant. By October 1923, the new front of the Masonic building was nearly complete, noted as "ornate and highly presentable."[283] The Masons celebrated their new space on May 19, 1924, the same day the Temple Theatre opened.[284] The Masons would remain at this location at 115 N. Main St (Map #73) until completing a new one-story building on the block to the north at 206 N. Main St in 1990 (Map #83). The Temple Theatre was sold to D.E. Arries and M.L. Dickson on September 1, 1924, with the latter becoming sole operator of this theater and the Auditorium Theatre in 1926. New releases were shown at the Temple Theatre, with the Auditorium Theatre (later Colonial Theater in 1938) showing older movies.[285] A movie theater continues to operate in this space in downtown Mt Pleasant in 2026. The façade improvements to the Masonic Temple Theatre also prompted renovations to the adjacent double-storefront building at 109-111 N. Main St (Map #72). Dr. J.J. Pitcher, who owned the southern portion of the building, acquired the northern half in June 1923. In November 1924, the *Mt Pleasant Daily News* reported the new front would "give him a double business house that is a credit to the busy thoroughfare."[286] The brick utilized for the façade remodel likewise was a variegated dark red brick, popular in this period. The nameplate ("Pitcher") remains centered on the building.

Figure 56. South on Main St, with Pitcher Building and Masonic Temple Theater at right (HCHT collection)

[283] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E21, E23; *Mt Pleasant Daily News*, August 25, 1923, 3; *Mt Pleasant Daily News,* October 23, 1923, 3; *Mt Pleasant News*, October 25, 1935, 1; *Mt Pleasant News*, January 2, 1948, 2
[284] *Mt Pleasant Daily News,* April 5, 1924, 1; *Mt Pleasant Daily News*, May 19, 1924, 1; "Masonic Temple is Dedicated with Great Solemnity," *Mt Pleasant Daily News,* May 20, 1924, 1
[285] "Temple Theatre Changes Hands," *Mt Pleasant Daily News,* August 22, 1924, 1; "Heartland Buys Two Local Theaters," *Mt Pleasant News,* March 7, 1970, 1
[286] *Mt Pleasant Daily News,* November 5, 1924, 3

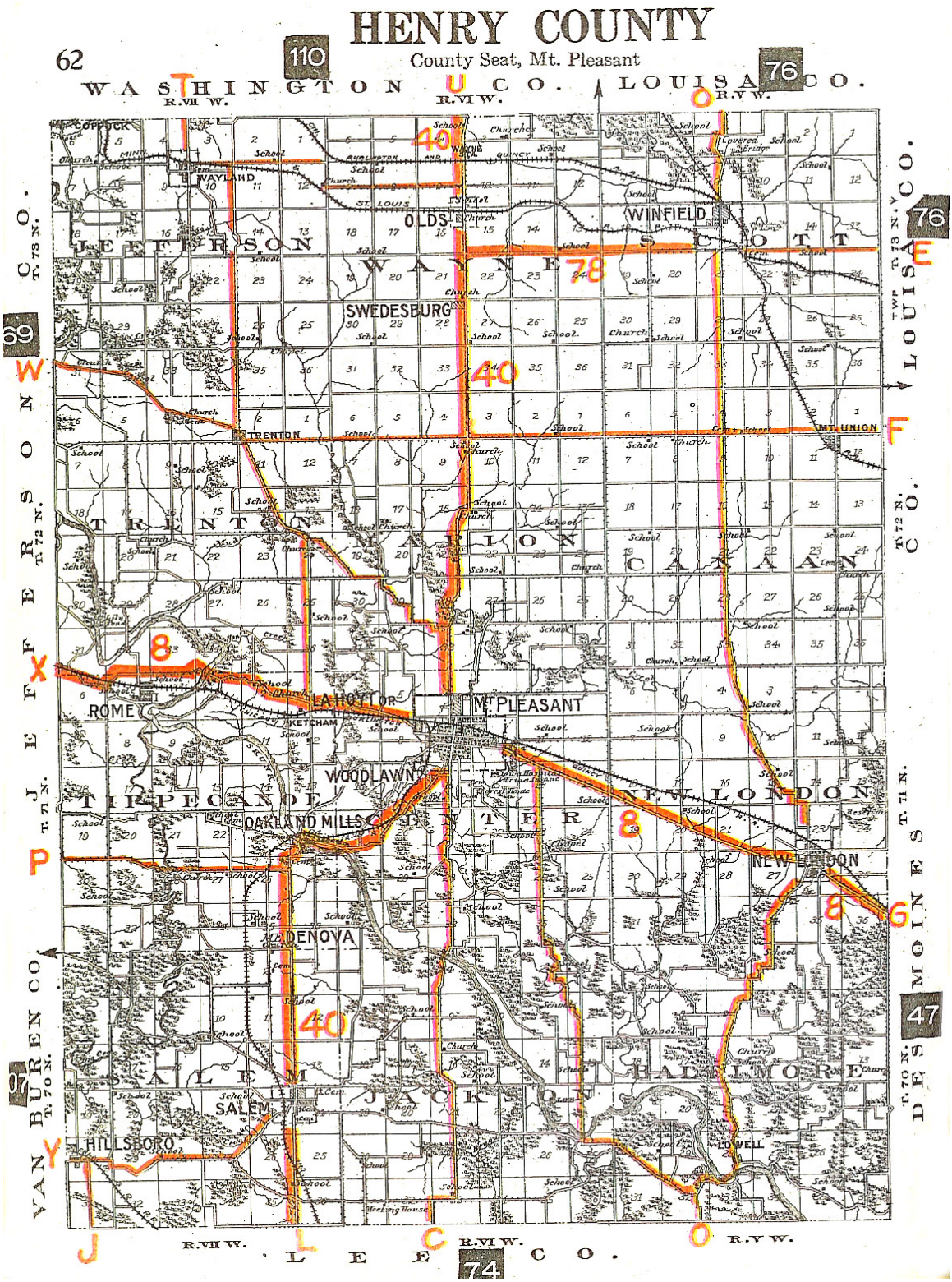


Figure 57. Henry County on *Huebinger's Atlas of Iowa* in 1924 (Huebinger 1924: 62).

As automobile ownership expanded rapidly in the first decades of the 20th century, additional related businesses opened in Mt Pleasant. By 1915, Iowa had 147,078 automobiles – more per capita than any other state – and Henry County's numbers rose from 1,141 in 1915 to over 3,000 by 1922. Speed limits increased to 30 mph in 1924 and then to 35 mph in 1927. The Iowa State Highway Commission, formed in 1913, began mapping, standardizing, and improving roads. Road improvements began in full force after the passage of the Primary Roads Law in 1919, which outlined a 6,400-mile state system of "hard surfaced" roads to link county seat towns. Naming of these primary routes also became important, with numbers assigned to major roads beginning in 1920. Interstate routes were marked uniformly in 1924, including five north-south and five east-west routes in Iowa.[287] By 1924, Mt Pleasant lay at the junction of the north-south Highway 40 (Red Ball Route) and east-west Highway 8 (Blue Grass Road), both running through downtown along Washington St and Jefferson St. Services for this motor traffic expanded along these corridors. Hotels and motels provided lodging for travelers, and garages and service stations provided fuel and repair services. The 1925 telephone directory lists four auto/motor companies and two garages on W. Washington, three garages on W. Monroe, and one garage on E. Monroe. Three battery stations and two tire companies also operated in downtown storefronts. Filling stations typically were located at downtown corner locations. Standard Oil Station was located at the east end of the south side of the square on W. Washington St, and Sinclair Oil Station was located at the west end of the south side of the square on W. Washington St. Sunshine Oil Station operated at the northeast corner of E. Washington and Adams streets, which continues to have a gas station in 2026.

While commercial construction remained slow through the late 1920s in Mt Pleasant, the expansion of the Mt Pleasant Public Library was the last major project to conclude this era of civic and community improvement. By the early 1920s, it was apparent that the building would need an addition to continue to serve the needs of residents, with a building tax levied that resulted in $15,000 for an addition by 1924. As this planning was underway, Mrs. W.D. Worthington donated the large private library of her late husband, who had been president of the library board of trustees for years. The need for an addition then became immediate. The board of trustees hired Des Moines architects Dougher, Rich, and Woodburn to design an addition that was compatible with the original design.[288] After a bond issue passed, construction began in 1926, and the addition – featuring reading rooms, an auditorium, and workspace – was completed in June 1927. The Memorial Room was dedicated in June 1927 to honor the legacy of William D. Worthington with his collection of 5,000 volumes.[289]

[287] Jaynes, *Highlights of Henry County History 1833-1976,* 94-95, 119-120; Thompson 1989: 73-74, 99-100, 145-146; Iowa DOT 1999: 14, 17, 21
[288] "Addition to Library," *Mt Pleasant Daily News,* November 13, 1924, 1; "Library Addition Bids Are Rejected," *Mt Pleasant Daily News,* September 19, 1925, 1; "Library Board May Ask for $8,000 Bond," *Mt Pleasant Daily News,* October 2, 1925, 1; "The Bystanders Notes," *Mt Pleasant Daily News,* December 5, 1925, 3; "People Vote for Library Addition," *Mt Pleasant Daily News,* December 18, 1925, 1
[289] "Hundreds Inspect And Appreciate Recent Addition To Public Library At Formal Opening of Institution", *Mt Pleasant News,* June 22, 1927, 1, 3.

Development in Mount Pleasant Downtown Historic District in this era of commercial stability and civic pride from 1894 to 1927 was focused on community buildings and improvements to existing buildings. By this time, the commercial core around the square and the adjacent block to the north on N. Main and N. Jefferson Streets was largely built out. An additional 20 buildings were constructed downtown from 1894 to 1927, with five of these buildings later remodeled with new façades. Most new construction occurred on the blocks north of the square along N. Jefferson and N. Main, with increased building activity noted at the turn of the century, in the early 1910s, and in the early 1920s. The remodel of the three-story brick Kaster Block built in 1866 at 115 N. Main with a new façade, interior work, and a rear addition for the Masonic Temple Theatre in 1923-24 marked the first major project involving the remodel of an older commercial building. In 1924, Dr. A.O. Pitcher similarly updated the double-storefront building to the south with a new brick façade. Thus, the 17 buildings reflecting historic integrity from 1895 to 1927 include 14 new buildings and three buildings with façade remodels, representing 13% of the buildings in the historic district. These structures typically exhibit elements of the Classical Revival style or feature simple brick commercial façades with modest brick or stone detailing. All surviving commercial buildings from this period are two stories in height. With civic and community improvements including a public library, Henry County Courthouse, railroad depot, hospital, theaters, new schools, and new churches, Mt Pleasant improved amenities for residents and continued to be recognized for its educational, religious, and institutional aspects.

Perseverance and Focused Development in a Challenging Economy, 1928-1944

While the preceding decades had been marked by improvements to the business district with construction of new buildings around the square and on adjacent blocks, the next decades would be characterized by construction of smaller buildings and modernization of existing buildings. Improvements to transportation corridors through Mt Pleasant began in the late 1920s and continued into the early 1940s, a defining feature of this period with a challenging economy. The rise in automobile ownership and increased travel spurred the opening of automotive businesses downtown, including one-story gas stations, repair centers, and auto showrooms, particularly along these corridors and the blocks adjacent to the square. New chain stores opened locations in Mt Pleasant, changing the business profile in town. Construction activity was largely limited through the 1930s due to the economic strain of the Great Depression, which affected businesses in town and across the country. Banks were similarly impacted, with only one surviving the decade. Despite these challenges, Mt Pleasant benefited from public works projects in the late 1930s, including the construction of a new post office and city hall. By the end of the 1930s, signs of recovery began to emerge, reflected in renewed efforts to modernize older buildings with updated façades and new storefronts. These efforts would continue in the strong economy after World War II and through the 1950s. As the economy recovered, World War II started, which again limited construction and commercial development. The population of Mt Pleasant, after declining through the 1920s, increased from 3,743 in 1930 to 4,610 in 1940 as more rural residents moved into the towns. This growth positioned Mt Pleasant for further expansion in the postwar years.

Transportation improvements are a defining feature of this period, encouraging further development of automotive-related businesses and amenities in Mt Pleasant. By 1928, nearly two-thirds of Iowa's primary road system had been surfaced in some fashion, typically gravel or paved. In 1928, the Iowa State Highway Commission published a map of the primary road system showing the type of construction. At this time, the main primary roads in Henry County, now Highway 161 and Highway 34, had been graded but not yet paved, though Highway 161 had been straightened south of Mt Pleasant to bypass Salem.[290] The Henry County Good Roads Association, organized in June 1927, supported a $900,000 bond issue for paving, which passed in a special election.[291] Highway 34 to the west of Mt Pleasant was paved in 1927, and the section east to New London was paved in 1928. Highway 161 was then also paved, formalizing the straight route to the south of Mt Pleasant. Both routes continued to cross through the center of downtown Mt Pleasant.[292] The 1931 highway map shows the east-west Highway 34 and north-south Highway 161 as fully paved primary roads and part of the primary road system (Figure 58). With increased traffic through Mt Pleasant, two old houses across from the courthouse at the northwest corner of

[290] Thompson 1989: 154-155
[291] "Enthusiastic Committees Meet at Various Places to Further Plans for Carrying Road Program Forward," *Mt Pleasant Daily News,* June 22, 1927, 1; "State Highway Commission's Statement on the Henry County Bond Issue and Road Project," *Mt Pleasant Daily News,* June 24, 1927, 2; "Bond Issue Wins by 3 to 1 Majority," *Mt Pleasant Daily News,* July 20, 1927, 1
[292] Jaynes*, Highlights of Henry County History 1833-1976,* 119, 121; HCBC*, The History of Henry County,* 19, 95

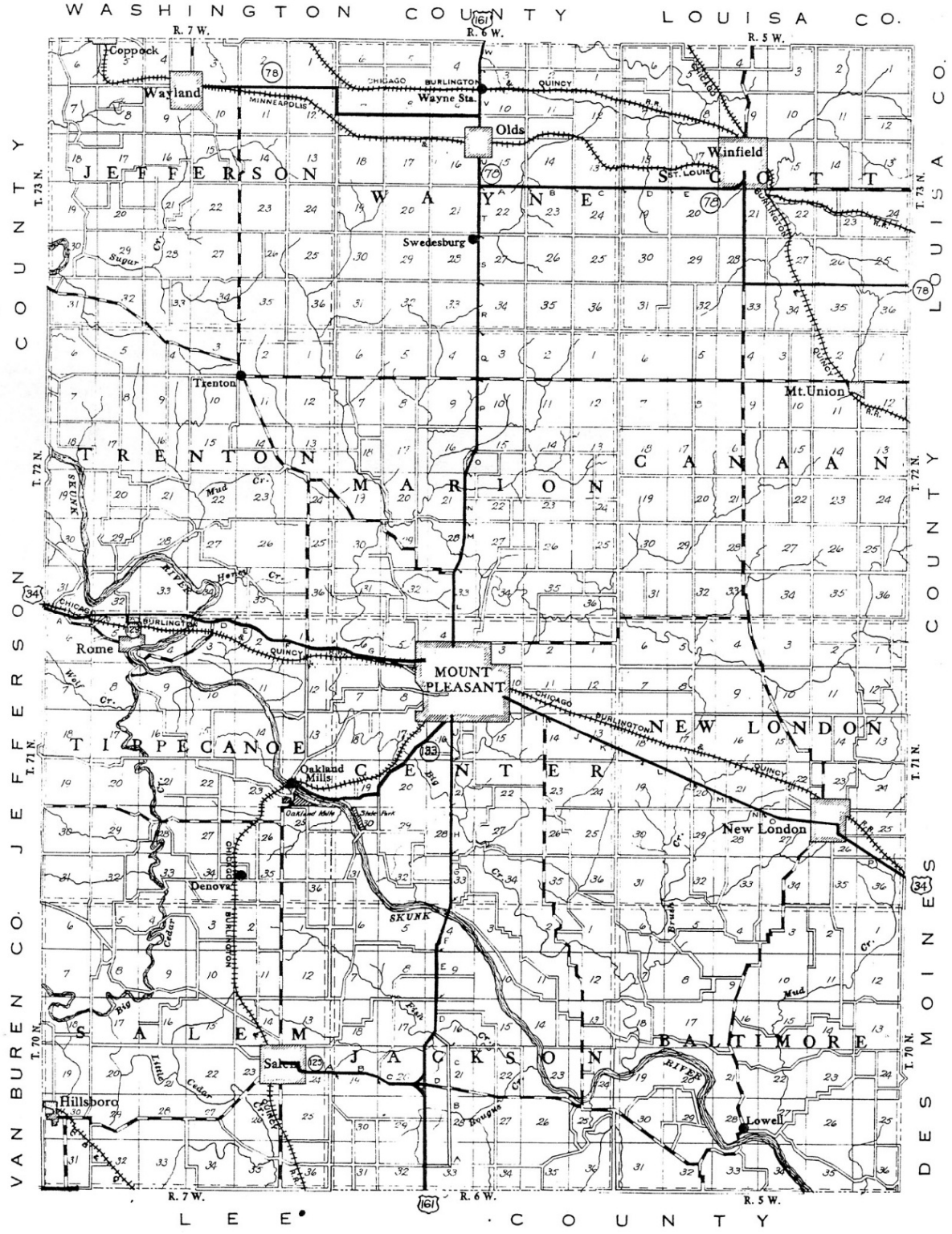


Figure 58. Road improvements in Henry County by 1931 (Iowa Highway Commission 1931: 44).

E. Washington and S. Adams were demolished in May 1928 for a filling station built by a Fairfield resident. A new filling station further east on Washington had also opened. Negotiations were also underway for a new filling station on N. Broadway.[293] The history of Mt Pleasant was recognized for travelers with a boulder marker with tablet (Map #1c) placed in Central Park in December 1929 by the members of James Harlan Chapter of D.A.R. (Daughters of the American Revolution) to mark the site of the first courthouse in Iowa and Henry County.[294]

Additional businesses opened in Mt Pleasant during this period, expanding the mix of downtown businesses with chain and discount stores advertising lower prices. In August 1927, the Benteco store in Mt Pleasant opened in the Grau Building at 110 N. Main St (Map #96), one door south of the Fankhauser Dairy. This was Benteco Kash Store No. 35 for the Benner Tea Company of Burlington. They offered a variety of groceries direct from a wholesale source to save the customer money. The storefront was remodeled prior to the store opening, with display windows of copper and plate glass with a six-foot recessed entry and buff glazed brick.[295] The Benner Tea Company was incorporated in Burlington in 1908, growing out of an earlier wholesale business. They expanded into retail grocery stores with the opening of three Benteco Kash Stores in Burlington on January 2, 1920. They embraced the chain store philosophy quickly, with eight additional stores opened over the next three years.[296] J.C. Penney announced plans in April 1929 to open a store in the Schliep Building at 110-112 S. Main St (Map #109). The two storefronts owned by Frank Schliep were combined into one 4,000-square-foot space, and a new "Penney" storefront was also installed on the building. Frank Schliep remained in business, moving his wholesale and retail cigar store to the second story. J.C. Penney Company opened at the end of August 1929.[297] In the same year, a local discount store replaced the earlier Fair Store on the west side. Hoaglin Variety Store opened at 103-105 S. Jefferson in May 1929, with Wilfred B. Hoaglin returning to Mt Pleasant to manage the store.[298]

These new stores opened during a period of overall population decline in Mt Pleasant through the 1920s, with impacts on the local economy noted in the bank closures and the limited new buildings. The population fell to 3,743 in 1930, down from 3,987 in 1920 and the lowest recorded since 1860. While its population of 3,530 in 1860 ranked the town as the eighth largest in Iowa, it was now 53rd in size in comparison to other incorporated towns. Thus, the economy of Mt Pleasant was already suffering by the end of the 1920s, prior to the start of the Depression. As rural residents moved into towns due to the farming crisis in the 1930s, the population of Mt Pleasant grew significantly for the first time since the 1860s, reaching a new high of 4,610 by 1940. However, limited construction occurred throughout this decade with the poor economic conditions. With increased migration from rural areas to larger cities in Iowa and increased migration from Iowa to

[293] Improving the Town," *Mt Pleasant News,* May 19, 1928, 1
[294] "Site of First Courthouse Marked," *Mt Pleasant News,* December 23, 1929
[295] *Mt Pleasant Daily News,* August 25, 1927, 3; "The Bystanders Notes," *Mt Pleasant Daily News,* May 19, 1927, 3
[296] "Benteco Kash Stores," *Burlington Hawk-Eye,* January 10, 1923, 6
[297] "J.C. Penney Company to Open New Store Here," *The Mount Pleasant News,* April 17, 1929, 1; *Mt Pleasant News,* June 13, 1929, 6; "The Bystander's Notes," *Mt Pleasant News,* August 17, 1929, 1
[298] "Miss Mary Shumaker and Wilfred Hoaglin Married on Sunday," *Mt Pleasant News,* January 13, 1930, 1; "Hoaglin's Variety To Stage Special Sale," *Mt Pleasant News,* May 15, 1930, 1

larger urban areas in the Midwest in the 1920s, the African American population continued to decline to 87 residents in 1930. Though the number held nearly steady at 85 in 1940, African American residents made up only 1.8% of Mt Pleasant's total population, a much smaller proportion than in earlier decades.[299]

With its ties to the agricultural base of the county, the economy of Mt Pleasant was further impacted in the early 1930s, consequently affecting local businesses. Following the 1929 stock market crash, farm prices plunged as nationwide crop surpluses flooded the market. Many farmers could no longer meet mortgage payments, leading to widespread foreclosures.[300] Banks were also directly affected, with many closing across the country over the next few years. On November 25, 1930, the Henry County Savings Bank assumed the assets of the First National Bank. The *Mt Pleasant News* noted that the consolidation of the banks had been approved by the state banking commission, which promoted consolidations to create stronger, more stable institutions. Despite the Depression, Henry County Savings Bank had increased its surplus through careful, conservative management. With the consolidation, Henry County Savings Bank became one of the strongest banks in any agricultural county in Iowa with total deposits of $2 million. Henry County Savings Bank moved immediately in November 1930 from its location at the northeast corner of the square (north end of east side, Map #105) to the newer building of First National Bank at the northwest corner of the square (north end of west side, Map #23).[301] Thus, Henry County Savings Bank became linked to the legacy of the oldest bank in Mt Pleasant.

While most businesses faced reduced spending during the early 1930s, the automotive industry continued to see inherent and steady demand. Only one extant building in the Mount Pleasant Downtown Historic District dates to construction between 1925 and 1935, which is the filling station of Continental Oil Company (Conoco). Several other gas stations were built in this period as noted, but they were later demolished and replaced by newer buildings. The route of Highway 34 through Mt Pleasant was along Washington St, with a number of service stations built on corners along this formerly residential corridor outside of the core of the downtown in the late 1920s and early 1930s. A prime example of this development occurred at the northwest corner of E. Washington and S. Harrison streets, where the Italianate home of Mr. and Mrs. Edson B. Caris stood. Notice appeared in the *Mt Pleasant News* in June 1930 of the potential erection of a modern English Type brick service station. In July 1930, the city council approved a permit for Continental Oil Company of Ponca City, Oklahoma, to erect a filling station on the E.B. Caris lot and to build a bulk station near the stockyards. The residence on the property was bought by Mr. Ball of Fairfield and moved one lot to the north to 107 S. Harrison St by December 1930.[302] The house was moved directly to the north (not rotated from facing south to east), where it remains standing (Map #134). The company completed the bulk oil station first, followed by construction of the

[299] Bergmann, *The Negro in Iowa,* 1969, 34
[300] Jaynes, *Highlights of Henry County History 1833-1976,* 124-125; Thompson 1989: 167
[301] "A Two Million Dollar Bank," *Mt Pleasant News,* November 25, 1930, 1; "$2,000,000 Bank at Mt. Pleasant," *Burlington Hawk-Eye,* November 26, 1930; "Henry County Savings Bank Linked with First Mt. Pleasant Bank," *Mt Pleasant News,* November 13, 1961, 24; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 56
[302] "Notice," *Mt Pleasant News,* June 26, 1930, 4; "Grant Permit for Filling Station," *Mt Pleasant News,* July 10, 1930, 1; "Much Building Taking Place in the County," *Mt Pleasant News,* December 3, 1930, 1

filling station in spring 1931.[303] The new Continental Oil Station opened for business on July 4, 1931, noted as "one of the most attractive in town" and equipped with six pumps.[304] This brick station at 209 E. Washington reflects the Tudor Revival style, featuring a steep front gable and flared side gables (Map #133).

Figure 59. Continental Oil Co (Conoco) station on E. Washington (20th Century Car Club, HCHT Facebook album).

Other filling stations and service stations also opened or constructed new buildings in the early 1930s. The services at the filling station of the Sunshine Oil Company on the corner to the west at 201 E. Washington were expanded with a new building constructed for servicing and greasing cars in 1930, with a similar service building also constructed for the Mid-Continent oil station further to the west at 401 W. Washington St.[305] Filling stations were located on the intermediary blocks between these locations, including at either end of the 100 block of W. Washington St on the south side of the square. Most stations occupied newly constructed small buildings, though some businesses adapted existing structures. One notable example was the two-story brick building from 1884 at the southwest corner of W. Washington and S. Jefferson St at the southwest corner of the square, a prime location for a filling station. Rather than demolish it, Glen M. Nihart, manager of the Sinclair station just east of this side on the southeast corner, purchased and

[303] "Much Building Taking Place in the County," *Mt Pleasant News,* December 3, 1930, 1; "Oil Company to Start Work Soon," *Mt Pleasant News,* February 3, 1931, 1; "Oil Company to Build Station," *Mt Pleasant News,* May 8, 1931, 1
[304] *Mt Pleasant News,* May 9, 1931, 3; "Lankford, Meeker Lease Oil Station," *Mt Pleasant News,* July 3, 1931, 1
[305] "Much Building Taking Place in the County," *Mt Pleasant News,* December 3, 1930, 1

remodeled the building at 201 S. Jefferson into a modern service station (Map #8). The walls of the front portion of the first story of the two-story building were removed, with the service station built under the second story.[306] Mt Pleasant Oil Company opened at this location in early 1932, operating here under Nihart until 1944. The service area extended under the building to the west of the corner building as well, combining these buildings. The brick walls were later reconstructed on this building, with the patching as evidence of this history as a gas station. As automotive travel increased, the K-line railroad from Salem to Mt Pleasant was discontinued in January 1932. At the same time, the Chicago, Burlington, and Quincy railroad modernized its operations, with the first streamline Burlington "Zephyr" train passing through Mt Pleasant in May 1934.[307]

Figure 60. Mt Pleasant Oil Co at 201 S. Jefferson in late 1930s (HCHT collection).

While construction was limited in the early 1930s, several community organizations were established, and a fire prompted the construction of a new high school. The majority of fraternal orders and new clubs met in locations throughout the downtown. The Mount Pleasant Kiwanis Club was organized in December 1930, growing out of the earlier Exchange Club. The charter was presented on January 12, 1931, and it had 26 original members. In 1931, the Business and Professional Women's Club of Mount Pleasant officially joined the National Federation. The goal

[306] "Permit Granted For Filling Station," *Mt Pleasant News*, November 19, 1931, 1; *Mt Pleasant News*, December 28, 1931, 1; "Tearing Down Building," *Mt Pleasant News,* January 18, 1932, 1
[307] Jaynes*, Highlights of Henry County History 1833-1976,* 130

of the club was to promote the interests of women in the professional, civic, and industrial world; encourage women to greater efforts in developing efficiency; and unite them in service to community. On May 24, 1932, the Henry County Veterans of Foreign Wars (V.F.W.) Post No. 2561 was instituted, with the auxiliary chartered on February 11, 1933.[308] The Scribblers, noted as Iowa's first federated writers club, was organized in April 1934 in the library basement, affiliated with Iowa Wesleyan College journalism students and limited to 20 active members.[309] On the night of February 22, 1932, an air mail pilot noticed flames at the Seeley Memorial High School (former Y.M.C.A.) and buzzed the town to waken residents. The fire destroyed the building, with the lower stone walls remaining on site for several years. A new high school was quickly approved through a May bond issue and constructed on the former Central School site immediately east of downtown at 307 E. Monroe St. The new school was designed in the modern Art Deco style and dedicated on April 13, 1933 (extant, currently the public library and city hall).[310]

After President Franklin D. Roosevelt was inaugurated on March 4, 1933, he immediately took action regarding the banking crisis and to create a "New Deal" for the country to counter the Depression. A four-day national bank holiday, beginning March 6, allowed federal inspectors to determine banks that were solvent or banks that should be closed.[311] The Emergency Banking Act authorized Federal Reserve Banks to issue additional currency against sound bank assets to cover all deposits, restoring public confidence to deposit withdrawn money and ending bank runs. In June 1933, state examiners prompted the directors of the State Trust and Savings Bank to voluntarily liquidate, with limited operations continuing for several weeks before the bank closed completely.[312] Their building at 125 W. Monroe St at the west end of the north side of the square (Map #61) was sold in 1935 to the Central States Mutual Insurance Association, which had been organized in 1928 and retained E.A. Hayes as president.[313] The Henry County Savings Bank remained open, located in the newer building across the intersection at 101 S. Jefferson St (Map #23). It was one of three banks in the county remaining in operation in 1934, along with Wayland Savings Bank and Winfield Bank.[314] The former 1891 building at 100 S. Main St (Map #105) was sold in July 1933 to Gino Sodini and Roy Bacino, who opened the Hi-Hat Café. The first story was remodeled in fall 1933 with a new storefront with larger aluminum windows and black tile bulkheads under the windows, noted as one of most attractive buildings in Mt Pleasant in December 1933.[315] Spurgeon's remained in the former National State Bank at 101 W. Monroe St (Map #69).

[308] Jaynes, *Highlights of Henry County History 1833-1976,* 133
[309] *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 63
[310] Groce 1938: 12; Jaynes, *Highlights of Henry County History 1833-1976,* 121, 129; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 20-21; HCBC, *The History of Henry County,* 20
[311] Jaynes, *Highlights of Henry County History 1833-1976,* 127
[312] "Bank Opens for Limited Business," *Mt Pleasant News,* June 13, 1933, 1
[313] "Central States Mutual Insurance Association Meets," *Mt Pleasant News,* June 4, 1931, 6; "Central States Elects Officers," *Mt Pleasant News,* June 6, 1934, 1; "The Bystander's Notes," *Mt Pleasant News,* September 18, 1935, 2; Insurance Offices in a New Location," *Mt Pleasant News,* October 1, 1935, 1
[314] HCBC, *The History of Henry County,* 20
[315] "New Front Improves Appearance of Building," *Mt Pleasant News,* December 22, 1933, 1

As part of Mt Pleasant's centennial celebration in September 1934, the September 25 edition of the *Mt Pleasant News* highlighted several prominent local businesses in the Mount Pleasant Downtown Historic District. The oldest businesses highlighted included:

- R. Eshelman & Sons clothing store at 108 S. Main St (dating back to tailor Reuben Eshelman in 1848)
- R.K. Crane Furniture store at 125-127 N. Jefferson (furniture factory of W. Fletcher Dougherty in the 1850s)
- J.M. Burd Shoe Company at 118 S. Main St (shoe store of H.L. Timmerman in the 1850s)
- J.H. Jericho & Co drug store at 100 N. Main St (drug store of J.W. Satterthwait in the 1860s)

Long-standing businesses operating included:

- H.T. Waugh drug store at 101 N. Jefferson St (since 1904, with roots to Theodore Waibel in the 1880s)
- Hoaglin Department Store at 103-107 N. Jefferson since 1906 (started as dry goods store in 1889)
- W.F. Burket & Co hardware store at 121 N. Jefferson since 1887
- McLeran's at 217-219 W. Monroe since 1891 (pianos, instruments, sewing machines, washing machines)
- John A. Lauger clothing store at 123 W. Monroe St (started in 1901 by John A. Lauger and W.A. Jones)
- Nifti Thrift Store at 111 W. Monroe (started as Stiles Bros in 1901)
- Robert Ely & Son grocery store at 116 N. Main St since 1907
- R. Brown & Co meat market at 122 N. Main St since the 1890s
- Henry County Mutual Insurance Association organized in 1875
- A.D. Hayes Company

More recently established businesses included Hoaglin's 5¢ to $1 store at 103 S. Jefferson, Godbey Drug Store at 107 S. Jefferson (former Walker Drug Store), Rite Price Market at 109 S. Jefferson, The Electrical Store (Livix Bros) at 119 N. Jefferson, G.B. Gilliand grocery recently moved to 117 W. Monroe St, Spurgeon Mercantile Co at 101-103 W. Monroe St, Fankhauser Dairy at 112 N. Main St, Brau Pharmacy at 114 N. Main St, Lauser Wallpaper and Paint Store recently moved to 128 N. Main St, J.C. Penney Co at 110-112 S. Main St, F.A. Bird grocery at 114 S. Main St, and the Flora Belle Dress Shoppe.[316]

Post offices were constructed in several communities as Public Works Administration projects, designed to provide federal employment through construction of public buildings and roads. Planning for a new, dedicated post office for Mt Pleasant began in August 1934. Five potential sites were considered, with a $40,000 budget set for a dignified one-story brick building incorporating cut stone and granite. The building was one of approximately 600 new post offices in the country to be built by the United States Treasury department in the next year, part of the construction program to provide work to the unemployed. The site of the former Seeley Memorial Y.M.C.A. / high school on N. Jefferson was selected and purchased.[317] Plans and specifications

[316] "Several Merchants in Business Here Over Fifty Years," *Mt Pleasant News,* September 25, 1934, 5; Addresses listed are current addresses (renumbered in 1956), not addresses from 1934.
[317] "The Bystander's Notes," *Mt Pleasant News,* August 14, 1934, 1

received locally in April 1935 featured a main entrance on Jefferson Street and a rear mailing platform. The light tan brick was "sand finished" to create the "handsome weathered appearance" found in old brick buildings. Gray granite steps with two light towers of granite with chromium globes led into the building, with the interior lit by a number of large windows and skylights.[318] Barnes Construction Company of Logansport, Indiana, received the general contract and began construction in November 1935, employing local residents and some families who moved to town. Treasury Department inspections were coordinated with concurrent post office projects in Waverly and Osceola.[319] Construction continued through the summer of 1936. The new post office officially opened on August 31, 1936, with public inspection of the facility on the previous Saturday.[320] The post office at 200 N. Jefferson St (Map #55) reflects the Stripped Classical style popular for other public buildings, particularly Treasury Department designs, in this period.

Figure 61. United States Post Office at 200 N. Jefferson (HCHS collection, Mt Pleasant Library).

Discussions for a new municipal building began in the late 1920s, and the Public Works Administration provided the necessary funds to move forward with the project in August 1935. The building was designed to be sufficient in size for city council, mayor's office, fire department, and police station. This local project was designed by architect William Weibley of Burlington

[318] "Plans for New Post Office Building Received," *Mt Pleasant News,* April 13, 1935, 1; "The Bystander's Notes," *Mt Pleasant News,* May 4, 1936, 2
[319] "All Bids on Post Office Are Rejected," *Mt Pleasant News,* July 6, 1935, 1; "Will Call For Post Office Bids Again," *Mt Pleasant News,* August 22, 1935, 1; "Post Office Bid, $45,540," *Mt Pleasant News,* September 25, 1935, 1; "The Bystander's Notes," *Mt Pleasant News,* October 31, 1935, 2; "Work on Post Office Begins This Month," *Mt Pleasant News,* October 12, 1935, 1; "The Bystander's Notes," *Mt Pleasant News,* November 24, 1935, 2
[320] "Preparing to Move to New Building," *Mt Pleasant News,* August 29, 1936, 1; "Mail Distributed at New Building," *Mt Pleasant News,* August 31, 1936, 1

and constructed by local contractor K.A. Bergdahl. Bedford stone salvaged from the Seeley Memorial Y.M.C.A. demolished for the post office was sent back to Indiana and re-cut for the city hall project. The main section of the building was symmetrical in design, with the fire station section extending on the east side (220 W. Monroe St, Map #24). Construction began in November 1935, with the scale house remaining on the site at the corner to the west. City Hall was dedicated on December 10, 1936. Extra stone salvaged from the former Y.M.C.A. was also utilized for the construction of a bandstand in Central Park in the next year.[321] The new well for the water tower to the south of City Hall was drilled to a depth of 1,800 feet, and the water tower stood 90 feet tall, or about a total height of 20 standpipes from the bottom of the well to top of the water tower.[322] The new municipal building and water tower not only enhanced local infrastructure but also symbolized the community's perseverance during a challenging period.

Figure 62. City Hall at 220 W. Monroe St (HCHS collection, Mt Pleasant Library).

These two public projects prompted a wave of downtown commercial remodeling and spurred the opening of new businesses that were successful for subsequent decades. On the east side of the square, William Hoaglin remodeled the storefront and interior of the Louisa Building at 120 S. Main St (Map #113) in September 1935.[323] On the north side of the square, the Princess Candy Kitchen at 115 W. Monroe St (Map #66) received a new storefront in 1934 and continued operations until 1971.[324] Further west on the block, a new storefront was installed at 121 W. Monroe St (Map #63) in preparation for the opening of a men's clothing store by Joe Panther and

[321] "Local City Hall Project Approved by WPA," *Mt Pleasant News,* August 27, 1935, 1; "Mayor Drives First Stake for City Hall," *Mt Pleasant News,* November 18, 1935, 1; "New City Hall Dedicated at Ceremonies," *Mt Pleasant News,* December 10, 1936, 1; Jaynes*, Highlights of Henry County History 1833-1976,* 130; HCBC*, The History of Henry County,* 20; Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E24
[322] "The Bystander's Notes," *Mt Pleasant News,* December 20, 1934, 2
[323] "The Bystander's Notes," *Mt Pleasant News,* August 3, 1935, 2; *Mt Pleasant News,* October 8, 1935, 4
[324] *Mt Pleasant News,* October 15, 1934, 1; "Announce Sale of Princess," *Mt Pleasant News,* September 12, 1951, 1; "McCreights buy Princess Café," *Mt Pleasant News,* August 14, 1970, 1; *Mt Pleasant News,* June 22, 1971, 4

James O'Connor.[325] Panther & O'Connor Clothing operated here until 1952, and O'Connor Clothing continued here until 1978. The former Koch shoe store next door at 119 W. Monroe St (Map #64) also was remodeled with a new storefront in August 1935 for Lamm's Shoe Store, which would operate here until 1951.[326] On the south side of the square at the east end, a larger service station with enameled bricks was constructed by K.A. Bergdahl for the Standard Oil Company. Further west on the south side of the 200 block of W. Washington, H.E. Rukgaber made improvements to his big garage and service station at the same time.[327] The most significant of these projects was the remodeling of the Hoaglin Variety Store at 103 S. Jefferson St (Map #22) on the west side of the square. In February 1936, Wilfred Hoaglin announced the store would close in March for extensive improvements, including rebuilding the entire front from sidewalk to roof with new brick. The grand opening of the remodeled Hoaglin Variety Store was held on May 2, 1936.[328] The new three-story façade featured multi-color buff brick with red overtones, windows with simple stone sills and no lintel detail, soldier brick detailing, and a central stone nameplate reading "Hoaglin." These design elements would continue to be reflected in new and remodeled commercial buildings in downtown Mt Pleasant for the next decade. The project is also notable as the first full façade remodel in the 1930s, a model of building improvements that would continue to be adopted for downtown projects for the next several decades in favor of full new construction.

Figure 63. Current photograph of Hoaglin Variety Store at 103 S. Jefferson St

[325] "Announce Opening of New Store," *Mt Pleasant News,* September 5, 1935, 1, 5; "Workmen Remodel Lessenger Building," *Mt Pleasant News,* July 11, 1935
[326] "The Bystander's Notes," *Mt Pleasant News,* August 3, 1935, 2; "The Bystander's Notes," *Mt Pleasant News,* September 18, 1935, 2
[327] "Standard Oil to Build Station Soon," *Mt Pleasant News,* September 6, 1935, 1; "The Bystander's Notes," *Mt Pleasant News,* September 18, 1935, 2
[328] "Will Remodel Hoaglin Variety," *Mt Pleasant News,* February 27, 1936, 1; "Grand Opening of Hoaglin Variety," *Mt Pleasant News,* April 30, 1936, 1

Two former residences near downtown were also adapted for commercial use during this period, one to the north and one to the east. In summer 1935, Dan L. Cookes, undertaker and embalmer, relocated his business from 119 N. Main St., where it had operated since 1919, to the large Italianate house at 213 N. Main St (Map #80) on the block to the north. Built in 1866 for jeweler James F. Sargent and later known as the Worthington house, the residence was remodeled with new flooring throughout and a new rear garage addition. An earlier frame garage appears moved to the southwest corner of the lot (Map #80b). The furnishings of the Cookes funeral chapel were moved in early August 1935, with final work completed in September.[329] The Cookes Funeral Home occupied the north end of the 200 block of N. Main St., with two frame commercial buildings across the street and, further south on the block, the Will Dyall photography studio, public library, telephone exchange, and Baptist Church. This move reflected a trend in the 1930s of converting substantial residences into funeral homes rather than using commercial buildings. Similarly, Ralph K. Crane had moved the undertaking portion of his business in 1932 to a Second Empire residence at 408 N. Broadway St, while maintaining his furniture business at 123-125 N. Jefferson St (Map #43-44). On a block east of the downtown on the north side of the 200 block of E. Washington St, the Sunshine Oil Company operated their service station at the west end and the Continental Oil Company had their service station at the east end, with two residences between them. In the summer of 1935, the two-story gable-front brick house just west of the Continental station was remodeled for the Henry County Supply Co-op. This local co-op was opened in March 1935 with 135 members, with tank wagon service to farmers and the station opening in August 1935.[330] The 1937 telephone directory lists Henry County Supply Co as an oil station at 207 E. Washington St, selling gasoline & oils, Paraland products, and providing delivery.

Figure 64. Ad for Cookes Funeral Home in 1937 telephone directory for Mt Pleasant

[329] *Mt Pleasant News*, August 8, 1935, 6; *Mt Pleasant News*, August 16, 1935, 1; "The Bystander's Notes," *Mt Pleasant News,* September 18, 1935, 2
[330] "Henry County Supply Co Has Expanded Steadily," *Mt Pleasant News,* June 5, 1939, 3

While the majority of the commercial projects focused on remodeling, one new building was constructed across from the new city hall on W. Monroe St. In August 1937, G.C. Masters acquired and demolished the house at the northeast corner of W. Monroe and Jackson streets, west of McLeran's Music Store. K.A. Bergdahl built a two-story brick commercial building for Masters on the site. Masters moved his tin shop and furnace business into the first story, with apartments on the second story accessed by the side entry. The building was constructed with an attached garage at the rear and laundry facilities in the basement.[331] The design echoed the Hoaglin Variety Store, using tan brick, simple rectangular detailing, "Masters" in stone blocks, a 1937 date plate, and a concrete cap (Map #28). The 1938 Mount Pleasant City Directory shows G.C. Masters operating Masters Sheet Metal and Plumbing at 225 W Monroe St. His family lives in the Masters Apartments at the same address. Noted in May 1939 as the only entirely new business building in Mt Pleasant in recent years, it contained a display room and shop on the first story and apartments above. A line of plumbing equipment and plumbing service was added to the line of furnaces and tin work for the business when it moved to this new location.[332] In September 1939, offices were created on the front of the first story for two loan associations, the Southeastern Iowa National Farm Loan Association and Mt Pleasant Production Credit Corporation. The Southeastern Iowa National Farm Loan Association, affiliated with the Federal Land Bank, moved into the Masters Building, and they remained there until 1963. The Southeastern Iowa National Farm Loan Association started in New London in the 1920s, with the Lee-Henry National Farm Loan Association merging into this organization in 1935. The name became the Mount Pleasant Farm Loan Association in September 1943.[333]

These simple brick details for commercial buildings were widely applied in façade remodels over the next three years in the Mount Pleasant Downtown Historic District. Similar to the work completed for the Hoaglin Variety Store, the brick façade was demolished and rebuilt, with the remainder of the building retained. In April 1937, construction was underway on a modern front for the Virden Building at 124 N. Main St (Map #89) when contractor K.A. Bergdahl purchased the adjacent Lauterbach Variety Store at 126 N. Main St (Map #88). The *Mt Pleasant News* reported that he planned to completely remodel the front, the second new front to be installed on the block during the month.[334] While two separate buildings, the final façade design with buff brick and simple details shows coordination for the two projects, with an identical design to each building. In August 1937, the full two-story façade remodels were highlighted as the latest modern fronts in Mt Pleasant, with a streamlined appearance and storefronts accented by striking black glass.[335] The Virden building housed the new Insurance Plan Savings and Loan Association, organized in August 1937 with Dr. W.A. Sternberg, president; C.M. Vance, vice president; George

[331] "Property Sold to G.C. Masters," *Mt Pleasant News*, August 10, 1937, 1; "Razing of Local Residence," *Mt Pleasant News,* August 31, 1937, 1; "Block Going Up Rapidly," *Mt Pleasant News,* November 2, 1937, 1
[332] "Masters Equipped to Take Care of Furnace, Tinning, Plumbing Needs at New Shop on West Monroe Street," *Mt Pleasant News,* May 22, 1939, 3
[333] *Mount Pleasant News,* August 22, 1939, 6; *Mt Pleasant News,* September 15, 1939, 1; Business file, HCHS clippings, Mt Pleasant Public Library
[334] *Mt Pleasant News,* April 6, 1937, 4; "Bergdahl Buys Business Building," *Mt Pleasant News,* April 7, 1937
[335] "New Front on Two Store Rooms," *Mt Pleasant News,* August 14, 1937, 1

Virden, secretary, and Walter Virden, assistant secretary.[336] They remained in this building until moving to the northwest corner of the square in 1947. In June 1938, a fire at the Hi-Hat Café at 106 S. Main St (Map #107) spurred a remodel of the building including a new buff brick façade. The Hoaglin interests reflected the design of the façade of their double-storefront building to the north at 102 S. Main St (former Wallbank store, occupied by the National Tea Company). The B&H Café opened on the first story after the work was completed, with a three-room office at the front of the second story and an apartment at the rear.[337] While these buildings utilized the buff brick popular in this period, Jacob Ernst opted for traditional red brick for his two façade remodels in 1938 and 1940. In June 1938, he remodeled 121 N. Jefferson St (Map #40), home to the W.F. Burket & Co hardware store, with a darker red brick front accented by buff rowlock sills and soldier brick lintels. The *Mt Pleasant News* reported that "Mr. Ernst is having a complete new front installed from the sidewalk to the top of the building."[338] A similar design was applied to his building on the west side of the square at 111 S. Jefferson St (Map #19) housing Roederer's Bakery in fall 1940. The entire front of the two-story structure had been taken down in September 1940, with the newspaper noting that the new façade would hopefully be the first of a series of new fronts on the west side.[339] These projects illustrate the trend in this period for façade remodels in lieu of new construction.

Figure 65. Bergdahl and Virden buildings at 126 and 124 N. Main St (HCHT collection).

[336] Business file, HCHS clippings, Mt Pleasant Public Library
[337] *Mt Pleasant News*, June 10, 1938, 1; *Mt Pleasant News*, June 10, 1938, 1; *Mount Pleasant News,* June 9, 1938, 1; *Mount Pleasant News*, July 23, 1938, 1
[338] *Mt Pleasant News,* June 2, 1938, 8
[339] "New Front for West Side Building," *Mt Pleasant News,* September 5, 1940, 1

During the late 1930s, road improvements and the rising popularity of automobiles brought more visitors and their cars into the Mount Pleasant Downtown Historic District. Road improvements continued across Henry County through the late 1930s, increasing both accessibility and traffic. The county speed limit rose from 35 mph in 1927 to 45 mph in 1931. It was then removed entirely in 1937, replaced with a directive to drive at a "careful and prudent speed."[340] In December 1937, Highway 161 in Henry County was renumbered Highway 218, connecting Mt Pleasant to Cedar Rapids, Waterloo, Waverly, Osage, and Austin, Minnesota. The highway was the only direct route to southeast Iowa from Cedar Rapids, with the renaming designed to make travel from the north more convenient.[341] The historic military road from Dubuque to Missouri through Mt Pleasant was commemorated with a marker in the northwest quadrant of Central Park by the Daughters of the American Revolution in June 1937 (Map #1b).[342] The increasing popularity of automobiles and improved roads brought more rural residents into Mt Pleasant, prompting the first efforts to address downtown parking. In June 1937, a free gravel lot was opened south of the new city hall for about 50 cars, located on the west side of the tie lot (where teams were tied, with horse sheds along the east side). It was policed on Saturday evenings, with a flood light to illuminate the area. The parking lot was noted as aiding materially in solving the Saturday evening parking problem.[343] The Junior Chamber of Commerce also encouraged local business owners to park outside the business district, which would create space for at least 50 more cars within a block of the square if all would comply. The farmers who came to Mt Pleasant on Saturday evenings were pleased to have increased access to parking spaces near the square.[344] New orange-yellow lines were painted on streets in June 1937 to mark parking spaces more clearly, with fines for vehicles not parking between the lines. The newspaper noted in July 1937 that efforts to assist farmers and visitors in parking in the business district on Saturday nights were much appreciated, with the lighted and policed parking area south of city hall being used by many people.[345]

In 1938, W.H. Groce compiled and published *The City Directory of Mt. Pleasant, Iowa*, the first directory since 1893.[346] Business listings reflected a thriving commercial sector with a full range of retail businesses and professional services from earlier years and increased automotive-related businesses. These businesses continued to be focused on the Washington St corridor, as well as on the blocks of E. Monroe and W. Monroe removed from the square. Automobile dealerships and repair shops included Caldwell Bros., Eppers Chevrolet, Fleenor Pontiac, Heater Motor Sales, J. Lubelchek, Universal Motors Co, A.M. Nesbitt Garage, Glen Nihart, and George U. Ross & Co, along with 24 service stations selling gasoline and oil. Electrical, plumbing, heating, and air-conditioning contractors increased. Building materials were locally available at Mt Pleasant Lumber Company, Weir & Russell Lumber Company, and A.D. Hayes Company. Henry County

[340] HCBC*, The History of Henry County,* 19, 95; Jaynes*, Highlights of Henry County History 1833-1976,* 119, 147; Thompson 1989: 178-184
[341] "Highway 161 Now Becomes Highway 218," *Mt Pleasant News,* December 11, 1937, 1
[342] "Old Military Road Marker Dedicated," *Mt Pleasant News,* June 14, 1937, 1
[343] "Free Parking Lot Open Saturday," *Mt Pleasant News,* June 4, 1937, 1
[344] "Merchants Asked to Park Cars Out of Business Sections," *Mt Pleasant News,* June 5, 1937, 1
[345] "New Paint for Auto Parking Lines," *Mt Pleasant News,* June 17, 1937, 1; "Cooperation Aids in Parking Problem," *Mt Pleasant News,* July 9, 1937, 1
[346] W.H. Groce, *The City Directory of Mt Pleasant, Iowa.* Mt Pleasant: Groce, 1938, 2

Savings Bank remained the only bank in town, with loans offered by Insurance Plan Savings and Loan Association, Federal Land Bank, and Mt Pleasant Production Credit Association. Farmers were served by nine feed stores, 10 hatcheries or poultry dealers, Shellabarger Bros Implement Co, McCormick-Deering Store, and Hallowell Implement Company. There were five dairies and eight cream stations in town, and Fankhauser Dairy Co, Hi-Hat Café, and Princess Candy Kitchen were noted as producing ice cream. Twenty grocery stores included mostly local shops and a few chains such as Benteco and Nifti Thrift. Chain stores, including J.C. Penney Co, Brown Lynch Scott, Spurgeon's, Gamble Store Agency, Western Auto Associate Store, and Coast-to-Coast Store, appeared along with Hoaglin's department store. Hoaglin's 5 cent to $1 Store became a Ben Franklin store in 1939 while remaining locally owned.[347] The Auditorium Theatre at 115 E. Monroe was renamed the Colonial Theater in May 1938, with the building owned by M.L. Dickson also remodeled for apartments (Map #98).[348] Across the street, the Shellabarger Implement Company expanded to include a meat locker plant in 1939 to further service area farmers and residents.[349] The 1938 directory shows a town balancing tradition, culture, and progress, reflecting a thriving community poised for continued growth in its second century.

Several fraternal and community organizations also continued to operate in Mt Pleasant at the end of the 1930s. The American Legion Hall was located in the former Christian Church on W. Monroe St, and the Masonic Temple occupied its building at 115 N. Main St (Map #73). The Athenian Club and Odd Fellows Hall were both located on the third stories of buildings on the north side of the square. Additionally, the Business and Professional Women's Club, Kiwanis Club, Rotary Club, Ladies Library Association, Bob Tribby American Legion Post, V.F.W., and various women's and mothers' clubs were active in the community. The Mt Pleasant Junior Chamber of Commerce, organized in April 1935 for business and professional men under 40, spearheaded the town's celebration of the Iowa Territory centennial in August 1938, with "Progress in Henry County" as the theme.[350] In fall 1939, the Mt Pleasant Chamber of Commerce was established, replacing the earlier Commercial Club. More than 100 men and women attended the organizational meeting at the Brazelton Hotel in November, voting to incorporate and to elect officers and 15 directors representing various business classifications.[351] These organizations supported Mt Pleasant's commercial, social, and civic life as its population grew to 4,610 by the 1940 census.

Efforts to improve parking for automobiles and trucks in downtown Mt Pleasant continued in 1939. The parking area with crushed stone to the south of the courthouse was planned to be paved in

[347] "Local Store Joins Ben Franklin Chain," *Mt Pleasant News,* July 27, 1939, 1
[348] "Theater Name Becomes 'Colonial'," *Mt Pleasant News,* May 23, 1938, 1; "New Apartments Open for Inspection," *Mt Pleasant News,* May 27, 1938, 1
[349] "Start Installation of Locker Plant," *Mt Pleasant News,* February 22, 1939, 1; Jaynes*, Highlights of Henry County History 1833-1976,* 132
[350] "Plan to Organize Junior C.C. Here," *Mt Pleasant News,* April 3, 1935, 1; "Junior C.C. Names Shook As President," *Mt Pleasant News,* April 25, 1935, 1; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 16
[351] "Directors Named by New C. of C.," *Mt Pleasant News,* November 7, 1939, 1; "Business Men's Meeting Tonight," *Mt Pleasant News,* January 26, 1940, 1; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 46; Jaynes*, Highlights of Henry County History 1833-1976,* 133

spring 1939.[352] In June 1939, W. Monroe St on the block west of the square was widened for additional parking spaces, with the unpaved area between the sidewalk and the surfaced street then paved to the 300 block.[353] The parking area and tie lot to the south of city hall was then redesigned and improved in summer 1939. The old horse sheds at the east edge of the city tie yard to the rear of city hall were demolished in July 1939 for work on the new parking lot, marking a conversion of this area.[354] By August, the newspaper reported a complete transformation on the property around city hall. The whole area has been made into a modern parking space for the accommodation of people who come to town to trade. Hitching racks across the south side of the area were provided for the few horses still used, with the remainder of the area for auto parking. Approximately 100 cars could be parked conveniently, doubling the earlier space. The area was lighted, policed, and included comfort stations in City Hall. Thus, it was an ideal place for parking, with the additional spaces needed particularly on Saturday evenings.[355] The existing stone wall to the south of city hall and along S. Jackson St with the "1939" date stone at the west entry appears to have been constructed as part of these improvements of this earlier parking lot to the south of city hall, at least partially enclosing and controlling access to the area (Map #24b).

Figure 66. Stone wall (Map #24b) to south of City Hall, looking southwest (McCarley, October 2025).

[352] "May Pave Parking Area South of Court House," *Mt Pleasant News,* January 28, 1939, 1
[353] "Widening Street West of Square," *Mt Pleasant News,* June 13, 1939, 1
[354] "Old Sheds Torn Down," *Mt Pleasant News,* July 24, 1939, 1
[355] "The Bystander's Notes," *Mt Pleasant News,* August 9, 1939, 2

Figure 67. West entry along S. Jackson St with 1939 date stone, looking east (McCarley, October 2025).

A handful of additional construction projects were completed in downtown Mt Pleasant in the early 1940s, marking the final phase of development before World War II curtailed local construction. The 1850s two-story brick building at 117 W. Monroe St (Map #65) on the north side of the square was sold to Ray Bacino and Gino Sodini in August 1940. The *Mt Pleasant News* reported in January 1941 that the building that was the former Gilliland store location was getting an "entirely new front," including a new storefront and removing the brick on the upper façade. The building had a "striking new front" by the time that Lane's Ready to Wear was opened by Mr. and Mrs. Silverman in March 1941.[356] Lane's continued to operate here until 1954. Around the corner on N. Jefferson, Hoaglin Department Store installed a new storefront and a 56-foot sign across its entire façade in June 1942, one of the largest in southeast Iowa.[357] Further south, the steam laundry west of the southwest corner of the square was sold to James Gass in January 1941. The earlier building was demolished, with a new one-story brick building constructed on this site to the west of the one-story building constructed for the garage of Jacob Lubelchek. In July 1941, James Gass, proprietor of the Modern Laundry, was noted as in his recently built building, which was newly equipped by him.[358] The building was concrete block construction with a brick front featuring simple dentils along the frieze, a design utilized for several buildings following World War II (217 W. Washington St, Map #12). Modern Laundry remained in operation here through 1954. Deterioration of the decorative balustrade around the top of the Henry County Courthouse was noted in 1942, with the feature replaced by a simple Bedford stone wall (Map #120). This design change streamlined and modernized the appearance of the courthouse. With full sandblasting of the entire surface, the final appearance in 1943 was noted to be similar to the new Iowa courthouses built within the last five years.[359]

[356] "Entire New Front on Local Building," *Mt Pleasant News,* January 9, 1941, 1; "Open House at New Store Friday," *Mt Pleasant News,* March 6, 1941, 1
[357] "Huge Sign Installed at Hoaglin Store," *Mt Pleasant News,* June 13, 1942, 1
[358] "Local Laundry Sold to James Gass," *Mt Pleasant News,* January 11, 1941, 1; "Local Laundry Costs Explained," *Mt Pleasant News*, July 28, 1941, 1
[359] "Blueprints Show Courthouse Plan," *Mt Pleasant News,* August 18, 1942, 1; "Courthouse Work Nearing

Figure 68. Modern Laundry at 217 W. Washington St in the 1940s (HCHT collection).

Figure 69. North side of square (100 block W. Monroe St) in early 1940s (HCHT collection).

Completion," *Mt Pleasant News,* April 5, 1943, 1

The Sanborn fire insurance map issued in November 1942 reflects the development of the Mount Pleasant Downtown Historic District by World War II. The west side of the square, north side of the square, east side of the square, 100 block of N. Jefferson, and 100 block of N. Main Street remained lined with two and three story brick commercial buildings built from the 1850s to 1920s, with the façade remodels not captured on this style of map. The south side of the square featured service stations at both ends, the Hoaglin building on the east half, and earlier two-story brick buildings on the west half. The blocks adjacent to the square feature a mix of building types. West of the southwest corner, the 200 block of W. Washington Street included the remodeled Mt Pleasant Oil Co buildings at the corner, garages, filling stations, Modern Laundry, and the new water tower at the west corner. West of the northwest corner, the 200 block of W. Monroe St contained the new city hall on the south side, and a large brick garage, Mt Pleasant News in a former garage building, McLeran's store, and the new Masters Building at the corner. Weir & Russell Lumber Co occupied the northwest corner of the block at the southeast corner of W. Madison and N. Jackson. North of the square, the new post office is located at the northeast corner of N. Jefferson and W. Madison, with Christian Science Church to its north. The 200 block of N. Main was a mix of commercial buildings and houses, including the Cookes Funeral Home in the large brick house at the north end of the block. The blocks east of the square along E. Monroe featured the Colonial Theater, E.E. Taft & Sons tin shop, Dr. C. E. Hunt's veterinary practice, and Shellabarger Implement Co, mixed with older transfer and feed and blacksmith buildings. East of the southeast corner, E. Washington St included the courthouse on the south side, with its power plant and the moved sheriff's residence and jail to the south across E. Clay St. St. Michael's Episcopal Church and the Congregational Church are located with houses on the blocks to the east. The north side includes a small restaurant, two filling stations, a house, and two additional filling stations on these two blocks. The house moved to the north is visible along S. Harrison St.

With the start of World War II, the focus of residents in Mt Pleasant shifted from local development to international concerns. The Iowa Ordnance Plant was constructed from January to July in 1941 to the west of Burlington in Middletown, about 20 miles to the east-southeast of Mt Pleasant. Draft-exempt men and women worked at this 24-hour plant to produce munitions during the war, with residents of Mt Pleasant driving to work at the facility.[360] Following the official entry of the United States into the war in December 1941, all men were required to register for the draft in June 1942. Local businessmen Frank Abraham, Paul Jericho, and Paul C. O'Connor served on the local Selective Service Board from September 1940 to May 1947.[361] Several local organizations mobilized early war-effort support through scrap metal drives across Mt Pleasant and Henry County. In August 1942, Henry County ranked 15th in Iowa per capita in collection of scrap metal for the first six months of the year, with 1,140 tons collected or 126 pounds per capita. Efforts continued with drives organized by the Business and Professional Women's Club in October and the Bob Tribby Post No. 58, American Legion, in November.[362] Approximately 1,400 men and

[360] *Burlington Hawk-Eye,* July 10, 1962, 11, 50
[361] Jaynes, *Highlights of Henry County History 1833-1976,* 139
[362] "Better Get That Aluminum Rounded Up!" *Mt Pleasant News,* July 26, 1941, 1; "MacArthur Day Brings in 60,000 Pounds of Scrap Iron," *Mt Pleasant News,* April 27, 1942, 1;"County Ranks 15th in Scrap Collection," *Mt Pleasant*

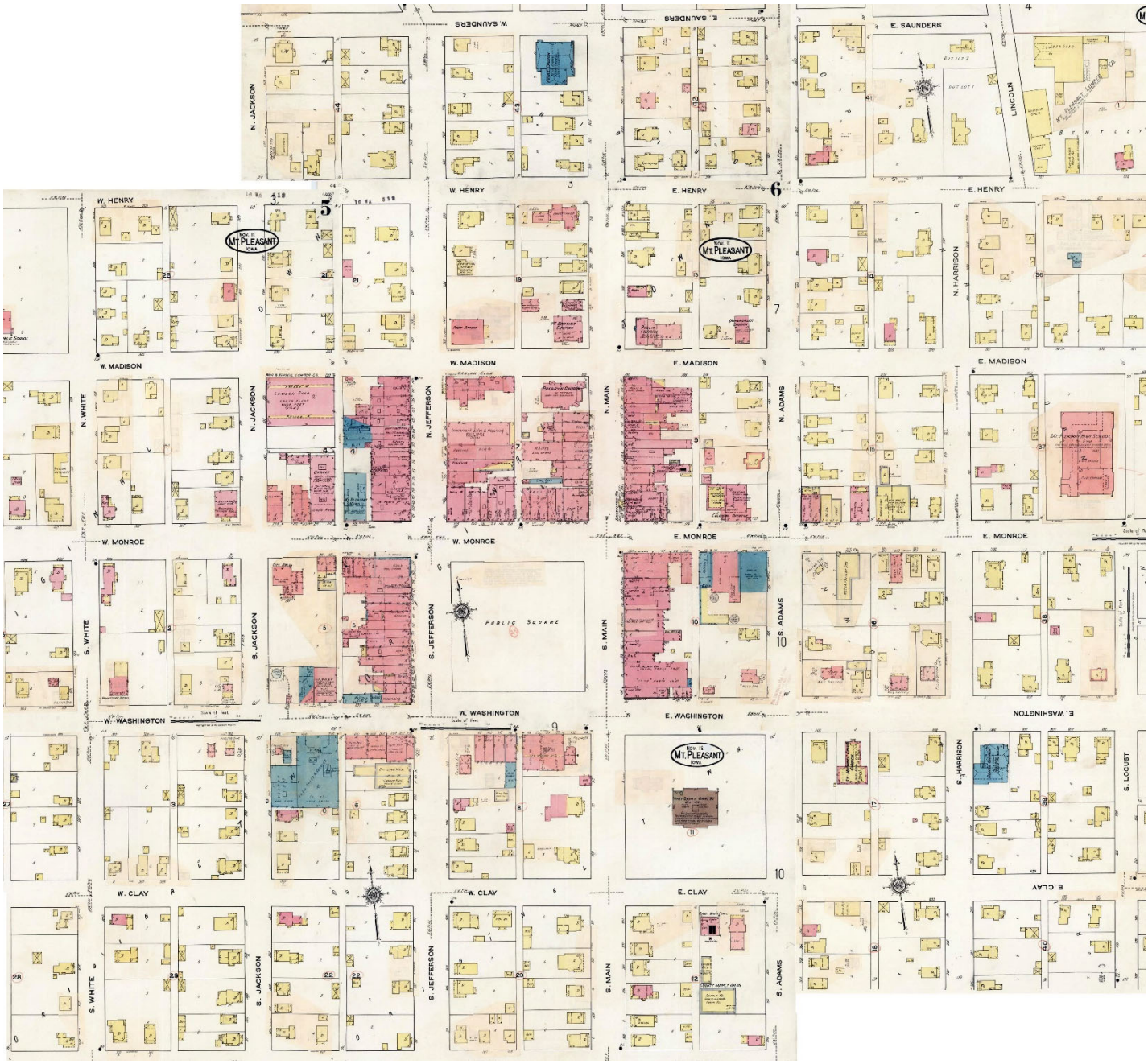


Figure 70. Downtown Mount Pleasant in November 1942 (Sanborn Map Company 1942).

News, August 18, 1942, 1; "Scrap Metal Must Be Collected Before Heavy Winter Weather," *Mt Pleasant News,* September 26, 1942, 1; "Ward 3 First in B.P.W.C. Scrap Drive; Collection Goes On," *Mt Pleasant News,* October 19, 1942, 1; "Legion Collects 10 Tons of Scrap," *Mt Pleasant News,* November 5, 1942, 1

Figure 71. Henry County Honor Roll with remodeled courthouse in background (HCHT collection).

women from Henry County served by the end of World War II. To honor them, the Henry County Honor Roll was erected at the northwest corner of the courthouse block, facing the southeast corner of the square. The wall was constructed by K.A. Bergdahl and listed the names of the men and women in service. It was dedicated on July 4, 1943, later taken down after the end of the war.[363]

From 1927 to 1944, economic constraints limited construction in the Mount Pleasant Downtown Historic District, with a shift toward remodeling existing buildings with modern façades in the 1930s. Only six extant buildings were constructed during this period, one of which was later remodeled. Two of these buildings were public buildings, the new post office and City Hall. The commercial buildings include the two-story Masters Building, one-story Modern Laundry on W. Washington, and one-story locker plant (façade later remodeled). Only one service station from this period survives on E. Washington St, though several others were built and later replaced or demolished. However, six earlier buildings were also modernized with new façades, initiating a trend towards façade remodels after World War II. Buff and other light-colored bricks became popular, typically featuring simple rectangular outlines, modest window details, and stone or concrete accents. Thus, the 11 buildings reflecting historic integrity from 1930 to 1944 include five new structures and six remodeled façades. Two houses relocated in the historic district during this period retain historic integrity on their new sites, including the residence moved for the Continental Oil Station. These local improvements, increased travel with Improvements to transportation corridors, and the increase in population with rural residents moving into towns positioned Mt Pleasant for further development in the years after World War II.

[363] Jaynes, *Highlights of Henry County History 1833-1976,* 142

Postwar Prosperity and Modern Development, 1945-1955

While construction was limited during World War II, pent-up demand for development and new businesses began to rise after the war and continued into the early 1950s. The population of Mt Pleasant had increased through the 1930s with rural residents moving into towns and continued to increase in the early 1940s with the Iowa Ordnance Plant bringing new people to Henry County who remained even after the plant scaled down operations following the war.[364] In 1946, the Sheaffer Pen Company opened a branch plant in Mt Pleasant, adding more jobs to the local economy. The population of Mt Pleasant grew from 3,743 residents in 1930 to 4,610 in 1940 to 5,832 in 1950. However, a significant change in the 1950 census was the inclusion of college students as residents of the town where their college was located rather than the community where they lived previously. As a result, the 651 Iowa Wesleyan students accounted for about half of the town's population gain of 1,233. This change made the rate of growth more consistent with the previous decade.[365] The increase in population placed a demand on housing in Mt Pleasant, with houses converted to multi-family residences and new housing constructed. The end of the World War II and increase in population spurred additional business development. New commercial buildings constructed in this period were typically constructed on the edges of the core of downtown while older buildings were remodeled with new façades, continuing the trend that had begun in the late 1930s.

With the end of World War II, development that had been restricted during the war moved forward, and businesses resumed normal operations. The *Mt Pleasant News* noted that the medical and dental load in Henry County had been carried on by a very limited number of physicians and dentists during the war. A number were returning in fall 1945 to open offices in their old or new locations, including Captain B.D. Hartley, Captain Bernhard Gloeckler, Captain William Megorden, and Captain Henry Traut.[366] Other men also returned home from service, resuming their place in the workforce. During this period, the City of Mt Pleasant instituted a system of building permits issued through city council approval. In March 1946, the *Mt Pleasant News* reminded residents that major remodeling or new construction required a permit, noting several reports of unpermitted work. Permits were especially important within the fire district (downtown), where specific wall and roof standards applied and were far easier to meet during initial construction than through later alterations.[367] Permit requirements also helped regulate commercial development outside the core business district. For example, in March 1946, city council granted a building permit to Paul Glanzman to build tourist cottages on his acreage at the east edge of town.[368] Thus, commercial use was permitted in other areas of town, though reviewed and regulated by city council.

[364] "Wondering What 1950 Census Figures Will Show," *Mt Pleasant News,* March 30, 1950, 1
[365] "Wondering What 1950 Census Figures Will Show," *Mt Pleasant News,* March 30, 1950, 1; "The Bystander's Notes," *Mt Pleasant News,* August 1, 1951, 2
[366] "Physicians and Dentists Returning," *Mt Pleasant News,* October 29, 1945, 1
[367] "Must Obtain Permit for Building," *Mt Pleasant News,* May 2, 1946, 1
[368] "City Grants Two Building Permits," *Mt Pleasant News,* March 21, 1946, 1

The Mount Pleasant Downtown Historic District retained its role as the commercial core of the community in the postwar years. After World War II, most new commercial construction occurred on the edges of downtown, typically as one-story buildings. In June 1945, C.D. Swailes received a permit to build a one-story garage at 109 S. Adams St, just north of Donald's Shell station on E. Washington St. C.D. Swailes Auto Service advertised in their new building in early 1946, with service by Bill, Bob, Wilson, and Charlie.[369] Case Monument Company built a new one-story building on the Swailes' former property at 212 N. Main St, which strategically opened across the street from Cookes Funeral Home.[370] On the southeast edge of downtown, Everett R. Wilcox built a concrete-block welding shop at 208 E. Clay St (Map #124) in 1946 after being unable to find a suitable building to rent or buy. Wilcox Welding Service opened for business on May 8, offering portable electric and acetylene welding. They were located on the south side of Clay Street, one-half block east of the courthouse.[371] A second story was later added around 1950 to the building for their residence, with Everett and Mary Wilcox then moving into this location over the business.[372]

Several buildings in the Mount Pleasant Downtown Historic District were modernized with new brick façades in the years immediately following World War II. In October 1945, Shannon Dry Cleaners at 129 N. Jefferson St (Map #44) had scaffolding erected for the building of the new façade of the upper two stories of their building.[373] The new façade utilized variegated dark red brick with no decorative features. Rear additions were then constructed on the building along W. Madison St in 1946 and 1948, expanding their business area.[374] A variegated dark red brick was also utilized for the new façade for the hardware store of George E. Crane at 106 S. Main St (Map #107), which was remodeled in 1945 following a December 1944 fire that damaged the interior.[375] A 1945 fire damaging the second story of the building and façade likewise prompted the remodeling of the Mt Pleasant Fruit Supply building further south at 114 S. Main St (Map #110), the original south section of the Schliep Block. Owners Roy Bacino and Gino Sodini rebuilt façade in spring 1946 using variegated red brick with modest accents.[376]

The end of World War II brought changes to Mt Pleasant, including the establishment of a new industry and surge in enrollment at Iowa Wesleyan College. The W.A. Sheaffer Pen Company of Fort Madison added a branch plant in Mt Pleasant, which employed a large number of local residents producing their signature Fineline pen and other related products. At the same time, the passage of the "G.I. Bill" in 1944 spurred rapid growth at colleges across the United States. Enrollment at Iowa Wesleyan College increased from 388 students in 1947 to 834 students in

[369] Council minutes, June 6, 1945, *Mt Pleasant News*, August 11, 1945, 6; *Mt Pleasant News,* June 20, 1945, 1; *Mt Pleasant News,* March 2, 1946, 3
[370] *Mt Pleasant News,* November 15, 1944, 1; *Mt Pleasant News,* February 12, 1945, 2
[371] "Will Open Welding Shop on East Clay," *Mt Pleasant News,* May 3, 1946, 1; *Mt Pleasant News,* May 10, 1946, 5; *Mt Pleasant News,* July 19, 1946, 4
[372] Telephone directories; United States Census Bureau 1950
[373] "Building New Front," *Mt Pleasant News,* October 15, 1945, 1
[374] *Mt Pleasant News,* October 15, 1946, 3; "Council Has Busy Session," *Mt Pleasant News*, April 23, 1948, 1
[375] "Fire Damages Crane Hardware Building and Stock," *Mt Pleasant News,* December 27, 1944, 1; "Dr. Gloeckler Opens Temporary Office," *Mt Pleasant News,* January 25, 1946, 5
[376] *Mt Pleasant News*, February 23, 1945, 1; "To Build New Front," *Mt Pleasant News*, April 23, 1946, 1

1950, creating the need for additional campus buildings.[377] In 1945, the City of Mount Pleasant purchased a landing field east of town, previously used by Air Corps cadets at Iowa Wesleyan, starting the development of an airport for the community.[378] These developments stimulated economic activity in Mount Pleasant, strengthening existing businesses and spurring new business growth.

Figure 72. 100 block of S. Main St (east side of square) in 1946 during façade remodel on building occupied by Mt Pleasant Fruit Supply (HCHT collection).

One of the first commercial impacts of the postwar economy in Mt Pleasant was reflected in the expansion and modernization of its financial institutions. In July 1946, announcement was made of a new bank in Mt Pleasant to be known as Mt Pleasant Bank & Trust Company.[379] Henry County Savings Bank, dating back to 1891, had operated as the only bank in town since the closure of the State Trust and Savings Bank in 1933. The building on the east side of the square at 102 S. Main St (Map #106), owned by Hoaglin family interests, was remodeled for the new bank starting in fall 1946 and completed in early 1947. This L-shaped building constructed for the Congregational Church and occupied by J.H. Wallbank & Sons (1909–1933) and later the National Tea Company (1934–1945) retained its storefronts on both S. Main St. and E. Monroe St. Wilfred B. Hoaglin was named president in January 1947, with Charles R. Atwell as vice president and cashier. The bank formally opened in this location on April 5, 1947. The conversion included

[377] Jaynes, *Highlights of Henry County History 1833-1976,* 144
[378] Jaynes, *Highlights of Henry County History 1833-1976,* 144
[379] *Mt Pleasant News*, July 11, 1946, 1

complete remodeling on the interior and installation of a new storefront.[380] This modern storefront clad in permastone with aluminum streamlined detail is visible on a 1952 photograph of the block, along with the earlier façade remodel for the adjacent Crane's Hardware (Figure 73). The E. Monroe St storefront formerly occupied by the Yorkshire cream station was remodeled for a professional office location in June 1947, with the entry moved to the east end and small glass block windows installed.[381] Dr. I.M. Deal, optometrist, was listed here through the 1950s. Meanwhile, Henry County Savings Bank, operating in the 1923 bank building at 101 S. Jefferson St (Map #23) since taking over the assets of First National Bank in November 1930, completed an interior remodel in 1948 to modernize their building, as well as minor work on the exterior.[382]

Figure 73. North end of 100 block of S. Main St (east side of square) in 1952 with storefront remodel for Mt Pleasant Bank & Trust at left and façade remodel for Crane's Hardware at right (HCHT collection).

façade of OK Restaurant remodeled by Hoaglin interests in 1938 to match building to north

The development of the Mount Pleasant Downtown Historic District is clearly visible in the April 1947 photograph published by the *Des Moines Register* in its "Iowa From the Air" series, which presented an aerial photograph and brief profile of the community.[383] The aerial photograph offers an exceptional view of the Mount Pleasant Downtown Historic District, including buildings recently constructed. Central Park is visible with sidewalks that bisect the sides and extend from

[380] *Mt Pleasant News*, January 2, 1947, 1; *Mt Pleasant News*, April 4, 1947, 3; "Mt Pleasant Bank and Trust Has Made Steady Gains Since '47," *Mt Pleasant News,* November 13, 1961, 23; "Mt Pleasant Bank and Trust Buys Building," *Mt Pleasant News,* December 7, 1959, 1
[381] "Will Remodel Room for Office Suite," *Mt Pleasant News,* June 26, 1947, 1; "Vote Increase in Salaries," *Mt Pleasant News,* September 25, 1947, 1; "Council of Mt Pleasant, Iowa," *Mt Pleasant News,* December 9, 1947, 7
[382] "Henry County Savings Bank Linked with First Mt. Pleasant Bank," *Mt Pleasant News,* November 13, 1961, 24
[383] *Des Moines Register,* April 27, 1947, sec 9, p 3 (83)

the corners, which remains as the current sidewalk configuration. Two-story and three-story brick buildings line the west and north sides of the square, while the east and south sides are occupied mainly by two-story brick buildings, with service stations at both ends of the south side. Blocks adjacent to the square show a mix of building types and functions. Notably, many of the earlier brick buildings throughout downtown had been painted white by the time this photograph was taken in spring 1947.

Figure 74. Aerial photograph of Mt Pleasant in spring 1947, looking north (HCHT collection, printed in *Des Moines Register,* April 27, 1947, sec 9, p 3 (83)).

Development of new commercial buildings in the downtown continued in the late 1940s on blocks peripheral to the square, with the growing automotive industry resulting in new construction. Just south of the southwest corner of the square at 203 S. Jefferson Street (Map #7), Ed Taylor constructed a new building for Taylor Motors, completed in September 1947. This building for his Chrysler and Plymouth dealership featured more refined features than the typical functional

garage, with Streamlined Moderne elements noted in the curved corner of the building and horizontal elements. It also included a commodious show room and sufficient space for the mechanical department.[384] To the west of the northwest corner of the square, Universal Motors Company constructed a new building for their Ford dealership in 1948 at 300 W. Monroe St (Map #25).[385] The two-story corner brick retail building had a one-story concrete block garage section that wrapped around it. The business included selling Ford, Mercury, and Lincoln parts, and it was sold to Lyman Sheets in 1952.[386] To the east of the southeast corner of the square, the Dairy Queen company of Muscatine constructed a building in 1949 at 117 E. Washington St between Van's Lunch and Glen Donald's Shell Station, with some city parking retained on the site. Dairy Queen opened across from the courthouse on April 5, 1949, offering drive-in service for their ice cream, malts, and sundaes.[387] The location along the E. Washington St corridor catered both to local residents and travelers through town. Dairy Queen remains here today, though the original 1949 building was replaced with a new building in 2013 (Map #116).

Other buildings in the Mount Pleasant Downtown Historic District were transformed with new façades in the late 1940s. The Mount Pleasant Motor Company, located in the Goe building at 110 N. Jefferson St (Map #58), was remodeled in 1948 with a simple red brick façade and triple windows, removing the stone on the storefront.[388] Around the corner, the McLeran family's two-story building at 217-219 W. Monroe St (Map #29), occupied as both residence and McLeran Music Store since 1892, underwent major renovation in 1947 after the business passed to C. Thornton McLeran. The *Mt Pleasant News* reported in May 1947 that the entire front of the building would be rebuilt and moved forward in line with other buildings on the block.[389] The new façade featured buff brick across both halves, added large display windows on the west storefront, and retained the residential configuration on the east half. McLeran Music Store is listed as selling Philco radios, pianos and musical supplies, orchestra instruments, sewing machines, washing machines, and Frigidaire refrigerators in the 1952 city directory. On the northwest corner of the block, a new front was also installed in 1947 on the large building for the Hall and Weir lumber company.[390] Improvements also continued along the 200 block of E. Monroe St the east of the northeast corner of the square in 1947.[391] Additional buildings were improved with new storefronts during this period.

Though post-war construction slowed in the late 1940s with a scarcity of building materials, community development continued through this period. The Moose Lodge was organized in April 1948, remodeling the old Saunders Hall to the rear of the Henry County Savings Bank for their

[384] "Taylor Garage is Completed," *Mt Pleasant News,* September 26, 1947, 1
[385] *Mt Pleasant News*, April 23, 1948, 1; *Mt Pleasant News*, May 10, 1949, 6
[386] *Mt Pleasant News*, May 10, 1949, 6; *Mt Pleasant News*, November 1, 1952, 1
[387] "Grant Permission for New Building," *Mt Pleasant News,* January 6, 1949, 1; *Mt Pleasant News,* April 4, 1949, 4
[388] "Permits Are Granted by City Council," *Mt Pleasant News,* October 7, 1948, 1; "The Bystander's Notes," *Mt Pleasant News,* November 3, 1948, 2
[389] "Start Installation of New Front," *Mt Pleasant News,* May 13, 1947, 1
[390] "The Bystander's Notes, *Mt Pleasant News,* April 28, 1947, 2
[391] "Council Hears Several Requests," *Mt Pleasant News,* August 14, 1947, 5

lodge.[392] In October 1948, the Mount Pleasant Junior Chamber of Commerce received its formal charter as the 37th club in the state, with the mission of providing leadership training for men ages 21 to 35.[393] The first Old Settlers and Threshers Reunion was held in September 1950, which continued as an annual tradition that draws large crowds to town.[394] A steam engine placed on the south side of Central Park in 1964 serves to market this event to visitors to town and travelers along Highway 34 (Washington St) throughout the year (Map #1d). The Mount Pleasant Women's Club, formed by merging smaller clubs, launched a campaign to plant irises, the official flower of Iowa Wesleyan College, around town in spring 1949 as part of an entry into the beautification contest of the General Federation of Women's Clubs. As a result, Mt Pleasant became known as the Iris City, with initial displays of the flower in merchant windows evolving to the annual Iris Show in 1951. When Frank Moureau built a new motel at the west edge of town in 1950, he named it the Iris Motel, reinforcing this new identity for the town.[395] In 1951, the Boy Scouts donated a replica of the Statue of Liberty in observation of the 40th anniversary of the Boy Scout organization. The statue was placed at the northwest corner of the courthouse block across from Central Park, dedicated on Memorial Day in 1951 (Map #120d).[396] This Statue of Liberty was one of several donated in various towns throughout southeast Iowa by local Boy Scout organizations at this time. Additionally, new industries, Garretson Equipment Co and Valley Industries, were established in 1949, diversifying the town's industrial base.[397] By 1950, Mt Pleasant's population had grown to 5,832, bolstered by the postwar economy and inclusion of the 651 Iowa Wesleyan College students tabulated as part of the population for the first time.

After a lull in construction activity, the early 1950s saw a resurgence in business growth and development in downtown Mt Pleasant, with notable shifts in preferred locations for certain types of businesses. In April 1951, the *Mt Pleasant News* reported that Dr. William Megorden had been granted a permit to construct a new office building on the lot he had purchased north of the post office. The one-story brick building, which blended elements of 1950s commercial architecture and Early American style, offered convenient ground-level access for his patients. When the office opened at 204 N. Jefferson St (Map #53) in March 1952, it was praised as "one of the nicest of this type" in the area.[398] This building marked the first in a trend of professional offices moving into standalone buildings, rather than occupying spaces above storefronts. This period also saw the beginning of a shift in certain types of retail businesses moving off the square. The Benteco Food Store or Benner Food Store, the retail grocery store of the Benner Tea Company, had been located on the east side of the square at 108 S. Main St (Map #108) from 1939 to 1952. The property at 204 E. Washington St, between St. Michael's Episcopal Church and Congregational Church, was purchased by Benner Realty in April 1952, with a new grocery store built on this block to the east

[392] Jaynes, *Highlights of Henry County History 1833-1976,* 146
[393] Jaynes, *Highlights of Henry County History 1833-1976,* 146; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 63
[394] Jaynes, *Highlights of Henry County History 1833-1976,* 149
[395] *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 14, 64; HCBC, *The History of Henry County,* 20; Jaynes, *Highlights of Henry County History 1833-1976,* 147
[396] "The Bystander's Notes", *Mount Pleasant News*, April 3, 1951, 2
[397] Jaynes, *Highlights of Henry County History 1833-1976,* 144
[398] *Mt Pleasant News*, April 19, 1951, 1; *Mt Pleasant News,* March 24, 1952, 1

of the square along E. Washington St (Map #129). This move was significant, as it marked the first time a grocery store had moved off the square to a location that offered more space and parking for customers. Benner Food Stores is listed at this location in city directories from 1955 to 1962, followed by Walgren's Market.[399] This shift represented a broader trend of businesses seeking more accessible, customer-friendly locations outside of the central square. In addition to these changes, additional buildings related to the automotive industry were constructed in this period off of the square. In July 1952, Harold Knedler, manager of the Henry County Supply Co-op, announced the construction of a new building at 207 E. Washington St (Map #132). This one-story commercial building, built with tile block and a brick façade, replaced the converted residence that had previously housed the business.[400] Thus, these two projects further marked the 200 block of E. Washington as part of the extension of the commercial downtown.

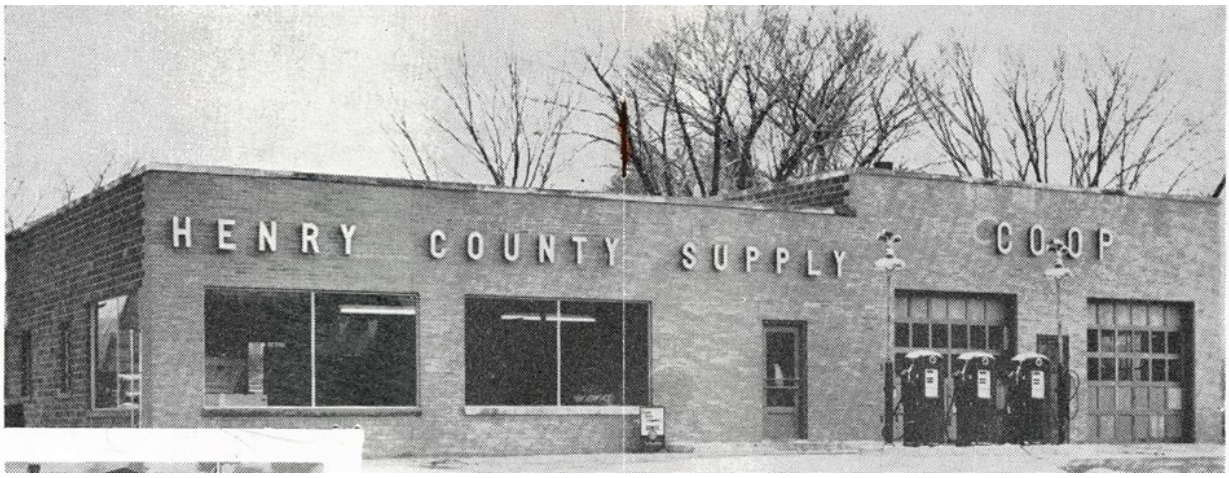


Figure 75. New building in 1952 for Henry County Supply Co-op (HCHT collection).

Further business development is reflected in façade and storefront remodels in the Mount Pleasant Downtown Historic District in the early 1950s. One of the largest projects was for the Insurance Plan Savings and Loan Association building, located at the northwest corner of the square at 101 N. Jefferson St (Map #32). The exterior of this corner building was veneered with limestone and Shadow-Tex Roman brick in 1952 by contractor Carl A. Nelson Co of Burlington, giving it a modern appearance. By July 1952, work began on the foundation of the new exterior of this building, with the remodel completed and celebrated with an open house on May 23-29, 1953. The upgraded interior featured included new flooring, counters, fireproof vault, office suites on the second story, and apartments on the third story.[401] Two façade remodels on the north side of the square were completed as this major project for Insurance Plan Savings and Loan was under construction. In September 1951, Miles A. and Wilda Rukgaber purchased the circa 1857 three-story building at 119 W. Monroe St (Map #64). By July 1952, work had begun to install a new

[399] Jaynes, *Highlights of Henry County History 1833-1976,* 162; Mt Pleasant Telephone Directories
[400] "Henry County Supply Co-Op to Erect Building," *Mt Pleasant News,* July 17, 1952, 1.
[401] "Start Work on Savings and Loan Building," *Mt Pleasant News,* June 24, 1952, 1; *Mt Pleasant News,* July 17, 1952, 1; "Third Major Improvement in Business Area," *Mt Pleasant News,* July 25, 1952, 1; "Insurance Plan Savings & Loan Association," *Mt Pleasant News,* May 20, 1953, 9

façade for the Rukgaber Hardware store. As this project commenced, Mary Keith, owner of the circa 1860 two-story building at 121 W. Monroe St (Map #63), decided to remodel the façade of her building, which housed Panther & O'Connor clothing store.[402] The store transitioned to the O'Connor's Clothing Store when the work was completed in October 1952, with both the front and the interior remodeled.[403] The two projects were coordinated, with similar light orange buff brick façades completed at the same time. In addition to these larger projects, smaller-scale remodeling also took place for new chain stores that opened in Mt Pleasant during this period. On March 24, 1951, Sears, Roebuck & Co opened their catalog order store at 120 N. Main St (Map #91) in the remodeled building formerly occupied by Mt Pleasant Cleaners.[404] In early 1953, the Brown Shoe Fit Company purchased the shoe store associated with Hoaglin's, installing a new storefront on this two-story building at 109 N. Jefferson (Map #35) at the north end of Hoaglin's series of storefronts.[405] These updates contributed to the evolving commercial landscape of Mt Pleasant in the early 1950s.

Figure 76. Insurance Plan Savings & Loan Building around 1955 (HCHT collection).

Construction projects of a different nature were also undertaken in Mt Pleasant in the early 1950s, responding to the growing concerns about parking and shifting values of entertainment. As parking became an increasing concern and consideration for the downtown, the city took steps to address long-term parking by implementing a two-hour parking limit. In April 1952, the city purchased the Whitaker building, located east of City Hall and west of the old Saunders Hall, and

[402] "Third Major Improvement in Business Area," *Mt Pleasant News,* July 25, 1952, 1
[403] "O'Connor Store Presents Fine New Appearance," *Mt Pleasant News,* October 17, 1952, 1
[404] "Sears Roebuck Leases Space Here," *Mt Pleasant News,* January 12, 1951, 1; *Mt Pleasant News,* March 22, 1951, 9
[405] "Firm to Improve Local Shoe Store," *Mt Pleasant News,* November 13, 1952, 1; "Prepare to Install New Store Front," *Mt Pleasant News,* February 18, 1953, 1

demolished it to make way for a new city parking lot. The lot, which extended south to merge with earlier parking spaces south of City Hall, was paved with asphalt in August 1952.[406] The Chamber of Commerce announced completion of the project, noting that the new city parking lot would accommodate 90 cars and was less than one block from the square (Map #24c).[407] With the prevalence of the automobile and television, new types of entertainment venues emerged in this period. M.L. Dickson opened the Ridge Drive-In west of downtown in spring 1953, offering an alternative to the traditional movie theater. He closed the Colonial Theater at the same time, but he continued to operate the Temple Theatre (Map #77).[408] Colonial Theater, the original Asbury Church, was further remodeled into apartments, and Colonial Apartments continues to operate in this building at 115 E. Monroe St (Map #98). These changes reflected both the shifting needs of the community and the broader trends of this period.

Efforts toward more comprehensive planning for development in Mt Pleasant began to take shape in the early 1950s. In response to the need for a more organized approach to growth, the City Council adopted an ordinance in June 1951 to establish a City Planning Commission. The commission was given full authority to conduct surveys, studies, and create plans related to the comprehensive plan for the development of Mt Pleasant, including areas both within and outside city limits.[409] Discussions on appropriate uses in certain areas of Mt Pleasant led to studies of the community and adoption of a zoning ordinance over the next few years. After a public meeting in October 1953 and further refinements, the zoning ordinance and map were formally adopted on September 8, 1954. The zoning ordinance and district map delineated the central business district, with Henry St on the north, Adams and Harrison streets on the east, White and Jackson streets on the west, and Clay St on the south.[410] The zoning map was published in the *Mt Pleasant News* on October 16, 1954, as a public service to the community. The "C" commercial district, focused on the downtown, permitted any types of uses from A or B districts (residential, churches, schools, professional offices, clinics, and boarding houses), as well as most types of retail businesses, plus creameries and ice cream plants, hotels, lumberyards, warehouses, and taverns. More industrial uses were then permitted in "D" and "E" districts.[411] This initial zoning map formally delineated the boundaries of the central business district for the first time, with blocks marked as "C" centered on the public square and adjacent blocks, extending east and west along Washington and Monroe streets, and extending north on N. Main and N. Jefferson including both the 100 and 200 blocks.

[406] "Start Razing City Landmark," *Mount Pleasant News,* April 7, 1952, 1; "Start Surfacing City Parking Lot," *Mt Pleasant News,* August 22, 1952, 1
[407] "Notice!" *Mt Pleasant News,* August 28, 1952, 7
[408] Jaynes, *Highlights of Henry County History 1833-1976,* 146, 163
[409] "Planning Commission Created by Council," *Mt Pleasant News,* June 7, 1951, 1; "Ordinance No. 195," *Mt Pleasant News,* June 8, 1951, 6; "City Planning Commission Members Are Named," *Mt Pleasant News,* July 12, 1951, 1
[410] "Public Hearing on Zoning Ordinance Held at City Hall," *Mt Pleasant News,* October 10, 1953, 1; "Zoning Ordinance Has Many Features for City's Future Benefit," *Mt Pleasant News,* October 7, 1953, 1; "City Zoning in Effect on Friday," *Mt Pleasant News,* September 9, 1954, 1; "Objections to Station Permit Heard," *Mt Pleasant News,* November 13, 1954, 1; "Administrator, Appeal Board on Building Permits," *Mt Pleasant News,* September 16, 1954, 1
[411] "Zoning Map Published in This Issue of News," *Mt Pleasant News,* October 16, 1954, 1

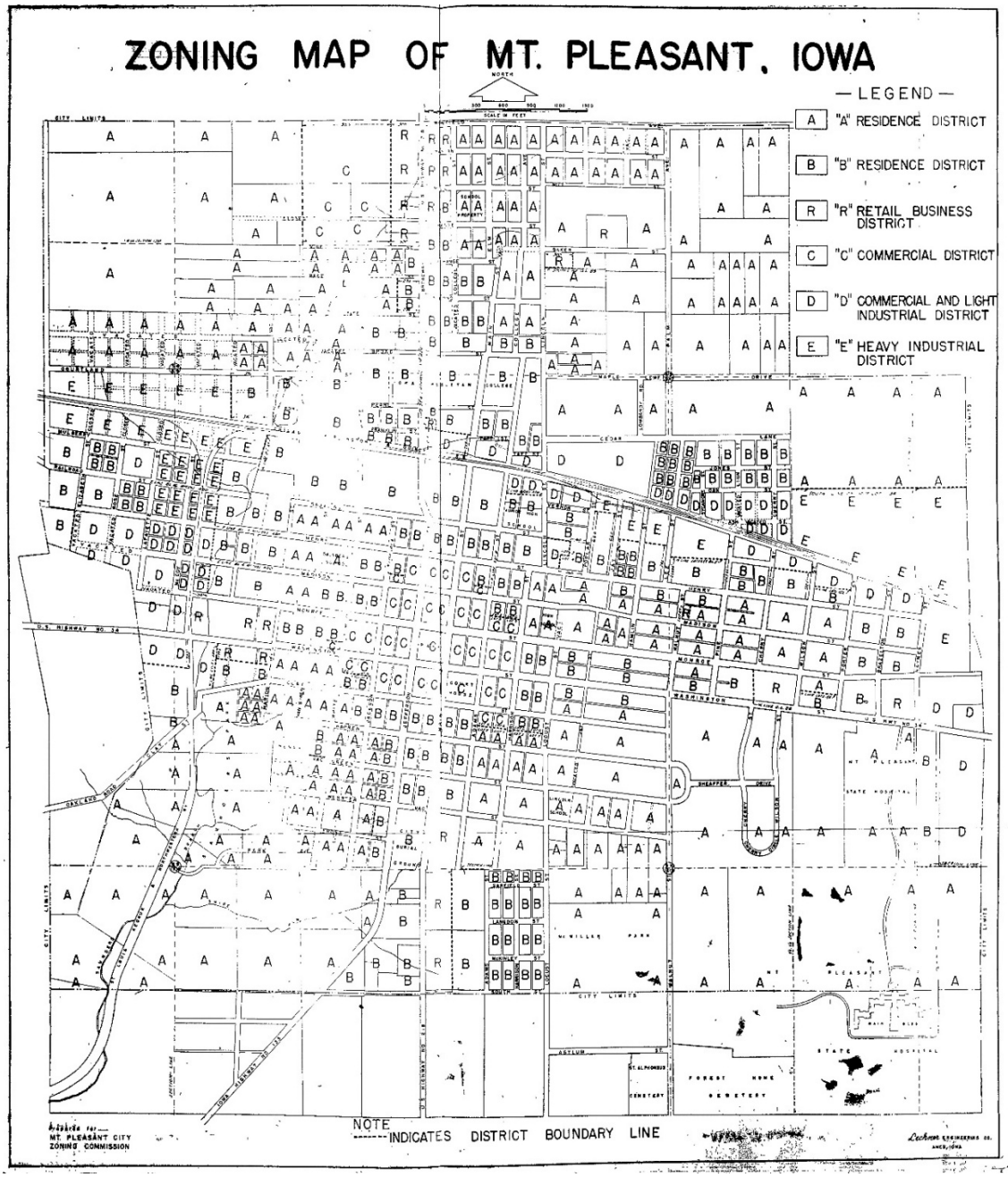


Figure 77. Zoning map adopted by Mt Pleasant in September 1954 ("Zoning Map Published in This Issue of News," *Mt Pleasant News,* October 16, 1954, 1).

A – residence district – 1-2 family dwellings, churches, schools, libraries, etc.
B - residence district – any use from A, plus multiple family dwellings, professional offices, clinics, and boarding or lodging houses
C – commercial district – many types of businesses, plus creameries and ice cream plants, hotels, lumberyards, warehouses, taverns (when comply with other ordinances)
D – industrial district – any business from C, plus coal yards, grain elevators, railroad stations, truck terminals
E – heavy industrial district, any business from D, plus any heavy industrial or manufacturing business, cement and lime manufacturing

With the adoption of the zoning ordinance, future development and applications for building permits were reviewed under these parameters. One of the first points of contention under the new zoning regulations was the earlier proposed service station at 209 N. Jefferson St, the southwest corner of Jefferson and Henry St. In May 1951, an earlier request for a building permit for this site was tabled, pending work on zoning.[412] While the post office was located on the south end of the block, the block was primarily residential. A building permit was issued on September 2, 1954, to Virgil Hileman to move the house on the lot to the west, clearing space for the service station at the corner. A building permit was then granted for the service station. However, neighbors opposed the project, filing an appeal in October and represented by attorney Alanson Elgar (whose parents lived in the house to the south of the corner, Map #49). A hearing was held in November, with Hileman represented by George O. Van Allen, who argued that the only item to appeal was whether or not the administrator acted legally in issuing the permit. Regardless of the neighbors' concerns about the suitability of the service station for the site, the commercial district under the zoning ordinance extended north to Henry St along N. Jefferson St. The board of adjustment voted unanimously to affirm the issuance of the building permit to Virgil Hileman for filling station, and the one-story building was constructed on this site at 209 N. Jefferson St (Map #50) in spring 1955.[413] A filling station operated here through 1967, with the building then sitting vacant for several years. Thus, the extension of the commercial downtown through the 200 block of N. Jefferson St was confirmed, with additional commercial uses on this block to follow in subsequent years.

Additional buildings constructed and remodeled in the Mount Pleasant Downtown Historic District in this period were also related to automotive services. Ed Taylor continued to operate Taylor Motors at 203 S. Jefferson St (Map #7), just to the south of the southwest corner of the square. He purchased the property across the street, south of the Sinclair service station, demolishing the house in 1949 to create a lot for used cars. In summer 1953, a one-story building was constructed on this lot as a building to show used cars.[414] The basic design reflected elements of his building across the street, including tile block with a buff brick façade and rounded northwest corner that visually connected it to Taylor Motors. The 1955 city directory lists Taylor Motors used car storage at 204 S Jefferson (Map #6). Skerik Parts Service Company of Burlington, which opened a branch in Mt Pleasant managed by Jim Skerik in 1951, initially operated from a building constructed around 1947 at 107 S. Adams St (demolished, Map #118b), next to Swailes Auto Supply (Map #118). Wholesale distribution of automotive parts and equipment was their primary focus.[415] With success of the branch, they moved to a new tile block building at 104 N. Jackson

[412] *Mt Pleasant News,* May 17, 1951, 1
[413] *Mt Pleasant News,* September 2, 1954, 1; "Administrator, Appeal Board on Building Permits," *Mt Pleasant News,* September 16, 1954, 1; *Mt Pleasant News*, October 30, 1954, 1; "Objections to Station Permit Heard," *Mt Pleasant News,* November 13, 1954, 1; "Board Affirms Issuance of Station Permit," *Mt Pleasant News,* November 17, 1954, 1; "City Council Appoints Deede," *Mt Pleasant News,* November 18, 1954, 1; "Walters to Operate New Service Station," *Mt Pleasant News,* May 16, 1955, 1
[414] *Mt Pleasant News*, January 22, 1948, 5; *Mt Pleasant News*, August 2, 1949, 1; *Mt Pleasant News,* June 30, 1953, 1; *Mt Pleasant News,* November 10, 1953, 2
[415] "Jim Skerik Provides Motorist of Trade Area with Replacements & Accessories," *Mount Pleasant News,* May 12, 1952, 3

St (Map #27) on the west edge of downtown, immediately north of the Masters Building (Benesh Heating and Plumbing) on W. Monroe St. The company was noted as a distributor of auto, truck, and tractor parts and supplies.[416] With new buildings constructed for service stations, the two-story corner building at 201 S. Jefferson St (Map #8) next to Taylor Motors that had been remodeled for Glen Nihart in 1932 for a service station on the first story underwent a major remodel in 1954 to create a home for the Veteran of Foreign Wars (V.F.W.) The removed brick walls on the first story of the combined corner building and building to the west were reconstructed by contractor H. Eugene Smith, with a corner entry and two glass block windows on the first story of the north side. The building included a large club room on the first story, smaller rooms in the rear and on the second story, and a kitchen on the second story.[417]

Figure 78. West side of the square (S. Jefferson St) in early 1950s, looking northwest with bandstand in Central Park at right (HCHT collection).

In 1955, Mt Pleasant remained largely a typical county seat town supported by the broader agricultural community, with a limited industrial base and major employers including Iowa Wesleyan College and the Mental Health Institute. While the population of Mt Pleasant was 5,843 in 1950, there were 35,000 people within a 25-mile radius of the town.[418] While telephone

[416] *Mt Pleasant News*, December 30, 1955, 1
[417] "V.F.W. To Remodel for Post Home," *Mt Pleasant News,* June 17, 1954, 1; "New VFW Home Opening Friday and Saturday," *Mt Pleasant News,* September 30, 1954, 1
[418] "Gives Information About Mt Pleasant, 'The Iris City'," *Mt Pleasant News,* May 14, 1955, 1

directories were issued through the 1940s, the next city directory after 1941 was not issued until 1955, reflecting the development of the community through this post-World War II period. The Johnson Publishing Company of Manitowoc, WI, issued the directory, complete with alphabetical listings, a street guide, reverse telephone directory, Henry County farm directory, and classified business directory.[419] It highlighted Mt Pleasant as "an ideal Iowa community center" and its role within the agricultural region. Its educational facilities were long recognized for quality, with Iowa Wesleyan College contributing significantly to higher learning and the overall character of the town. Religion was also a central aspect of community life, as the town was "more definitely religious in its thinking and practice than the average town of its size," with the influence noted as a major asset. Mt Pleasant also offered excellent parks, including Saunders Park with its the new swimming pool, McMillian Park with its sports facilities, and Central Park with its stone bandstand and the heart of decorations of the "Christmas City of Iowa."[420]

The 1955 city directory describes Mt Pleasant as the commercial center of the surrounding agricultural region. The retail businesses and professionals in Mt Pleasant supported and were largely supported by this area. The town had "Nice stores with many modern fronts and much neon lighting located on a square and extending as much as two blocks on the eight streets extending from the square. Friendly owners and managers, friendly clerks, and great stocks of merchandise at competitive prices make the city the chosen shopping center for thousands in southeastern Iowa."[421] Firms in town included the full spectrum of retail businesses and professional services typical for a community of this size in this period. Supporting local farmers, the town had two hatcheries, five produce businesses, eight feed stores, four fertilizer companies, three farm machinery and implement companies, six trucking lines, Yorkshire Creamery, Fankhauser Dairy (Map #95), and Kennedy's Dairy (Map #18), with several businesses located in the downtown. Financial institutions included the Henry County Savings Bank (Map #23), Mt Pleasant Bank & Trust (Map #106), and Insurance Plan Savings & Loan Association (Map #32). Mt Pleasant also catered to travelers, with three downtown hotels – Brazelton Hotel (Map #97), Harlan House (Map #56), and Homestead Hotel (former Grand Hotel, demolished). Additional motels were found along Highway 218 in the north part of town and along Highway 34 in the east and west portions of town, including Broadway Motel, Green's Cabins, Pine Crest Court, Iris Court Hotel, and Starlight Motel. The 22 service stations in town were located in the downtown and along these transportation corridors. Finally, the downtown was also home to several fraternal, social, and professional organizations. Masonic Hall remained on the upper story of the Masons' building at 115 N. Main St (Map #73), and the Odd Fellows met on the third story of Union Block at 111 W. Monroe St (Map #67). The Royal Order of Moose met in the earlier Saunders Hall at 210 W. Monroe (demolished). The American Legion met in the former Christian Church at the corner to the west at 301 W. Monroe, and the V.F.W. was located in their building opposite from the southwest corner of the square at 201 S. Jefferson St (Map #8). Organizations of professional and business men and women in town included the Chamber of Commerce, Junior Chamber of Commerce, Business and Professional Woman's Club, Rotary Club, and Kiwanis Club.

[419] *Mt Pleasant, Iowa, 1955, City Directory*. Manitowoc, WI: Johnson Publishing Co, 1955
[420] Johnson Publishing Co 1955: 8
[421] Johnson Publishing Co 1955: 9

Figure 79. Christmas decorations in Central Park in 1953 with the east side of the square (S. Main St) in the background (HCHT collection).

Figure 80. Central Park in 1950s, looking northeast (HCHT collection).

Figure 81. North side of the square (W. Monroe St) in 1957, looking northeast (HCHT collection).

By the middle of the 1950s, Mt Pleasant stood as a vibrant regional hub, combining a thriving agricultural and retail base with strong education, religious life, and civic engagement, reflecting its central role in southeastern Iowa. The town had benefited from the period of prosperity and development in the decade after the end of World War II. The population of Mt Pleasant increased through the 1940s and 1950s, fueled by an influx of rural residents moving into town and the opening of a new factory in 1946. With the core blocks of the Mount Pleasant Downtown Historic District fully developed in earlier decades, commercial growth from 1945 to 1955 primarily consisted of façade remodels of existing buildings and the construction of new buildings on blocks adjacent to the square. Several automotive-related buildings date to this period, as well as a one-story office building for a physician. Within the historic district, nine extant buildings were constructed between 1945 and 1955, with two of these buildings later remodeled in the 1970s. In addition, eight older two-story buildings were updated with new brick façades. Thus, the 15 buildings reflecting historic integrity from 1945 to 1955 include seven entirely new buildings and eight buildings with façade remodels (11% in the historic district). Some of the new brick fronts for the remodeled two-story buildings included simple rectangular decorative details found in the previous decade or accent colors or blocks, while other new façades were simply brick fronts without any decorative detail, marking a transitional period in the façade designs. Overall, the buildings were also shorter, with six new one-story buildings and three new two-story buildings. These buildings were generally constructed of tile block or concrete block, typically finished with simple brick façades. Both buff or tan brick and red brick were used for these new buildings as well as for the remodeled façades, contributing simple styles to the downtown characteristic of the post-World War II era. Even with this development, industry in Mt Pleasant remained limited, with only a few manufacturing facilities supporting the town's economy alongside its agricultural and commercial base.

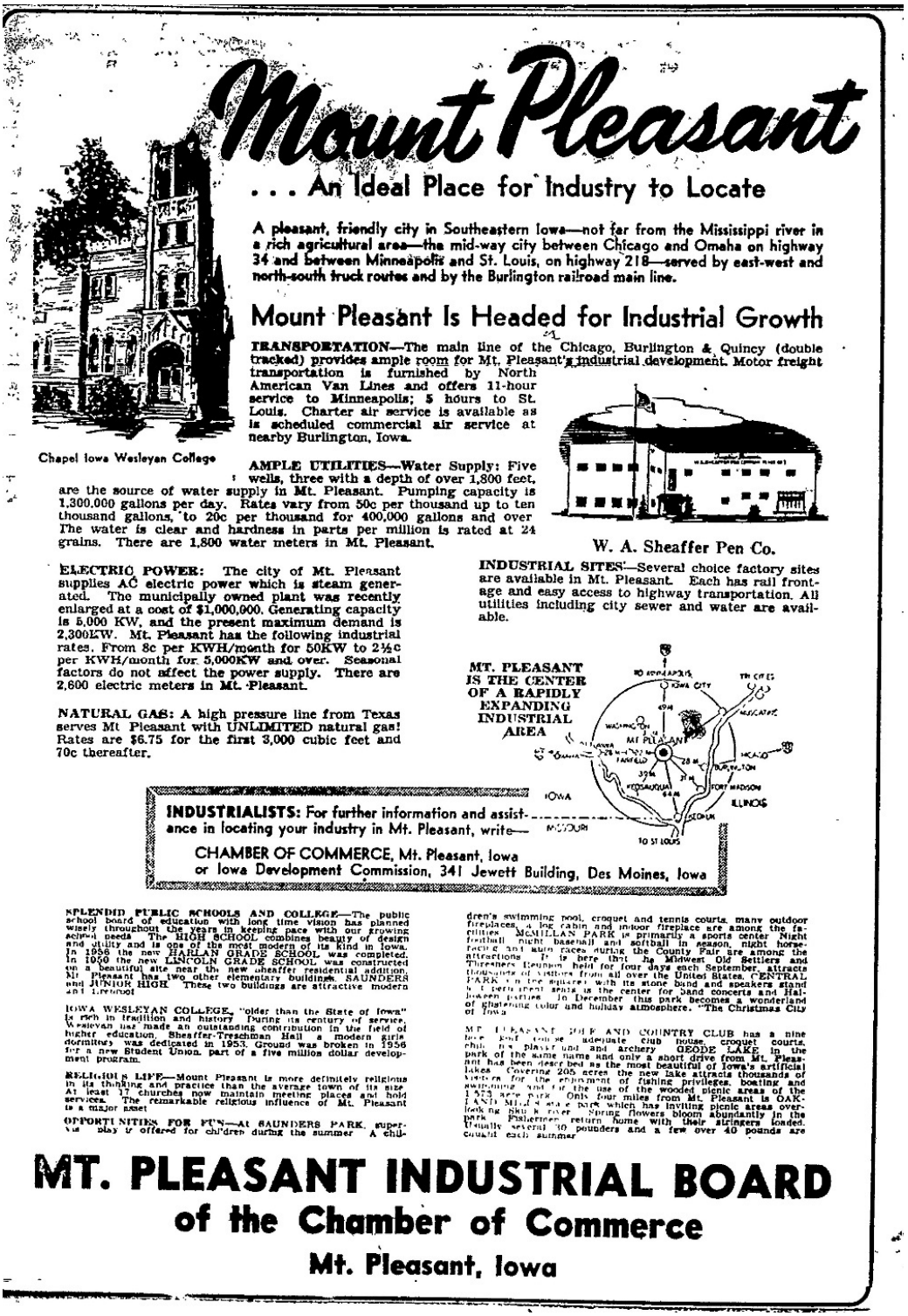
Industrial Development and Modernization of the Downtown, 1956-1966

With a period of prosperity and consistent population growth, the residents of Mt Pleasant began to strategically plan for industrial development by the middle of the 1950s. The adoption of a zoning ordinance, accompanied by a detailed map, designated specific areas of the town for residential, commercial, and industrial growth. Road improvements facilitated easier access to and from the town, and address standardization was implemented in town. The population grew from 5,843 in 1950 to 7,339 in 1960, due to the expansion of city limits, increasing enrollment at Iowa Wesleyan College, and the growth at the Mental Health Institute. With this development of Mt Pleasant, city directories were regularly published by Johnson Publishing Co, starting with their first edition in 1955 and continuing through the end of the 20th century. In 1956, an effort was launched to attract industrial development to the town to sustain both economic and population growth, culminating in the adoption of the slogan "Mount Pleasant, United for Progress" in 1957. New initiatives successfully attracted significant industries to the area, marking the first time in its history that the town saw large-scale industrial development. Transportation improvements and development in areas removed from the historic core of the community spurred initial commercial development outside of the downtown. Community improvements included modernization of the

telephone system, with related downtown construction. The focus on progress for the Mount Pleasant Downtown Historic District centered on improvement of building façades through maintenance and modernization, as well as construction of new buildings on the blocks adjacent to the square. From the late 1950s to the middle of the 1960s, new public buildings, grocery stores, and office buildings were constructed. Parking needs were addressed with new city lots, which added a new element to the downtown landscape and would continue to be further studied. These coordinated efforts of a town united for progress established the foundation for sustained economic growth and modern infrastructure, while also raising questions about the evolving role of the central business district within the community's changing profile.

Efforts started in 1956 to attract industrial development to Mt Pleasant to further stimulate the local economy and population growth. In April 1956, the Chamber of Commerce launched an effort to organize Mount Pleasant Industrial Development to actively promote the town to new industries. Initially, this formation was linked to selling shares for the new corporation, but the goal was not met within the outlined six-month period.[422] As a result, the Chamber regrouped and established the Mount Pleasant Industrial Board as part of the Chamber. They adopted a new strategy for attracting industrial development, starting with a thorough community study and then focusing on utilization of the data to attract industry.[423] In January 1957, a weekly newspaper ad campaign, supported by local businesses, was launched to promote Mt Pleasant. The campaign highlighted the town's transportation connections, potential industrial sites, presence of W.A. Sheaffer Pen Co., educational system, Iowa Wesleyan College, churches, and parks – all cited as assets of Mt Pleasant for industrial development.[424] The Industrial Board worked on branding, adopting a logo and launching a contest for a slogan.[425] The slogan selected was "Mount Pleasant, United for Progress," which was featured in subsequent weekly ads and became the town's mantra for industrial and community development.[426] By the spring, the ads proclaimed that "Mount Pleasant is the Natural Center of Southeast Iowa." Promotional ads noted that Mt Pleasant was ideally located as the "Crossroads of Southeast Iowa" for industry, midway between Chicago and Omaha on Highway 34 and midway between Minneapolis and St. Louis on Highway 218. Additional transportation connections included the main line of the Chicago, Burlington & Quincy railroad, local charter air service, and commercial flights available in nearby Burlington. Mount Pleasant sat ideally located at the center of an expanding industrial region, with Burlington, Fort Madison, and Keokuk to east/southeast, Ottumwa to west, Iowa City to north, and Muscatine to northeast.[427]

[422] "Selling Shares Now for Industrial Development," *Mt Pleasant News,* April 26, 1956, 1; "Industrial Development Discussed by C of C Group," *Mt Pleasant News,* October 16, 1956, 1
[423] *Mt Pleasant News,* November 24, 1956, 2
[424] "Mt Pleasant…An Ideal Place for Industry to Locate," *Mt Pleasant News,* January 7, 1957, 4
[425] *Mt Pleasant News,* May 3, 1957, 5; *Mt Pleasant News,* May 24, 1957, 5
[426] "John Rockwell, Farmer, Winner of Industry Award," *Mt Pleasant News,* June 14, 1957, 1
[427] "Mt Pleasant…An Ideal Place for Industry to Locate," *Mt Pleasant News,* January 7, 1957, 4; *Mt Pleasant News,* Oct 25, 1957, 5



Mount Pleasant

. . . An Ideal Place for Industry to Locate

A pleasant, friendly city in Southeastern Iowa—not far from the Mississippi river in a rich agricultural area—the mid-way city between Chicago and Omaha on highway 34 and between Minneapolis and St. Louis, on highway 218—served by east-west and north-south truck routes and by the Burlington railroad main line.

Chapel Iowa Wesleyan College

Mount Pleasant Is Headed for Industrial Growth

TRANSPORTATION—The main line of the Chicago, Burlington & Quincy (double tracked) provides ample room for Mt. Pleasant's industrial development. Motor freight transportation is furnished by North American Van Lines and offers 11-hour service to Minneapolis; 5 hours to St. Louis. Charter air service is available as is scheduled commercial air service at nearby Burlington, Iowa.

W. A. Sheaffer Pen Co.

AMPLE UTILITIES—Water Supply: Five wells, three with a depth of over 1,800 feet, are the source of water supply in Mt. Pleasant. Pumping capacity is 1,300,000 gallons per day. Rates vary from 50c per thousand up to ten thousand gallons, to 20c per thousand for 400,000 gallons and over. The water is clear and hardness in parts per million is rated at 24 grains. There are 1,800 water meters in Mt. Pleasant.

ELECTRIC POWER: The city of Mt. Pleasant supplies AC electric power which is steam generated. The municipally owned plant was recently enlarged at a cost of $1,000,000. Generating capacity is 5,000 KW, and the present maximum demand is 2,300KW. Mt. Pleasant has the following industrial rates. From 8c per KWH/month for 50KW to 2½c per KWH/month for 5,000KW and over. Seasonal factors do not affect the power supply. There are 2,600 electric meters in Mt. Pleasant.

NATURAL GAS: A high pressure line from Texas serves Mt Pleasant with UNLIMITED natural gas! Rates are $6.75 for the first 3,000 cubic feet and 70c thereafter.

INDUSTRIAL SITES—Several choice factory sites are available in Mt. Pleasant. Each has rail frontage and easy access to highway transportation. All utilities including city sewer and water are available.

MT. PLEASANT IS THE CENTER OF A RAPIDLY EXPANDING INDUSTRIAL AREA

INDUSTRIALISTS: For further information and assistance in locating your industry in Mt. Pleasant, write—

CHAMBER OF COMMERCE, Mt. Pleasant, Iowa
or Iowa Development Commission, 341 Jewett Building, Des Moines, Iowa

SPLENDID PUBLIC SCHOOLS AND COLLEGE—The public school board of education with long time vision has planned wisely throughout the years in keeping pace with our growing school needs. The HIGH SCHOOL combines beauty of design and utility and is one of the most modern of its kind in Iowa. In 1956 the new HARLAN GRADE SCHOOL was completed. In 1950 the new LINCOLN GRADE SCHOOL was constructed on a beautiful site near the new Sheaffer residential addition. Mt Pleasant has two other elementary buildings, SAUNDERS and JUNIOR HIGH. These two buildings are attractive modern and [illegible]

IOWA WESLEYAN COLLEGE, "older than the State of Iowa" is rich in tradition and history. During its century of service, Wesleyan has made an outstanding contribution in the field of higher education. Sheaffer-Treschman Hall, a modern girls dormitory was dedicated in 1953. Ground was broken in 1956 for a new Student Union, part of a five million dollar development program.

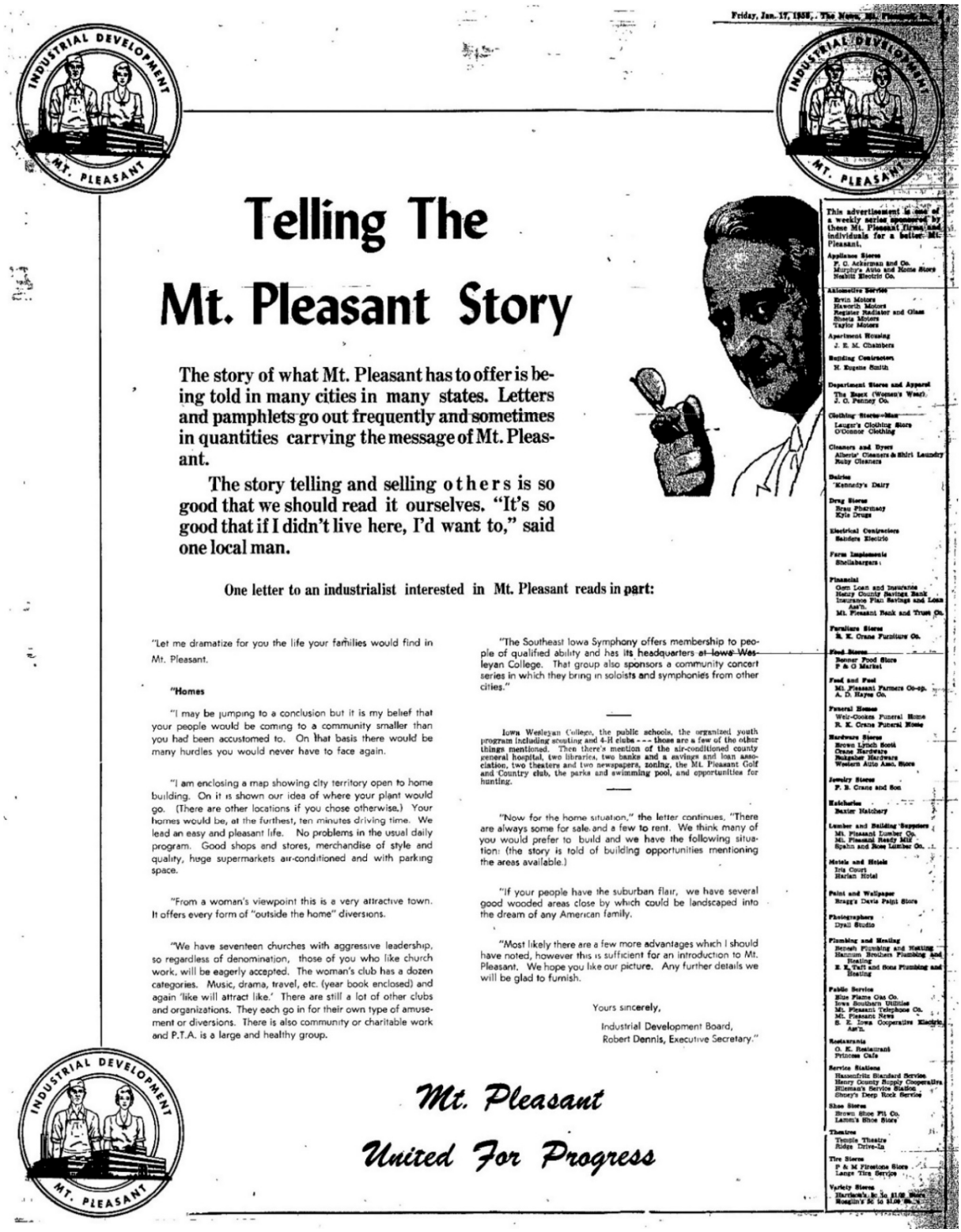
RELIGIOUS LIFE—Mount Pleasant is more definitely religious in its thinking and practice than the average town of its size. At least 17 churches now maintain meeting places and hold services. The remarkable religious influence of Mt. Pleasant is a major asset.

OPPORTUNITIES FOR FUN—At SAUNDERS PARK, supervised play is offered for children during the summer. A children's swimming pool, croquet and tennis courts, many outdoor fireplaces, a log cabin and indoor fireplace are among the facilities. McMILLAN PARK is primarily a sports center. Night football, night baseball and softball in season, night horseracing and auto races during the County Fair are among the attractions. It is here that the Midwest Old Settlers and Threshers Reunion held for four days each September, attracts thousands of visitors from all over the United States. CENTRAL PARK in the square with its stone band and speakers stand is the center for band concerts and Halloween parties. In December this park becomes a wonderland of glittering color and holiday atmosphere. "The Christmas City of Iowa."

MT. PLEASANT GOLF AND COUNTRY CLUB has a nine hole golf course, adequate club house, croquet courts, children's playground and archery. GEODE LAKE in the park of the same name and only a short drive from Mt. Pleasant has been described as the most beautiful of Iowa's artificial lakes. Covering 205 acres the new lake attracts thousands of visitors for the enjoyment of fishing privileges, boating and swimming, and for the use of the wooded picnic areas of the 1,573 acre park. Only four miles from Mt. Pleasant is OAKLAND MILLS state park which has inviting picnic areas overlooking placid Iowa river. Spring flowers bloom abundantly in the park. Fishermen return home with their stringers loaded. Usually several 10 pounders and a few over 40 pounds are caught each summer.

MT. PLEASANT INDUSTRIAL BOARD
of the Chamber of Commerce
Mt. Pleasant, Iowa

Figure 82. Ad by the Mt Pleasant Industrial Board (*Mt Pleasant News,* January 7, 1957, 1).



Friday, Jan. 17, 1958, The News, Mt. Pleasant, Iowa

INDUSTRIAL DEVELOPMENT MT. PLEASANT

Telling The Mt. Pleasant Story

The story of what Mt. Pleasant has to offer is being told in many cities in many states. Letters and pamphlets go out frequently and sometimes in quantities carrving the message of Mt. Pleasant.

The story telling and selling others is so good that we should read it ourselves. "It's so good that if I didn't live here, I'd want to," said one local man.

One letter to an industrialist interested in Mt. Pleasant reads in part:

"Let me dramatize for you the life your families would find in Mt. Pleasant.

"Homes

"I may be jumping to a conclusion but it is my belief that your people would be coming to a community smaller than you had been accustomed to. On that basis there would be many hurdles you would never have to face again.

"I am enclosing a map showing city territory open to home building. On it is shown our idea of where your plant would go. (There are other locations if you chose otherwise.) Your homes would be, at the furthest, ten minutes driving time. We lead an easy and pleasant life. No problems in the usual daily program. Good shops and stores, merchandise of style and quality, huge supermarkets air-conditioned and with parking space.

"From a woman's viewpoint this is a very attractive town. It offers every form of "outside the home" diversions.

"We have seventeen churches with aggressive leadership, so regardless of denomination, those of you who like church work, will be eagerly accepted. The woman's club has a dozen categories. Music, drama, travel, etc. (year book enclosed) and again 'like will attract like.' There are still a lot of other clubs and organizations. They each go in for their own type of amusement or diversions. There is also community or charitable work and P.T.A. is a large and healthy group.

"The Southeast Iowa Symphony offers membership to people of qualified ability and has its headquarters at Iowa Wesleyan College. That group also sponsors a community concert series in which they bring in soloists and symphonies from other cities."

Iowa Wesleyan College, the public schools, the organized youth program including scouting and 4-H clubs - - - those are a few of the other things mentioned. Then there's mention of the air-conditioned county general hospital, two libraries, two banks and a savings and loan association, two theaters and two newspapers, noting, the Mt. Pleasant Golf and Country club, the parks and swimming pool, and opportunities for hunting.

"Now for the home situation," the letter continues. "There are always some for sale and a few to rent. We think many of you would prefer to build and we have the following situation: (the story is told of building opportunities mentioning the areas available.)

"If your people have the suburban flair, we have several good wooded areas close by which could be landscaped into the dream of any American family.

"Most likely there are a few more advantages which I should have noted, however this is sufficient for an introduction to Mt. Pleasant. We hope you like our picture. Any further details we will be glad to furnish.

Yours sincerely,

Industrial Development Board,
Robert Dennis, Executive Secretary."

Mt. Pleasant
United For Progress

This advertisement is one of a weekly series sponsored by these Mt. Pleasant firms and individuals for a better Mt. Pleasant.

Appliance Stores
F. C. Ackerman and Co.
Murphy's Auto and Home Store
Nesbitt Electric Co.

Automotive Service
Ervin Motors
Haworth Motors
Register Radiator and Glass
Sheets Motors
Taylor Motors

Apartment Housing
J. E. M. Chambers

Building Contractors
H. Eugene Smith

Department Stores and Apparel
The Bootery (Women's Wear)
J. C. Penney Co.

Clothing Stores—Men
Lange's Clothing Store
O'Connor Clothing

Cleaners and Dyers
Alberts' Cleaners & Shirt Laundry
Ruby Cleaners

Dairies
Kennedy's Dairy

Drug Stores
Brau Pharmacy
Kyle Drugs

Electrical Contractors
Sanders Electric

Farm Implements
Shellabarger's

Financial
Gem Loan and Insurance
Henry County Savings Bank
Insurance Fin. Savings and Loan Ass'n.
Mt. Pleasant Bank and Trust Co.

Furniture Stores
R. K. Crane Furniture Co.

Food Stores
Benner Food Store
F & G Market

Feed and Fuel
Mt. Pleasant Farmers Co-op.
A. D. Hayes Co.

Funeral Homes
Weir-Cookes Funeral Home
R. K. Crane Funeral Home

Hardware Stores
Brown Lynch Scott
Crane Hardware
Ridgaber Hardware
Watson Auto Assn. Store

Jewelry Stores
F. B. Crane and Son

Hatcheries
Baxter Hatchery

Lumber and Building Supplies
Mt. Pleasant Lumber Co.
Mt. Pleasant Ready Mix
Spahn and Rose Lumber Co.

Motels and Hotels
Iris Court
Harlan Hotel

Paint and Wallpaper
Bragg's Davis Paint Store

Photographers
Dyal Studio

Plumbing and Heating
Beneah Plumbing and Heating
Hannum Brothers Plumbing and Heating
R. K. Taft and Sons Plumbing and Heating

Public Service
Blue Flame Gas Co.
Iowa Southern Utilities
Mt. Pleasant Telephone Co.
Mt. Pleasant News
S. E. Iowa Cooperative Electric Ass'n.

Restaurants
O. K. Restaurant
Princess Cafe

Service Stations
Hanenfritz Standard Service
Henry County Supply Cooperative
Hileman's Service Station
Shorty's Deep Rock Service

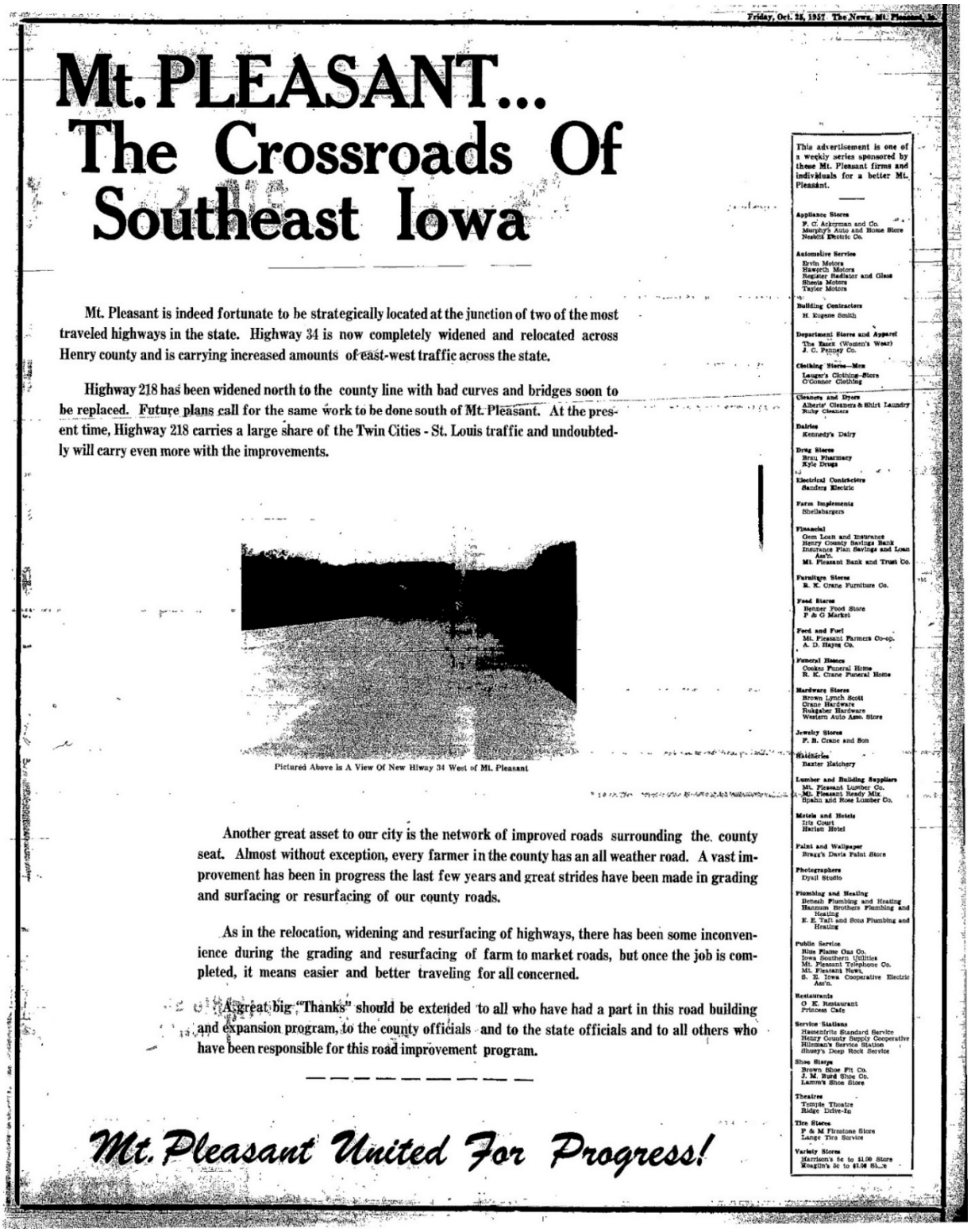
Shoe Stores
Brown Shoe Fit Co.
Lamm's Shoe Store

Theatres
Temple Theatre
Ridge Drive-In

Tire Stores
P & M Firestone Store
Lange Tire Service

Variety Stores
Harrison's 5c to $1.00 Store
Hoaglin's 5c to $1.00 Store

Figure 83. One of the series of weekly ads in the *Mt Pleasant News* (January 17, 1958, 5).



Friday, Oct. 25, 1957 The News, Mt. Pleasant, Ia.

Mt. PLEASANT... The Crossroads Of Southeast Iowa

Mt. Pleasant is indeed fortunate to be strategically located at the junction of two of the most traveled highways in the state. Highway 34 is now completely widened and relocated across Henry county and is carrying increased amounts of east-west traffic across the state.

Highway 218 has been widened north to the county line with bad curves and bridges soon to be replaced. Future plans call for the same work to be done south of Mt. Pleasant. At the present time, Highway 218 carries a large share of the Twin Cities - St. Louis traffic and undoubtedly will carry even more with the improvements.

Pictured Above is A View Of New Hiway 34 West of Mt. Pleasant

Another great asset to our city is the network of improved roads surrounding the county seat. Almost without exception, every farmer in the county has an all weather road. A vast improvement has been in progress the last few years and great strides have been made in grading and surfacing or resurfacing of our county roads.

As in the relocation, widening and resurfacing of highways, there has been some inconvenience during the grading and resurfacing of farm to market roads, but once the job is completed, it means easier and better traveling for all concerned.

A great big "Thanks" should be extended to all who have had a part in this road building and expansion program, to the county officials and to the state officials and to all others who have been responsible for this road improvement program.

Mt. Pleasant United For Progress!

This advertisement is one of a weekly series sponsored by these Mt. Pleasant firms and individuals for a better Mt. Pleasant.

Appliance Stores
F. C. Ackyrman and Co.
Murphy's Auto and Home Store
Nesbitt Electric Co.

Automotive Service
Ervin Motors
Haworth Motors
Register Radiator and Glass
Sheets Motors
Taylor Motors

Building Contractors
H. Eugene Smith

Department Stores and Apparel
The Essex (Women's Wear)
J. C. Penney Co.

Clothing Stores—Men
Lauger's Clothing Store
O'Connor Clothing

Cleaners and Dyers
Alberts' Cleaners & Shirt Laundry
Ruby Cleaners

Dairies
Kennedy's Dairy

Drug Stores
Brau Pharmacy
Kyle Drugs

Electrical Contractors
Sanders Electric

Farm Implements
Shellabargers

Financial
Gem Loan and Insurance
Henry County Savings Bank
Insurance Plan Savings and Loan Ass'n.
Mt. Pleasant Bank and Trust Co.

Furniture Stores
R. K. Crane Furniture Co.

Food Stores
Benner Food Store
P & G Market

Feed and Fuel
Mt. Pleasant Farmers Co-op.
A. D. Hayes Co.

Funeral Homes
Cooke Funeral Home
R. K. Crane Funeral Home

Hardware Stores
Brown Lynch Scott
Crane Hardware
Ruegsegger Hardware
Western Auto Asso. Store

Jewelry Stores
F. B. Crane and Son

Hatcheries
Baxter Hatchery

Lumber and Building Suppliers
Mt. Pleasant Lumber Co.
Mt. Pleasant Ready Mix
Spahn and Rose Lumber Co.

Motels and Hotels
Iris Court
Harlan Hotel

Paint and Wallpaper
Bragg's Davis Paint Store

Photographers
Dyall Studio

Plumbing and Heating
Beteah Plumbing and Heating
Hannum Brothers Plumbing and Heating
E. E. Tall and Sons Plumbing and Heating

Public Service
Blue Flame Gas Co.
Iowa Southern Utilities
Mt. Pleasant Telephone Co.
Mt. Pleasant News
S. E. Iowa Cooperative Electric Ass'n.

Restaurants
O. K. Restaurant
Princess Cafe

Service Stations
Hasenfritz Standard Service
Henry County Supply Cooperative
Hillman's Service Station
Shuey's Deep Rock Service

Shoe Stores
Brown Shoe Fit Co.
J. M. Burd Shoe Co.
Lamm's Shoe Store

Theatres
Temple Theatre
Ridge Drive-In

Tire Stores
P & M Firestone Store
Lange Tire Service

Variety Stores
Harrison's 5c to $1.00 Store
Woeglin's 5c to $1.00 St...e

Figure 84. Weekly ad sponsored by local businessmen (*Mt Pleasant News,* October 25, 1957, 5).

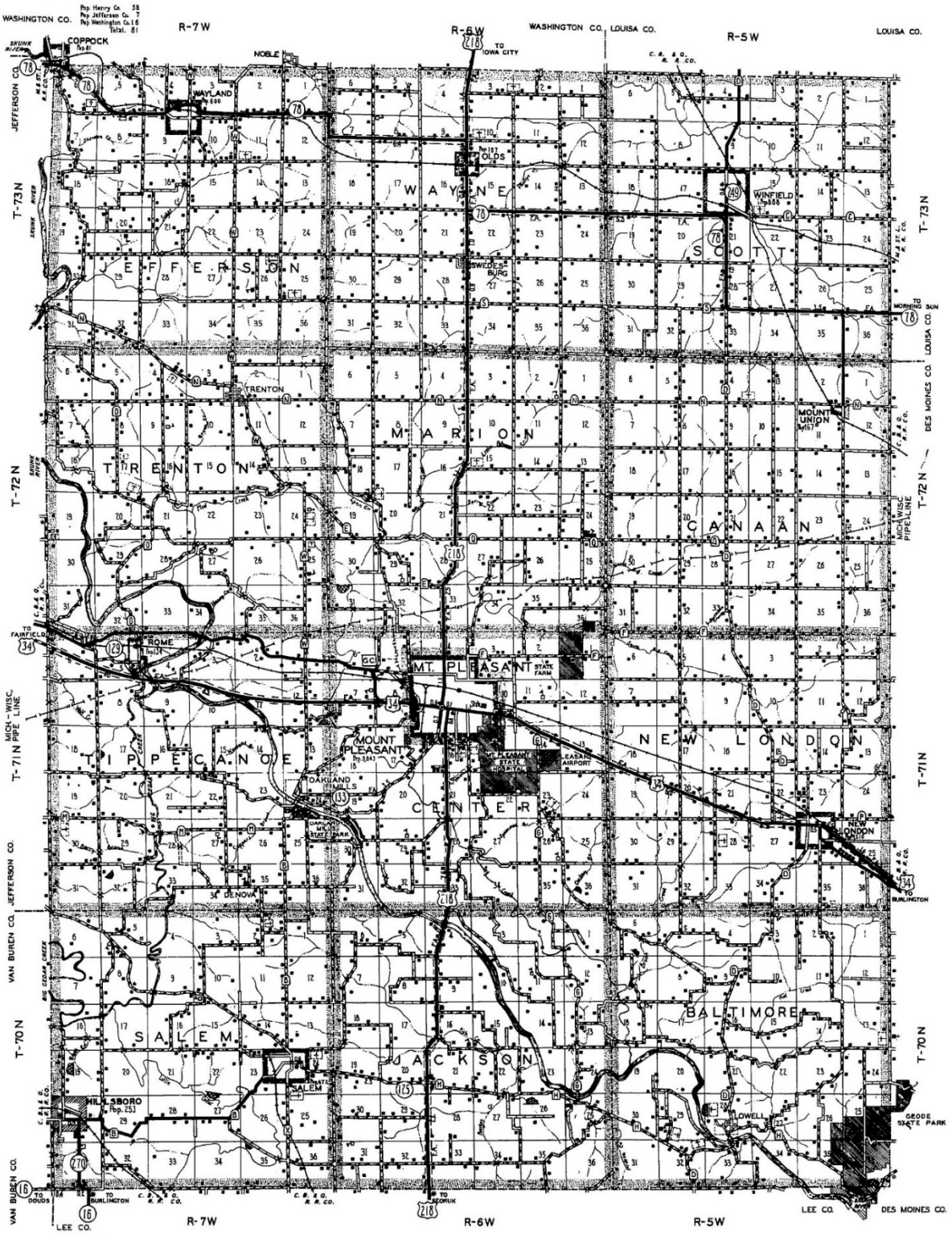


Figure 85. Highway map of Henry County in 1957 (Iowa Department of Transportation).

Transportation connections were a key asset for Mt Pleasant, and improvements in the late 1950s further enhanced these resources and improved downtown routes. In 1956, the city engineer standardized the street numbering system in town to address confusion and duplication. The new system was approved by the post office and went into effect in September 1956, with the 1957 city directory reflecting the new and current numbering for buildings in town.[428] Highway 34 was reconstructed from Middletown to Mt Pleasant, with work completed in 1956 providing an improved connection to Burlington. Improvements were completed for the 1.7 miles of the highway in Mt Pleasant city limits in summer 1956, including asphalt paving over the deteriorated brick roadway on the south side of the square. The official ribbon cutting for the new Highway 34 through Mt Pleasant was held on the south side of the square in September 1956.[429] Further improvements west on Highway 34, including a realignment west of Mount Pleasant to Lockridge, were completed in 1957, with the project extending into Jefferson County in 1958. The new, straighter route was shown on the 1957 transportation map, as well as the earlier curved road to the north (Figure 85). The section completed in Jefferson County in 1958 was the last link in the improvement project from Burlington to Ottumwa.[430] Improvements were also completed in 1957 for Highway 218 to the north of Mt Pleasant, working to straighten curves and improve the grade of the road.[431] The portions of Highway 218 through Mt Pleasant were blacktopped with a bituminous surface in fall 1958, with the required width of 24' maintained for the highway through town and parking shifted to parallel parking on the 100 block of N. Jefferson St accordingly.[432]

The "United for Progress" theme in the community was reflected with the improvements to façades on the west side of the square in the late 1950s, transforming some of the oldest buildings in the Mount Pleasant Downtown Historic District for successful local businesses. The Hoaglin Variety Store with its 1936 façade (Map #22) and the Ernst building with its 1940 façade (Map #19) remained the only two improved façades on the west side of the square in 1957. By early 1957, work was underway on a new façade for the building at 109 S. Jefferson St (Map #20) between these buildings, owned by Wilfred Hoaglin and to be occupied by Libby's Steak House. The grand opening in April included congratulations from H. Eugene Smith, likely the contractor for the project.[433] This remodel utilized buff brick and details that visually linked it to the other Hoaglin building. The Ernst building was to the south of this building, with Kennedy's Dairy located in the next building at 113 S. Jefferson St (Map #18). Work was started on the new façade for Kennedy's Dairy in March 1957, with removal of the old front.[434] The modernized front featured buff Roman brick. Among other products, Kennedy's Dairy offered three milk products for residents: homogenized milk (high fat, rich flavor), pasteurized milk (regular, high fat, cream line

[428] "Local Residents Notified of Street Number Changes," *Mt Pleasant News,* September 18, 1956, 1
[429] Jaynes, *Highlights of Henry County History 1833-1976,* 147; *Mt Pleasant News,* July 11, 1956, 2; "Paving Operations Near Square," *Mt Pleasant News,* August 6, 1956, 1; "Highway 34 Officially Opened at Ribbon Cutting," *Mt Pleasant News,* September 20, 1956, 1
[430] "Contracts for Projects on 34 Total Nearly $700,000," *Mt Pleasant News,* May 3, 1956, 1; "Expect to Complete 34 Work in '57," *Mt Pleasant News,* September 26, 1956, 1; "Grading Work on Relocated 34 Nearly Finished," *Mt Pleasant News,* May 7, 1958, 1
[431] *Mt Pleasant News,* November 24, 1956, 2
[432] "City Adopts Resolutions for Blacktopping 218," *Mt Pleasant News,* August 7, 1958, 1
[433] "New Front," *Mt Pleasant News,* February 20, 1957, 1; *Mt Pleasant News,* April 8, 1957, 6
[434] "Work Started on New Front," *Mt Pleasant News,* March 11, 1957, 1

milk for general use), and Mod-A-Lac (a trademarked low-fat, high protein milk product).[435] The adjacent Lash Building at 115 S. Jefferson St (Map #17) retained its 1850s design, while the façade of the building to the south at 117 S. Jefferson St (Map #16) was remodeled. Joe Ruby purchased the building and remodeled the exterior and interior before moving Ruby Dry Cleaning to this location. The *Mt Pleasant News* noted in July 1957 that it would be the third new front on the west side, part of work that was "rapidly changing the appearance of that side of the square."[436] Completed in mid-1957, it featured multicolored Roman brick with no decorative detailing. With a large new sign installed for Kennedy's Dairy on the west side in September 1957, the *Mt Pleasant News* declared that the "improvement of the appearance of the west side of the square has been remarkable."[437]

Professional offices were traditionally located on upper stories of downtown buildings, with the new standalone office buildings constructed on blocks north of the square in the late 1950s providing more accessible first story space for clients and patients. The shift began with the 1952 office building for Dr. William H. Megorden to the north of the post office at 204 N. Jefferson St (Map #53), reflecting the Early American style. On the lot between these buildings, attorney Eugene McCoid announced plans to construct a new law office in October 1956. John C. McCoid opened his law practice in Mt Pleasant in the 1890s, with his sons Paul H. McCoid and Eugene C. McCoid joining him to create McCoid, McCoid & McCoid in 1925. On March 5, 1957, McCoid & McCoid, Attorneys at Law, announced that they were now located in their new office building at 202 N. Jefferson St (Map #54), with the office consisting solely of Eugene C. McCoid.[438] The design of the building reflects the Wrightian style, with the horizontal lines and a brick planter providing a connection with nature. Further north on block, south of the service station built after a neighborhood fight at the corner in 1955, the former residence of Herman E. and Clara Elgar at 207 N. Jefferson St (Map #49) was remodeled and converted into the Elgar Law Office in December 1958.[439] Thus, this former residence transitioned to commercial use, and the firm including John F. Elgar and Alanson Elgar remained here through the 1970s. On the block to the east and north of the public library, the former photography studio of Will Dyall was demolished in spring 1958. Local contractor H. Eugene Smith constructed a dental clinic for Dr. Robert Wettach at 202 N. Main St (Map #84) in fall 1958.[440] An open house was held on April 5, 1959, celebrating the grand opening of Dr. Wettach's new office building.[441] This building also reflects the Wrightian style, with horizontal lines, band of windows, recessed corner for the entry, brick planters, and a low pitch roof with overhanging eaves with a wide fascia.

[435] *Mt Pleasant News,* December 2, 1949, 8
[436] "Ruby to Remodel West Side Building and Move to Site," *Mt Pleasant News,* July 2, 1957; "Third New Front on West Side," *Mt Pleasant News,* October 28, 1957, 1
[437] "New Front Completed," *Mt Pleasant News,* September 25, 1957, 1
[438] *Mt Pleasant News,* October 4, 1956, 1; *Mt Pleasant News*, March 5, 1957, 8
[439] "Elgars Move Law Offices," *Mt Pleasant News,* December 29, 1958, 1
[440] Robert L. Smith, son of H. Eugene Smith, notes that his father both designed and constructed the Wettach building. He was friends with Dr. Wettach, who was very pleased with the final design (Robert (Bob) L. Smith, Mt Pleasant, interview with Pat White, Mt Pleasant, December 4, 2025)
[441] "Dr. Wettach to Build Office," *Mt Pleasant News,* January 21, 1958, 1; *Mt Pleasant News,* April 3, 1959, 8

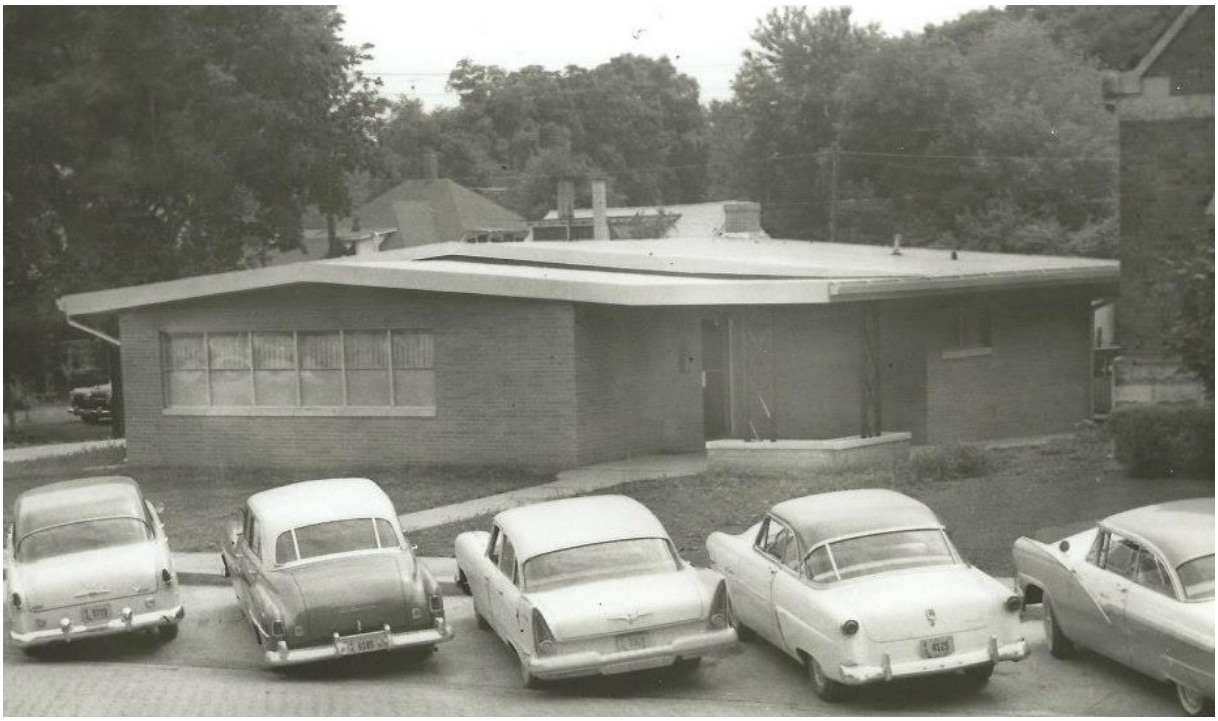


Figure 86. Dr. Wettach office in 1960s (HCHT collection).

Further progress was noted in the Mount Pleasant Downtown Historic District with façades remodeled on Main Street and other buildings improved with new storefronts in the late 1950s. In May 1958, Paul B. Jericho announced the closure of W.H. Jericho and Sons, one of Mount Pleasant's oldest and most successful businesses. In June, the *Mt Pleasant News* reported that the front of the Jericho building on the east side of the square at 116 S. Main St (Map #111) had been removed, with the upper portion expected to be rebuilt by the end of the week. Paul B. Jericho had leased the first story of the building to Seifert's Ready-To-Wear Company of Ottumwa, which operated stores also in Fairfield, Washington, Oskaloosa, and Cedar Rapids. The new façade would add to the modern appearance of the east side of the square, another step forward in the progress of improvement of Mt Pleasant's business district. In addition to the exterior work, the ceilings were lowered, new floors laid, and new lighting installed. With remodeling complete, Seifert's opened in this building at the start of August 1958.[442] Unlike the other remodels in this period, this new façade was built with red brick, with windows set into simple openings with rowlock brick sills. On the north side of the square, the longtime John A. Lauger clothing store at 123 W. Monroe St (Map #62) was sold to E.L. Roederer, who then remodeled the store and rebuilt the storefront with permastone, limestone trim, and large windows in early 1959.[443] Roederer's operated here through the late 1970s. Further to the north, the former Ely grocery store at 116 N. Main St (Map #93) was remodeled with a new façade prior to the opening of Geraldine's Little

[442] "Seifert's Ready-to-Wear Company Leases Location," *Mt Pleasant News,* May 19, 1958, 1; "Ready for New Front," *Mt Pleasant News,* June 21, 1958, 1; "Seiferts to Open Friday," *The Mount Pleasant News,* July 30, 1958, 1
[443] Jaynes*, Highlights of Henry County History 1833-1976,* 151; "Making Major Improvements," *Mt Pleasant News,* January 12, 1959, 1; *Mt Pleasant News*, February 26, 1959

Prince and Princess Shop in the building in August 1959.[444] This modern façade utilized buff Roman brick, with windows set into simple openings with concrete sills.

Figure 87. Remodel for Seifert's at 116 S. Main St (Map #111) in June 1958, with 1946 façade remodel for Mt Pleasant Fruit Supply Co (Map #110) at left (HCHT collection).

Figure 88. Sinclair service station at 200 S. Jefferson built in 1959, looking southeast (HCHT collection).

[444] "Opening New Children's Wear Shop," *Mt Pleasant News,* August 10, 1959, 1

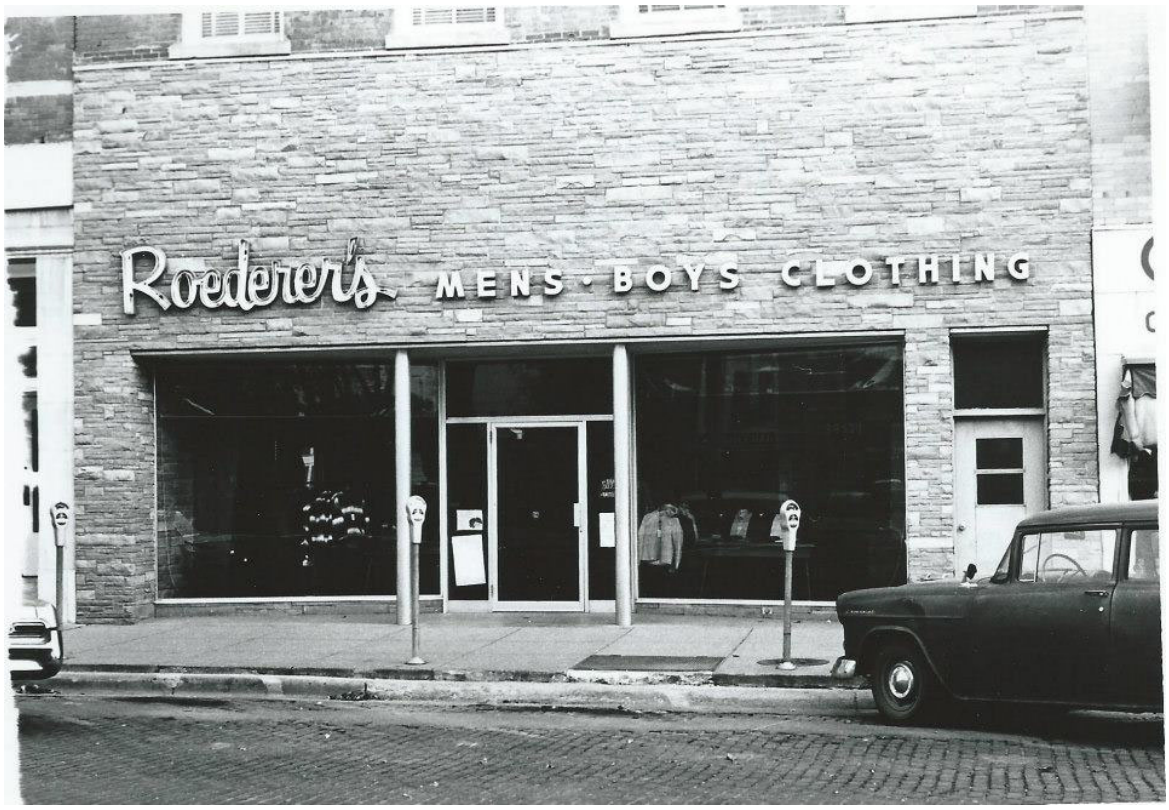


Figure 89. Storefront remodel in 1959 for Roederer's (HCHT collection).

Other noteworthy business changes and improvements occurred during this period of progress in the late 1950s, though less visually apparent in the downtown today. Hoaglin's Department Store was one of the best-known department stores in southeast Iowa, dating back to 1888 and operated by William Hoaglin for many years. It was known as "a big department store" in Mt Pleasant trade territory and beyond in the middle of the 20th century. In July 1957, announcement was made of the purchase of Hoaglin's Department Store by John Greenberg of St. Louis. The store became part of the Greenberg chain, which then included 38 locations across the Midwest, though it continued operating under the Hoaglin name. In addition to the John Green Store in Keokuk, there were others in Missouri, Illinois, Indiana, Kentucky, and Iowa, with negotiations underway for two other locations. The building was extensively remodeled, with a new storefront and air conditioning installed.[445] On the west side of the square, another chain store opened in 1958. A grocery store had operated at 115 S. Jefferson St since 1911, owned by Walter Shepp from 1911 to 1945 and then followed by the P & G Market operated by Pete Miller and Gus Clifton.[446] In October 1958, Don and Jackie Unkrich of Fairfield opened the White T Super Valu store in the space – the 200th Super Valu in Iowa and roughly the 700th nationwide.[447] At the west end of the south side of the square, H. Eugene Smith demolished the old Sinclair station and two adjacent

[445] "Hoaglin Dept Store Sale is Announced," *Mt Pleasant News,* July 22, 1957, 1; "Hoaglin's Store Employees Hear Company Executive," *Mt Pleasant News,* August 30, 1957, 2
[446] *Mt Pleasant News,* July 17, 1945, 1; *Mt Pleasant News,* August 2, 1945, 1
[447] "New Store Will Open," *Mt Pleasant News,* October 15, 1958, 1

buildings to create a larger site for a new three-stall service station at 200 S. Jefferson St (Map #5, later remodeled). He constructed a new building in 1959 with distinctly modern features for Virgil Hileman, who had operated filling stations in Mt Pleasant for 20 years.[448] This building remains extant, though remodeled several times since construction. In the northern portion of the downtown, the Baptist Church at the northwest corner of Main and Madison St, across from the public library, closed after completing their new church on S. Main St, dedicated on May 31, 1959.[449] The Presbyterian Church remained on the corner to the south of the vacant Baptist church building.

The focus on industrial development drove the economic growth of Mt Pleasant at the end of the 1950s and into the 1960s. Mt Pleasant was one of the communities highlighted by the *Des Moines Register* in January 1959 in a special section that promoted Iowa towns with opportunities for industrial development. The profile included an article on the community as well as an advertisement highlighting the key aspects that made Mt Pleasant "the hub of South East Iowa's Expanding Economy." The geographic location on the transportation routes and corridors was emphasized, along with an excellent water supply, municipal electric plant, and high pressure gas line.[450] To support industrial and residential development, the City of Mt Pleasant launched a three-year program in October 1959 to expand water service, including upgrading the service in the central business district to 12" water mains.[451] In order to further promote industrial development, the Henry County Industrial Development Corporation was incorporated in April 1959. The non-profit organization was the result of efforts to promote industrial development started by the Chamber of Commerce. The goal of the corporation was to provide more local jobs for youth and more business opportunities by attracting industry to the county, attracting and retaining workers in the community. The corporation was granted the authority to purchase land for industrial sites or industrial parks.[452] The initial development focused on East Industrial Park in 1959, with a second site then acquired on the west side of town and developed as West Industrial Park in 1961.[453] With development through the 1950s, the population of Mt Pleasant increased to 7,339 residents by the 1960 federal census, nearly double the 3,743 residents recorded in 1930. A significant portion of this growth had occurred over the last 15 years. This number represented a 25% gain over the 5,832 residents in 1950, attributed to population growth with young families, some industrial development, extension of the city limits, and increased numbers at the Mental Health Institute. The institution had 1,500 patients by 1950, as well as 500 employees.[454] A national education program on mental illnesses aided the number of people willing to accept or

[448] *Mt Pleasant News,* June 9, 1959, 1; *Mt Pleasant News*, December 1, 1959, 1; *Mt Pleasant News*, December 9, 1959, 1
[449] Jaynes*, Highlights of Henry County History 1833-1976,* 145; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 33
[450] "Friendly, Progressive Citizens Make Mount Pleasant Ideal," *Des Moines Register,* January 4, 1959, 106, 27-GC
[451] *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 15
[452] "Industrial Organization Incorporated," *Mt Pleasant News,* April 23, 1959, 1; *Mt Pleasant News,* April 24, 1959, 5
[453] HCBC*, The History of Henry County,* 88; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 39
[454] "String of Pearls," *Mt Pleasant News,* July 14, 1951, 6

seek treatment in the 1950s.[455] Increased population, industry, and employment resulted in economic prosperity for businesses within the Mount Pleasant Downtown Historic District.

Mount Pleasant

the hub of South East Iowa's Expanding Economy

THIS GROWING IOWA CITY OFFERS SEVERAL KEY INDUSTRIAL SITES

... An Ideal Place for Industry to Locate

A pleasant, friendly city in Southeastern Iowa—not far from the Mississippi River in a rich agricultural area—the midway city between Chicago and Omaha on highway 34 and between Minneapolis and St. Louis, on highway 218—served by east-west and north-south truck routes and by the Burlington railroad main line.

Mount Pleasant is Headed for Industrial Growth.

TRANSPORTATION—The main line of the Chicago, Burlington & Quincy (double tracked) provides ample room for Mt. Pleasant's industrial development. Motor freight transportation is furnished by North American Van Lines and offers 11-hour service to Minneapolis; 5 hours to St. Louis. Large airport and Charter air service available. Scheduled commercial air service at nearby Burlington, Iowa.

AMPLE UTILITIES—Water Supply: Five wells, three with a depth of over 1,800 feet are the source of water supply in Mt. Pleasant. Pumping capacity 2,000,000 gallons per day.

ELECTRIC POWER: The city of Mt. Pleasant supplies AC electric power which is steam generated. The municipally owned plant was recently enlarged at a cost of $1,000,000.

NATURAL GAS: A high pressure line from Texas serves Mt. Pleasant with UNLIMITED natural gas!

INDUSTRIALISTS: For further information and assistance in locating your industry in Mt. Pleasant, write—CHAMBER OF COMMERCE, Mt. Pleasant, Iowa or Iowa Development Commission, 341 Jewett Building, Des Moines, Iowa

Figure 90. Ad in *Des Moines Register* promoting Mt Pleasant (January 4, 1959, 106, 27-GC).

[455] HCBC 1982; Jaynes, *Highlights of Henry County History 1833-1976,* 145

Though no architects were listed in Mt Pleasant in the 1950s or 1960s, two local general contractors were noted in the 1960 city directory: H. Eugene Smith Construction Company and Francis L. Smith & Son (not related). Francis L. Smith (born in 1910) worked as a contractor from the late 1940s to 1979, building homes and buildings throughout Mount Pleasant and nearby areas. The business was located at 1000 E. Washington St in 1960.[456] H. Eugene Smith (born in 1925) was more active on larger projects in Mt Pleasant and the surrounding region, as well as associated with several building and remodeling projects in the downtown. He started his construction business in 1952 and incorporated in October 1961 as H. Eugene Smith Construction Company, which he operated for 43 years. The business was located in the 1960s on the west side of the square at 127 S. Jefferson St (demolished). Smith was a charter member of the Henry County Industrial Development Corporation, on the honor roll of the Master Builders of Iowa, and was a member of St. Alphonsus Catholic Church, Associated General Contractors of America, Iowa Land Improvement Contractors Association, and Southeast Iowa Builders Association among other organizations.[457] Among his notable projects, H. Eugene Smith of Mt Pleasant was awarded the contract for construction of the new Hy-Vee supermarket in Fort Madison in October 1957, a large one-story building with a paved parking lot.[458]

Construction boomed in Mt Pleasant in the early 1960s, with significant residential, commercial, and industrial growth. After building the Hy-Vee in Fort Madison, H. Eugene Smith constructed the Hy-Vee Food Store in Mt Pleasant in late 1959 east of the Mental Health Institute grounds, a 10,000-square-foot brick building with ample on-site parking.[459] The project was noteworthy as the first major retail store to build outside of the downtown, with Hy-Vee opening at this location on May 2, 1960.[460] At the same time, numerous building remodels were completed in the early 1960s to modernize the appearance of the Mount Pleasant Downtown Historic District. The Main Street Café, located at 130 N. Main St (Map #86), was the first to complete their project, with contractor H. Eugene Smith installing a new buff brick and glass front on the building in June 1960. Under new owners Melbourne and Dorothea Conn, the restaurant, across from the public library, had been redecorated and remodeled on the interior prior to its grand opening in August 1959.[461] As this project was underway, the West Side Café / West Side Tavern announced in June 1960 that they planned to extensively remodel their building at 119 S. Jefferson St (Map #15) on the west side of the square south of Ruby Dry Cleaners, including demolition of the third story, installation of a new brick façade and aluminum storefront with tile, and interior remodeling. This

[456] "Francis L. Smith," *Washington Evening Journal,* October 11, 2006, 1

[457] "Notice of Incorporation of H. Eugene Smith Construction Co," *Mt Pleasant News,* December 11, 1961, 5; "H. Eugene Smith, 68, dies," *Washington Evening Journal,* March 4, 1994, 7; Business file, HCHS clippings, Mt Pleasant Public Library

[458] "Constructing New Fort Madison Building," *Mt Pleasant News,* October 29, 1957, 8
[459] "Hy-Vee Food Store to Occupy New Building Here," *Mt Pleasant News,* September 15, 1959, 1; "Contract for Store Building," *Mt Pleasant News,* November 7, 1959, 1
[460] Jaynes*, Highlights of Henry County History 1833-1976,* 161
[461] *Mt Pleasant News,* August 7, 1959, 3; "Installing New Front at Café," *Mt Pleasant News,* June 16, 1960, 1

major project was completed by H. Eugene Smith for their grand opening in July 1961.[462] This project added another simple buff brick façade to the west side of the square. Work was completed at the same time on the Western Auto building to the south at 121 S. Jefferson St (demolished), which likewise included the removal of the third story and a new brick façade.[463] Further south on the block, the offices of H. Eugene Smith at 127 S. Jefferson St (demolished) were remodeled with a new façade in February 1961, as the new construction season was kicking off.[464] H. Eugene Smith also completed the new brick façade for the Hi-Hat Café on the south side of the square at 110 W. Washington St (Map #3) by November 1961.[465] With this façade lacks decorative detail similar to the other façade remodels, it utilized a variegated dark red brick.

Business growth tied to the relocation of three major businesses in downtown Mt Pleasant also resulted in remodeling projects in the Mount Pleasant Downtown Historic District. The 1960 city directory listed five department stores in Mt Pleasant: Brown-Lynch-Scott (120 S. Main St, Map #113) and J.C. Penney Co (110-112 S. Main St, Map #109) on the east side of the square, Spurgeon's on the north side of the square (101-103 W. Monroe St, Map #69), John Green Department Store at 103-107 N. Jefferson St (Map #33-34), and the catalog store of Sears, Roebuck & Co at 120 N. Main St (Map #91). Additionally, two variety stores were listed in town, R.M. Harrison & Co on the east side of the square (108 S. Main St, Map #108) and Hoaglin's 5c to $1 Store on the west side of the square (103-105 S. Jefferson St, Map #22). Iowa Wesleyan College, owner of the former implement company building at 112 N. Jefferson St (Map #57), remodeled it in spring 1961 for J.C. Penney to move there. Unlike other façade remodels in Mt Pleasant, the façade was clad in light green enamel panels, a modernization found in other cities but only identified on this building in Mt Pleasant. The panels were removed in 2015 to reveal the original 1922 brick façade. J.C. Penney opened in July 1961 in this larger location with 7,500 square feet of space, new counters and lighting, and a stainless-steel glass storefront door.[466] R.M. Harrison & Co. then moved one door to the south to J.C. Penney's former location in the Schliep Building at 110-112 S. Main St (Map #109). Contractor H. Eugene Smith installed a new storefront, remodeled the interior, and built a large rear addition. The expanded 6,500-square-foot store opened in October 1961.[467] Sears, Roebuck & Co also relocated in summer 1961 to the Weir family building at 119 N. Jefferson St (Map #39), with the two stores combined into one space with a new storefront, interior remodeled, stairs moved to the side, rear section rebuilt, and three apartments on the second story remodeled. The center window on the second story was also filled

[462] "New Front for West Side Building," *Mt Pleasant News,* June 18, 1960, 1; "Grand Opening Announced by Café," *Mt Pleasant News,* July 13, 1961, 1
[463] "New Front for West Side Building," *Mt Pleasant News,* June 18, 1960, 1
[464] "Improvements Under Way in Business District, *Mt Pleasant News,* February 23, 1961, 1
[465] *Mt Pleasant News,* November 13, 1961, 14
[466] "Penney's and Harrison's Will Move and Expand," *Mt Pleasant News,* January 28, 1961, 1; "Improvements Under Way in Business District, *Mt Pleasant News,* February 23, 1961, 1; "New Penney Store Opening Thursday," *Mt Pleasant News,* July 5, 1961, 1; "Installing Front on New Store," *Mt Pleasant News,* July 7, 1961, 1; *Mt Pleasant News,* November 13, 1961, 12
[467] "Penney's and Harrison's Will Move and Expand," *Mt Pleasant News,* January 28, 1961, 1; "Start Work on Harrison's New Location," *Mt Pleasant News,* July 3, 1961, 1; "Harrison's Announce Opening in New Location," *Mt Pleasant News,* October 23, 1961, 1

with brick, with the Sears sign placed in that location.[468] The two storefronts to the south of the main entry to the Brazelton Block (Map #97) were also combined into one large store in 1961 by H. Eugene Smith, with Joe Panther expanding his Rexall drug store into the space to the north of his long-time corner location.[469] Additionally, a new storefront was added on N. Jefferson at the rear of the Central States Building at 125 W. Monroe St (Map #61), where Wayne Berkshire opened a new barbershop in summer 1961.[470]

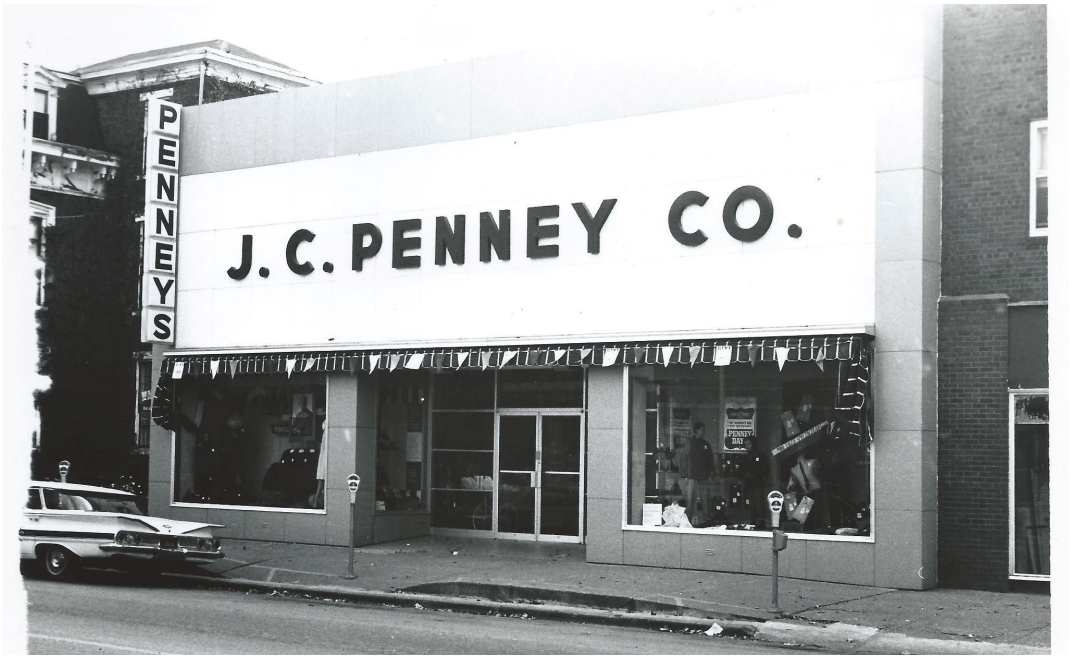


Figure 91. J.C. Penney Co in the 1960s with enamel panel façade (HCHT collection).

New buildings constructed in the early 1960s in the Mount Pleasant Downtown Historic District continued to be located on blocks off of the square. The 200 block of E. Monroe St had been the location of several blacksmith shops for decades, with Sater's Blacksmith Shop at 205-207 E. Monroe St (Map #101) as the last listing for a blacksmith in the 1960 city directory. William (Bill) Sater, a welder and blacksmith, operated the shop from 1934 to 1981. The shop was started in the building on the west portion of his larger parcel in 1960, with the building to the east purchased and incorporated into his property. The property was improved in spring 1961 with the east portion completely demolished and rebuilt, west portion remodeled, and a new brick façade installed across the front of both parcels to create a unified building.[471] The Shadow-Tex Roman brick provides a strong horizontal emphasis for the building, a style of brick also utilized on the Insurance Plan Savings and Loan building in 1952. On the block to the south, St. Michael's

[468] "Opening by Sears in New Location," *Mt Pleasant News,* July 18, 1961, 1; "Business Building Sale is Announced," *Mt Pleasant News,* January 13, 1962, 1
[469] "Panther's Rexall Store to Expand, Install New Front," *Mt Pleasant News,* May 24, 1961, 1
[470] "To Open Barber Shop on North Jefferson," *Mt Pleasant News,* May 1, 1961, 1
[471] "New Building Started for Sater Firm," *Mt Pleasant News,* May 29, 1961, 1; "Old Building Goes Modern," *Mt Pleasant News,* September 9, 1961, 1

Episcopal Church remained in their earlier building at 202 E. Washington St (Map #128). The older rectory to the west of the church was demolished in 1961. A new ranch residence was built into the hillside on the lot and oriented to face the Henry County Courthouse to the west, with an address of 200 S. Adams St (Map #127).[472]

Figure 92. S. Main St city parking lot (Map #119) in July 1965 across from the courthouse and south of Standard service station, looking southwest (HCHT collection).

As automobile use increased, parking for downtown businesses became a major concern by the early 1960s, prompting notable shifts in the character of central business districts. Customer parking was first addressed by grocery stores, with Benner Food Stores constructing a new building to the east of St. Michael's Episcopal Church at 204 E. Washington in 1952 that included parking on the site and Hy-Vee then building a new store in 1960 with ample parking on the far east edge of town. The city had provided an expanded city lot in 1952 for downtown businesses just to the west of the square and south of city hall (Map #24c), along with parking along the streets throughout downtown Mt Pleasant. To discourage long-term parking by customers and employees, about 300 parking meters were installed in 1959 around the square and the streets within a block of the square. At the same time, streets around the courthouse block were widened to accommodate angled parking.[473] In 1960, the city planned two additional municipal parking

[472] "Parsonage and Rectory Built in Year," *Mt Pleasant News,* November 13, 1961, 18
[473] "City To Take Bids on Installation of 300 Parking Meters," *Mt Pleasant News,* May 7, 1959, 1; "Growth and Expansion Reflected in Stories of 1960 in Mt Pleasant," *Mt Pleasant News,* December 31, 1960, 1; Jaynes*, Highlights*

lots, with properties purchased in 1961 to create these new lots. The first parcel at 213 S. Main St (Map #119), comprising Lots 6 and 7 in the center of the block west of the courthouse, was acquired through condemnation on January 21, 1961, from the estate of Hallie Hill Ott for $17,500. The City of Mt Pleasant then acquired the property across from the post office at 201 N. Jefferson St (Lot 8 in Block 21) on April 20, 1961, from the estate of George S. Drewer for $27,625, also through condemnation proceedings. The property to the west, the east part of Lot 4 in Block 21 (205 W. Madison), was sold by Evelyn & L.J. Roche to the City of Mt Pleasant on May 23, 1961.[474] Buildings on these parcels were demolished with the properties developed as two city parking lots in 1961 as part of the plan to expand parking for downtown businesses. They remain as municipal parking lots owned by the city in 2026 (Map #119, Map #47). Similar to new construction in this period, parking lots were developed on blocks off of the square, preserving the historic density of commercial buildings in the core of the Mount Pleasant Downtown Historic District. In November 1961, the *Mt Pleasant News* reported that the two new city lots and improved parking facilities along wider streets on the perimeter around the business district worked to make the business district a giant "Shopping Center" to serve merchandise and professional needs of the southeastern Iowa region. The new widened streets on the periphery of the square, such as S. Jackson St, were also improved with a new type of mercury vapor lights installed, which would set the pattern for new lights throughout the remainder of the business district over the next few years.[475]

The overall development of Mt Pleasant prompted a special "Progress Edition" of the *Mt Pleasant News* on November 13, 1961, celebrating new businesses and improvements throughout the community proving that Mt Pleasant was "United for Progress." The record construction for 1961 included 40 new homes started or completed, the Science Hall at Iowa Wesleyan, a dormitory at the Mental Health Institute, Army Reserve armory at west edge of town, St. Alphonsus Catholic School, Shafer Ford, addition for Iris Court and Restaurant, addition for McAllister and Cargill hybrid seed corn, and a steel building at Midwest Old Threshers for antique car shows. Projects cited in the downtown included the new building for Sater Blacksmith Shop, remodels for J.C. Penney Co, Harrison Co, and Sears; new façades for Western Auto Store, Main St Café, and H. Eugene Smith; interior work to enlarge spaces for Spurgeon's, Panther's Rexall drug store, and White's Floor Covering; business changes; and the opening of several new businesses.[476] Projects recently completed by H. Eugene Smith Construction Co, a member of the Master Builders Association, included nearly all of these new buildings and significant remodels.[477] The stellar year in 1961 was followed by a strong year in 1962. In the downtown, Brau Pharmacy expanded into a second storefront in Union Block on the north side of the square, and Kyle Drug Company moved to the former Harrison location on the east side of the square at 108 S. Main St. The storefronts of both buildings were remodeled for the pharmacies. The new Kennedy's Dairy

of Henry County History 1833-1976, 161
[474] Transfer books, Mt Pleasant, Henry Co Auditor's Office, Mt Pleasant
[475] "New Off-Street Parking Lot Put Into Use," *Mt Pleasant News,* November 13, 1961, 20; "Street Widening and Installation of Water Mains Among Big City Projects," *Mt Pleasant News,* November 13, 1961, 22
[476] "Mt Pleasant Construction Made Great Strides in Year of Greatest Progress," *Mt Pleasant News,* November 13, 1961, 23; "Mt Pleasant Makes Many Gains and Changes in Year of Great Progress," *Mt Pleasant News,* November 13, 1961, 1
[477] *Mt Pleasant News,* November 13, 1961, 14

building was completed at the west edge of town near West Industrial Park, with the downtown location on the west side of the square retained as Kennedy's Dairy Store selling ice cream and dairy products.[478] Kennedy's Dairy was noted as one of the first in the nation to market a low-fat milk with vitamins and milk solids added, under the trademarked Mod-A-Lac name. By the 1970s, nearly half of all milk sold in the country was a low-fat type.[479]

Progress in Mt Pleasant included a major project in 1962 to modernize the telephone system, including construction of a new building and installation of an automatic dial system. First Baptist Church had vacated its building at N. Main and W. Madison in 1959, with the two-story building for the Mount Pleasant Telephone Company located to the north of the building. In February 1960, First Baptist Church sold their property to the Mount Pleasant Telephone Company. On January 18, 1961, announcement was made that the Iowa-Illinois Telephone Company had purchased a majority interest in the Mt Pleasant Telephone Company: "The former First Baptist church building and the present telephone company building would be razed to make way for a new, modern building, housing automatic dial telephone equipment."[480] The Iowa-Illinois Telephone Company, organized in 1928 in New London, operated 41 exchanges throughout southeast Iowa and other parts of Iowa and western Illinois by 1956. They received a Rural Electrification Administration (REA) grant of over $5 million in December 1956 to convert their exchanges to the new dial system and further expanded their system.[481] On March 30, 1961, the Mount Pleasant Telephone Company sold Lot 8 (church) and the south 30' of Lot 7 (telephone building) to the Iowa-Illinois Telephone Company. By November 1961, the Iowa-Illinois Telephone Company was in the process of erecting a new building. In May 1962, the engineering firm of Hicks & Ragland started work on staking locations for new lines and checking lead-in wires in preparation for construction of a new dial system for Mt Pleasant. On June 14, 1962, the *Mt Pleasant News* published a photo of the new Telephone Company building, which was "recently completed by the H. Eugene Smith Company." The equipment would be moved from the building to the north into this building, with the older building then demolished once the transfer of equipment was completed. An open house was held at the new building of the Iowa-Illinois Telephone Company at 101 W. Madison St (Map #77) on November 20-23, 1963, with all the modern equipment installed on display.[482] This excellent "mid-century modern" building reflecting the Miesian style, including the structural grid system, large windows, brick panels, and flat roof. Demolition of the former telephone company building on the lot to the north created a parcel for the development of a large parking lot (Map #78) for the company, which was later further developed and leased to the city for public parking.

[478] "Pat's Bystander Notes," *Mt Pleasant News,* January 23, 1963, 2
[479] Jaynes, *Highlights of Henry County History 1833-1976,* 161; "All-Star Dairy merger announced by Kennedy," *Mt Pleasant News,* December 4, 1973, 1
[480] *Mt Pleasant News,* February 17, 1961, 1 *Mt Pleasant News,* January 18, 1961, 1
[481] "I-I Telephone Company Granted $5,667,000 Loan," *Mt Pleasant News,* December 22, 1956, 1; "Acquire Utah Telephone Company; Will Move Offices to New London," *Mt Pleasant News,* November 26, 1960, 4
[482] "Mt Pleasant Makes Many Gains and Changes in Year of Great Progress," *Mt Pleasant News,* November 13, 1961, 1; *Mt Pleasant News,* May 11, 1962, 2; "Telephone Company Building," *Mt Pleasant News,* June 14, 1962, 1; "Pat's Bystander Notes," *Mt Pleasant News,* January 23, 1963, 2; *Mt Pleasant News,* November 19, 1963, 2

Figure 93. Iowa-Illinois Telephone Co building around 1968, looking northwest (HCHS collection, binder at Mt Pleasant Public Library). *note the new mercury streetlight in front of the building*

Industrial development across Iowa received a boost in 1963 when the Iowa General Assembly passed legislation to permit cities to issue revenue bonds to finance the construction of industrial buildings to lease to industries, with Mt Pleasant positioned well to take advantage of this new initiative. On November 6, 1963, it was announced that Vega Industries of Syracuse, New York, planned to lease a plant to be built in West Industrial Park, financed by the city under the new revenue bond statute. The agreement placed Mt Pleasant in the statewide spotlight as the first city to utilize the law.[483] Legal and procedural steps to implement the project unfolded over the next year, as testing the new law in court for its legality was a step required for bonding companies to guarantee and sell the bonds. The revenue bond issued passed in December 1963, a "friendly" court challenge was filed and dismissed in March 1964, and the decision was appealed to the Iowa Supreme Court as expected to thoroughly vet the new law.[484] In October 1964, the Iowa Supreme Court ruled in favor of the City of Mt Pleasant, upholding the legality of the new Iowa law permitting use of revenue bonds by cities and towns to help finance new industry. The favorable ruling cleared the way for a bonding company to guarantee the revenue bonds for both Mt Pleasant and other towns in Iowa.[485] On December 21, 1964, the City Council approved the lease

[483] "To Announce New Industry," *Mt Pleasant News,* November 6, 1963, 1; "New Plant – Vega Industries," *Mt Pleasant News,* November 7, 1963, 1; HCBC*, The History of Henry County,* 89
[484] "To Start Work on New Vega Industries Plant Soon," *Mt Pleasant News,* March 25, 1964, 1; "Ground Breaking Ceremony for New Vega Plant Held," *Mt Pleasant News,* May 20, 1964, 1; "Erecting Steel at Vega Plant," *Mt Pleasant News,* August 4, 1964, 1
[485] "Bond Law Upheld by Iowa Court," *Iowa City Press-Citizen,* October 20, 1964, 19; HCBC*, The History of Henry*

agreement, authorized $630,000 in Industrial Development Revenue Bonds, and approved a mortgage to secure the bonds.[486] Thus, Mt Pleasant became the first city in Iowa to utilize this new revenue bond law to attract industry, setting a precedent for communities statewide and creating a new model for industrial and economic growth in the town.

Figure 94. New water tower under construction in May 1964 with old water tower to south (HCHT collection).

Progress in the community was further reflected in this period with the construction of new public facilities within the Mount Pleasant Downtown Historic District. The older sheriff's residence and county jail building moved in the 1930s to the block to the south of the courthouse was demolished in 1963 for the construction of a new Henry County Jail and Sheriff's Quarters for $63,300 by H. Eugene Smith Construction Co, with Stanley Engineering Co listed as the engineers for the project. The two-story buff/yellow brick modern building was constructed on the hillside, featuring entry into the upper level where the offices and residence were located and the jail in the basement. The building was completed at 106 E. Clay St (Map #123) in December 1963, with an open house held for the public.[487] The 1914 heating plant for the courthouse to the west was then also clad in similar modern brick (Map #122). That same year, as part of the efforts to improve and extend the

County, 89; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 39

[486] "Resolutions Adopted in Vega Plan," *Mt Pleasant News,* December 22, 1964, 1

[487] "Public Legal Notification," *Mt Pleasant News,* March 26, 1963, 5; "Proceedings of the Board of Supervisors of Henry County, Iowa," *Mt Pleasant News,* May 10, 1963, 4; "Open House at Sheriff's Home and Jail," *Mt Pleasant News*, December 2, 1963, 1

water system in Mt Pleasant, the city contracted in July 1963 with the Chicago Bridge & Iron Works of Prairie Village, Kansas, to construct a new 500,000-gallon "Waterphoid" or spheroid type water tower, which had a straight pedestal base with a large circular tank. This steel tower, the first of its kind in southeast Iowa, stood 152 feet tall and was completed in 1964 along S. Jackson St to the south of city hall and north of the earlier water tower (Map #24d). The water tower was painted white with "Mount Pleasant" in black letters on two sides in June 1964. It held five times the capacity of the old tower, which was demolished later that year.[488] Parking areas south of city hall were reconfigured to accommodate the new water tower and expand parking to the south (Map #24c).

Commercial development in the Mount Pleasant Downtown Historic District spurred by the industrial growth in the community culminated with a series of projects completed between 1964 and 1966. New commercial construction in this period occurred on blocks on the periphery of the downtown where parking was available, as well as in new locations removed from the downtown. The trend toward stand-alone professional offices also continued, with two notable buildings constructed at opposite corners of the district. At the northwest corner of the downtown, the *Mt Pleasant News* reported in February 1964: "A new medical clinic building will be built at 202 North Jackson street in the near future by Dr. Phillip Couchman and Dr. Mary Couchman."[489] This husband-and-wife medical team opened their medical practice in the Conover building at 210 N. Main St in the 1950s. The location and orientation were interesting, as the building was constructed set back to the east on the lot fronting Jackson St, but it faced the new 1961 city parking lot to the south along W. Madison St to the west of the post office. The parking lot thus also provided parking for the clinic, which opened in this location later in 1964.[490] This multi-color buff brick and concrete block building has a current address of 205 W. Madison St (Map #46), continuing to face and utilize the city parking lot (Map #47). At the southeast corner of downtown, construction began in August 1964 on the Mt Pleasant Professional Center on S. Harrison St, just south of Walgren's Market and east of the courthouse square. Built into the hillside, the two-story brick-and-redwood building provided an upper-level entrance and parking from S. Harrison St (Map #125b) and a lower-level entrance from the 29-space parking lot to the west (Map #125c) from E. Clay St, which would provide ample parking. The building was constructed by Professional Office Buildings, Inc. of Wisconsin and completed in spring 1965. Four offices were in the building: Dr. I.M. Deal, optometrist; Charles W. Toland, M.D.; Harold C. Rankin, M.D., and dentist Dr. Dale E. Garrels. The four practitioners consolidated from dispersed downtown locations into the new facility at 207 S. Harrison St (Map #125).[491]

[488] "Let Contract for New City Water Tower," *Mt Pleasant News,* July 18, 1963, 1; "New Water Tower Here First of Its Type in Southeast Iowa," *Mt Pleasant News,* May 14, 1964, 1; "Water Tank Painters Arrive," *Mt Pleasant News,* June 24, 1964, 1; "Notice," *Mt Pleasant News,* June 26, 1964, 5; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 14
[489] "Will Build Medical Clinic," *Mt Pleasant News,* February 26, 1964, 1
[490] Jaynes, *Highlights of Henry County History 1833-1976,* 151; "Preliminary Work Started for Clinic," *Mt Pleasant News,* March 13, 1964, 1; *Mt Pleasant News*, December 31, 1964, 1
[491] "Professional Building Started," *Mt Pleasant News,* August 18, 1964, 1; "$30,000 Asked in Suit," *Mt Pleasant News,* August 26, 1965, 1; *Mt Pleasant News,* April 24, 1965, 3

Figure 95. Building around 1976 (Donald Young collection, HCHT collection).

Grocery stores, historically located throughout the downtown, struggled by the 1960s to compete with new supermarkets offering convenient parking. Benner Food Store was the first to relocate to a larger site with parking, moving in 1952 to the east edge of downtown at 204 E. Washington St on the block east of the courthouse. Hy-Vee then opened with ample parking on the far east edge of town at 1300 E. Washington St in 1960. Three grocery stores remained in the core of the downtown in the 1960 city directory: A&P Store at 104-106 S. Adams St (demolished), Walgren's Market at 114 S. Main St (Map #110), and Walker's Food Market at 111 N. Jefferson St (Map #36). Charlie's Market also operated in a neighborhood location on the east side at 200 N. Walnut St, and Beaver's Market operated near the railroad depot at 420 N. Adams St. Several of these stores closed over the next few years, likely due to the competition from Hy-Vee. Benner Food Stores closed their Mt Pleasant location in 1963 and leased the building to Walgren's Market, which moved from the east side of the square to this location with onsite parking. By the 1964 city directory, only Hy-Vee, Walgren's Market, and Charlie's Market remained, leaving potential demand for another downtown grocery. A Super Valu had previously operated briefly in town, and the opportunity to reintroduce the brand emerged when Eric "Bud" Waugh of Tipton purchased the former Weir & Russell lumberyard property at 106 N. Jackson Street in 1965. The lumber company buildings, long owned by the Weir family and sold to Spahn & Rose in the 1950s, were demolished, creating a quarter block site on the block to the northwest of the square and just south of the new Couchman Clinic. Excavation for the foundation and grading work for the new Super Valu Market started in November 1965. The new modern supermarket building was 55 by 115 feet and constructed by Francis L. Smith & Son (Map #26). The concrete-block building was set back from the corner, permitting a paved parking lot for 33 cars to be incorporated on the site (Map #26b). A grand opening for this building was held in March 1966, celebrated as a new

business for Mt Pleasant that opened in the downtown.[492] City directories show Bud Waugh operating Bud's Super Valu, a grocery and meat market, at 106 N Jackson St from 1966 through 1974, followed briefly by Dick's Super Valu.

Additional progress within the Mount Pleasant Downtown Historic District in this period continued to focus on exterior remodeling. Charles Dyall, owned and operated Dyall's Studio at 123 N. Main St from 1946 to 1980.[493] By 1961, he owned both halves of the building, and he undertook a façade remodeling project in June 1965 to modernize the front of the entire building (121-123 N. Main St, Map #75). It was noted as the home of Dyall's Studio, one of the oldest businesses in Mt Pleasant, and Thorp Loan office, one of the newest businesses in town.[494] This new façade removed the earlier oriel windows and introduced a simple modern red brick façade with large aluminum storefront windows and upper windows set into simple openings with concrete sills. The adjacent two-story building at 119 N. Main St (Map #74) to the south, just north of the Temple Theater, was remodeled the following summer for chiropractor Dr. Charles Burton in June 1966.[495] This simple brick façade utilized a tan/orange brick, with a lack of decorative detail and similar window details as the Dyall Building. In August 1967, the Henry County Chiropractic Society was organized, with Dr. Charles Burton as president.[496] Another major alteration occurred at the northwest corner of the square in 1965. In 1960, the Central States Mutual Insurance Association sold their corner building at the west end of the north side of the square to its longtime president Ernest A. Hayes, who operated the E.A. Hayes Insurance Agency on the first story.[497] By 1964, Hayes was also president of the Henry County Development Corporation. In February 1965, the *Mt Pleasant News* announced that the removal of the third story of the E.A. Hayes Insurance building at the northwest corner of square by contractor H. Eugene Smith would begin soon, noting "removal of the third story is expected to enhance the appearance at that corner of the square." The alteration of the Hayes Insurance building from three story to two story was highlighted as one of the improvements in downtown in 1965.[498]

Modern progress for banks in the 1960s revolved around relocating, adding, or updating their facilities to accommodate the rise of automobile use and improve customer service, contributing to the broader shift in the visual landscape of the historic downtown. Drive-in banking was becoming increasingly common, posing challenges for institutions operating in historic buildings on traditional downtown lots. Mt Pleasant continued to be served by two banks during this period: Henry County Savings Bank (since 1891) and Mt Pleasant Bank & Trust (since 1947). Mt Pleasant Bank & Trust operated on the east side of the square at 102 S. Main St, with optometrist Dr. I.M. Deal in the storefront in the ell at the rear at 102 E. Monroe St (Map #106). In February 1965,

[492] "Tipton Man Buys Weir Building for New Market," *Mt Pleasant News,* July 6, 1965, 1; *Mt Pleasant News,* November 12, 1965, 1; *Mt Pleasant News,* March 15, 1966, 1; "Many New Commercial Buildings and Changes in Year," *Mt Pleasant News,* December 31, 1966, 1
[493] "Charles H. Dyall," *Mt Pleasant News,* November 3, 2018
[494] "Before and After," *Mt Pleasant News,* June 17, 1965, 1; "Open House at New Firm," *Mt Pleasant News,* April 29, 1965, 1
[495] *Mt Pleasant News,* June 29, 1966, 3; *Mt Pleasant News,* June 30, 1966, 3
[496] "Chiropractors Names to Offices in Organization," *MP News,* August 10, 1967, 2
[497] "Business Building Sold," *Mt Pleasant News,* January 29, 1960, 1
[498] "To Remove Third Story," *Mt Pleasant News,* February 26, 1965, 1; "Year of Growth and Many Changes in Mount Pleasant," *Mt Pleasant News,* December 31, 1965, 1

they announced plans to remodel the bank and open a drive-in window. Dr. Deal moved to the new Mt Pleasant Professional Center at 207 S. Harrison in spring 1965, with this space then remodeled for an installment loan office for the bank. The rear of the bank at the junction of the two spaces was then remodeled for a single-station drive-in window, with the building to the east demolished to create space to the alley for cars to drive in. The project was under construction at the time of a July 1965 photograph, completed in late 1965.[499] Henry County Savings Bank remained in its 1923 building across the square at 101 S. Jefferson St (Map #23), but it sought to expand its services as well. In March 1965, president J.P. Budde announced plans to purchase property two blocks east on S. Harrison St to construct a separate drive-in facility on this lot. In July 1965, the bank bought the four parcels on the east side of S. Harrison St, acquiring the half block and demolishing the four houses. Construction of the drive-in facility was noted as underway by the end of 1965, with an open house held at the new drive-in facility on October 13, 1966. The Contemporary style building featured redwood siding, a low-pitched roof with wide eaves, two drive-up windows, one walk-up window in the lobby, and bullet proof glass.[500] The bank also retained its main location on the west side of the square.

Figure 96. Drive-in facility for Henry Co Savings Bank in January 1974 (HCHT collection)

building in its original location on S. Harrison St and E. Monroe St, prior to its 1975 move to 203 S. Jackson St (Map #11)

Further progress in Mt Pleasant during this period was measured by business shifts, new commercial construction outside the downtown area, and additional storefront improvements. With the improvements to Highway 34, industrial parks on the east and west edges of the community, and initial commercial development outside of the downtown, new and existing

[499] "Mt. P. Bank and Trust to Remodel; Add Drive-In," *Mt Pleasant News,* February 26, 1965, 1; "Expansion, remodeling plans detailed," *Mt Pleasant News,* January 23, 1974, 1; "Bank open house scheduled," *Mt Pleasant News,* January 1, 1976, 2; "Year of Growth and Many Changes in Mount Pleasant," *Mt Pleasant News,* December 31, 1965, 1

[500] "Year of Growth and Many Changes in Mount Pleasant," *Mt Pleasant News,* December 31, 1965, 1 "Open House Oct. 13 at Bank's Drive-In," *Mt Pleasant News,* October 11, 1966, 1; Jaynes*, Highlights of Henry County History 1833-1976,* 162

businesses constructed buildings along this corridor and in other locations removed from downtown in the middle of the 1960s. In 1963, the Mt Pleasant National Farm Loan Association, associated with the Federal Land Bank, moved from the Masters Building at 225 W. Monroe St into a new office building at 811 E. Washington St (Highway 34).[501] The Firestone store also relocated in 1964 from 126 N. Main St to 1305 E. Washington St, across from Hy-Vee.[502] In August 1965, Ed Poock moved Iris Bowling Lanes from the former garage building at 215 W. Monroe St to a new location east of Firestone on Highway 34.[503] This move set off a chain of downtown business relocations. The *Mt Pleasant News* then moved one door west from their building at 211 W. Monroe into this vacated building at 215 W. Monroe St (Map #30), holding an open house in their new location in October 1965.[504] Ben Galer and Roger Galer then moved the law office of Galer & Galer from the southeast corner of the square to the first story of the former *News* building at 211 W. Monroe St (Map #31), which they purchased in September 1965.[505] The Chamber of Commerce then relocated back to their old building at 124 S. Main St (Map #114) in 1966.[506] Downtown business shifts continued with the downsizing of John Green department store in 1963 from a multi-building presence to only the double-storefront building at 103 N. Jefferson St (Map #33). Montgomery Ward catalog store opened in November 1963 in the vacated double-storefront building to the north at 105 N. Jefferson St (Map #34). The store in Mt Pleasant was among the five new retail stores and eight new catalog stores that Montgomery Ward opened in November across the country.[507] Thus, the 100 block of N. Jefferson St included J.C. Penney Co, Sears, and Montgomery Ward, as well as John Green. In 1965, the P.N. Hirsch Company acquired the John Green chain, with a new sign installed locally in June.[508] After operating for 98 years by the Crane family, Baron D. Crane sold the F.B. Crane and Son jewelry store located on the north side of the square in the Crane Building at 105 W. Monroe to Arnold DeJaynes of New London in April 1965.[509] Storefronts were also remodeled in this period for Crane Furniture at 123-125 N. Jefferson St (Map #43) and the Home Furniture store that opened at 104 W. Washington St (demolished).[510]

While the community welcomed the industrial development and resulting economic expansion, the City Plan Commission realized that a more strategic plan would be beneficial to shape future development in the community, as additional construction occurred in new areas of the city. In April 1964, the city council adopted the commission's recommendation for the City of Mt Pleasant

[501] Business file, HCHS clippings, Mt Pleasant Public Library
[502] Jaynes, *Highlights of Henry County History 1833-1976,* 161
[503] *Mt Pleasant News*, October 22, 1960, 1; *Mt Pleasant News*, August 11, 1965, 8; Jaynes, *Highlights of Henry County History 1833-1976,* 162
[504] "News Now in New Location," *Mt Pleasant News,* September 7, 1965, 1; *Mt Pleasant News,* October 30, 1965, 1
[505] Transfer books, Henry County Auditor's Office; "Year of Growth and Many Changes in Mount Pleasant," *Mt Pleasant News,* December 31, 1965, 1
[506] "Many New Commercial Buildings and Changes in Year," *Mt Pleasant News,* December 31, 1966, 1
[507] "Ward Catalog Store to Open Here," *Mt Pleasant News,* November 13, 1963, 1; "Montgomery Ward Openings This Month," *Mt Pleasant News,* November 5, 1963, 3
[508] "Erect New Name Sign," *Mt Pleasant News,* June 3, 1965, 6
[509] *Mt Pleasant News,* May 1, 1965, 1; *Mt Pleasant News*, November 18, 1967, 3; Jaynes, *Highlights of Henry County History 1833-1976,* 163
[510] "Industrial and Business Expansion Top Local News Stories in Year," *Mt Pleasant News,* December 31, 1964, 1

to undertake comprehensive planning for the community, with funding for the process sought through the Iowa Development Commission from the Housing and Home Finance Agency for Urban Planning under section 701 of Federal Housing Act of 1954. With this assistance, the city would only be responsible for 25% of the consultant costs, with the remainder funded by the federal grant. E.A. Hayes of the Henry County Industrial Development Commission strongly supported the effort, noting that Mt Pleasant had more need for the program than any other county seat as the town was growing rapidly and might double in size in the next 15 years. All five major industries were planning expansions, and Iowa Wesleyan anticipated increased enrollment as baby boomers reached college age.[511] While final document was not released for review until September 1967, key assessments of aspects of the community were conducted in 1965 and 1966. These studies and series of photographs documenting downtown Mt Pleasant and other areas of the town provide a valuable snapshot of the community at this point in time. Blocks associated with the central business district were identified as such, and conditions of the downtown buildings were assessed (Figure 97). A set of photographs taken in July 1965 depicts the buildings throughout the downtown, likely related to this comprehensive planning process (recently donated from the Chamber of Commerce to Henry County Heritage Trust). These photographs capture the overall evolving composition of the downtown: updated façades, painted brick buildings, and storefront remodels, along with newer construction and parking lots on blocks adjacent to the square (Figures 98-130). This blend of historic buildings around Central Park, original and modernized façades, new buildings, and parking lots defined the character of the Mount Pleasant Downtown Historic District in the middle of the 1960s.

The economic base of Mt Pleasant shifted as industrial activity increased from 1956 to 1966, with the community adopting the theme "United for Progress" to guide local initiatives. Progress in the Mount Pleasant Downtown Historic District focused on an effort to modernize downtown buildings through this period. Overall, 12 new buildings were constructed in Mount Pleasant Downtown Historic District from 1956 to 1966, while 11 older buildings were remodeled with new brick façades. These new buildings generally retain their historic integrity from this period, with only one gas station later remodeled. Thus, 22 buildings retain their integrity from this decade (16% of buildings in the historic district). The façade remodels in this period are characterized by simple brick façades with a lack of architectural detail, utilizing buff/tan/orange brick or red brick. New building types appearing during this period included professional office buildings and grocery stores, often accompanied by parking lots. Additionally, two city parking lots were constructed in the 1960s, reflecting the growing importance of the automobile and the community's recognition of the need for convenient parking to support downtown businesses. At the same time, the industrial development and highway improvements on routes into downtown began to draw commercial development away from the downtown core of the community, a trend that would continue in subsequent decades and prompt a conscious effort to reinforce the importance of downtown within the broader community.

[511] "Urban Plan Proposal Adopted," *Mt Pleasant News,* April 9, 1964, 1

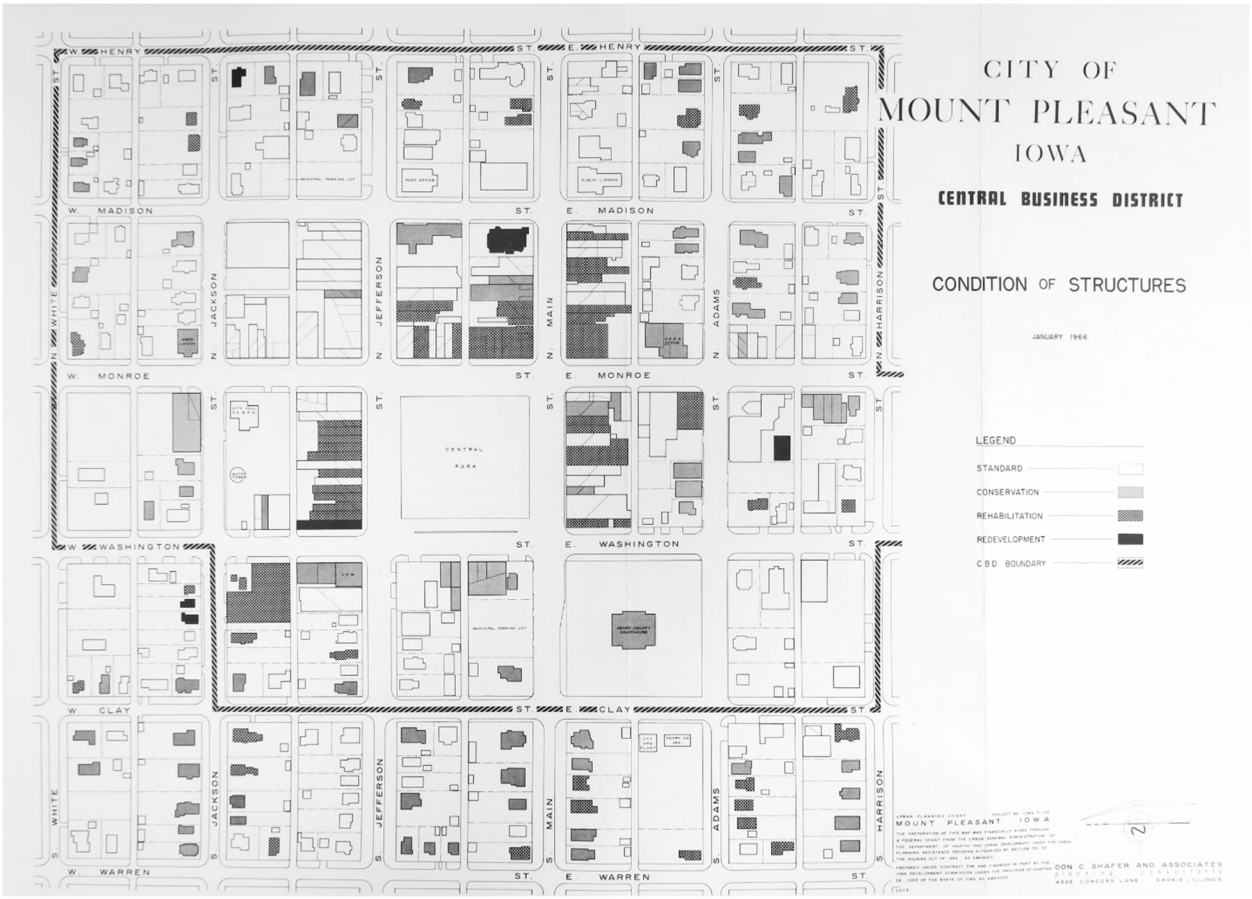


Figure 97. Map of the Central Business District in 1967 with structures coded for condition (Shafer 1967: 119).

Figure 98. West side of the square (100 block of S. Jefferson St) around 1965 (Shafer 1967: 52).

Figure 99. West side of the square (100 block of S. Jefferson St) in July 1965, looking northwest (HCHT collection).

Figure 100. 100 block of N. Jefferson St in July 1965, looking northwest (HCHT collection).

Figure 101. Middle of 100 block of N. Jefferson St in July 1965, looking northwest (HCHT collection).

Figure 102. Middle of 100 block of N. Jefferson St in July 1965, looking northwest (HCHT collection).

Figure 103. North end of 100 block of N. Jefferson St in July 1965, looking northwest (HCHT collection).

Figure 104. South side of 200 block of W. Monroe St in July 1965, looking southwest (HCHT collection).

Figure 105. South side of 300 block of W. Monroe St in July 1965, looking southwest (HCHT collection).

Figure 106. East side of 100 block of N. Jackson St in July 1965, looking northeast (HCHT collection).

Figure 107. North side of 200 block of W. Monroe St in July 1965, looking northeast (HCHT collection).

Figure 108. North side of 200 block of W. Monroe St in July 1965, looking northeast (HCHT collection).

Figure 109. City parking lot at the northwest corner of N. Jefferson and W. Madison St in July 1965, looking northwest with Couchman Clinic in background (HCHT collection).

Figure 110. East side of 100 block of N. Jefferson St in July 1965, looking southeast (HCHT collection).

Figure 111. East side of 100 block of N. Jefferson St in July 1965, looking northeast with Hayes building at 125 W. Monroe St at the corner (HCHT collection).

Figure 112. West half of north side of square (100 block of W. Monroe St) in July 1965, looking northwest (HCHT collection).

Figure 113. East half of north side of square (100 block of W. Monroe St) in July 1965, looking northeast (HCHT collection).

Figure 114. West side of 100 block of N. Main St in July 1965, looking northwest (HCHT collection).

Figure 115. East side of 100 block of N. Main St in July 1965, looking northeast (HCHT collection).

Figure 116. Brazelton Hotel at northeast corner of N. Main St and E. Monroe St in July 1965, looking northeast (HCHT collection).

Figure 117. North side of 100 block of E. Monroe St in July 1965, looking northwest (HCHT collection).

Figure 118. North side of 200 block of E. Monroe St in July 1965, looking northeast (HCHT collection).

Figure 119. North side of 200 block of E. Monroe St in July 1965, looking northwest (HCHT collection).

Figure 120. East half of north side of 200 block of E. Monroe St in July 1965, looking northeast (HCHT collection).

Figure 121. South side of 200 block of E. Monroe St in July 1965, looking southwest (HCHT collection).

Figure 122. South side of 200-100 blocks of E. Monroe St in July 1965, looking southwest (HCHT collection).

Figure 123. South side of 100 block of E. Monroe St in July 1965, looking southwest (HCHT collection).

Figure 124. East side of the square (100 block of S. Main St) around 1965 (Shafer 1967: 41).

Figure 125. South side of 100 block of W. Washington St in July 1965, looking southeast (HCHT collection).

Figure 126. South side of 100 block of W. Washington St in July 1965, looking west (HCHT collection).

Figure 127. City parking lot on west side of 200 block of S. Main St in July 1965, looking southwest (HCHT collection).

Figure 128. South side of 100 block of E. Clay St in July 1965, looking southwest at Sheriff's residence and county jail (HCHT collection).

Figure 129. North side of 100 block of E. Washington St in July 1965, looking northwest (HCHT collection).

Figure 130. West side of 100 block of S. Adams St in July 1965, looking northwest (HCHT collection).

Reinforcing and Revitalizing the Central Business District, 1967-1981

Though industrial expansion and improved transportation corridors in the 1960s strengthened the local economy, these same forces also drew commercial development away from downtown Mt Pleasant. By the end of the 1960s, this area was increasingly referenced as the "central business district," a subtle acknowledgement that new commercial and industrial nodes had emerged elsewhere in the community. Despite favorable economic conditions, the population of Mt Pleasant plateaued rather than achieving the growth projected in the middle of the 1960s. After increasing from 5,843 in 1950 to 7,339 in 1960, the population declined to 7,007 in 1970 before returning to similar levels in 1980 with 7,322 residents. As a result, there was less demand for new businesses or residential development in this period. At the same time, the community deliberately focused on strengthening downtown Mt Pleasant, both as the central business district and as an integral part of the community. The 1967 comprehensive plan outlined concepts for downtown development, including physical improvements for buildings, expanded parking for customer convenience, and support for business growth. These concepts were later revisited and refined in the 1973 plan developed specifically for the central business district. Both plans emphasized reinforcing downtown as the commercial core and heart of the community, recommending strategies to improve the buildings and bolster local businesses. The historic character of the downtown was emphasized, with a plan specifically chosen to embrace the historic nature rather than create a modern appearance. Implementation of the 1973 plan sparked a series of improvements in the downtown, reinforced with major construction projects for three financial institutions that committed to remaining within the Mount Pleasant Downtown Historic District. The momentum through the 1970s concluded with the "Operation Pride" projects carried out over four years from 1978 to 1981, culminating with a "grand opening" on December 5, 1981, for the renaissance of downtown Mt Pleasant.

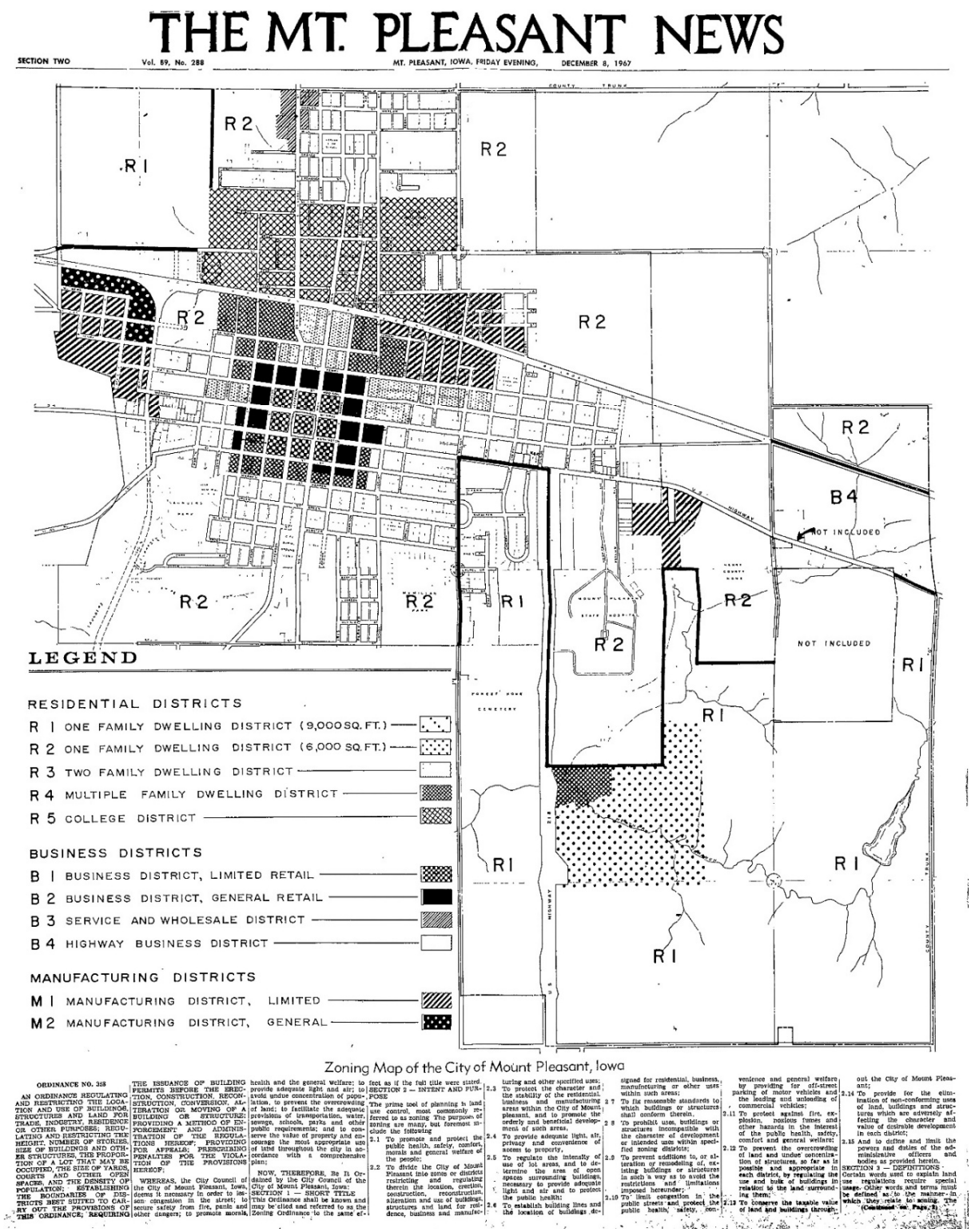
In the middle of the 1960s, significant changes were made to a major transportation corridor in Mt Pleasant. The Iowa State Highway Commission rerouted Highway 218 to the east side of town, a change that was integrated into the final land use plan in the comprehensive planning process. Highway 34 extended east-west through Mt Pleasant on Washington St, including along the south side of the square. Highway 218 had traditionally entered the north side of Mt Pleasant on Broadway St, which then became N. Jefferson St to the south of the railroad tracks and through downtown on the west side of the square. The route then jogged to the east and continued to the south on the east side of town. Land was acquired to the south of Washington St (Highway 34) on the east edge of Mt Pleasant between Forest Home Cemetery and the Mental Health Institute to relocate this highway out of residential neighborhoods. Paving of this new route for Highway 218 started in spring 1964, and additional land was acquired to the north of the new interchange with E. Washington St (Highway 34).[512] The route of Highway 218 to the north extended through a platted section of Mt Pleasant, with an overpass at the railroad crossing.[513] The new 3.5-mile

[512] "Plans for Paving 218 Received Here," *Mt Pleasant News,* March 25, 1964, 1
[513] "To Study Local Underpass Need," *Mt Pleasant News,* April 15, 1965, 1; "Overpass Issue Again Considered," *Mt Pleasant News,* January 20, 1966, 1; "Proceedings City Council Mt Pleasant," *Mt Pleasant News,* September 3, 1966, 5

section was graded in 1967 through the east edge of town north from E. Washington St and reconnected with the existing route of Highway 218 to the north of town. The new route was paved in 1968, with the new four-way stop at E. Washington (Highway 34) and Highway 218 (N. Grand Ave) opened on August 28, 1968.[514] This shift in the Highway 218 corridor to the east would draw additional commercial and industrial development to this edge of town, away from downtown.

The comprehensive planning process, which began in 1964, was finalized in January 1968 with the official adoption of the plan by the City of Mt Pleasant. During this period, the rerouting of Highway 218 prompted an expansion of the eastern city limits of Mt Pleasant, extending a few blocks to the east and south of the proposed new intersection of Highway 218 and Highway 34. This expansion led to the annexation of approximately 1,400 acres to the east and south of this area in December 1965. In April 1966, the contract with Don C. Shafer & Associates was amended to include the recently annexed area, with the additional work falling under the cost sharing arrangement for the Federal 701 Planning Program.[515] In 1966, land from the former farm property adjacent to the Mental Health Institute within the annexed area was purchased by Insurance Plan Savings and Loan for a housing development. Construction on the 104 lots in Linden Heights began in 1967. Other portions of the farm were purchased from the Mental Health Institute by several investors.[516] These areas were incorporated into the preliminary comprehensive plan and the land use planning maps presented by Shafer to the City Council and the City Plan Commission in the spring of 1967.[517] In conjunction with the comprehensive plan, a proposed new city zoning ordinance was drafted, with the first reading in late July 1967. Comments and minor adjustments to the ordinance and associated land use maps were then submitted to Shafer and incorporated in the issuance of the final comprehensive plan document in September 1967.[518] The new zoning ordinance was approved in November 1967 and published in its entirety in the *Mt Pleasant News* on December 8. *A Comprehensive Plan for Mt Pleasant, Iowa* prepared by the City Planning and Zoning Commission and Don C. Shafer & Associates was officially adopted in January 1968.[519]

[514] "Highway 218 Relocation Work Set for '67 and '68," *Mt Pleasant News,* December 21, 1966, 1; "Proposed Changes in Freeway Routings," *Mt Pleasant News,* December 18, 1967, 1; "4-Way Stop at 218-34," *Mt Pleasant News,* August 27, 1968, 1
[515] Firm Employed for Additional Planning," *Mt Pleasant News,* April 21, 1966, 1; "Proceedings of Mt Pleasant City Council," *Mt Pleasant News,* May 14, 1966, 3
[516] "Many New Commercial Buildings and Changes in Year," *Mt Pleasant News,* December 31, 1966, 1; "Utilities Operation and Changes Top Local News Interest in '67," *Mt Pleasant News,* December 30, 1967, 1
[517] "Buy Garbage Packer for Use in City," *Mt Pleasant News,* March 16, 1967, 1; "Report is Made to Commission," *Mt Pleasant News,* April 19, 1967, 8; "Council in Special Session," *Mt Pleasant News,* June 15, 1967, 1
[518] "Complete First Reading for New Zoning," *Mt Pleasant News,* August 1, 1967, 1
[519] "Zoning Ordinance Adopted by Council," *Mt Pleasant News,* November 16, 1967, 1; "Ordinance No. 358," *Mt Pleasant News,* December 8, 1967, 9; "Public Legal Notification," *Mt Pleasant News,* January 10, 1968, 4



THE MT. PLEASANT NEWS

SECTION TWO Vol. 89, No. 288 MT. PLEASANT, IOWA, FRIDAY EVENING, DECEMBER 8, 1967

LEGEND

RESIDENTIAL DISTRICTS
R 1 ONE FAMILY DWELLING DISTRICT (9,000 SQ. FT.)
R 2 ONE FAMILY DWELLING DISTRICT (6,000 SQ. FT.)
R 3 TWO FAMILY DWELLING DISTRICT
R 4 MULTIPLE FAMILY DWELLING DISTRICT
R 5 COLLEGE DISTRICT

BUSINESS DISTRICTS
B 1 BUSINESS DISTRICT, LIMITED RETAIL
B 2 BUSINESS DISTRICT, GENERAL RETAIL
B 3 SERVICE AND WHOLESALE DISTRICT
B 4 HIGHWAY BUSINESS DISTRICT

MANUFACTURING DISTRICTS
M 1 MANUFACTURING DISTRICT, LIMITED
M 2 MANUFACTURING DISTRICT, GENERAL

NOT INCLUDED

Zoning Map of the City of Mount Pleasant, Iowa

ORDINANCE NO. 358

AN ORDINANCE REGULATING AND RESTRICTING THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE OR OTHER PURPOSES; REGULATING AND RESTRICTING THE HEIGHT, NUMBER OF STORIES, SIZE OF BUILDINGS AND OTHER STRUCTURES, THE PROPORTION OF A LOT THAT MAY BE OCCUPIED, THE SIZE OF YARDS, COURTS AND OTHER OPEN SPACES, AND THE DENSITY OF POPULATION; ESTABLISHING THE BOUNDARIES OF DISTRICTS BEST SUITED TO CARRY OUT THE PROVISIONS OF THIS ORDINANCE; REQUIRING THE ISSUANCE OF BUILDING PERMITS BEFORE THE ERECTION, CONSTRUCTION, RECONSTRUCTION, CONVERSION, ALTERATION OR MOVING OF A BUILDING OR STRUCTURE; PROVIDING A METHOD OF ENFORCEMENT AND ADMINISTRATION OF THE REGULATIONS HEREOF; PROVIDING FOR APPEALS; PRESCRIBING PENALTIES FOR THE VIOLATION OF THE PROVISIONS HEREOF;

WHEREAS, the City Council of the City of Mount Pleasant, Iowa, deems it necessary in order to lessen congestion in the street; to secure safety from fire, panic and other dangers; to promote morals, health and the general welfare; to provide adequate light and air; to avoid undue concentration of population, to prevent the overcrowding of land; to facilitate the adequate provisions of transportation, water, sewage, schools, parks and other public requirements; and to conserve the value of property and encourage the most appropriate use of land throughout the city in accordance with a comprehensive plan;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Mount Pleasant, Iowa:

SECTION 1 — SHORT TITLE

This Ordinance shall be known and may be cited and referred to as the Zoning Ordinance to the same effect as if the full title were stated.

SECTION 2 — INTENT AND PURPOSE

The prime tool of planning & land use control, most commonly referred to as zoning. The purposes of zoning are many, but foremost include the following

2.1 To promote and protect the public health, safety, comfort, morals and general welfare of the people;

2.2 To divide the City of Mount Pleasant into zones or districts restricting and regulating therein the location, creation, construction, reconstruction, alteration and use of buildings, structures and land for residence, business and manufacturing and other specified uses;

2.3 To protect the character and the stability of the residential, business and manufacturing areas within the City of Mount pleasant, and to promote the orderly and beneficial development of such areas,

2.4 To provide adequate light, air, privacy and convenience of access to property,

2.5 To regulate the intensity of use of lot areas, and to determine the area of open spaces surrounding buildings, necessary to provide adequate light and air and to protect the public health;

2.6 To establish building lines and the location of buildings designed for residential, business, manufacturing or other uses within such areas;

2.7 To fix reasonable standards to which buildings or structures shall conform therein.

2.8 To prohibit uses, buildings or structures incompatible with the character of development or intended uses within specified zoning districts;

2.9 To prevent additions to, or alteration or remodeling of, existing buildings or structures in such a way as to avoid the restrictions and limitations imposed hereunder;

2.10 To limit congestion in the public streets and protect the public health, safety, convenience and general welfare, by providing for off-street parking of motor vehicles and the loading and unloading of commercial vehicles;

2.11 To protect against fire, explosion, noxious fumes and other hazards in the interest of the public health, safety, comfort and general welfare;

2.12 To prevent the overcrowding of land and undue concentration of structures, so far as is possible and appropriate in each district, by regulating the use and bulk of buildings in relation to the land surrounding them;

2.13 To conserve the taxable value of land and buildings throughout the City of Mount Pleasant;

2.14 To provide for the elimination of non-conforming uses of land, buildings and structures which are adversely affecting the character and value of desirable development in each district;

2.15 And to define and limit the powers and duties of the administrative officers and bodies as provided herein.

SECTION 3 — DEFINITIONS

Certain words used to explain land use regulations require special usages. Other words and terms must be defined as to the manner in which they relate to zoning. The

(Continued on Page 3)

Figure 131. New zoning map for Mt Pleasant in November 1967 (*Mt Pleasant News,* December 8, 1967, 9)

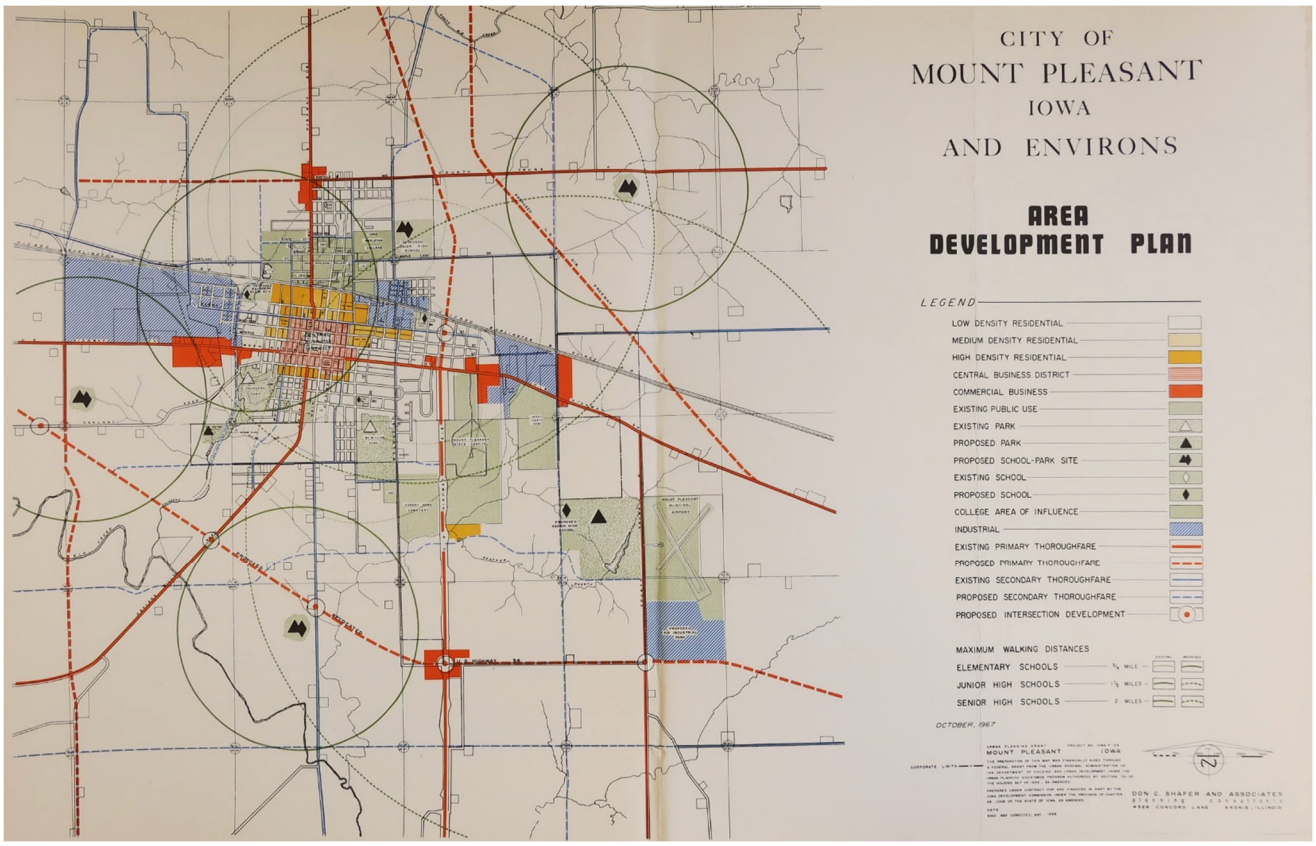


Figure 132. Area Development Plan in September 1967 report (Shafer 1967: 151)

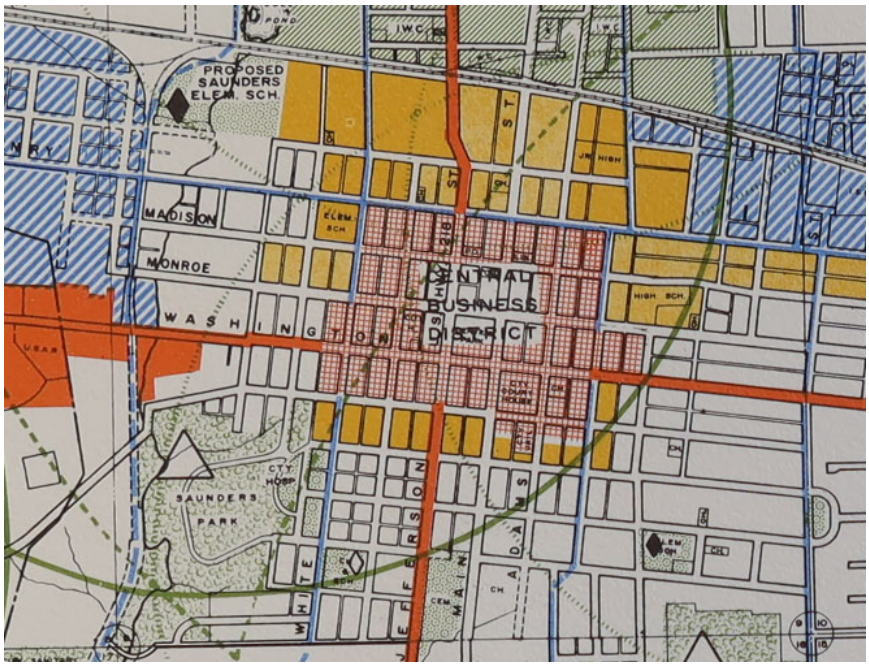


Figure 133. Central Business District outlined on Area Development Plan in 1967 (Shafer 1967: 151)

Several key aspects of Mt Pleasant and recommendations for future development were outlined in *A Comprehensive Plan for Mt Pleasant, Iowa,* in September 1967. The plan noted that it was "principally directed to securing the coordinated physical development of the community, the arrangement of its residential, commercial, and industrial land uses, the pattern of its trafficways, areas for its schools and parks, and improvement of its public buildings."[520] Mt Pleasant was described as a growing and thriving community with numerous industries and businesses, both old and new. The central business district, located around Central Park (also known as "The Square"), was part of the town's original plat. The industry within city limits was primarily located along the railroad tracks, with most of the new industries located outside the city limits in the West Industrial Park and East Industrial Park. While outside city limits, these industries had a significant impact on Mt Pleasant in employment opportunities. The Mt Pleasant Municipal Airport, with its newly paved runway, opened in 1965, and the Chicago, Burlington & Quincy Railroad, offering freight and passenger service, were key transportation assets. Located at the crossroads of U.S. Highway 34 and U.S. Highway 218, Mt Pleasant was a regional business hub and a desirable location for retiring farmers. Enrollment at Iowa Wesleyan College had increased to 800 students in 1965, with plans to expand campus to accommodate 1,500 students and eventually 3,000 students by 1985. This expansion contributed to the projected population growth of the town. At the same time, the number of patients at the Mental Health Institute had declined over the last few years, with a shift in mental health policies to smaller facilities and services closer to residences of patients. The state had recently sold a large tract of land formerly associated with the facility, with a portion of it acquired by the City of Mt Pleasant and annexed in 1965. The city was encouraged to integrate its zoning with the county, working together to guide development per the area development plan and further promote industrial development. Overall, the trademark of Mt Pleasant – the character of the town – was "Friendliness, Cleanliness, and Progressiveness."[521]

The existing function, boundaries, and role of downtown Mt Pleasant as the central business district (CBD) were reinforced in *A Comprehensive Plan for Mt Pleasant, Iowa,* and the new zoning ordinance. The area included in the CBD in 1967 was slightly expanded from the 1953 limits set in the original zoning ordinance to include four additional blocks, with Henry St on the north, White St on the west, Harrison/Locust St on the east, and Clay/Washington St on the south.[522] This extension to the east incorporated the site of the new Henry County Savings Bank drive-in bank within the boundary. The CBD remained the primary location for retail and service businesses in Mt Pleasant, with additional retail development found at E. Washington St and Asylum Ave, E. Henry and N. Lincoln along the railroad tracks, and a few neighborhood locations.[523] The existing land use map from October 1964 showed a mix of retail (47.4%), automotive (15.8%), personal services (27.9%), and offices (8.9%) within the CBD. While additional parking was one of the key concerns identified in a survey of downtown business owners, the CBD had 757 on-street parking spaces (442 without meters), 150 off-street spaces in

[520] Don C. Shafer and Associates. *A Comprehensive Plan for Mt Pleasant, Iowa.* Skokie, IL: Don C. Shafer and Associates, September 1967, 1
[521] Shafer, *A Comprehensive Plan for Mt Pleasant, Iowa*, 1967, 4, 7, 19-21, 26-27, 35, 53-55, 129
[522] Shafer, *A Comprehensive Plan for Mt Pleasant, Iowa*, 1967, 172
[523] Shafer, *A Comprehensive Plan for Mt Pleasant, Iowa*, 1967, 47

city lots (at Madison and Jefferson, Main St. between Clay and Washington, and east of City Hall), and an additional 38 public parking spaces at City Hall and the county building. However, the plan noted that additional off-street parking would be needed for the continued existence and growth of the CBD. Overall, the plan recommended that the size of the CBD not be increased beyond the boundary outlined unless and until additional growth and development required more retail and service space than provided in the current boundary.[524] The condition of buildings in the CBD was also surveyed. Some were old and in need of repair or replacement, while others had been recently improved with new storefronts or full façades. Most buildings were a practical height of two stories, as third-floor walk-up spaces in older buildings were difficult to rent. One building had recently had its third story removed (Hayes building, 125 W. Monroe St), and it was thought that likely more buildings in the area would have their third story removed as there was no financial benefit to vacant space.[525]

The comprehensive plan recommended maintaining the central business district (CBD) as the primary business and financial center of Mt Pleasant, with a progressive development strategy to retain it as the focal point of the community. Building improvements were encouraged not to be limited to only storefront remodels, but they "should be complete throughout – from the entire front to interior fixtures and showcases. The retailer should also provide a complete line of merchandise to persuade the customers not to shop in Burlington, Iowa City, or Fairfield."[526] The CBD should maintain a human-scale design while functioning similarly to a shopping center, with coordinated business promotions to stay competitive. Residential buildings and older buildings on the edges of the CBD should be targeted for development as off-street parking lots and for consolidation of smaller lots to permit the construction of larger new buildings within the boundary. The plan emphasized: "A central business district with an adequately unified center promotion will prove to be of benefit to Mount Pleasant's merchants, the community, and downtown property owners."[527] Other recommendations for development and improvement of the central business district included adopting a one-way system for streets to improve traffic flow, converting from angled parking to parallel parking, widening and improving sidewalks for a better pedestrian experience, and remodeling of store façades that were incompatible with general downtown appearance. The plan also suggested increased utilization of second story and basement spaces, rehabilitation of the city hall and library, improving the parking area to the south of the courthouse, retaining Central Park as open space and enhancing it with landscaping, removing excess and unattractive signs, repairing or replacing shabby awnings, repairing and replacing curbs and sidewalks as needed, and installation of street and sidewalk furniture.[528] While several of these proposals were well-received, other recommendations sparked controversy, such as the conversion of streets to one-way and reduction of on-street parking by conversion of angled parking to parallel parking and widening sidewalks. Central Park, or "The Square," was highlighted as a valuable asset to the CBD, providing two acres of open space in the congested

[524] Shafer, *A Comprehensive Plan for Mt Pleasant, Iowa*, 1967, 175-176, 179
[525] Shafer, *A Comprehensive Plan for Mt Pleasant, Iowa*, 1967, 47-48
[526] Shafer, *A Comprehensive Plan for Mt Pleasant, Iowa*, 1967, 52
[527] Shafer, *A Comprehensive Plan for Mt Pleasant, Iowa*, 1967, 26
[528] Shafer, *A Comprehensive Plan for Mt Pleasant, Iowa*, 1967, 181-183

area of the city and adding passive recreation and aesthetic value to the downtown.[529] Overall, the CBD should be the focus of retail businesses in Mt Pleasant, with commercial uses outside of the central business district (other than neighborhood stores) limited to highway-oriented types, providing services or goods to customers. The city was recommended to discourage new retail outlets in peripheral areas along Highway 34 or Highway 218 as they would inhibit the proper development of the central business district.[530]

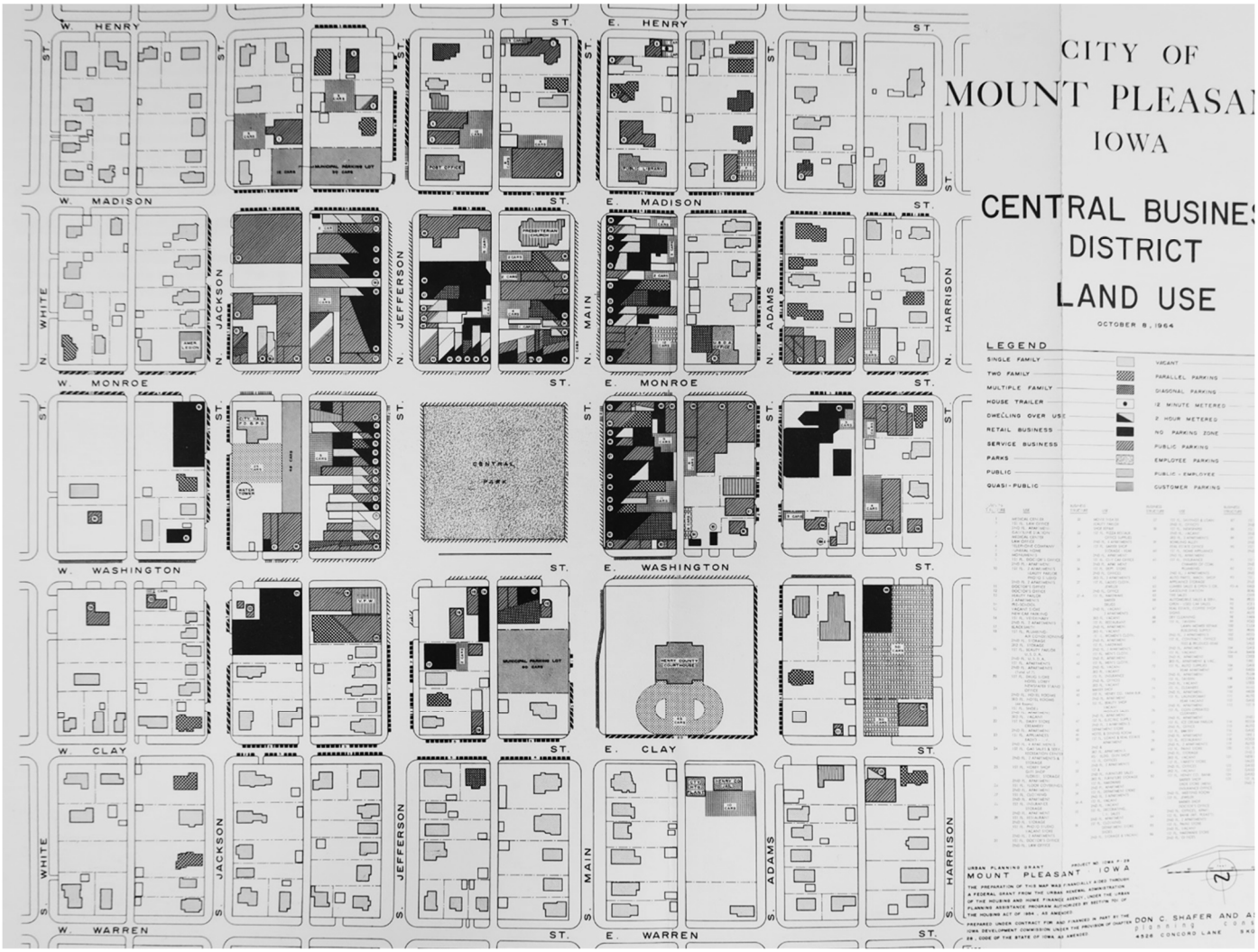


Figure 134. Land use in Central Business District in October 1964, including upper story use and parking (Shafer 1967: 43)

[529] Shafer, *A Comprehensive Plan for Mt Pleasant, Iowa*, 1967, 98
[530] Shafer, *A Comprehensive Plan for Mt Pleasant, Iowa*, 1967, 161

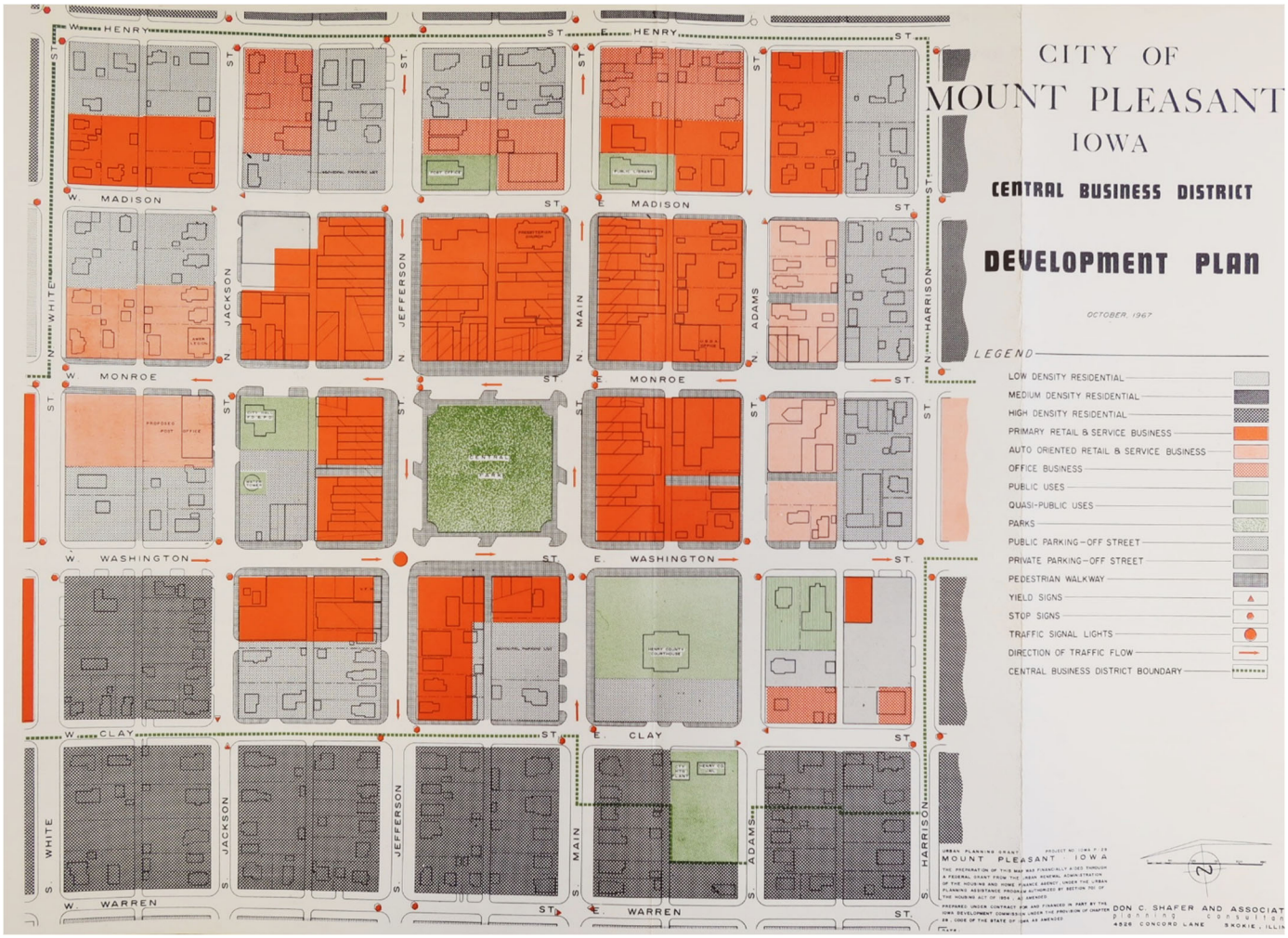
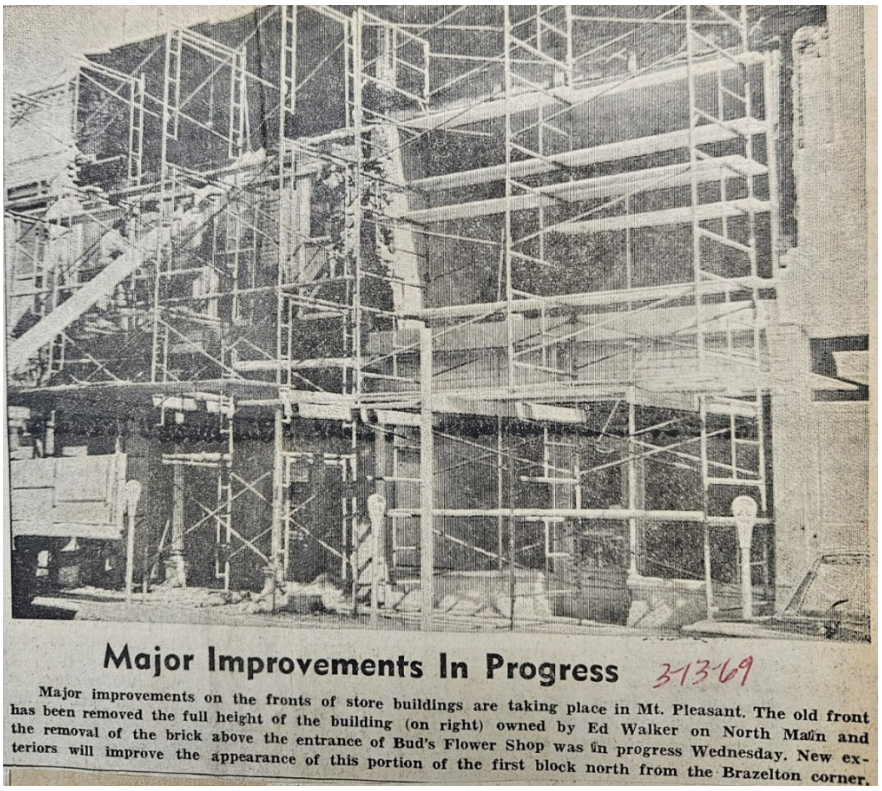


Figure 135. Development plan proposed for the Central Business District in September 1967, including parking (Shafer 1967: 43)

A series of improvements and changes focused on N. Main St. in the late 1960s reflected the recommendations from the comprehensive plan. Fire struck the Presbyterian Church, located at the southwest corner of N. Main and W. Madison St for over a century, on December 30, 1965.[531] The building was badly damaged and demolished in spring 1966. The congregation, which had been considering a move to a location with more parking, constructed a new church at 902 S. Walnut St., which was dedicated in February 1968. Spurgeon's Department Store had operated at the south end of the block at 101-103 W. Monroe St since 1924, and they sought a new, larger building. The company purchased the former church site at 127 N. Main St (Map #76) for the construction of a new, one-story store for Spurgeon's, retaining the store in the central business district and constructing a larger building on a lot adjacent to historic commercial buildings. Construction began in 1968 but was delayed for a year, with the grand opening held on September

[531] "Big Loss at First Presbyterian Church," *Mt Pleasant News,* December 31, 1965, 1; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 34; Jaynes, *Highlights of Henry County History 1833-1976,* 171



Major Improvements In Progress 3/13/69

Major improvements on the fronts of store buildings are taking place in Mt. Pleasant. The old front has been removed the full height of the building (on right) owned by Ed Walker on North Main and the removal of the brick above the entrance of Bud's Flower Shop was in progress Wednesday. New exteriors will improve the appearance of this portion of the first block north from the Brazelton corner.

Figure 136. Façade remodels on N. Main St in March 1969 (*Mt Pleasant News,* March 13, 1969, HCHT clippings)

24, 1970. The front of the new building featured large show windows to either side of the recessed entry to display the newest in fashions and home furnishings. The company had grown to 62 stores in Iowa, Illinois, Wisconsin, and Minnesota by 1970.[532] The one-story concrete block building had a simple buff brick façade with a flat aluminum canopy with "Spurgeon's" on top, and it had convenient, dedicated parking on the north portion of the parcel (Map #76b). On the east side of the block, Wilbur P. "Bud" Conrad moved Bud's Flower Shop in August 1964 from 208 N. Main (Map #82) where it had operated since 1958 to 120 N. Main St (Map #91), acquiring this building. The firm offered complete floral service, including potted plants, cut flowers, corsages, permanent plants and flowers, a gift line, and Florist Transworld Delivery Association and Teleflora Service.[533] Ed Walker acquired the property to the south at 118 N. Main St (Map #92) in 1969, with both buildings remodeled with new façades in spring 1969.[534] Thus, additional façades of older buildings were improved, as recommended in the 1967 plan. While both remodels were completed simultaneously with simple details, each building had its own distinct appearance as Bud's Flower Shop utilized red brick while the Walker Building utilized an orange/tan brick. In

[532] "Spurgeon's Store Extends Welcome for Grand Opening This Thursday," *Mt Pleasant News,* September 23, 1970, 16; Jaynes*, Highlights of Henry County History 1833-1976,* 163
[533] "Bud's Flower Shop in Mt Pleasant is your Downtown Florist," *Mt Pleasant News,* June 21, 1963, 3; "Bud's Flower Shop Has Moved," *Mt Pleasant News,* August 31, 1964, 1; "Bud's Flower Shop Complete Floral Service," *Mt Pleasant News,* January 20, 1968, 3
[534] *Mt Pleasant News,* March 13, 1969, 5; *Mt Pleasant News,* March 13, 1969, 1

July 1969, The Spudnut Shop held their grand opening in the Walker building across from the Temple Theater.[535] In August 1969, Marion L. Dickson, who had been associated with the theater business in Mt Pleasant since 1922 and continued to operate the Temple Theater at 115 N. Main St (Map #73) and Ridge Drive-In, died at age 75. His widow sold both theaters on March 1, 1970, to Heartland Cinema Co of Des Moines, which operated six other theaters in Iowa. Thus, the theaters were maintained in the community under outside ownership.[536]

One of the first recommendations from the 1967 comprehensive plan addressed by the City of Mt Pleasant and Henry County was the need for additional off-street parking. Potential sites were discussed in 1968, with city council approving a plan in 1969 for additional parking in 200 block of N. Main St. The area targeted for this city lot included two residential properties on Lot 6, located between the parking lot on Lot 7 (Map #78, north of the new Iowa-Illinois Telephone Co building at the northwest corner of N. Main and W. Madison St) and the Weir-Cooke Funeral Home on Lot 5 at 213 N. Main St (Map #80). The telephone company owned the former Fred and Elizabeth Waters house to the south of the funeral home, with the former Mary Dyall house sitting to its south. The telephone company offered the city a 10-year lease on their parking lot (Map #78) and to sell the Waters property to the city on the condition that they purchase the Dyall property and pave all three properties for parking lots. In March 1969, city council approved moving forward with the purchase of the properties for the development of additional public parking, as well as leasing of the telephone company parking lot.[537] The city parking lot at 209 N. Main St (Map #79) was completed by the end of the year. At the same time, improvements for the parking area to the immediate south of the courthouse were approved to move forward (Map #120f). The ribbon cutting for the new concrete parking lot, completed by H. Eugene Smith Construction Co, was held in August 1969. The enlarged and redesigned parking lot accommodated 43 cars, a 50% increase over the previous number. The center parking spots were designed for short term parking.[538]

Mt Pleasant finished the 1960s and entered the 1970s in a strong economic position, with industrial development continuing to expand. While the population of Mt Pleasant declined slightly from 7,339 residents in 1960 to 7,007 residents in 1970, the employment rate was high in Mt Pleasant. The population decline was related to the decrease in number of patients at the Mental Health Institute, death of older residents, and loss of residents to larger urban areas. At the same time, the employment rate was high due to the focus on industrial and business development that sought to provide jobs to retain residents and further contribute to the economic growth of the community.[539] In 1969, Metromail and other industrial plants expanded, and the National Guard Armory was completed. City projects also included paving improvements and the construction of a new

[535] *Mt Pleasant News,* July 7, 1969, 3
[536] "M.L. Dickson, Theater Owner, Passes Away," *Mt Pleasant News,* August 13, 1969, 1; "Heartland Buys Two Local Theaters," *Mt Pleasant News,* March 7, 1970, 1; Donald Young, "Mt. Pleasant opera houses, theatres, and meeting halls," *Mt Pleasant News,* April 21, 2000, 5; Jaynes*, Highlights of Henry County History 1833-1976,* 163
[537] "Council Authorizes Grandstand Razing," *Mt Pleasant News,* March 20, 1969, 1; Transfer Books, Henry County Auditor's Office, Mt Pleasant
[538] "Open New Paved Parking Area at Courthouse," *Mt Pleasant News*, August 4, 1969, 1
[539] HCBC*, The History of Henry County,* 89

$650,000 sewer plant and new sewer lines.[540] The 1970 highway map shows the rerouting of the north-south Highway 218 through the east edge of Mt Pleasant, rather than through the downtown. Highway 34 continues to run through town along Washington St and the south side of the square, with the straightened route to the west of town. In 1971, the Henry County Industrial Development Corporation noted that their original mission to provide jobs and opportunities for youth in the community had been a success, with over 1,100 jobs and a prosperous community. Stock certificates were sold in 1971 to raise funds for the development program for the next 10 years.[541] With a focus on projects to make Mt Pleasant a better and more pleasant place to live, Mayor Charles Hanna organized the Mt Pleasant Area Betterment Council in 1971, which included representatives from civic organizations, churches, schools, and retail merchants.[542] The Mt Pleasant Lions Club was also organized in 1971, dedicated to community service projects.[543]

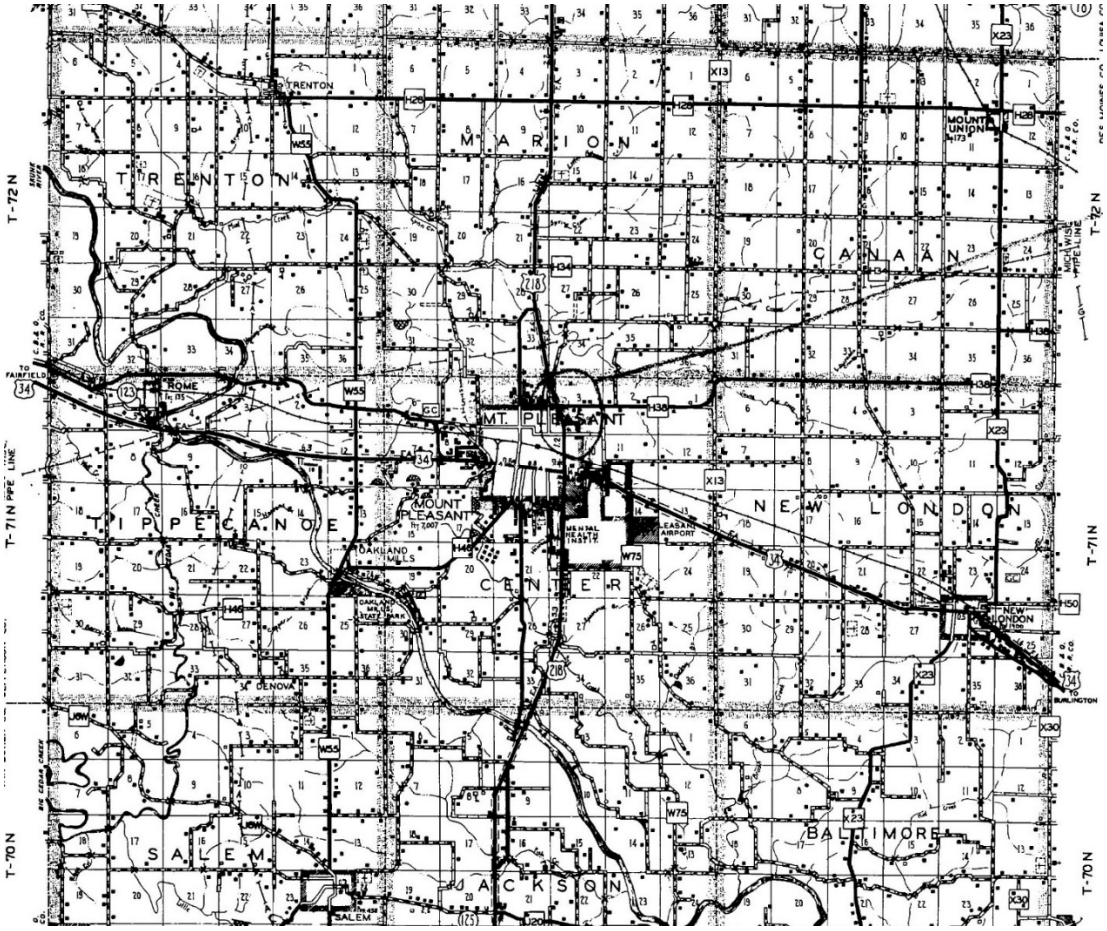


Figure 137. General highway map of Henry County in 1970 (Iowa State Highway Commission)

[540] "High Employment, Major Construction, Bumper Crops in '69," *Mt Pleasant News,* December 31, 1969, 1
[541] "Discuss HIDC at meeting of C C board," *Mt Pleasant News,* January 12, 1971, 1; HCBC*, The History of Henry County,* 89
[542] *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 47
[543] *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 63

Two general contractors were listed as operating in Mt Pleasant per the 1970 city directory, the H. Eugene Smith Construction Co and Alter Building Service. H. Eugene Smith Construction Co was started in 1952 by H. Eugene Smith with one other employee, growing to be incorporated as H. Eugene Smith Construction Co in 1961. By 1970, the company employed approximately 100 residents during peak construction periods, with its office remaining at 127 S. Jefferson St on the west side of the square. Specializing in commercial and industrial buildings, the company had built many local landmarks. In December 1970, Smith announced that the company had secured an exclusive franchise to build Republic Steel Buildings in southeast Iowa, one of only 100 such franchises across the Northeast and Midwest. The company offered a full range of pre-engineered steel buildings designed to withstand the region's harsh weather conditions.[544] Alter Building Service was incorporated in 1963 by Don Alter, who had previously worked for the Carl Nelson Construction Co. He worked as superintendent for several projects in Mt Pleasant for the company in the late 1950s and early 1960s prior to launching his own business. Though offering the full spectrum of construction services, the company focused on residential projects, such as platting and improving Lantern Park subdivision near McMillan Park in 1966.[545] In 1970, Alter Building Service operated from 805 Alter Ct. Other contractors listed in the 1970 city directory for Mt Pleasant with rural route addresses included Wesley Barton Construction Co, Charles Bruggemeyer Construction, Weschler Construction Co, Donald E. Whaley Construction Co (Oakland Mills), Sammons Construction (Rome), and Rich & Parks Construction Co (Wayland). While not listed in the city directory, Francis L. Smith Construction Co continued to complete projects in town in this period as well. The city directories for Mt Pleasant in the 1960s and 1970s did not list any architects, with design services provided by the contractors and by architectural firms from Burlington and other nearby cities.

While the comprehensive plan for Mt Pleasant in 1967 outlined recommendations for the central business district, several downtown business owners and residents disagreed with the proposed improvements and projects. After the plan was formally adopted in January 1968, discussions followed on recommendations to implement to improve, enhance, and reinforce the downtown. While additional parking was broadly supported, other proposed projects were not as well received.[546] In response, the mayor appointed a Central Business District committee in September 1969 to study the district and make recommendations prior to implementation of any improvements, working in conjunction with the Chamber of Commerce.[547] Fundraising for a comprehensive, focused study of the nine-block central core of the central business district proceeded in June 1970.[548] By the end of 1970, the initial studies, which focused on traffic flow, parking, general conditions, and a consumer survey, were underway. The first of the reports by

[544] "Smith firm gets franchise for steel buildings," *Mt Pleasant News,* December 17, 1970, 8
[545] *Mt Pleasant News,* April 12, 1963, 5; "Forms Local Construction Firm," *Mt Pleasant News,* June 22, 1963, 1; *Mt Pleasant News,* September 18, 1963, 6; "Will Open New Area for Homes," *Mt Pleasant News,* January 28, 1966, 1
[546] "State Objections to Development Plan," *Mt Pleasant News,* December 4, 1968, 1; "Mt. Pleasant's Central Business District – It's Future?" *Mt Pleasant News,* December 5, 1968, 8
[547] "Several Items Considered by C of C Board," *Mt Pleasant News,* September 9, 1969, 1
[548] "To seek funds for study of Central Business District," *Mt Pleasant News,* June 5, 1970, 1

Don Shafer of Wm Lawrence & Associates were discussed and revised in October 1971, marking the first detailed study specifically of the downtown.[549]

Figure 138. Current photograph of Professional Office Building at 114 E. Monroe St (McCarley 2024)

As the new comprehensive study progressed, several construction projects moved forward on the peripheral blocks of the broader central business district. In spring 1971, the former Shellabarger meat locker at 114 E. Monroe St (Map #104) was remodeled into the Professional Office Building, formally opening in July. Planning to occupy part of the remodeled building, Mt Pleasant Computer Services led the project, creating space for up to 25 offices and demolishing the adjacent concrete block building to provide a dedicated parking lot marketed to prospective tenants (Map #104b).[550] At the north end of the 200 block of N. Jefferson St, across from the formerly controversial service station, a new one-story building with Faux Mansard roof was constructed in 1971 at 210 N. Jefferson St (Map #51) for Sandy's Restaurant, a family drive-in chain.[551] The building was intentionally set back on the lot to permit parking and circulation around the building (Map #51b). An ad appeared in the *Mt Pleasant News* on April 20, 1973, that Sandy's was changing to Hardee's, with the same friendly faces at the restaurant.[552] With the rerouting of Highway 218 from N. Jefferson St to east of town, the service station across the street closed. Virgil Hileman received a building permit in September 1973 for the former service-station site at 209 N. Jefferson St (Map #50), with an office building noted as completed for Virgil Hileman in December.[553] Whether a remodel or full replacement, the 1973 work gave the one-story building its distinctive double-pitched Neo-Mansard roof. The building appears to have originally had space for three separate offices, with Ron Wyse advertising his State Farm Insurance office in the

[549] *Mt Pleasant News,* December 31, 1970, 10; "Consider updating business district," *Mt Pleasant News,* October 1, 1971, 1
[550] "Open Professional Office Building," *Mt Pleasant News,* July 17, 1971, 1; Jaynes*, Highlights of Henry County History 1833-1976,* 163
[551] Unlike a Neo-Mansard roof that had a steeply pitched single slope or double slope roof, the Faux Mansard roof was completely vertical plane that typically wrapped around the building and extended beyond the wall surface.
[552] *Mt Pleasant News,* September 23, 1971, 1; *Mt Pleasant News,* April 20, 1973, 4
[553] *Mt Pleasant News,* September 28, 1973, 6, "Fires, flood mark year in Henry County," *Mt Pleasant News,* December 28, 1973, 12

building at 209 N. Jefferson St in December 1973.[554] A State Farm Insurance continues to occupy the building, expanded to occupy the full space.

Two additional buildings were constructed in the southeast portion of the central business district in the early 1970s. On the block to the south of the courthouse and to the west of the county jail, the Francis L. Smith Construction Co built a new one-story law office building with a single pitch Neo-Mansard roof for attorney Donald Gartin at 104 E. Clay St (Map #121) in 1972.[555] The site in front of the building retains a small sidewalk parallel to the street cut into the hillside for the convenience of customers parking on the street, with concrete steps and a sidewalk leading up to the building. Walgren's Market at 204 E. Washington St sustained a fire on October 7, 1971, relocating north to a building at 104 S. Adams St. In May 1972, the Benner Tea Company of Burlington announced plans to construct a Giant Food Store on the E. Washington site between St Michael's Episcopal Church and the Congregational Church, locating a new grocery within the boundaries of the central business district (Map #129). The Giant Food Store would offer a variety of groceries, meats, and frozen foods. The 15,000-square-foot brick and metal building was planned on the south side of the parcel with parking along E. Washington (Map #129b) and additional parking on the parcel to the west (Map #129c).[556] Giant Food Store only operated here a few years. The building was sold in February 1976 to Dick Fields, who moved Dick's Super Valu from 106 N Jackson St (Map #26) to this location on E. Washington (Map #129).[557] This large one-story building remains on this site, remodeled in 2009 for the police station. While the parking lot was retained to the west, the parking lot to the north has been reconfigured for green space and parking only along the perimeter.

In May 1972, a public meeting on the draft comprehensive plan for the central business district was led by Wm S. Lawrence and Associates of Chicago. The plan was based on updated downtown maps, land use projections, economic and consumer surveys, and traffic and parking study since the original data was collected in 1964. The study concluded that one-way streets were not practical with Highway 34 running along Washington St through the downtown. Parking recommendations were revamped to retain more angled parking. While parking remained a perceived concern, the study noted that there were plenty of parking spaces, with only 55% in use on the Tuesday of the survey. Individual storefronts were recommended to be remodeled and improved with canopies. Central Park was recommended to be improved with wider sidewalks, benches, a play area, demolition of the old bandstand and P.E.O. fountain, addition of a water area, and grassy berms. At the same meeting, the Mt Pleasant Area Betterment Council presented initial survey results on public views of the central business district.[558] In August 1972, the Mt Pleasant Area Betterment Council presented their list of 18 recommendations for the community to the city

[554] *Mt Pleasant News,* December 10, 1973, 11; *Mt Pleasant News,* February 1, 1974, 4; *Mt Pleasant News,* February 7, 1976, 5
[555] "Construction at 2 sites progressing rapidly," *Mt Pleasant News,* January 19, 1972, 1
[556] "Giant Food Store to be built here," *Mt Pleasant News,* May 18, 1972, 1; Jaynes*, Highlights of Henry County History 1833-1976,* 162
[557] "Fields Buys Giant Store," *Mt Pleasant News,* February 14, 1976, 1; "Henry County in '76 – celebrations, prison, trial," *Mt Pleasant News,* December 31, 1976, 1-2
[558] "Less angle parking, more lots proposed," *Mt Pleasant News,* May 31, 1972, 1

council, including removal of parking meters on Washington St to eliminate traffic funnels, raising the street level in 100 block of N. Main St and converting the west side to parallel parking, improvements to the traffic light system, marking right turn lanes, adding bicycle racks in the central business district, and establishing a community center.[559]

The new comprehensive Central Business District plan was approved in May 1973, replacing and expanding on the recommendations of the 1967 plan. The Central Business District committee urged proceeding immediately on three recommendations: widening the sidewalks along the north, east, and west sides of Central Park; demolishing the old bandstand at the southwest corner of the park; and creating diagonal parking on S. Main St on the west side of the courthouse by cutting into the lawn. The plan also outlined other improvements to consider, discuss, and decide whether or not to adopt, including revitalization of storefronts in the business district, construction of additional off-street parking lots, and conversion of some angled parking to parallel parking. The basic development plan included improved street lighting, landscaping and planting, pedestrian rest areas, and building rehabilitation. The construction of a canopy extending over the sidewalk to create a pedestrian mall atmosphere was an additional option, with a further option to also widen the sidewalks to 18 feet to further create a pedestrian mall.[560] By August, several buildings were undergoing exterior painting and improvements, and parking meters around Central Park were being moved farther from the sidewalks to make them navigable, following committee recommendations. An editorial suggested that the rumored development outside the downtown area might help prompt the Chamber of Commerce, CBD committee, and city officials to consider reactivating a plan to refurbish downtown businesses with a cohesive design and to address ongoing parking concerns.[561]

In August 1973, the Henry County Savings Bank announced plans to construct a new main bank building on the site of their drive-in facility at E. Washington St and S. Harrison St, reinforcing the central business district and reflecting the prosperity of the community. The present bank on the northwest corner of the square would continue as an office after the new main bank was completed, serving merchants and shopping customers. John P. Budde, the president of the bank since 1934, noted: "The decision to build on the present site of the drive-in office, as well as maintaining the office on the square, expresses the bank's feeling of confidence in the downtown Mt Pleasant business area." The modern bank was designed by Glen David Huntington of Becker and Associates of Alta, Iowa, which had 16 banks in various stages of construction in the Midwest. The building was planned to be a complete financial center oriented to customers, with 10,000 square feet of banking area, a walk-up window, and four drive-up windows. The main level would house various services, with two community rooms incorporated into the basement level. The ample space at the site on the east edge of the central business district would also offer plenty of free parking for customers. Construction was anticipated to proceed in 1974, with the existing separate drive-in facility planned to be sold upon completion.[562]

[559] "Improvement Items Submitted to Council," *Mt Pleasant News,* August 17, 1972, 1
[560] "Business district plan is submitted," *Mt Pleasant News,* May 10, 1973, 1
[561] "Downtown Progress," *Mt Pleasant News,* August 23, 1973, 4
[562] "Henry County Bank plans new building," *Mt Pleasant News,* August 21, 1973, 1; "Henry County Savings Bank –

The Central Business District (CBD) committee continued its collaborative efforts with the Mt Pleasant City Council and the Chamber of Commerce on projects to implement recommendations from the plan. In February 1974, a joint meeting was held to present progress and reports of the subcommittees. The traffic committee agreed that two-way streets should be maintained in the downtown area. The park committee emphasized the importance of preserving the boundary and grassy areas of Central Park, recommending the removal of the old bandstand while retaining and repairing the fountain. The parking committee proposed a trial period of free parking at meter locations, with removal of more meters and additional options for off-street parking. New parking lots were suggested on W. Washington St between Jefferson St and Jackson St, north of the existing city parking lot on N. Jefferson St, and a location to the east or northeast of the square. Dr. Robert Lofgren, from the beautification and renovation committee, was completing a survey of local business owners to gauge interest in a cohesive theme for downtown improvements of either a turn-of-the-century motif or a more modern style. The committee also recommended enhancing the streetscape by planting trees and shrubs, widening sidewalks, and installing new benches.[563] Several of the recommendations were implemented within months. In April 1974, the City of Mt Pleasant moved forward with the demolition of the 1937 bandstand, located at the southwest corner of Central Park.[564] In June, the City of Mt Pleasant exercised its option to acquire the two properties on the west half of the south side of the 200 block of W. Washington St, the Wilson Ervin property along W. Washington St and the Wilda Rukgaber property along S. Jackson St.[565] After the remaining buildings were demolished, the city moved forward with plans to build a new parking lot on the site in spring 1975 (Map #10).[566] The parking lot was constructed on this site recommended by the committee, located across from the water tower to the south of City Hall.

The strong economic climate of Mt Pleasant through the middle of the 1970s is evident in the numerous construction projects, businesses changes, and other improvements in the city. The local economy remained strong, despite the energy crisis. By the end of 1973, the increases in prices of fuel oil, natural gas, and gasoline had trickled down to the local level.[567] However, a number of new houses and business buildings had been constructed in 1973, with an upsurge of commercial construction in Henry Co noted in 1974. Mitchell Engineering Co added two steel buildings to its property in the East Industrial Park by early 1973 and employed nearly 100 people in October 1974, having constructed a total of 16 buildings in the community.[568] The Moose Lodge constructed a new building on the west edge of town in 1973, and Orscheln's Farm and Home constructed a new building east of town in 1974. Business changes in the downtown included the

84 Years of Progress," *Mt Pleasant News,* January 4, 1974, 6; Jaynes*, Highlights of Henry County History 1833-1976,* 162

563 "Council hears CBD reports," *Mt Pleasant News,* February 28, 1974, 1; "Parking facility recommendations given to council," *Mt Pleasant News,* March 7, 1974, 1

564 *Mt Pleasant News,* April 1, 1974, 2; "Street Resurfacing okayed," *Mt Pleasant News,* April 18, 1974, 1; *Mt Pleasant News,* June 14, 1974, 1

565 "Council to exercise option on properties," *Mt Pleasant News,* June 6, 1974, 1; "Resolution," *Mt Pleasant News,* July 17, 1974, 6

566 "Off-street parking request made to city," *Mt Pleasant News,* March 6, 1975,1

567 "Fires, flood mark year in Henry County," *Mt Pleasant News,* December 28, 1973, 12

568 "Mitchell," *Mt Pleasant News,* October 31, 1974, 13

Montgomery Ward moving to the former Walgren's Market on S. Adams, Coast to Coast expanding into the former Ward location at 105 N. Jefferson, Sears moving to the former Gamble store on the north side of the square, Ashley's Mt Pleasant Outlet store moving into the former Sears location on N. Jefferson, and Jim's Standard station shifting to the opposite end of the block to the former location of the Sinclair station at 118 W. Washington St. Major commercial projects completed or underway in 1974 included new buildings for Henry County Savings Bank, Home Furniture, Gibson Discount Store, Mt Pleasant Electric, Garretson Equipment, Supply Coop, Orscheln's, Sanders Leasing Co., and Leffel Printing Co.[569] In March 1975, voters approved a $2.1 million bond issue to construct an addition to the junior high and a vocational building for the high school, contributing to a construction boom noted in December 1975.[570] Other major projects included Park Manor Care, Henry County Care, the S. Main Street apartments, the new District 13 highway patrol headquarters, Henry County Savings Bank, and Insurance Plan Savings and Loan. Additionally, a new Blue Flame building west on Hwy 34 and a new Mt Pleasant Ford Tractor building east on Hwy 34 were under construction. The city police and county sheriff's departments were consolidated as the Henry County Law Enforcement Center, remodeling the former sheriff's residence and jail for joint use. The new public safety center was dedicated in March 1976.[571]

Figure 139. Central Park, looking east, in *Portrait of Iowa* (Zielinski 1974: 105)

[569] "Fires, flood mark year in Henry County," *Mt Pleasant News,* December 28, 1973, 12; "Commercial building, crop losses top year," *Mt Pleasant News,* December 27, 1974, 2
[570] *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 22
[571] "Local construction book in '75," *Mt Pleasant News,* December 27, 1975, 1; "Public Safety Center Dedicated," *Mt Pleasant News*, March 27, 1976, 1

Figure 140. Henry County Savings Bank at 301 E. Washington St around 1975, looking northeast (HCHT collection)

Two major construction projects in downtown Mt Pleasant in the middle of the 1970s were tied to long-established financial institutions and helped spur additional business expansion in the downtown. The first project, Henry County Savings Bank, had been announced in 1973, with construction finally moving forward later in 1974. Construction of the new bank at 301 E. Washington St (Map #137) was cited as one of the major construction projects in Mt Pleasant in 1975. At a cost of $468,000, it ranked as the third largest project of the year, surpassed only by the Henry County Care facility and the new vocational classroom building at the high school just to the north. The new main bank opened on July 14, 1975, for all banking services. In addition to complete and convenient banking, they offered ample free parking on their property (Map #137b-137c). The "Uptown Bank" would continue to operate at the northwest corner of the square (Map #23), with the "New Main Bank" at 301 E. Washington. The new bank had service inside the building, walk-up windows, and drive-in services.[572] This move marked the third downtown location for Henry County Savings Bank since its organization in 1891. With the new bank open, the drive-in facility was no longer needed. In August 1975, the former drive-in facility, purchased recently by Dr. Ledru Kauffman, was moved to a location west of the new city parking lot on S. Jackson and Washington streets. It was remodeled and opened as a chiropractic clinic for himself and son Dr. Scott Kauffman.[573] The building, as remodeled in 1975, remains at 103 S. Jackson St (Map #11), just to the south of W. Washington St on the west edge of the downtown core, where it continues to house Kauffman Chiropractic Center. Interestingly, William H. Hoaglin, on the board of trustees of the bank, also demolished a house across the street from the new bank to the west at 103 S. Harrison St to develop a parking lot (Map #135) at the same time that the Henry County Savings Bank was opening in July 1975. In addition to the two lots on their property, an

[572] "Local construction book in '75," *Mt Pleasant News,* December 27, 1975, 1; *Mt Pleasant News,* July 11, 1975, 6
[573] *Mt Pleasant News,* August 12, 1975, 1;" Local construction book in '75," *Mt Pleasant News,* December 27, 1975, 1

added free parking lot was noted as soon to be available in a new parking lot west across Harrison St.[574] Hoaglin later sold this parking lot to Henry County Savings Bank in 1979.

Figure 141. Home Furniture at 204-208 W. Washington St in the 1970s, looking east from city parking lot (HCHS collection, binder at Mt Pleasant Public Library)

The second project, a new Insurance Plan Savings and Loan building on the south side of the square, required the relocation of a business and demolition of two buildings. Initial plans for a new building for Insurance Plan Savings and Loan were announced in April 1974. The new building would occupy the east half of the block, locations of Home Furniture and the former Standard Oil Service station.[575] In August 1974, the owners of Home Furniture announced their business would move to the former Taylor Motors building at 203 S. Jefferson St (Map #7). Gibson Discount Store, then housed there, moved to a new building on Highway 34 east in November. The Watson Body Shop, located immediately to the north of the rear of the building on W. Washington, was demolished. A new one-story building was constructed in early 1975 on the site (Map #9). In April 1975, Home Furniture opened in their new location, with the two buildings connected on the interior and offering an expanded space of 14,000 square feet. The store featured two entrances, one at 203 S Jefferson and one at 204-208 W. Washington.[576] The new one-story brick building featured a single-pitch Neo-Mansard roof, large aluminum display windows, and a recessed Washington Street entrance with a ramp for easy access. Meanwhile, as noted, the city built a new parking lot to the west of the Home Furniture building in spring 1975, at the southeast corner of W. Washington and S. Jackson St (Map #10). With these projects

[574] *Mt Pleasant News,* July 17, 1975, 6
[575] "New building for Insurance Plan," *Mt Pleasant News,* April 26, 1974, 1
[576] "Home Furniture Announces Move," *Mt Pleasant News*, August 16, 1974, 1; *Mt Pleasant News*, November 2, 1974; "Open House," *Mt Pleasant News,* April 3, 1975, 1

complete, the former drive-in bank building noted above was moved and remodeled for Dr. Kauffman (Map #11), completing a series of major changes in the southwest corner of the Mount Pleasant Downtown Historic District.

Figure 142. Capitol Savings and Loan at 101 W. Washington St in the 1970s, looking southwest (HCHS collection, binder at Mt Pleasant Public Library)

With the buildings on the east half of the south side of the square demolished in spring 1975, Insurance Plan Savings and Loan proceeded with construction of its new building. The 15,000 square foot building was designed with drive-in windows on the main level and a basement level devoted largely to a community room and kitchen for use by community groups. Insurance Plan Savings and Loan, organized in 1937, had operated for about 30 years at the northwest corner of the square at 101 N. Jefferson St (Map #32), in the older building that they remodeled with a new façade in 1952.[577] By March 1975, the company had grown substantially, with over $52 million in assets and branches in Washington, Anamosa, Maquoketa, and Dyersville.[578] The architect and contractor for the building was Kirk Gross Company of Waterloo.[579] Kirk Gross Company was a specialty bank designer and contractor firm, who also designed and built banks in Henry County in this period in Wayland and Winfield. On January 1, 1976, Insurance Plan Savings and Loan officially changed its name to Capitol Savings and Loan.[580] In March 1976, Capitol Savings & Loan held an open house to showcase its new facility at No. 1 Washington Street on the south side of the square (Map #2).[581] Aside from service stations constructed on either end of this block, this building was the first entirely new building constructed on the square since the First National Bank in 1923 (which became Henry County Savings Bank in 1930) and, before that, the Louisa Building

[577] "New building for Insurance Plan," *Mt Pleasant News,* April 26, 1974, 1
[578] "Muscatine office for Insurance Plan," *Mt Pleasant News,* March 11, 1975, 1
[579] "New building for Insurance Plan," *Mt Pleasant News,* April 26, 1974, 1; *Mt Pleasant News,* March 24, 1975, 1
[580] *Mt Pleasant News,* January 13, 1976, 9; Jaynes*, Highlights of Henry County History 1833-1976,* 162, 173
[581] *Mt Pleasant News,* March 18, 1976, 11

in 1901. At the same time, with the façade remodels, the appearance of several older buildings around square had been modernized with simple brick façades. The building design included a recessed corner entry under a projected Faux Mansard roof clad in wood, pre-cast concrete panels, and inset vertical windows bays. Thus, the financial institution embraced contemporary 1970s architectural design, similar to the new building for Henry County Savings Bank. The earlier city parking lot (Map #119) to the south provided convenient parking for this financial institution, not requiring dedicated parking to be developed for this building other than a few spaces for along the west side of the building.

As these construction projects progressed, discussions about a unifying architectural theme for downtown also moved forward. Dr. Robert Lofgren of the beautification and renovation committee of the Central Business District committee completed the survey of downtown business owners and residents on this subject in early 1974, suggesting either a turn-of-the-century motif or a modern motif for improvements to downtown buildings. By this time, many buildings had already been remodeled with simple modern brick façades, and numerous older brick buildings had been painted white, providing a clean and modern appearance as reflected in the 1965 photographs. On January 1, 1975, Jerry (Jay) Hoyer, new executive vice president and manager of the Chamber of Commerce, identified further activation and implementation of the Central Business District plan as among key goals for 1975, with an emphasis on encouraging improvements that reflected the turn-of-the-century motif that had been agreed upon by downtown stakeholders.[582]

The façade remodel for Mt Pleasant Bank & Trust in 1975 embraced this new direction for the downtown, providing a leading example for other businesses to follow. The bank, located since 1947 in their double-storefront building at 102 S. Main St, also owned the adjoining storefront at 104 S. Main St (occupied by Bragg's Davis Paint Store) and the property extending east to the alley. In January 1974, the bank announced an expansion that included construction of additional drive-in bank stations at the rear of their building (accessed from E. Monroe St and the alley), expansion into the storefront to the south, and a full remodel of the façade of the expanded facility (Map #106). Drive-in construction began in summer 1974, requiring demolition of the remaining building along E. Monroe St west of the alley for three drive-in stations covered by a large low-pitch gable roof canopy. Interior remodeling and the new brick façade followed in 1975. The new façade spanned the full 58-foot width on the east side of the square, completed in "red brick in a Colonial design." The bookkeeping department was moved into the remodeled space to the south by the time of the open house for the remodeled bank in January 1976.[583] Mt Pleasant Bank & Trust continued to operate here until the bank closed in 1979. The red brick façade designed by Midland Architects of Burlington reflected the Early American style, incorporating elements found on Colonial buildings such as the entry with pediment and pilasters, quoins on the corners, and

[582] "Chamber goals told," *Mt Pleasant News,* March 25, 1975, 8; "Council to exercise option on properties," *Mt Pleasant News,* June 6, 1974, 1
[583] "Expansion, remodeling plans detailed," *Mt Pleasant News,* January 23, 1974, 1; "Bank open house scheduled," *Mt Pleasant News,* January 1, 1976, 2; *Mt Pleasant News,* January 1, 1976, 6

bay windows. While retaining its flat roof, the remodel introduced a closed gable roofline on the parapet to mimic a gable roof.

Figure 143. Façade remodel completed for Mt Pleasant Bank & Trust Company at 102 S. Main St (*Mt Pleasant News,* January 22, 1976, 6a)

Restoration of the historic red brick buildings in the Mount Pleasant Downtown Historic District was a key component of creating the turn-of-the-century appearance for downtown Mt Pleasant. The Chamber of Commerce occupied the building, originally constructed by O.V. Stough in 1883 at 124 S. Main St (Map #114), which had been painted white since the 1920s. In October 1975, Cornell Construction Co was awarded the contract to sandblast the brick, remodel the storefront, and relocate the exterior stairs into the building. By November, the exterior stairs had been removed, and sandblasting was underway to remove the paint.[584] In March 1976, Ed and Mary Longanecker began a multi-year, phased renovation of the Colonial Apartment building at 115 E. Monroe St (Map #98). The first phase focused on sandblasting and tuckpointing the west side, with Schoonover Tuckpointing Co. of Vinton hired for the work. The second phase was planned for the front/south side, followed by the east and rear/north sides for the third phase. Originally constructed as Asbury Methodist Church, it had been converted to a theater before remodeled into

[584] "Chamber work," *Mt Pleasant News,* October 21, 1975, 1; *Mt Pleasant News,* November 20, 1975; "Local construction book in '75," *Mt Pleasant News,* December 27, 1975, 1

an apartment building.[585] In September 1976, Schoonover Tuckpointing Co was approved to restore the P.E.O. fountain in the middle of Central Park. The work included sandblasting, patching cracks, applying two coats of paint, and restoration of the bronze plaque. The P.E.O. chapter at Iowa Wesleyan College raised funds for the restoration by selling commemorative plates.[586]

Figure 144. Bicentennial flag raising at City Hall on January 3, 1976, with north side of 200 block of W. Monroe St in background (HCHS collection, binders, Mt Pleasant Public Library)

This initial restoration work in the downtown was completed as a significant bicentennial celebration was planned and hosted in Mt Pleasant and Henry County in 1975 and 1976, including several ceremonies, events, and activities in the Mount Pleasant Downtown Historic District. On October 27, 1973, Henry County received national recognition as the first county in the nation designated as a Bicentennial County, which made it eligible for federal funding to support various

[585] "Colonial apartments renovation," *Mt Pleasant News,* March 13, 1976, 1
[586] "Contract left for work on fountain renovation," *Mt Pleasant News,* September 2, 1976, 1; "Fountain restoration," *Mt Pleasant News,* September 17, 1976, 1

projects.[587] Planning spanned the next two years. Mt Pleasant was officially designated a Bicentennial City on January 3, 1976, with a flag-raising ceremony in front of City Hall. Henry County and Jefferson County were noted to have more projects accomplished and planned than any other place in Iowa.[588] The bicentennial celebration for the Fourth of July was capped by a special ceremony at sunset to kick off the drive for a bicentennial time capsule, a project co-coordinated by the Lions Club.[589] On November 11, 1976, the time capsule ceremony on the courthouse grounds concluded the three-year activities of the Henry County Bicentennial Commission, set to the backdrop of the Avenue of Flags, consisting of 304 flags honoring the deceased veterans in Henry County. The final project, the county's history book, *Highlights of Henry County History*, was completed in 1977.[590]

The comprehensive update to Mt Pleasant's development plan in 1976 and 1977 highlighted both the progress and the challenges that the city faced as it moved into the late 20th century. *A Comprehensive Development Plan for Mount Pleasant* was issued by Shive-Hattery and Associates in March 1977. The plan supplemented the 1967 plan, with adjustments made for changes as needed and other sections left intact. While Highway 218 had been rerouted to the east side of Mt Pleasant, the plans of the Iowa Department of Transportation to reroute Highway 34 around the south side of town had shifted, with widening of Highway 34 to four lanes through Mt Pleasant nearly completed. The city was also highlighted as one of five in Iowa serviced by Amtrak. Over the past decade, one significant change for businesses was the nearly doubling of the area in Mt Pleasant used for commercial purposes, primarily due to the development of highway commercial businesses on large lots outside of downtown. The growth continued the trend apparent in 1964 of construction of buildings along U.S. Highway 34. Industrial growth was also significant, expanding from 25 to 44 acres, with a larger portion of industrial development within adjacent unincorporated areas growing to 127 acres by 1976. With the acquisition and development of East Lake Park, the park area within the city had also doubled. Economic prosperity was reflected in increased business and industrial activity, as well as a doubling of Henry County's median income from 1960 to 1970. However, the agricultural base of the county continued to decline, reflecting statewide and national trends with consolidation of smaller farms and fewer agricultural jobs available. This change was expected to continue to impact Mt Pleasant businesses through the 1980s, though the growth of Mt Pleasant was anticipated to offset the loss of farm population in Henry County. Significant decreases since 1960 were also noted in the number of students at Iowa Wesleyan and patients at the Mental Health Institute.[591]

[587] "Bicentennial flag given to county," *Mt Pleasant News,* October 29, 1973, 1
[588] "County jubilee planning begins," *Mt Pleasant News,* May 1, 1974, 1; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 16; "Bicentennial flag ceremonies held," *Mt Pleasant News,* January 5, 1976, 1; "Bicentennial Commission has luncheon after ceremony," *Mt Pleasant News,* November 19, 1976, 3; "Under Helen's Hat," *Mt Pleasant News,* November 20, 1976, 2
[589] "Sunset ceremony to end celebration on July 4," *Mt Pleasant News,* June 22, 1976, 1
[590] "Bicentennial Commission has luncheon after ceremony," *Mt Pleasant News,* November 19, 1976, 3; "Under Helen's Hat," *Mt Pleasant News,* November 20, 1976, 2
[591] "Updated city plan reviewed," *Mt Pleasant News,* February 22, 1977, 1; Shive-Hattery and Associates, *A Comprehensive Development Plan for Mount Pleasant,* March 1977, 9-10, 21, 23, 26

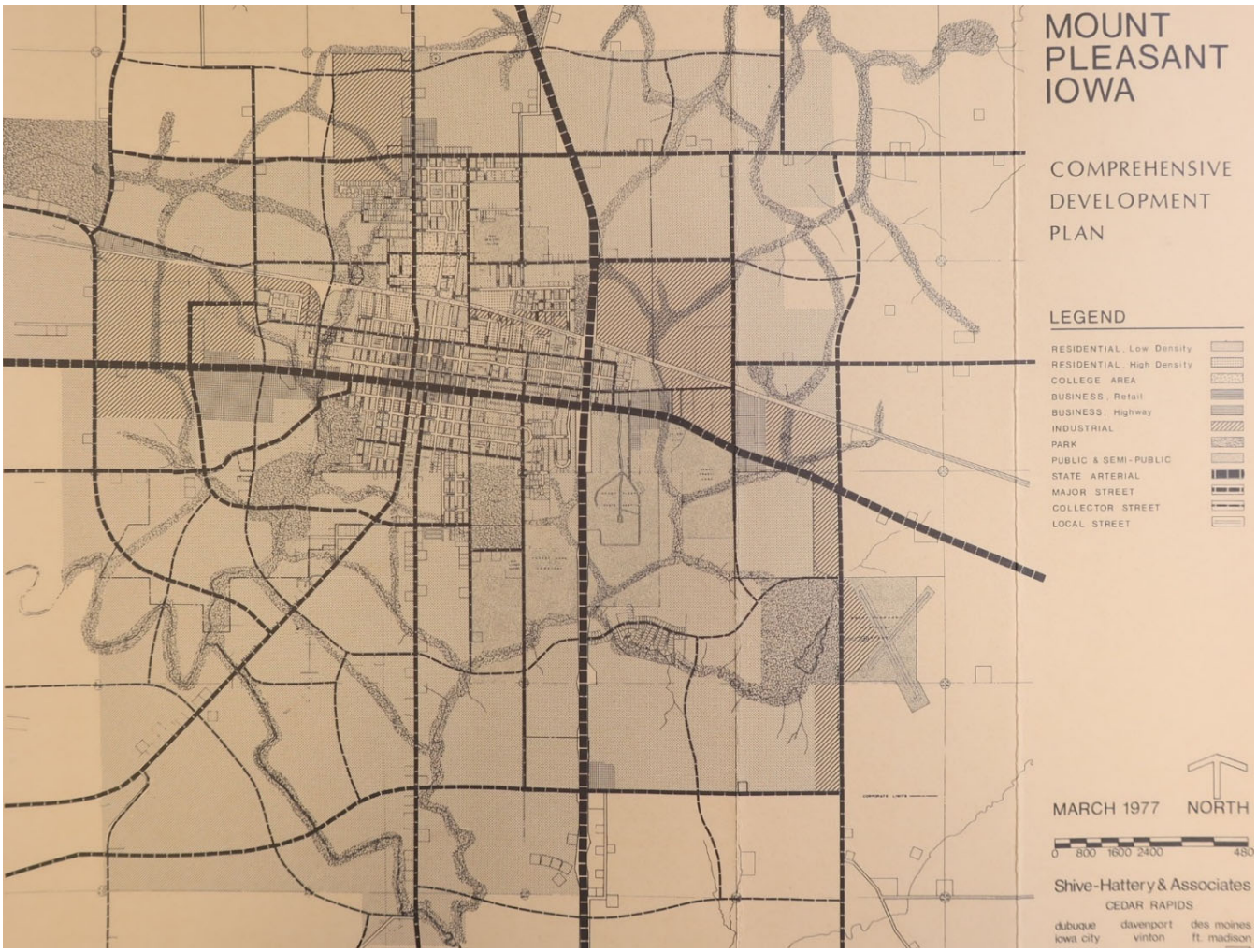


Figure 145. Comprehensive Development Plan in March 1977 report (Shive-Hattery 1977: 68)

The recommendations of *A Comprehensive Development Plan for Mount Pleasant* further reinforced the central business district as the commercial core of the community. The plan retained the same blocks and boundary established in the 1967 plan, with Henry St on the north, White St on the west, Harrison/Locust St on the east, and Clay/Washington St on the south. Major streets were highlighted by thickness of line on the development map, with relocated Highway 218 running along the east side of town and Highway 34 extending through the center of town and along the south side of the square. The plan discouraged strip business development and emphasized concentrating appropriate retail uses within the central business district. The plan outlined 22 specific goals and objectives for the next 5 to 20 years, addressing all aspects of community development. Key recommendations relating to the downtown included developing a community center, moving the fire station out of city hall, preparing a park development plan, planting replacement trees for elms lost to disease, upgrading utilities, and developing bike paths. Additional recommendations included establishing programs for the city that would encourage the rehabilitation or removal of unsound housing and community structures, encourage and promote

the beautification of all property in the city including the front and rear of commercial buildings, and direct a general clean-up of the city.[592]

Figure 146. Central business district outlined on Comprehensive Development Plan (Shive-Hattery 1977: 68)

Two recommendations from the comprehensive plan were consolidated into a single downtown project in the Mount Pleasant Downtown Historic District undertaken by the City of Mt Pleasant. A bond issue of $190,000 was approved in March 1978 to purchase the Sheets Motor Co building at 300 W. Monroe St (Map #25), located across S. Jackson St from city hall, for remodeling as a fire station and community center. The project would also address the need for public restrooms in the downtown area by converting part of the City Hall space into restroom facilities.[593] The renovation work included staining the concrete portions to match the brick on the east and north sides, as well as modifying the doors and windows. The combination community center, senior citizens center, and fire station was completed the following spring, with a grand opening held on May 20, 1979. The community center utilized space on both the first and second story of the building, with the fire department and senior citizens center occupying the first story. City hall was remodeled to include public restrooms at the north end of the former fire station, with new city council chambers to the south. The former police department, which had been previously converted into a meeting room in the southwest corner, was remodeled to become the mayor's office.[594] On site parking was provided to the west of the building (Map #25b).

[592] Shive-Hattery, *Highlights of Henry County History 1833-1976,* 63-64
[593] "Mt Pleasant voters OK bond issues," *Mt Pleasant News,* March 8, 1978, 1
[594] "Voters' wish for community facilities about to come true," *Mt Pleasant News,* April 13, 1979, 1

Figure 147. West side of the square (100 block of S. Jefferson St) in 1978 (HCHT collection)

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, which visited Albia and Pella to discuss improvements to their downtowns. 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. It was immediately endorsed by the Mt Pleasant Chamber of Commerce and the Henry County Industrial Development Corporation. The initial focus of the organization was storefront rehabilitation for beautification of the district and to attract more shoppers. They suggested that work on façades be limited to restoration work rather than major renovation, working to emphasize and highlight existing features of buildings. At a public meeting, Jack Worley of J&R Building Restoration of Des Moines explained methods to sandblast, clean, and protect surfaces of buildings, typically leaving the natural brick color or applying a brick stain if an alternate color was desired. Overall, the work highlighted the architectural features of the building when completed. Operation Pride initially focused on encouraging this basic restoration work for buildings within a block of the square, with plans to expand to the larger central business district and tackle other issues such as parking or streetscaping in moving forward.[595] Work to revitalize and promote the central business district in Mt Pleasant was noted as particularly important as the new Westland Mall in West Burlington was viewed as potential competition for shoppers.[596]

[595] "Downtown restoration plan unveiled," *Mt Pleasant News,* May 16, 1978, 1
[596] "Mt Pleasant's own private enterprise story," *Mt Pleasant News,* October 16, 1980, 8

The Chamber of Commerce promoted the central business district in Mt Pleasant in a 1978 publication distributed locally and to prospective firms looking for new sites. It highlighted the "pleasant and relaxed" shopping environment, with more than 100 retail stores and professional offices surrounding Central Park in the center of town. Metered parking bordered the square, supplemented by four free city lots within one block. Merchants participated in voluntary efforts to increase the attractiveness of the downtown shopping center. Operation Pride was undertaking a block-by-block renovation and facelifting program to make the shopping area even more attractive. Central Park had recently been upgraded with a refurbished fountain, new seating, lighting, and extensive tree planting. The park served as a venue for summer concerts, art shows, and other public events. The 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 Friday night summer band concerts in Central Park. Overall, there were over 200 retail and/or wholesale business firms in Mt Pleasant, with the business owners active in community life. The community also supported two banks, a savings and loan, and one hotel (Harlan Hotel) and four motels, providing a total of 143 rooms. Numerous drive-in businesses and other firms with large parking lots lined the east and west edges of town along the widened four-lane Highway 34, which ran through the center of town. The town was additionally served by the north-south Highway 218, Continental Trailways (bus line), Amtrak (passenger service), Burlington Northern (freight service), and a local airport with a 3,000-foot runway.[597]

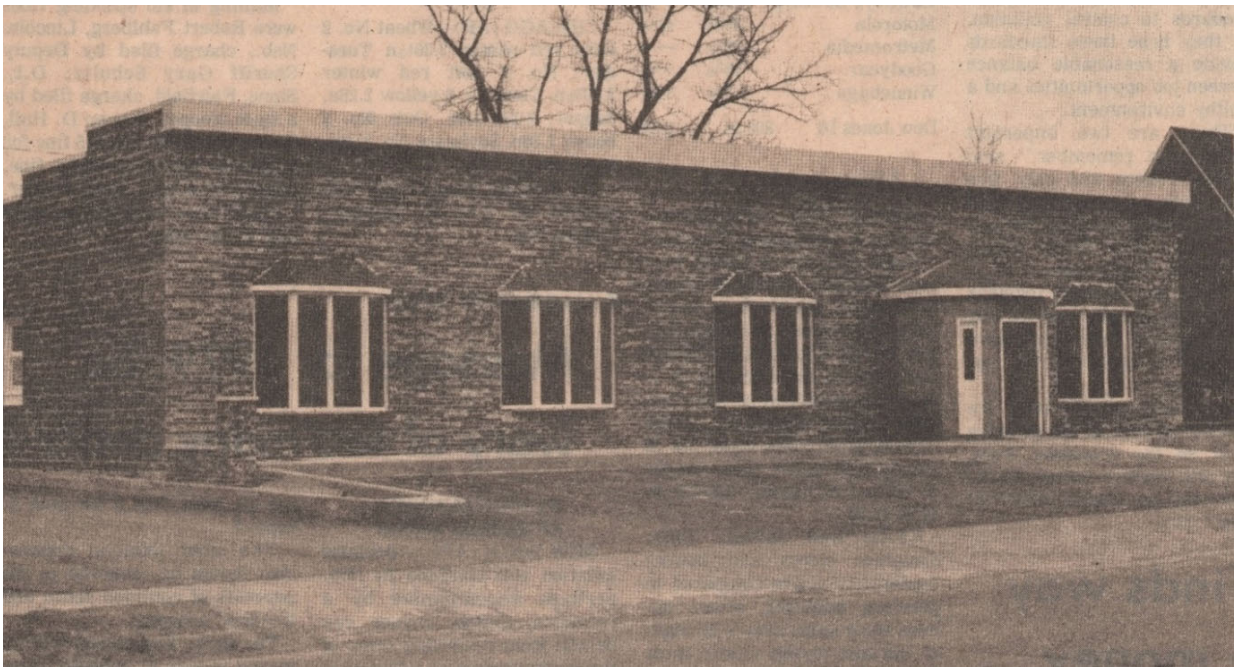


Figure 148. Operation Pride project for building at 207 E. Washington St in December 1978 (*Mt Pleasant News,* December 16, 1978, HCHT clipping)

[597] Mt Pleasant Chamber of Commerce (MPCC), *Mount Pleasant, Iowa,* Mt Pleasant, IA: Leffe Printing, 1978: 7, 21, 23

By summer 1979, the four projects in the first phase of downtown projects under Operation Pride were completed, with five projects lined up for the second phase and eight other projects under consideration. The projects primarily focused on sandblasting and tuckpointing to clean and restore the original appearance of masonry, as well as some storefront improvements.[598] The first project completed was the remodeling of the one-story former Henry County Supply Co-op building at 207 E. Washington St (Map #132) for Marvin Day and Alanson Elgar (D&E Enterprises). The work included cleaning the brick, applying a gray stone stain and antiquing stain, adding four bay windows, and adding an exterior entry foyer.[599] Parking for the office building was provided along the front (Map #132b) and at the rear (Map #132c). City directories list A&D Management (Pizza Hut office) and the Elgar Law Office in this building from 1979 into the early 2000s. Additional initial projects included sandblasting and storefront remodels for the former furniture store buildings at 123-125 N. Jefferson St (occupied by DeJaynes Jewelry and Walker Office Supply); remodel of the one-story building at 217 E. Monroe St for Dr. Richard Buss that featured brick staining, new windows, and an applied gable line on the façade; and the storefront remodel of the Chamber of Commerce building at 124 S. Main St. Other projects underway in 1979 included work for Neil Panther of Panther Drugs on the former Brazelton Hotel at 104 N. Main St, work for Craig Smock on The Added Touch at 110 N. Jefferson St and the adjacent The Ark building at 108 N. Jefferson St, and work on Nesbitt's at 114 N. Main St and the adjacent Newsland at 112 N. Main St. Sandblasting, tuckpointing, and storefront improvements were completed for these buildings, with the bay windows on Nesbitt's restored and shutters added to upper story windows on Newsland and The Added Touch. J&R Building Restoration Co of Des Moines completed several of the projects. Operation Pride provided assistance to building owners for planning and executing building renovation work, including special loan interest rates and tax incentives. While the group provided assistance, they did not direct them on what work to complete. In 1979, the directors of Operation Pride were Marvin E. Day, Craig Smock, and Neil Panther. Tom Vilsack served as Chamber of Commerce president, with Cal Carson as executive vice president and manager.[600] A more extensive remodel of the Mt Pleasant News building at 215 W. Monroe St (Map #30) was completed in fall 1979 by Wesley Barton Construction, featuring new façade brick and narrow first-story windows. In December 1979, Helen Virden praised Operation Pride in her column in the *Mt Pleasant News* as one of the best developments that had happened in town, building on the vision of the potential future appearance of the downtown and providing a well-organized plan for improvements.[601]

[598] "Operation Pride embarks on second phase of project," *Mt Pleasant News,* July 3, 1979, 1
[599] "New look on Washington," *Mt Pleasant News,* December 16, 1978, 2
[600] "Operation Pride progress begins to show," *Mt Pleasant News,* April 6, 1979, 1; "Operation Pride embarks on second phase of project," *Mt Pleasant News,* July 3, 1979, 1; "Grand Openings," *Mt Pleasant News,* September 20, 1979, 1
[601] "Under Helen's Hat," *Mt Pleasant News,* December 29, 1979, 2

Figure 149. Nesbitt's and Newsland on N. Main St after completion of Operation Pride projects in 1979 (HCHT collection)

The City of Mt Pleasant and the Chamber of Commerce continued other efforts to reinforce and strengthen the central business district through new programs and policy changes. After the Iowa Urban Revitalization Act took effect in 1979, the city quickly moved to designate the downtown as Revitalization Area No. 1. Once the area was designated, then the "property on which certain improvements have been made will become eligible for certain property tax exemptions under the Act and the City will be authorized to issue revenue bonds to pay for part or all of the costs of such improvements."[602] The designation was noted to enable property owners within the district to borrow money for improvements at a lower interest rate, as financial institutions would be exempt from taxes on profits made on renovation loans to businesses. In October 1980, it was believed that Mt Pleasant was only the second community in Iowa to adopt the enabling legislation for the program.[603] Parking policy was also revised to support downtown businesses. In March 1979, a trial period was approved for spring of not enforcing the parking meters, while keeping the two-hour parking limitation in effect. Discussion then followed on removing the parking meters completely. While the city would lose revenue, it was believed that removing the meters would improve the business climate in the central business district. By February 1980, the Chamber of

[602] "Notice of Public Hearing…" *Mt Pleasant News,* December 21, 1979, 17
[603] "No objections," *Mt Pleasant News,* January 23, 1980, 1; "Mt Pleasant's own private enterprise story," *Mt Pleasant News,* October 16, 1980, 8

Commerce and chairman of Operation Pride worked with merchants to get pledges that they and their employees would not take the parking spaces. In March 1980, Ordinance No. 527 passed to remove the parking meters, retain the two-hour limit during business hours, and add shorter 12-minute spaces at key locations such as the post office, city hall, Iowa Southern Utilities Office, Henry County Savings Bank, Mt Pleasant Bank & Trust, and Capitol Savings and Loan.[604]

The combination of this work and pledges for additional work was utilized as the foundation for Mt Pleasant's application for an Urban Development Action Grant (UDAG) from the U.S. Department of Housing and Urban Development (HUD) in 1980. While Operation Pride and the new urban revitalization district encouraged and incentivized private owners to complete building improvements, the city sought the grant to fund public streetscape and parking upgrades, which had been recommended in the comprehensive plan. The grant focused on streetlights, curb and gutters, parking lots, new sidewalks, and trees and shrubs. To qualify the city for the UDAG grant, downtown business owners had to commit $2 million to private investment. By fall 1980, the total private dollars invested and pledged for projects exceeded $5 million, well over the required amount. This work from private investment was already visible on more than a dozen downtown buildings.[605] By the end of 1980, the City of Mt Pleasant received $453,700 in HUD funds for improvement of public property in the downtown business area, with work for the project proceeding in spring 1981.[606]

Beyond storefront remodeling and façade projects to restore the historic appearance of the brick buildings, several larger downtown improvement projects added significantly to the total private investment. The sandblasting to remove paint on the Colonial Apartments (formerly a church and theater) at 115 E. Monroe St (Map #98) was fully completed in 1979. In June 1980, Ed Longanecker received approval for approximately $200,000 in urban revitalization funds to add six apartments in the building. Construction of eight apartments on the third story of the building was underway in fall 1980, with an elevator constructed on the east side of the building at the same time. The final result was 22 apartments and a beauty shop when it was completed.[607] The Christian Science Society remained in its 1902 church at 206 N. Jefferson St (Map #52), where a front addition funded largely by a bequest was completed in 1981 to provide a Sunday School room and reading room.[608] Plans for an addition on the north side of the office of Dr. Robert Wettach at 202 N. Main St (Map #84) designed by local architect Barb Welander were submitted for building permit approval in April 1981. Jean C. Wiley & Son began construction by July, creating space for a dental office adjacent to the medical practice. In November 1981, Drs. Steve

[604] "Council Oks trial period of free parking downtown," *Mt Pleasant News,* March 22, 1979, 1; "City may remove parking meters," *Mt Pleasant News,* February 21, 1980, 1; "Ordinance No. 527," *Mt Pleasant News,* March 24, 1980, 4
[605] "Mt Pleasant's own private enterprise story," *Mt Pleasant News,* October 16, 1980, 8
[606] "1980: year of progress, controversy, tragedy, lively elections," *Mt Pleasant News,* January 3, 1981, 1
[607] "Planning, zoning board acts on many requests," *Mt Pleasant News,* February 27, 1980, 1; "City to apply for paving funds," *Mt Pleasant News,* June 5, 1980, 1; "Construction underway," *Mt Pleasant News,* December 4, 1980, 1
[608] *Mt Pleasant News,* November 20, 1980, 1; *Mt Pleasant News,* December 27, 1980, 1; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 30

and Mary Wettach announced the opening of their new dental office at 204 N. Main St.[609] One of the largest restoration projects undertaken as part of Operation Pride was the sandblasting in spring 1981 of the former 1856 Brazelton Hotel (Map #97) for Panther Drug to remove paint and restore the red brick appearance, completed by Schoonover Co of Vinton.[610] In June 1981, the third story of the building at 123 W. Monroe St (Map #62) was removed utilizing an elaborate chute system. This work followed earlier recommendations to eliminate outdated third story spaces and complemented the adjacent building at 125 W. Monroe St (Map #61), which had been reduced to two stories in 1965. The structure was remodeled into a two-story building with a low front gable roof line, reflecting the early American aesthetic. Becker's Jewelry then moved into the remodeled building.[611] Finally, construction proceeded in August 1981 on the addition to the east side of the Henry County Public Safety Center for the sheriff's department and city police at 106 E. Clay St (Map #123). The addition included three new offices and a restroom on the main level and a conference room, evidence room, and visitor and prisoner room on the lower level.[612]

The culmination of four years of work under Operation Pride and completion of the streetscaping project financed by the Urban Development Action Grant was celebrated on December 5, 1981. A ceremonial laying of the final sidewalk brick marked the official "grand opening" for the renaissance of downtown Mt Pleasant. The project, financed through the Urban Development Action Grant, included new brick sidewalks, turn-of-the-century period street lighting, updated curbs, and newly planted trees and shrubs. This matching grant was complemented by a local commitment from businesses to invest over $2 million to remodel their buildings, with another $3 million in private investment in expansion and improvement plans. The private renovation program, which began four years earlier with the launch of Operation Pride, was further supported by the adoption of the Urban Revitalization Act, contributing to its success. Overall, the program for the renaissance of downtown Mt Pleasant was a combination of hard work, vision, and cooperation between the city government and private enterprise. At the heart of the initiatives was a sense of community pride, reflected in the new slogan adopted: "Our Mt Pleasant, The Pride of Iowa." The culmination of these efforts was celebrated in a special edition of the *Mt Pleasant News* on December 2, 1981, which featured multiple photographs of work in progress and work completed. The newspaper noted that the project "has made downtown Mt Pleasant one of the most attractive of its size in the state, and is an investment in the future – an investment designed to maintain Mt Pleasant as the commercial hub of the area for the benefit of all its residents."[613] With the work completed in 1981, the significant development and major historic renovations for the downtown were officially concluded.

[609] *Mt Pleasant News,* July 10, 1981, 1; *Mt Pleasant News* November 13, 1981, 16
[610] "Sandblasting begins," *Mt Pleasant News,* April 13, 1981
[611] "Down the Chute," *Mt Pleasant News*, June 25, 1981
[612] "Addition to public safety center OK'd", *Mt Pleasant News*, June 12, 1981, 1; "Notice to Bidders", *Mt Pleasant News*, July 16, 1981, page 2
[613] "Renovation started four years ago," *Mt Pleasant News,* December 2, 1981, 18

Figure 150. New sidewalk and period lights being installed on north side of the square (100 block of W. Monroe St) in September 1981 (HCHT collection)

Figure 151. North side of the square (100 block of W. Monroe St) in December 1981, looking northeast (*Mt Pleasant News,* December 2, 1981, 30, HCHT clippings)

The period from 1967 to 1981 in Mt Pleasant was characterized by sustained industrial growth, a shift in commercial development, steady population levels, and concerted efforts to reinforce the downtown's key role in the community as the central business district. After increasing to 7,339 residents in 1960, the population declined to 7,007 in 1970 before returning to similar levels in 1980 with 7,322 residents. Thus, population growth did not spur new development, which then drew people away from earlier buildings and businesses. After industrial growth and improved transportation corridors shifted commercial development away from downtown Mt Pleasant in the 1960s, the city focused on reinforcing and revitalizing downtown as the central business district, starting with the 1967 comprehensive plan. This vision and specific initiatives were further refined through the 1973 central business district plan, the revised comprehensive plan in 1977, and the Operation Pride projects from 1978 to 1981. Overall, nine buildings were constructed from 1967 to 1981 in the Mount Pleasant Downtown Historic District, with façades of six older buildings remodeled in this period. Three discreet parking lots were developed during this period, along with parking lots for specific buildings. Brick construction with simple brick façades remained common, with Neo-Mansard roofs utilized for some buildings. Construction projects related to financial institutions were particularly prominent, further reinforcing the downtown as the commercial core of the community. While the two new buildings utilized concrete and reflected modern architectural ideals, the façade remodel for the bank reflected Early American ideals, marking a shift toward emphasizing the historic character of the downtown. This focus on traditional architectural elements influenced other façade remodels in the late 1970s and led to the restoration of several of the remaining older brick façades to their natural brick appearance through sandblasting and tuckpointing, as part of an effort to improve the appearance of the central business district through a unified historic aesthetic. Overall, 14 buildings in the Mt Pleasant Downtown Historic District reflect historic integrity from 1967 to 1981, reflecting the dedication of Mt Pleasant to retaining and revitalizing its historic commercial core.

Postscript: Downtown Mount Pleasant into the 21st century

Over the past four decades, the Mount Pleasant Downtown Historic District has experienced periods of both economic decline and revitalization. The significant concentration of new construction and remodeling in downtown Mt Pleasant concluded with the projects in 1981, with only six new buildings constructed, two major exterior façade remodels completed, and two sites developed in the historic district since that date. With the momentum of the late 1970s, Mt Pleasant thrived in the early 1980s despite the economic recession. In 1985, Mt Pleasant was hailed as one of Iowa's major success stories, alongside Des Moines.[614] However, the region was affected by the 1983 drought and the farm crisis. The retail businesses and professional offices in downtown were impacted by the decline in the agricultural population and competition from Wal-Mart and other stores located along the highway corridors. Limited construction projects that occurred in the downtown during the 1980s included the rehabilitation of the former National State Bank and Crane Building (Map #68-69) in 1984, a new gas station at 201 E. Washington St (Map #131) in

[614] *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985,* 17

1984, façade remodeling of the Galer Law Office building in 1986 (Map #31), an additional parking lot developed by Henry County Savings Bank (Map #136), and a new fountain in the Central Park in 1988 (Map #1e).[615] In 1988, efforts to revitalize downtown Mt Pleasant were renewed as the central business district faced the closure of 45 businesses over the previous decade, leaving only 35% of retail businesses remaining in the Mount Pleasant Downtown Historic District.[616] The Mt Pleasant Historic Preservation Commission (MPHPC) was formed in 1988, with the goal of preserving the town's historical resources.[617] As a result of their 1989-90 survey of the downtown, 12 individual properties in downtown Mt Pleasant were recognized for their architectural and/or historical significance by listing on the National Register of Historic Places in 1991, adding to four properties previously listed. No additional properties have been listed on the National Register of Historic Places in downtown Mt Pleasant since 1991.

While construction remained limited in the Mount Pleasant Downtown Historic District through the 1990s, a few construction projects were completed in this decade, reinforcing the downtown as the center of public and commercial activity in the city. In 1990, the south portion of the 1974 city parking lot at W. Washington St and S. Jackson St became the site for a new fire station (Map #10b).[618] In the northern part of the downtown, the vacant lot of the former Will Dyall studio at 206 N. Main St (Map #83) was redeveloped in 1990 with a one-story CECO building with a brick veneer front for the Masons, who sold their building at 115 N. Main St (Map #73). Thus, the Masonic lodge remained downtown but in a new building that was more easily accessible.[619] A major remodeling project at the Harlan Hotel (122 N. Jefferson St) converted the former hotel into apartments between 1991 and 1993. Despite some new businesses opening, downtown suffered a blow in 1993 with the closure of three major stores: Martha Brown Ltd at 120 S. Main St, Seifert's at 116 S. Main St, and Spurgeon's at 127 N. Main St.[620] At the same time, plans for a community recreation center were announced, and the Rec Center was completed in 1995 at 200 E. Monroe St (Map #103).[621] The two bank parking lots to the east (Map #135-136) were later acquired by The Rec Center for use of patrons and as additional public parking for the city. The only new construction project since 1976 around the square occurred in 1998, which is also associated with the only demolition of properties around the square. In 1998, Drug Town, which had occupied the entire first story of the Brazelton Block (Map #97), sought to expand into a larger space. In March 1998, Mayor Stan Hill announced that the five dilapidated buildings at the south end of the west side of the square would be replaced by a new building for Drug Town, utilizing TIF funds to

615 "Events of 1983," *Mt Pleasant News,* December 31, 1983, 3; "Fountain design set," *Mt Pleasant News,* January 14, 1988, 1; "Air Care," *Mt Pleasant News,* December 30, 1988, 7
616 "Downtown is focus of business session," *Mt Pleasant News,* March 25, 1988, 1; "'Pride' takes initial steps," *Mt Pleasant News,* April 26, 1988, 1
617 Dave Cordes, Helen Hallowell, Magdalene Meade, Deb Savage, and Jeff Thomas were named as original members. Martha Hayes replaced Helen Hallowell after her initial two-year term, serving until her death. Jeff Thomas and Deb Savage currently serve on the Mount Pleasant Historic Preservation Commission in 2025.
618 "Smith gets building bids," *Mt Pleasant News,* May 8, 1990, 5
619 "New Masonic Temple," *Mt Pleasant News,* July 19, 1989, 2; "Masons dedicate new temple Saturday," *Mt Pleasant News,* May 3, 1990, 3
620 "Local Official: We've got to sell strengths," *Mt Pleasant News,* August 12, 1993, 4
621 *Mt Pleasant News,* April 10, 1995, page 1, 2; "Rec Center Timeline", *Mt Pleasant News*, April 10, 1995, 2

subsidize the project.[622] Initial design plans, presented in April 1998, were met with criticism from the Community Development Committee as not reflecting the overall character of the downtown.[623] Revised plans were presented in May, featuring a two-story building height and arch windows even with the second story of neighboring buildings that would better harmonize with the historic buildings on the block. The interior would not actually include a second story, but rather a tall ceiling.[624] Drug Town opened in its new building at 129 S. Jefferson St (Map #14) in July 1999, intentionally retaining its downtown location. The store also offered basic grocery items, a card and gift section, and home medical equipment.[625] Drug Town operated here until 2019, and the building is currently occupied by a restaurant.

Figure 152. Drug Town at 129 S. Jefferson St on the west side of the square in 2006 (McCarley 2006)

Projects in downtown Mt Pleasant in the early 21st century have primarily focused on continued downtown revitalization, rehabilitation of historic buildings, and development of upper story housing. In 2002, Main Street Mount Pleasant was established as part of the national Main Street program, emphasizing preservation-based economic development through coordinated efforts in design, organization, promotion, and economic vitality. After rising from 7,659 residents in 1990 to 8,761 in 2000, the city's population stabilized in the early 2000s, reported at 8,653 in 2010 before growing again to 9,005 by 2020. Major transportation improvements also shaped the decade, including the Highway 218 bypass to the east of town completed in 2002 and the Highway 34 bypass to the north of town completed in 2005. The routes through town were designated as

[622] "Mt Pleasant downtown revitalization ready to begin," *Mt Pleasant News,* March 17, 1998; "Hopes boosted for downtown," *Mt Pleasant News,* March 18, 1998
[623] "Development Committee sends Hy-Vee back to the drawing board," *Mt Pleasant News,* April 17, 1998
[624] "Drug Town's new design gets approval," *Mt Pleasant News,* May 5, 1998
[625] "Let the building begin," *Mt Pleasant News*, December 18, 1998, 1; "Drug Town store taking shape," *Mt Pleasant News,* May 9, 1999; "Drug Town Opens Friday," *Burlington Hawk-Eye,* July 11, 1999, 4D

business routes. The Super Valu at 204 E. Washington St (Map #129) was remodeled in 2009 by the City of Mt Pleasant for the police station, with a portion of the north parking lot redeveloped into green space (Map #129b) while maintaining the west parking lot (Map #129c).[626] As a result, the combination municipal building at 300 W. Monroe St (Map #25) was sold with its parking lot (Map #25b) to the Henry County VFW Post #2561 and American Legion Post #58 in 2010, with Veterans Hall operating in this building since then. An earlier gas station at 119 E. Washington St was demolished by the city in 2008, with the site redeveloped as a downtown gateway plaza in 2010 (Map #117). A garage to the rear of the McLeran Building at 217-219 W. Monroe St was demolished in 2010 and replaced with a new larger garage on the rear portion of this site (Map #29b). The only new primary building constructed in the Mount Pleasant Downtown Historic District since 1999 is the Dairy Queen constructed in 2013 on the site of its earlier building at 117 E. Washington St (Map #116). No additional buildings have been demolished in the historic district since this date.

Several major rehabilitation projects have taken place in Mt Pleasant in the early 21st century. After years of neglect and a fire, Union Block, built in 1861 at 111 W. Monroe St (Map #67), was listed on the Most Endangered Properties list in Iowa. In 2011, Main Street Mount Pleasant raised funds to purchase the building, and additional fundraising and the use of state historic tax credits enabled its complete rehabilitation in 2014. The rehabilitation project earned the "Preservation at its Best in Iowa" award in 2015. Union Block currently features commercial spaces on the first story, offices on the second story, and public meeting rooms and a kitchen on the third story. In 2015, the enamel façade added to the former J.C. Penney Co. building at 112 N. Jefferson St (Map #57) in 1961 was removed, restoring its original brick appearance. The former Brazelton Hotel, built in 1856 at 100 N. Main St (Map #97), was then renovated by Hobert Historic Restoration in 2016. The project included three commercial spaces on the first story and 19 residential units, with metal stairs added to the east side of the building for secondary egress. The rehabilitation project was completed with state and federal historic tax credits, as well as other local and state funding. Also in 2016, City Hall moved into the former high school at 307 E. Monroe St, where the library had previously moved. The building was rehabilitated as a civic center. Other rehabilitation projects have been completed over the last 10 years, focused primarily on storefront remodeling and upper story housing. With the leadership of Mount Pleasant Main Street and the Chamber of Commerce, businesses occupy the majority of the storefronts in downtown Mt Pleasant in 2026.

[626] *Southeast Iowa Union,* July 20, 2020

Architecture of the Mount Pleasant Downtown Historic District, 1850s-1981

In addition to its historic commercial significance, Mount Pleasant Downtown Historic District is locally significant under Criterion C for its diverse collection of primarily commercial architecture, spanning from the 1850s to 1981. The architecture of the historic district spans a wide range of styles and periods, reflecting the development of Mt Pleasant from the 1850s through 1981. Early buildings from the 1850s and 1860s are primarily brick, two-story to four-story structures, which feature Greek Revival and Italianate elements. These buildings typically have decorative brick cornices and metal or wood details, defining the character of the earliest building. Commercial construction through the late 19th century and into the early 20th century added two or three story brick buildings with more decorative Late Victorian and Romanesque elements. Specialized buildings for religious and governmental functions were also built in the historic district. By the early 20th century, simpler two-story buildings, sometimes reflecting the Classical Revival style, began to appear. During the 1930s and 1940s, the area saw the construction of specialized buildings like gas stations, City Hall, and the post office, which introduced modern revival styles. The post-World War II period saw construction primarily of one-story buildings with minimalist, modern designs, as well as a significant façade remodeling effort that modernized older buildings with simple brick façades. This period saw a shift toward modern designs with minimalist façades often utilizing tan bricks. Modern architectural styles were built into the 1970s, which then saw a resurgence in interest in the historic character of the older buildings as means to revitalize its commercial core. These efforts focused on restoring brick façades through removal of paint and emphasizing historic features, whether original or incorporated as part of an Early American design, culminated in the "Operation Pride" initiative completed in 1981. This diverse mix of architectural styles and periods contributes to the unique character and architectural significance of the Mount Pleasant Downtown Historic District, while illustrating the development of the historic district and the evolution of commercial architecture.

The earliest extant commercial buildings in the Mount Pleasant Downtown Historic District date to the period of development in response to the railroad in the middle of the 1850s. The earliest buildings in downtown were log or frame, with brick for substantial buildings such as the courthouse and a handful of Greek Revival commercial buildings in the late 1830s and 1840s.[627] While visible in early historic photographs, these early commercial buildings were replaced in the 1850s and subsequent decades. When the railroad arrived in July 1856, it was reported that 60 new buildings were under construction in Mt Pleasant.[628] These simple rectangular brick buildings with stone sills and lintels represent the first of the commercial building types extant in downtown Mt Pleasant. A number of brick buildings were constructed along the west side of Jefferson St between Washington Street and Madison Street, the west side of the square and one block to the north. These brick buildings were typically two or three stories in height, with limestone lintels and sills, simple denticulated brick cornices, multi-light windows, and flat roofs that sloped to rear

[627] *History of Henry County, 1879,* 391-392; Jaynes*, Highlights of Henry County History 1833-1976,* 7; HCBC*, The History of Henry County,* 13; *Mount Pleasant, Iowa, Sesquicentennial, 1835-1985* (MPS)*,* Mt Pleasant, IA: The Committee, 1985: 6; Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E3
[628] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E7

(rather than the earlier gable roofs). The buildings were typically a single storefront in width (16-20 feet).[629] These buildings continued to follow the style of the courthouse and earlier brick buildings, which reflected elements of the Greek Revival style. For example, the two-story brick commercial building at 115 S. Jefferson St constructed around 1855 for the dry goods store of James G. Lash retains elements of this early style of commercial buildings in Mount Pleasant in the brick pilasters with stone capitals, stone frieze across the second story windows, and simple brick cornice with inset brick panels and stone coping (Map #17). Historic photographs show multi-light casement windows that were replaced by double-hung windows in 1911 at the same time that a storefront remodel was completed. While the building once stood among other buildings with similar early features on the west side of the square, these early adjacent buildings remodeled with new façades between 1940 and 1960, remaining extant but reflecting this later period of development.

Figure 153. Lash Building at 115 S. Jefferson St (Map #17) on the west side of the square among other earlier two-story buildings with later façade remodels (119 S. Jefferson in 1961, 117 S. Jefferson in 1957, Lash Building, 113 S. Jefferson in 1957, 111 S. Jefferson in 1940, and 109 S. Jefferson St in 1957) (McCarley, October 2025)

The completion of the Brazelton House in 1856 introduced the Italianate commercial style to Mount Pleasant and proved to be influential on buildings constructed in town over the next decade. The Brazelton House was constructed in 1856 diagonally across from the northeast corner of the square by Samuel Brazelton and his son William Brazelton as a larger and modern hotel for the town (100 N. Main St, Map #97).[630] The four-story brick building is an excellent example of an Italianate commercial building and the first building of this style in Mt Pleasant. The design included full arch windows with brick hoods and a wood cornice with brackets.[631] The completion

[629] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E5
[630] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E7; *Burlington Weekly Hawk-Eye and Telegraph,* November 12, 1856, 3; *Burlington Weekly Hawk-Eye and Telegraph,* December 17, 1856, 1
[631] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E7-E8

proved to be the catalyst for the construction of several other brick buildings over the next five years, nearly all of which adopted the Italianate style with full arch windows with brick hoods. These Italianate buildings are the second type of commercial buildings found in downtown Mt Pleasant, with the design elements adapted for other buildings.[632] The *Home Journal* reported that five brick store buildings were under construction north of the Brazelton House on N. Main St in September 1857.[633] The two-story brick Italianate building at 112 N. Main St built for grocer Illuminat Dilger incorporated arch windows with brick hoods on a smaller scale building (Map #95). The three-story City Hall Block completed in 1859 at 105 N. Jefferson St (Map #34) has full brick arches above the seven windows across the third story of the building that extend into brick pilasters defining the second story bays to created double-story inset window bays. While some Italianate buildings constructed in this period had wood or metal cornices, several others, including City Hall Block, incorporated simple brick denticulated cornices. Historic photographs show brick cornices more common on buildings constructed in Mt Pleasant in this period than elaborate cornices with brackets. By March 1860, the city had passed an ordinance that any new building on the half blocks facing the square must be brick construction.[634]

Figure 154. Brazelton House (Hotel) (1856), 100 N. Main St (Map #97) (McCarley, November 2025)

Figure 155. Union Block (1861), 111 W. Monroe St (Map #67) (McCarley, November 2025)

The influence of the Italianate design of the Brazelton House is noted on the buildings constructed in the 1860s in downtown Mount Pleasant. Two substantial brick commercial buildings were constructed in Mt Pleasant at the start of the Civil War on the north side of the square, a bank building across from Brazelton House (enlarged/rebuilt in 1883) and Union Block (111 W. Monroe, Map #67). Union Block, built by local contractor William McCandless is an excellent example of the Italianate style, with the arch windows and metal cornice with brackets reflective of the Brazelton House. The building also included brick pilasters incorporated between the windows and a trefoil pattern in the top of the arch sash. McCandless then built the three-story building across the alley to the west in 1862. The building reflected many of the same features that he utilized on Union Block, including arch windows with brick hoods, pilasters between the windows, bracketed cornice, and stone sills (115 W. Monroe St, Map #66).

[632] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E8
[633] *Home Journal*, September 9, 1857, 3
[634] *Home Journal,* March 24, 1860; Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E12

Buildings constructed in the late 1860s continued to reflect elements of the Italianate style, typically featuring full arch or segmental arch windows. In Mt Pleasant, brick window hoods were more common than the decorative stone or metal hoods found in other communities. Similarly, decorative brickwork on the cornice was preferred over the wood or metal cornices with brackets that characterized many Italianate buildings elsewhere. A total of 14 extant buildings in the downtown were built from 1866 to 1869, including two on the east side of the square, five on the 100 block of N. Main St, and seven on the 100 block of N. Jefferson St. While several façades were later remodeled in the mid-20th century, a number of buildings remain intact from this period, particularly on lots removed from the square. The best examples are located along the west side of N. Jefferson St, reflecting a mix of early architectural influences. At the center of this block, the two-story brick building at 115 N. Jefferson Street was constructed in 1866 for tailors Martin & McAdam (Map #38), followed shortly by a two-story double storefront to the north built by them in 1866 or 1867 at 117–119 N. Jefferson (Map #39). Both buildings feature simple stone lintels and a continuous denticulated brick cornice extending across the three storefronts. The five storefronts to the north, extending to the corner of N. Jefferson and W. Madison Streets, were constructed in late 1867 for Senator James Harlan, his son William Harlan, and Fletcher Dougherty. While collectively referenced as the "Harlan Block," the buildings are a mix of two-story and three-story buildings. The three-story building on the lot south of the corner was built for Dougherty, who moved his undertaking and furniture business from an earlier building at the corner. Similar to the buildings farther south on the block, this building featured double-hung windows with simple stone lintels and a denticulated brick cornice (127 N. Jefferson St, Map #43). The remainder of the buildings constructed for Harlan had segmental arch brick hoods with flared ends, double-hung windows, and a denticulated brick cornice with a brick beltcourse. The two-story buildings at 121 and 123 N. Jefferson were part of this group, with the façade of 121 later remodeled while 123 remains intact (Map #41). The three-story buildings at 125 and 129 N. Jefferson (Map #42) completed the block to either side of the Dougherty Building, with the façade of 125 intact (Map #42) while 129 was later remodeled. Collectively, these buildings along the west side of N. Jefferson Street capture the character of commercial expansion in Mt Pleasant in the 1860s and remain as generally intact examples of architecture from this period.

Figure 156. Buildings at 115 N. Main St (1866, Map #38) and 119 N. Main St (c.1867, Map #39) (McCarley, November 2025)

Figure 157. Center of "Harlan Block" (1867), 123-125-127 N. Jefferson St (Map #41-42-43) (121 and129 later remodeled) (McCarley, November 2025)

Architects for these buildings constructed in the 1860s in Mt Pleasant have not been identified. William McCandless is known as the contractor for some of these buildings, with other buildings with similar features likely also built by him. By 1865, he appears to have moved out of town.[635] A later obituary for Chicago architect William Boyington in the local *Free Press* in 1898 notes that he was the architect of "many of the business blocks of this city in the early days, as well as hotels and many other great buildings in Chicago."[636] The significant growth of Mt Pleasant during this period aligns with his early work in the Midwest, though no specific buildings in Mt Pleasant have been identified as designed by him through the research completed to date. Two architects were listed in the 1867 directory: B. Ebbitt, who was also noted as city engineer, and A.C. Strawn, who was one of the two local brick manufacturers. No buildings are known to be attributed to either man.[637] By 1869, Isaac Philips was noted as an architect working in Mt Pleasant, with the design for the new Baptist Church reflecting "the highest credit upon him as an architect."[638] The 1870 city directory listed him as a carpenter. In May 1871, the newspaper noted that it "may not be generally known that Mt Pleasant has a first-class architect" in Isaac Phillips, with anyone seeing his drawings convinced of his talent.[639] The *Free Press* notes in May 1875 that the new showcase for Hervey Crane was designed by Isaac Phillips, Mt Pleasant's excellent architect and one of the best in the state.[640] His obituary in February 1905 notes that he moved to Mt Pleasant with his second wife in 1866, worked for several years in Mt Pleasant, and then returned to Burlington as superintendent for buildings in Illinois and Iowa for the Chicago, Burlington & Quincy railroad.[641] Research to date has not identified if Isaac Phillips also designed other buildings constructed in downtown in the early 1870s in Mt Pleasant or other buildings in other locations.

With the large number of commercial buildings completed by 1869, there was less impetus for new construction in the 1870s, with the handful of new downtown buildings consisting of a mix of civic, religious, and commercial structures. Extant downtown buildings from this period include the three constructed to the north and east of the Tiffany store at the west corner of the north side of the square. The "city building" constructed in 1871 for the mayor, city council, fire station, and jail at 106 N. Jefferson St (Map #60) was completed by July 1872, with the Cole Bros building immediately to the north at 108 N. Jefferson St (Map #59) completed later that year. Both buildings feature similar architectural features with a large brick arch and small brick arches on the second story that continue in brick pilasters to the first story, suggesting the same architect or contractor. The arch details of each building differ, with the brick cornice of the municipal building having pointed brick brackets while the Cole Bros building has a brick paneled cornice. However, brick is utilized for the cornice detail on both buildings. The large three-story brick building around the corner at 123 W. Monroe St was a more refined example of the Italianate style, including full arch windows with stone hoods and key stones on the third story and segmental arch windows with stone hoods and key stones on

[635] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E10
[636] *Free Press,* November 3, 1898, 8; *Biographical Sketches of the Leading Men in Chicago,* Chicago, IL: Wilson & St Clair, 1868, 215-222
[637] *The Free Press,* February 28, 1878, 3; *History of Henry County, 1879,* 530, 532
[638] *Mount Pleasant Journal,* October 29, 1869, 8
[639] "Architect," *Mount Pleasant Journal,* May 24, 1871, 2
[640] *Free Press,* May 20, 1875, 3
[641] "Isaac Phillips," *Free Press,* February 9, 1905, 1

the second story (third story later removed, Map #62). The cornice was decorative brickwork, rather than brackets. On the south side of the square, J.J. Parker built his new building at 112 W. Washington St in 1876 (Map #4). This two-story brick building retains heavy brick segmental arches with pointed brick brackets and multiple patterns of brickwork across the frieze, again reflecting the preference for cornice details in brick rather than bracketed metal cornices in Mt Pleasant in the 1870s as visible on the existing buildings and in historic photographs.

Figure 158. Cole Bros (1872, 108 N. Jefferson, Map #59) and City Hall (1871, 106 N. Jefferson, Map #60) (McCarley, November 2025)

Figure 159. J.J. Parker Building (1876, 112 W. Washington St, Map #4) (McCarley, November 2025)

Building materials were available locally in this period, and contractors generally designed and constructed buildings. *The Free Press* noted in January 1876 that O.V. Stough and D.B. Stevens manufactured 450,000 bricks in the last year. Omer V. Stough was also well and favorably known as a contractor of brick work, and he was taking brick contracts for spring. The building constructed for J.J. Parker with the elaborate brickwork on the frieze was likely built by Stough, who had also built the post office building on the north side of the square in 1872.[642] Omer V. Stough moved to Mt Pleasant by 1856, listed in the census as a mason. Per the 1870 census, he was a 35-year-old brick mason and builder, and he remained a brick mason in the 1880 census.[643] The Schreiner Bros ran their sash and blind factory on N. Main St in the 1870s, and Leedham & Baugh started their planing mill for windows, doors, and molding in 1872.[644] A stone quarry was operated by John Winters about one mile south of Mt Pleasant. Moses Mosely is noteworthy among the African American residents of Mt Pleasant in the late 19th century, a former slave who escaped from Missouri during the Civil War. His obituary in 1916 notes that he was "a stone mason, and his handiwork is in many of the best structures of the city."[645]

[642] "Mt Pleasant!" *The Free Press,* January 6, 1876, 6; "Letter from Washington," *Mount Pleasant Journal,* May 24, 1877, 2
[643] Iowa State Census, 1856; United States Census Bureau, 1870, 1880, accessed on Ancestry.com
[644] "Mt Pleasant!" *The Free Press,* January 6, 1876, 6
[645] "Moses Mosely Dead," *Mt Pleasant Daily News,* May 13, 1916, 3

Figure 160. National State Bank (1882, 101 W. Monroe St, Map #69) and Saunders Building (1883, 105 N. Main St, Map #70) (October 2023)

Figure 161. Schliep Building at 110-112 S. Main St (Map #109), with building to right/south at 114 later remodeled (Map #110) (McCarley, October 2025)

Construction in the Mount Pleasant Downtown Historic District in the early 1880s marked a shift from Italianate designs to Late Victorian commercial buildings with more ornate cornices and features. After only a handful of buildings constructed in the 1870s, 13 extant buildings were constructed from 1882 to 1887 in downtown Mount Pleasant, including several with more decorative features and others with simpler features. The new three-story brick building for the bakery of Singer & Budde built in 1882 at 110 N. Main St (Map #96) was the exception, with the new building reflecting the style of the earlier Italianate design with full arch brick hoods and wood cornice, with a modern iron and glass storefront. The taller ceilings on the interior marked the shift from four stories to three stories.[646] Fire at the east end of the north side of the square resulted in the construction of a new three-story building for George Spahr at 105 W. Monroe (Map #68) and a remodeled and expanded building for National State Bank at the corner (Map #69), both built by contractor O.V. Stough. While the bank building was spared, the bank created a new larger prominent building by expanding to the lot to the west, with plans by their architect to "finish up the building in a way to match the bank building."[647] The new unified building reflected features found on Late Victorian buildings, rather than earlier Italianate or Romanesque Revival buildings. The bank building had a chamfered corner for the entrance, pairs and triples of windows with metal pilasters, and a metal cornice with brackets. The Spahr building to the west featured two-story oriel windows and a metal cornice with brackets as well (later fire/remodeled). Omer V. Stough also constructed a building for Henry C. Saunders in 1883, located to the north of the bank building at 105 N. Main Street (Map #70).[648] Saunders' building was unique in that it utilized stone for the façade on the second story, with the decorative hoods and cornice. These three buildings remain extant at the northwest corner of W. Monroe and N. Main streets, each with some later modifications in the 20th century. At the west end of the north side, O.V. Stough constructed a three-story brick building for W.R. Hill in 1884 at 125 W. Monroe (Map #61). The building had large storefront windows that wrapped around the corner and a galvanized iron

[646] *Free Press*, February 2, 1882, 3; *Free Press,* March 30, 1882, 3; *Free Press,* April 6, 1882, 3; *Mt Pleasant Journal*, May 4, 1882, 2
[647] *Free Press*, April 12, 1883, 3; *Mt Pleasant Journal,* July 19, 1883, 2; *Mt Pleasant Journal,* December 13, 1883, 2
[648] *Mt Pleasant Journal*, Oct 25, 1883, 2; *Free Press*, April 17, 1884, 3; *Free Press*, Oct 15, 1885, 3

cornice with brackets (later remodeled/reduced in height). The stone bands and windows on the front of this building are distinctive, with alternating brick and stone creating the segmental arch lintels reflecting Late Victorian design elements of this period in Mt Pleasant.

Figure 162. Timmerman-Burd Building (1883, 118 S. Main St, Map #112) (McCarley, October 2025)

Figure 163. Stough Building (1883, 124 S. Main St, Map #114) (McCarley, October 2025)

Development on the east side of the square fully embraced the decorative details of Late Victorian styles, spurred by development of lots that had older buildings and parcels again cleared by fire. William Schliep purchased the single-storefront property to the south of his double-storefront property in 1883. O.V. Stough constructed "W.H. Schliep's three two story buildings" with a unified design, noted as the largest construction project in the city in 1883 at $15,000 (Map #109-110).[649] Reuben Eshelman remodeled the building for his clothing store to the north at 108 S. Main St in summer 1883 with a new brick front, glass storefront with stained glass trimming, and rear addition (Map #108, later façade remodel).[650] These new buildings included the more decorative features found on Late Victorian buildings in Mt Pleasant, with decorative metal cornices with brackets and pediments, brick segmental arch lintels with stone keystones, and stone accents. Fire cleared the remainder of the east side of the square south from Schliep's new building in October 1883, spurring two new buildings constructed by the end of the year. H.L. Timmerman constructed a new two-story brick building for his shoe store at 118 S. Main St (Map #112). The building retains segmental arch brick windows with stone keystones, stone sill band, and metal cornice with brackets. Omer V. Stough rebuilt his corner building with a pressed brick front (124 S. Main St, Map #114), a new material in Mt Pleasant in 1883.[651] This two-story brick building has two-over-two-light double-hung windows with segmental brick arch hoods with keystones and shoulders. Several different courses of decorative brickwork span the top of the building and cornice. With the original corner building completed, O.V. Stough then extended his building further to the east with a rear addition in 1884.[652] He sold the east 23' feet of his lot in November

[649] *Mt Pleasant Journal,* March 15, 1883, 2; "A Big Blaze!" *Free Press,* October 4, 1883, 3; *Mt Pleasant Journal,* December 13, 1883, 2; "Our City Improvements," *Free Press,* January 10, 1884, 3
[650] *Mt Pleasant Journal,* March 15, 1883, 2; *Mt Pleasant Journal,* June 28, 1883, 2; *Mt Pleasant Journal,* May 1, 1884, 2
[651] *Free Press*, October 18, 1883, 3; "Our City Improvements," *Free Press,* January 10, 1884, 3
[652] *The Free Press*, November 6, 1884, 3

1885 to George C. Van Allen, who constructed a one-story, fireproof brick building in 1886.[653] This one-story brick building was the smallest extant commercial building constructed in downtown Mt Pleasant in this period, well ahead of the trend in the middle of the 20th century for one-story office buildings (111 E. Washington St, Map #115). The simple brick building had segmental arch windows and a wood cornice with quarter-circle decorative brackets. The building was later doubled in size in 1905 with an addition to the west that matched the original features of the building, including the segmental arch windows and a wood cornice. In 1887, William H. Schliep constructed a two-story brick building at 116 S. Main St to the south of his earlier buildings, with a highly decorative design including a metal cornice with brackets, iron columns on the storefront, and iron columns between large second story windows (Map #111, later façade remodel).

Figure 164. Van Allen Building (1886, 111 E. Washington St, Map #115) (McCarley, October 2025)

Figure 165. Zuhn Building (1886, 201 E. Monroe St, Map #100) (McCarley, November 2025)

Two extant buildings were constructed in the 1880s on parcels separate from the concentrated development on the north and east sides of the square. On the southwest corner of the square (southwest corner of S. Jefferson and W. Washington), Omer V. Stough demolished the earlier building and constructed a new two-story brick building in 1884 for Ed and Aderena Straub.[654] This building at 201 S. Jefferson St reflects the simpler brick building design, with basic segmental arch lintels and a frieze/cornice with several different courses of decorative brick work (Map #8). Slightly to the east of the northeast corner of the square, the earlier building for the Mt Pleasant Carriage Works at 201 E. Monroe was demolished in April 1886 for a new factory building. The three-story brick building was built for H.A. Zuhn (June), who leased his large new shops to Begolty & Co in spring 1887 (Map #98).[655] The design for the building includes iron storefront columns and large windows, segmental arch windows with stone sills, a metal cornice with brackets and pediment, and iron columns on the interior to permit large open spaces for the factory.

[653] *Mt Pleasant Journal,* July 29, 1886, 3
[654] *Mt Pleasant Journal*, January 31, 1884, 2; *Mt Pleasant Journal*, May 1, 1884, 2
[655] "An Old Landmark Gone," *Free Press,* April 8, 1886, 3; "The Date Fixed," *Free Press,* April 29, 1886, 3; *Free Press,* May 19, 1887

These two buildings capped off the surge of commercial construction in downtown Mt Pleasant from 1882 to 1887, which represent a concentrated period of late 19th century construction that contributed distinctive architectural features to downtown Mt Pleasant. Earlier buildings are characterized by their arch windows, segmental arch windows with brick arch hoods, and brick cornices. The Late Victorian buildings in the 1880s included more decorative features, including decorative cast iron columns or pilasters, elaborate cornices with brackets and pediments, and other mass-produced elements. These decorative elements were available through local distributors or mail order catalogs, providing a simple way to ornament a commercial building.[656] Pressed brick was also utilized for several of the buildings. Segmental arch windows often had keystones, with stone used for bands. Simpler buildings have basic segmental arch windows and brick cornices. While a unique one-story brick office building remains from this period, the buildings generally represented the last of the large buildings constructed in downtown Mt Pleasant. Several of the buildings were two storefronts in width. Four of the buildings marked the last of the three-story buildings constructed, with the Brazelton House remaining as the only four-story building.

Two construction projects at the start of the 1890s created buildings stylistically similar to these more decorative buildings from the 1880s, with local designs transitioning through the 1890s to more simplified Queen Anne and commercial styles by the turn of the century. Similar to the 1870s, few extant buildings date to construction in the 1890s. The Henry County Savings Bank, organized as the third bank for Mt Pleasant in 1891, immediately constructed a new building at the southeast corner of Main St and Monroe St at the north end of the east side of the square next to the Congregational Church on ground leased from them.[657] The bank building was designed with a chamfered corner, reflecting and facing the chamfered corner of the National State Bank across the intersection. Similar to the buildings of the middle of the 1880s, the building features segmental arch windows, a metal cornice with decorative brackets, and a corner pediment ("Bank, 1891"). However, it also includes extensive decorative brickwork beneath the cornice along both the front and side façades found on other buildings (Map #105, 100 S. Main St). In 1892-93, James Harlan completed extensive work on his hotel, expanding it to its current footprint and form. The front/west section was expanded to three stories, with duplication of the cornice and brackets from the earlier Italianate design. An addition was built on the south side, and the roof of the original house was reconstructed to a mansard roof with doors to add a complete third story to the hotel. The overall architectural style of this building thus reflected earlier architectural features.

Commercial architecture in Mt Pleasant transitioned in the middle of the 1890s, though limited construction resulted in only a few buildings reflecting elements of the Queen Anne style and simplified Classical Revival influences. Dr. George E. Smith and Dr. Ellis G. Linn built two double-storefront buildings on either side of N. Main St in 1894 and 1898, both featuring bracketed cornices and oriel windows on the second story that gave the block a "big city air."[658] However, the façades of both buildings were later remodeled, with the oriel windows removed. Oriel windows remain on two commercial buildings constructed in 1901 on the block to the north at 210

[656] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E15-E16
[657] "Henry County Savings Bank Linked with First Mt Pleasant Bank," *Mt Pleasant News,* November 13, 1961, 24
[658] *Free Press,* November 29, 1894, 3

Figure 166. Harlan House at 122 N. Jefferson St (1857, 1873, 1875, 1892; Map #56) (McCarley, November 2025)

Figure 167. Henry County Savings Bank (1891, 100 S. Main St, Map #105) (McCarley, November 2025)

Figure 168. Buildings at 210 N. Main St (1901, Map #81) and 208 N. Main St (1901, Map #82) (McCarley, November 2025)

Figure 169. Louisa Building (1901, 120 S. Main St, Map #113) (McCarley, November 2025)

N. Main St (Map #81) and 208 N. Main St (Map #82). Both of these buildings are also unique examples of frame commercial buildings in the Mount Pleasant Downtown Historic District, removed from the square and requirement for brick construction. Interestingly, while the oriel window appears an original feature on the building constructed for Ed Spry's grocery at 210 N. Main St, the oriel window was an addition in 1909 to the building constructed for the home and carpentry office of Pink Garrison at 208 N. Main St.[659] Despite later siding and modifications, these buildings are significant for their frame construction and intact oriel windows. The larger building constructed by George H. Spahr towards the south end of the east side of the square in 1901 reflects more of a transitional Classical Revival style than the Late Victorian or Queen Anne styles of the period. The building features a tripartite façade, with three windows in each bay, stone lintels, and a metal cornice with brackets (120 S. Main St, Map #113).[660] Though originally

[659] *Mt Pleasant Journal,* July 23, 1909, 4
[660] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E19

occupied by one large store, the building was the width of three typical storefronts (90'), and it was named "The Louisa" in honor of his late wife.[661] In 1908, the site of the Congregational Church at the north end of the east side of the square was redeveloped by the church into an L-shaped commercial building, which also housed a large dry goods store. The building featured a double storefront on S. Main St. and an additional storefront on E. Monroe St. Its design was refined yet simplified brick design with Classical Revival influences, including the use of buff brick, tripartite design with pairs of windows separated by pilasters, stepped brickwork detailing, and a cornice with simple square brackets. While the S. Main St. façade was later remodeled, the upper façade on E. Monroe St. retains its original design, remaining as an example of early buff brick construction in downtown Mt Pleasant.

Figure 170. Mt Pleasant Pubic Library (1903-05, 200 N. Main St, Map #85) (McCarley, November 2025)

Figure 171. Congregational Church (1908-11, 300 E. Washington St, Map #130) (McCarley, November 2025)

Several specialized buildings were constructed off the square within the Mount Pleasant Downtown Historic District in this period, reflecting the maturation and civic pride of the community. These buildings included five churches, the public library, and the Y.M.C.A., adding new architectural styles to the downtown. The library and two of the churches remain standing within the district, while the others were demolished (typically due to fires) and replaced with new buildings by the 1960s. The library for Mt Pleasant was constructed to the north of the square with funds from Andrew Carnegie, who donated funds to several other communities in the country for libraries in this period. Patton & Miller of Chicago designed the Richardsonian Romanesque library in 1903, and Carnegie Public Library was dedicated in February 1905 (200 N. Main St, Map #85). Patton & Miller was a prominent architectural firm based in Chicago led by William W. Patton and William H. Miller, best known for its work in the late 19th and early 20th centuries including significant civic buildings like the Old Chicago Public Library and the Chicago Y.M.C.A. In 1906, the Carnegie Free Public Library in Mt Pleasant was noted as one of most attractive library buildings in Iowa.[662] The Richardsonian Romanesque design sets it apart from

[661] "Progress of Our City", *Mt Pleasant Republican*, April 11, 1901, 2
[662] *Free Press,* March 2, 1905, 1, 11; *Biographical Review of Henry County, 1906,* 708-709; Jaynes*, Highlights of Henry County History 1833-1976,* 90

other Carnegie libraries, which often were Classical Revival in style.[663] The brick building features a rounded front stone bay, arch entry trimmed in stone, stone bands, and a cross gable roof design. On the block to the west, the frame church for the new First Church of Christ Scientist was constructed in 1902, a simple gable-oriented church design with Gothic arch windows and a front corner entry tower (206 N. Jefferson St, Map #52). This church was the smallest and simplest building among the churches constructed in this period. The Congregational Church, built between 1908 and 1911 to the east of the square, features a more elaborate Late Gothic Revival design (300 E. Washington St, Map #130). The church was designed in the spring of 1908 by Henry K. Holsman of Chicago, a self-taught architect from Iowa who became known for his Collegiate Gothic and Late Gothic Revival designs in the early 20th century. Over the years, Holsman designed several notable buildings for college campuses, as well as a handful of churches.[664] The new Congregational Church was described as one of the "most artistic and convenient church edifices in this part of the state… something entirely different from any church building around here."[665] Dedication of the new Congregational Church was held on September 10, 1911. The building was recognized as one of the handsomest buildings for its size in the state, reflecting an old English Gothic style. The interior had oak woodwork in keeping with the Old English style of architecture, stained glass windows, and abundant light and ventilation.[666] The church features Bedford stone construction, Gothic arch stained glass windows, corner towers with crenellations, arched entry colonnade, and multiple cross gable rooflines with stone gables.

The construction of specialized buildings in the Mount Pleasant Downtown Historic District was capped by the construction of a new Henry County Courthouse at 100 E. Washington on the block to the southeast of the square. The courthouse was initially designed to replace the building at the corner of the block, but public input led to moving the new building to a more prominent location in the center of the block. This Classical Revival building was designed by architect Joseph W. Royer. Royer was a prominent Midwest architect based in Urbana, Illinois, known for his designs of more than 100 public and private buildings, including courthouses, schools, libraries, jails, and churches from the 1900s to 1950s. He designed several other courthouses in the Classical Revival style, combining practicality with strong civic presence. English Brothers Construction of Champaign, IL, was awarded the contract for construction in April 1912.[667] With various delays, the new courthouse was accepted on August 5, 1914.[668] The three-story stone building was designed in the Classical Revival style, with a symmetrical façade, monumental columns, and balustrade around the roof (Map #120, 100 E. Washington St). With the location in the center of the block, the heating plant was constructed on the block to the south across E. Clay Street,

[663] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E20
[664] Jane Scatzel and Dara Llewellyn, *Architecture of Henry K. Holsman: A Historic Campus District, Fairfield, Iowa,* National Register of Historic Places nomination, September 1983
[665] "Architect was Here," *Mt Pleasant Daily News,* June 13, 1908, 3; "Construction of Church Building," *Mt Pleasant Daily News,* July 11, 1908, 3; "Contract Is Let," *Mt Pleasant Daily News,* August 11, 1908, 4
[666] "Dedication Sunday of Church Edifice," *Mt Pleasant Daily News,* September 11, 1911, 4
[667] "The New Court House," *Mt Pleasant Journal,* September 22, 1911, 1; "New Court House Plans," *Mt Pleasant Journal,* February 13, 1912, 1; *Mt Pleasant Daily News,* March 14, 1912, 3; "Court House, Mt. Pleasant, Iowa," *Mount Pleasant Journal,* March 22, 1912, 1; "English Bros Given Contract", *Mt Pleasant Daily News,* April 19, 1912, 3
[668] Jaynes*, Highlights of Henry County History 1833-1976,* 87; HCBC*, The History of Henry County,* 13

removing it from the immediate setting of the courthouse. Though the exterior was later remodeled, it remains in this location (Map #122, 106b E. Clay St).

Figure 172. Buildings at 109 N. Jefferson (1912, Map #35), 111 N. Jefferson (1914, Map #36), and 113 N. Jefferson (Map #37) (McCarley, November 2025)

Figure 173. Hunt Building at 211 E. Monroe St (1914, Map #102) (McCarley, November 2025)

After a lull in commercial construction through the first decade of the 20th century, a moderate increase is noted in the middle of the 1910s. Storefront remodels were more common than new construction in this period, incorporating elements such as large display windows, prism glass transoms, and enameled brick. Several buildings were painted white by this period, including the large department store of William Hoaglin occupying four storefronts on N. Jefferson St. He introduced the use of white enamel brick for adjacent buildings in the early 1910s. Hoaglin acquired the building to the north of his storefronts in July 1912, partially rebuilding it and installing a new façade to create additional space for his shoe department (109 N. Jefferson St, Map #35). The three story building became a two-story building with a "glazed white tile" façade of white enamel brick and rear addition that extended it to the alley to double interior space on the first story.[669] In July 1914, after a fire on the rear portion of the block that impacted several buildings, Hoaglin then acquired the adjacent building occupied by the grocery store of C.C. Warhurst. The façade of this building was also remodeled with white enameled brick front and fine display window" (111 N. Jefferson St, Map #36).[670] The overall design of the façade was simple with the enamel brick as the only architectural detail, similar to the building to the south. Hoaglin already owned the next building to the north, occupied by the grocery store of H.A. Duncan. He also remodeled it into a fine and modern store in 1914 following the fire damage on the block (113 N. Jefferson, Map #37). While each of these buildings has had later modifications, they are significant for their white enamel brick façades, reflecting this period of downtown development in Mt Pleasant and the desire for white buildings. Few additional commercial

[669] *Mt Pleasant Journal*, July 26, 1912, 3; *Mt Pleasant Daily News*, Oct 7, 1912, 4
[670] "Rebuilding Rapidly Going On," *Mt Pleasant Daily News,* July 22, 1914, 3; *Mt Pleasant Daily News*, August 5, 1914, 4; *Mt Pleasant Daily News,* September 26, 1914, 2; *Mt Pleasant Daily News*, Oct 23, 1914, 4

buildings were constructed in downtown Mt Pleasant in the 1910s that remain intact, with a large building constructed by Hoaglin in 1915 on the south side of the square demolished by the 1930s. A two-story brick building was constructed for a veterinarian office for Dr. Clarence E. Hunt in 1914 at 211 E. Monroe St (Map #102), incorporating space for his practice on the lower level and two residential units on the second story. The building constructed by contractor John Nicholson was noted of "unusual solidarity and fine looks" in November 1914.[671] The design of two-story building is simple without any particularly architectural features aside from the textured brick façade, stone lintels, and stone sills for the windows. The building was designed with a wide "garage" opening on the west half of the lower level related to the veterinary practice, and it retains its metal balcony visible in early historic photographs.

Figure 174. Mt Pleasant Implement Co at 112 N. Jefferson St (1922, Map #57) (McCarley, November 2025)

Figure 175. First National Bank at 101 S. Jefferson St (1923, Map #23) (McCarley, November 2025)

Construction of new buildings in the Mount Pleasant Downtown Historic District remained limited throughout World War I and into the 1920s, with storefront remodels providing a modernized appearance. New construction focused on increased services for automobiles and travelers, leading to the development of garages and service stations on blocks adjacent to the square. For example, George N. Felgar built a brick garage in 1916 that was occupied by J.L. Scott & Co at 215 W. Monroe (Map #30). A few years later, H.E. Rukgaber constructed a one story, "strictly modern" 57 by 150 foot brick garage across the alley to the east at 211 W. Monroe St (Map #31). Though the simple brick façades of both buildings were later remodeled, they continue to maintain their substantial footprints along the block. Fire once again prompted redevelopment on the north side of the square after the three-story brick building constructed in 1883 by George Spahr at 103-105 W. Monroe St suffered a serious fire in December 1919. In spring 1920, F.B. Crane rebuilt it as a two-story structure, reutilizing a portion of the façade and giving it a more modern appearance with a simple brick façade and two sets of four double-hung windows with transoms on the second story (Map #68). Similarly, the two-story brick building constructed in 1922 for the Mt Pleasant Implement Company at 112 N. Jefferson St reflected the preference in this period for a simplified

[671] "E. Monroe St Looking Up," *Mt Pleasant Daily News,* November 11, 1914, 3

modern brick façade (Map #57). The design featured a wide entrance with double doors, large storefront windows, brick pilasters dividing the façade into three sections, and brick corbeling beneath the frieze of each section. Storefront remodels from this period also contributed to the modern appearance of the historic district. Notably, the J.M. Burd Shoe Co building at 118 S. Main St retains its spring 1922 design, including large storefront window, white glazed brick, and a tile entry floor announcing "Burd Shoe Co" (Map #112).

While many new commercial buildings adopted simplified brick designs, the Classical Revival style continued to influence a handful of buildings in the Mount Pleasant Downtown Historic District. The style was particularly popular for bank buildings in the early 20th century, with a bank constructed in many Iowa towns in this style by the 1920s. In 1919, the Farmers and Merchants Bank doubled its interior space in the Hill Building at the west end of the north side of the square by combining the storefronts, remodeling the first story of the exterior with a Classical Revival façade considered appropriate for a financial institution. The building retains this stone cladding, smaller window sizes, and round pilasters framing the centered entry from this period (Map #61, 125 W. Monroe St). On the opposite corner, at the north end of the west side of the square, the First National Bank replaced its 1850s corner building with a new Classical Revival building that expanded south to double its footprint while reducing its height from three stories (Map #23, 101 S. Jefferson St). The Bedford stone building was designed by architect Paul V. Hyland of Chicago as a tall one-story building with a mezzanine, with all banking offices on the first story. Paul V. Hyland practiced from the 1900s to 1930s, known for designing practical, modern commercial and bank buildings throughout the Midwest. Completed in 1923, the Classical Revival design of the First National Bank includes a symmetrical façade on Jefferson St, flanking fluted columns, pilasters on the corners and along the Monroe St façade, pronounced cornice line, and a solid parapet with central emphasis. The bank also stands out as the only stone building on the square.

The first major façade remodels in the Mount Pleasant Downtown Historic District were also completed in this period, a trend that would characterize improvements in downtown Mt Pleasant through the 1970s. In November 1918, the Masons (Henry Lodge No. 8) acquired the large three-story 1866 Kaster Block at 115 N. Main St, moving into the old hall on the third floor. In 1923, the building underwent an extensive renovation, including a new façade and a rear theater addition designed by architects Owen, Payson & Carswell of Kansas City. The design was likely by local architect Robin Carswell, who managed the firm's office in Fort Madison at the time. Later newspaper references also noted the brick building as remodeled, not rebuilt.[672] The new façade utilized a variegated brown / dark red brick, with elaborate stone decorative elements reflecting the Classical Revival style including balustrades, cartouches with Masonic symbols, and ornamental frieze with cornice line. The Masons celebrated the opening of their new quarters on May 19, 1924, and the Temple Theatre opened on the same day (115 N. Main St, Map #73).[673]

[672] Naumann, *Architectural and Historical Resources of Mount Pleasant,* 1991, E21, E23; *Mt Pleasant Daily News*, August 25, 1923, 3; *Mt Pleasant Daily News,* October 23, 1923, 3; *Mt Pleasant News*, October 25, 1935, 1; *Mt Pleasant News*, January 2, 1948, 2
[673] *Mt Pleasant Daily News,* April 5, 1924, 1; *Mt Pleasant Daily News*, May 19, 1924, 1; "Masonic Temple is Dedicated with Great Solemnity," *Mt Pleasant Daily News,* May 20, 1924, 1

The project spurred a façade remodel for the building immediately to the south owned by Dr. J.J. Pitcher (109-111 N. Main St, Map #72). In November 1924, the *Mt Pleasant Daily News* reported that Dr. Pitcher was putting a new front on the building to create a double storefront space.[674] The façade remodel used a variegated dark red brick popular at the time and reflected the simple modern brick designs of this period, with a symmetrical façade, Chicago windows (picture windows flanked by double-hung windows), a soldier-course brick band above the windows, rectangular frieze panels, and a stepped parapet. The nameplate "Pitcher" remains centered on the building.

Figure 176. Masonic Temple Theatre at 115 N. Main St (1923, Map #73) (McCarley, November 2025)

Figure 177. Conoco Service Station at 209 E. Washington St (1931, Map #133) (McCarley, November 2025)

The only extant building in the Mount Pleasant Downtown Historic District constructed from 1925 to 1935 was the Tudor Revival brick service station built in 1931 for Continental Oil Company. While historic maps and city directories show several other service stations built on corners in the downtown and stretching along the Washington St corridor, this gas station is the earliest one to remain standing. The building was described at the time as a modern English Type brick service station. The construction resulted in the move of the Italianate house at this corner directly to the north, with the house remaining facing south rather than rotated towards the side street (107 S. Harrison St, Map #134). The new Continental Oil Station at the corner was constructed in spring 1931, noted as "one of the most attractive in town" and equipped with six pumps.[675] This brick filling station at 209 E. Washington reflects the Tudor Revival style with a steep front gable and side gables with flared eaves (Map #133). While the property has been converted into other commercial purposes with some modifications, it clearly reads as a historic filling station set back on this corner lot.

Two public buildings constructed in the middle of the 1930s in Mt Pleasant reflect traditional architectural elements interpreted in the modern context. The United States Post Office, built as part of the Public Works Administration's national initiative, was designed by the U.S. Treasury Department, with the building's cornerstone listing key figures involved in its construction. Louis

[674] *Mt Pleasant Daily News,* November 5, 1924, 3
[675] *Mt Pleasant News,* May 9, 1931, 3; "Lankford, Meeker Lease Oil Station," *Mt Pleasant News,* July 3, 1931, 1

A. Simon, supervising architect for the U.S. Treasury from 1934 to 1939 and later the Federal Works Agency's Public Buildings Branch, oversaw the project. Wyatt C. Hedrick, a prominent architect based in Fort Worth, Texas, was responsible for the design. He worked significantly in the Stripped Classical style, with his designs including post offices in other states and representing a wide range of historical and modern styles. With its extensive university and government work, his firm was once the third largest in the United States. Completed in 1936, the post office was the first dedicated facility for the postal service in Mt Pleasant, built on the corner lot to face N. Jefferson St with a mailing platform at the rear (200 N. Jefferson, Map #55). The building reflects the Stripped Classical style, popular in the 1930s for governmental buildings, along with "sand finished" brick ranging in color from buff to light tan with pink or autumn tones. The symmetrical façade features a centered double-door entry with tall transom windows and sidelights, tall multi-light windows framed by curved brick, limestone bands, and a short parapet with a simple limestone cornice. The original granite pillar lights on the front steps further complement the design. Three canvas murals remain on the interior, adding to the building's historic character. Bedford limestone salvaged from the demolished Y.M.C.A. on this site was re-cut in Indiana and used in the construction of the new City Hall at 220 W. Monroe St (Map #24). The building was part of a broader effort to improve local infrastructure during the Great Depression while providing employment. This building was designed by architect William Weibley of Burlington, who worked throughout southeast Iowa from the 1910s to 1930s and designed City Hall in Burlington in 1924. Discussions for the City Hall began in the late 1920s, with construction advancing in 1935 thanks to funding from the Public Works Administration. The building included space for the city council, mayor's office, fire department, and police station, resulting in a main symmetrical section of the building with a wing. The building incorporates Classical Revival elements such as the symmetrical main block, pilasters, entry flanked by pilasters and capped by an entablature with round arch and rosette windows, and jack arch lintels above the windows. At the same time, the projecting gable above the entry and the gable roof with stepped ends also evoke the Dutch Colonial Revival style, adding a distinctive touch to the building's overall appearance.

Figure 178. U.S. Post Office (200 N. Jefferson St, 1936, Map #55) (McCarley, November 2025)

Figure 179. City Hall (1936, 220 W. Monroe St, Map #24) (McCarley, November 2025)

Figure 180. Hoaglin's Variety Store (103 S. Jefferson St, 1936, Map #22) (McCarley, November 2025)

Figure 181. Bergdahl Building and Virden Building (1937, 126 N. Main St, Map #88, 124 N. Main St, Map #89) (McCarley, November 2025)

These two public projects spurred improvements in the Mount Pleasant Downtown Historic District, focused on new façades and storefronts for commercial buildings that provided a modern appearance. Hoaglin Variety Store on the west side of the square at 103 S. Jefferson St (Map #22) was notable as the first full façade remodel in the 1930s, a model of modernization of old buildings that would continue to be adopted for downtown projects for the next several decades in lieu of demolition and new construction. In February 1936, Wilfred Hoaglin announced that the entire front was being demolished and rebuilt from sidewalk to roof with new brick, with the new storefront to have two entrances with double swinging doors and large display windows. Interior remodeling would also modernize the commercial space on the first story and apartment on the upper stories. The grand opening of the remodeled Hoaglin Variety Store was held on May 2, 1936.[676] The new façade of the three-story, double-storefront building was rebuilt utilizing multi-color tan brick with red overtones. The six windows on each story have simple stone sills with no lintel detail. A row of soldier bricks extends across the top of the third story windows, with diamond stone accents. The frieze has three rectangular panels of brick, with square stone corners. The center panel includes "Hoaglin" on a stone name plate. These simple architectural details for commercial buildings would continue to be reflected in new and remodeled commercial buildings in downtown Mt Pleasant for the next decade. Similar to the work completed for the Hoaglin, the brick façades were removed and rebuilt for the Virden building at 124 N. Main St (Map #89) and building to the north at 126 N. Main St (Map #88) in 1937. While two separate buildings and owners, the final façade design with buff brick shows coordination for the two projects, with the simple brick rectangular outline around the windows of both buildings. The design for each building is identical, with a recessed storefront entrance with large display windows, black tile bulkheads, transom windows, and upper story entrance at the right. The second story has a pair of windows flanked by single windows, set into simple brick openings with rowlock brick sills and no lintel details. The full two-story façade remodel of the K.A. Bergdahl and Virden buildings

[676] "Will Remodel Hoaglin Variety," *Mt Pleasant News,* February 27, 1936, 1; "Grand Opening of Hoaglin Variety," *Mt Pleasant News,* April 30, 1936, 1

was highlighted as the latest fronts to be installed in Mt Pleasant business buildings in August 1937. The overall appearance was noted as streamlined, with the storefront including black glass at the bottom for a striking appearance.[677] This black tile remains visible on the Bergdahl half at 126 N. Main St.

While these buildings utilized a tan or buff brick popular in this period, Jacob Ernst completed two façade remodels in this period that chose traditional red brick. In June 1938, he remodeled the building at 121 N. Jefferson St (Map #40) with a "new front installed from the sidewalk to the top of the building."[678] The building has a brick façade that is darker than the 19th century red brick. It features a simple rectangular outline on the frieze, with windows set in simple openings accented by buff brick rowlock sills and soldier brick lintels. In September 1940, the *Mt Pleasant News* announced a remodel for his two-story building on the west side of the square at 111 S. Jefferson St (Map #19) that included an entire new façade with a similar design. The new façade would hopefully be the first of a series of new fronts on the west side.[679] The building also has the same medium-dark red brick, with buff brick used for the soldier brick lintels and double rowlock brick sills as accents. There is no brick rectangular outline detail on the frieze of this later building, though one course of brick is slightly projected. The storefront was remodeled similar to the building on N. Jefferson St, with a recessed entrance, black tile bulkheads under large display windows, and the second story entry with transom at the right. These shared design elements visually link the two buildings, located a block apart.

Figure 182. Ernst Building (111 S. Jefferson St, 1938, Map #19) (McCarley, November 2025)

Figure 183. Masters Building (1937, 225 W. Monroe St, Map #28) (McCarley, November 2025)

While these projects improved several downtown buildings, new construction was limited through the end of the 1930s and into the 1940s. The Masters Building built in 1937 at 225 W. Monroe St (Map #28), across from the new city hall, was highlighted in May 1939 as the only entirely new business building constructed in Mt Pleasant in recent years. The building housed the plumbing and tin business of G.C. Masters, with apartments on the second story.[680] G.C. Masters acquired

[677] "New Front on Two Store Rooms," *Mt Pleasant News,* August 14, 1937, 1
[678] *Mt Pleasant News,* June 2, 1938, 8
[679] "New Front for West Side Building," *Mt Pleasant News,* September 5, 1940, 1
[680] "Masters Equipped to Take Care of Furnace, Tinning, Plumbing Needs at New Shop on West Monroe Street," *Mt Pleasant News,* May 22, 1939, 3

and demolished the house at the northeast corner of W. Monroe and Jackson streets to the west of McLeran's music store in August 1937, with a two-story brick commercial building constructed by K.A. Bergdahl on the site. The building was constructed with an attached garage at the rear and laundry facilities in the basement.[681] The construction of the building at the west end of this 200 block of Monroe St fully extended the downtown to the end of this building. The design of the two-story brick building was similar to Hoaglin Variety Store in the use of buff brick, simple rectangular brick detail, stone accents, and concrete cap. The building has paired windows with rowlock sills and no lintel detail, rectangular outline in brick across the frieze, individual stone letter blocks to spell Masters within the rectangle, and a 1937 date plate centered on the building. A few years later on the block to the south, a smaller one-story building was constructed at 217 W. Washington St (Map #12) in 1941 for James Gass, proprietor of the Modern Laundry. The building was a combination of concrete block construction with a brick façade, with the brick front simply adorned with brick dentils delineating the frieze. This smaller one-story size and the combination of brick and concrete construction would be reflected in several buildings in the years following World War II.

Two additional remodeling projects involving existing buildings occurred in the early 1940s, just before World War II began to significantly affect construction activity across the country. The two-story building constructed around 1857 on the north side of the square at 117 W. Monroe St (Map #65) underwent a major remodel in early 1941, during which the façade was demolished and rebuilt prior to Lane's Ready to Wear moving in that March. The new façade featured orange-blond brick with simple architectural detailing. The second-story windows were finished with rowlock sills and a lintel composed of three courses of projecting brick with modest shoulders. The frieze includes two projected bands of three brick courses extending across most of the upper façade, and the parapet is capped with a course of rowlock brick. The new storefront included a tile floor, which appears to remain intact. The Henry County Courthouse (Map #120) was also remodeled to achieve a more modern, streamlined appearance. This work was prompted in 1942 by the deterioration and disintegration of the terra cotta blocks forming the decorative balustrade at the top of the building. The parapet was removed down to the cornice of the building and replaced with a simple Bedford stone wall. After the entire exterior surface was fully sandblasted, the final appearance was reported to resemble the new Iowa courthouses constructed within the previous five years. Work on the courthouse was completed in 1943.[682]

[681] "Property Sold to G.C. Masters," *Mt Pleasant News*, August 10, 1937, 1; "Razing of Local Residence," *Mt Pleasant News,* August 31, 1937, 1; "Block Going Up Rapidly," *Mt Pleasant News,* November 2, 1937, 1
[682] "Blueprints Show Courthouse Plan," *Mt Pleasant News,* August 18, 1942, 1; "Courthouse Work Nearing Completion," *Mt Pleasant News,* April 5, 1943, 1

Figure 184. Modern Laundry (1941, 217 W. Washington St, Map #12) (McCarley, November 2025)

Figure 185. Henry County Courthouse (100 E. Washington St (1914, 1943, Map #120) (McCarley, November 2025)

Façade remodeling continued in the years immediately after World War II, driven by fires and a revitalized economy. A fire in late 1945 prompted the spring 1946 remodel of the 1883 building occupied by the Mt Pleasant Fruit Supply Co on the east side of the square at 114 S. Main St (Map #110), the original south section of the Schliep Block. Owners Roy Bacino and Gino Sodini rebuilt the façade using variated red brick, with accents in a redder brick that included a rowlock course above and below the second stories and a basketweave panel on the façade. Thus, this building has simple decorative brick details similar to the buildings in the previous decade. Other remodels of this period adopted a simple brick façade without even simple decorative elements. Work was underway for Shannon Dry Cleaners at 129 N. Jefferson St (Map #44) in October 1945 for a new façade on the upper two stories of their 1869 building at the corner. The new façade utilized variegated dark red brick with no decorative features aside from intermittent header rows. The windows were set into simple brick openings with concrete sills and no lintel details. A variegated dark red brick was also utilized for the new façade for the hardware store of George E. Crane at 106 S. Main St (Map #107) in spring 1945 after a December 1944 fire. The new façade likewise has no decorative detail, and the windows are set in simple openings with rowlock brick sills and no lintel details. The earlier cast iron columns were retained in the storefront remodel. Buff brick was utilized for the spring 1947 remodel of the McLeran Music Store at 217-219 W. Monroe St (Map #29). The entire front of this combination commercial-residential building was rebuilt and moved a few feet forward to align with the other commercial buildings on the block. The new buff brick façade features simple window openings with rowlock brick sills and no lintel details. The 219/west half of the building was fitted with large storefront windows, with the entry moved to the east. The 217/east half retained the configuration of the early residential design, continuing to reflect the unique design of this building with the east half as a residence and the west half as the store. These postwar façade remodels reflect a shift towards even simpler, more functional designs, contributing their own architectural vocabulary to downtown Mt Pleasant.

Figure 186. Mt Pleasant Fruit Supply Co (1946, 114 S. Main St, Map #110) (McCarley, November 2025)

Figure 187. McLeran Building (1947, 217-219 W. Monroe St, Map #29) (McCarley, November 2025)

With façade remodels rather than demolition and new construction on the blocks in the core of the Mount Pleasant Downtown Historic District, new commercial construction occurred on the blocks adjacent to the square, reflecting similar architectural themes and typically shorter heights. Several of these buildings were constructed for the automotive industry. On the block to the east of the square, C.D. Swailes Auto Service constructed a garage building at 109 S. Adams St (Map #118) in 1945, north of Donald's Shell station on E. Washington St. This one-story building has a buff brick front, with concrete block construction for the remainder of the building. The large windows on the façade have rowlock brick sills, a soldier brick course stretches across the façade above the entries and windows, and two header brick courses extend across the upper façade. A buff brick façade was utilized in combination with tile block construction for the remainder of the building for the new buildings for Taylor Motors constructed by Ed Taylor at 203 S. Jefferson St (Map # 7) in summer 1947. The *Mt Pleasant News* noted it was "another fine building to Mt Pleasant's unusually fine array of garages." The garage had more refined features than the typical functional garage, with Streamlined Moderne elements noted in the curved corner of the building and horizontal elements. The second story of the façade between the rounded corners steps out slightly over six courses of brick. The plate glass windows were set at an angle for better views into the show room and a section of glass brick attracted attention when lit at night. The building included space for a show room, repair shop, and office space at the front of the second story. While the two-story front portion lent a taller presence for the building, the majority of the building was only one story. Further to the west of the northwest corner of the square, Universal Motors Company constructed a new building in 1948 at 300 W. Monroe St on the site of the former Ira Jones brick residence. This two-story corner building utilized a simple commercial design with variegated red brick for its Ford showroom at the corner, with the shorter one-story garage section constructed with concrete block wrapping around the corner section.

This trend of simple tile block buildings, typically with brick façades, constructed on blocks adjacent to the square continued in the early 1950s, with one notable exception of a more refined design for a professional office. In 1952, a new building was constructed for Henry County Supply Co-op at 207 E. Washington St (Map #132, later façade remodel) by William Reschly of Olds.

The new one-story building featured tile block construction with a brick façade, with a rear warehouse extending from the service part of the building on the east.[683] With the success of Taylor Motors at 203 S. Jefferson St (Map #7), Ed Taylor demolished a house on the lot across the street to create a used car lot in 1949. In summer 1953, Orville Eddingfield constructed a one-story building on this lot at 204 S. Jefferson St (Map #6) designed to display used cars.[684] Similar to the 1947 Taylor building, this building featured a buff brick front and otherwise tile block construction. The rounded northwest front corner of the building reflected the earlier Taylor Motors building across the street, visually connecting these properties. Skerik Parts Service Company, which had previously been located one block east of the square, moved in 1955 to a new one-story building one block west of the square at 104 N. Jackson St (Map #27). This simple one-story building with large plate glass windows utilized a multi-color tile block for its construction, which was used for the façade as well. Among these buildings, one building constructed in this period stands out for a more refined design, constructed for the medical office of Dr. William Megorden. It was noted as "one of the nicest of this type" in the area in March 1952 when the office opened in their new location at 204 N. Jefferson St (Map #53).[685] The one-story brick office building was a standalone professional office building, marking a shift from the traditional practice of professional offices being located on the second story of downtown buildings and introducing a new building type. The design incorporated elements of 1950s commercial buildings and the Early American style, with a vertical entry section with broken pediment and pilasters, cornice with dentils, and front window wall featuring rectangular windows and a planter.

Figure 188. Taylor Motors (1947, 203 S. Jefferson St, Map #7) (McCarley, November 2025)

Figure 189. Megorden Building (1952, 204 N. Jefferson St, Map #53) (McCarley, November 2025)

683 "Henry County Supply Co-Op to Erect Building," *Mt Pleasant News,* July 17, 1952, 1.
684 *Mt Pleasant News*, January 22, 1948, 5; *Mt Pleasant News*, August 2, 1949, 1; *Mt Pleasant News,* June 30, 1953, 1; *Mt Pleasant News,* November 10, 1953, 2
685 *Mt Pleasant News*, April 19, 1951, 1; *Mt Pleasant News,* March 24, 1952, 1

Figure 190. Insurance Plan Savings and Loan Association (1952-53, 101 N. Jefferson St, Map #32) (McCarley, November 2025)

Figure 191. Buildings at 121 W. Monroe St (1952, Map #63), 119 W. Monroe (1952, Map #64), and 117 W. Monroe St (1941, Map #65) (McCarley, November 2025)

By the early 1950s, façade remodels fully embraced a simple, streamlined aesthetic. One of the largest projects was for the Insurance Plan Savings and Loan Association building at the northwest corner of the square at 101 N. Jefferson St (Map #32). The exterior of this circa 1852 corner building was veneered with limestone and Roman brick in 1952 transforming its appearance into a modern, sleek design. The streamlined horizontal bands evoke elements of the International style. The Shadow-Tex Roman brick is a propriety brick shorter in height than a typical Roman brick with a roughcut projecting center band that creates a shadow and overall further emphasized the horizonal lines for this design. The Carl A. Nelson Co. of Burlington served as the contractor for the project, with no architect identified. Major façade improvements were also underway for two buildings on the north side of the square by July 1952, as work began on the foundation of the new exterior of this building.[686] These two façade remodels were completed while this major project for Insurance Plan Savings and Loan was under construction. Miles A. and Wilda Rukgaber purchased the circa 1857 three-story building at 119 W. Monroe St (Map #64) in September 1951. By July 1952, a new façade was being added for the Rukgaber Hardware store. As this project commenced, Mary Keith, the owner of the circa 1860 two-story building to the west at 121 W. Monroe St (Map #63), decided to remodel the façade of her building as well, choosing brick similar to the Rukgaber project.[687] Both façade remodels were completed by October 1952.[688] A light orange buff brick was utilized for both façades, with joint brickwork clearly indicating that the two projects were undertaken simultaneously. Both buildings feature simple window openings with rowlock brick sills and a lack of any decorative detail, further reinforcing the minimalist design of the period.

[686] "Start Work on Savings and Loan Building," *Mt Pleasant News,* June 24, 1952, 1; *Mt Pleasant News,* July 17, 1952, 1; "Third Major Improvement in Business Area," *Mt Pleasant News,* July 25, 1952, 1; "Insurance Plan Savings & Loan Association," *Mt Pleasant News,* May 20, 1953, 9
[687] "Third Major Improvement in Business Area," *Mt Pleasant News,* July 25, 1952, 1
[688] "O'Connor Store Presents Fine New Appearance," *Mt Pleasant News,* October 17, 1952, 1

The adoption of the theme of "United for Progress" in Mt Pleasant in the late 1950s resulted in a flurry of new façade remodels and storefront remodels around the square and adjacent blocks. Façade remodels completed for the oldest buildings on the west side of the square led the *Mt Pleasant News* to declare in September 1957 that the "improvement of the appearance of the west side of the square has been remarkable."[689] Two buildings at the north end had been previously improved with new façades, the Hoaglin Variety Store in 1936 (Map #22) and the Ernst Building in 1940 (Map #19). A façade remodel for the building to the north of the latter at 109 S. Jefferson St (Map #20) was underway in February 1957 for Wilfred Hoaglin. The grand opening in April included congratulations from H. Eugene Smith, likely the contractor for the project.[690] This design utilized buff brick, with a rectangular detail and stone accents on the frieze reflecting an earlier period that visually linked it to the other Hoaglin building to the north. The storefront bulkhead and frieze features Roman brick in stacked bond framed by concrete bands. The building has windows set into simple openings with concrete sills and an upper façade with a rectangular brick outlined with a stone rectangular panel and stone accents in its center. On the other side of the Ernst building, work on the new façade for Kennedy's Dairy at 113 S. Jefferson St (Map #18) started in March 1957. The new façade utilized buff Roman brick, with a simple inset rectangular panel of stacked horizontal brick inset on the center of the frieze accented by inset squares of vertical brick on either side. The windows were set in simple openings with no lintel detail and concrete sills. Two doors to the south, the remodel for Ruby Dry Cleaning 117 S. Jefferson St (Map #16) was the simplest of this set, the third in the year that was "rapidly changing the appearance of that side of the square."[691] This façade utilized a multi-color buff and tan Roman brick with no decorative detail. On the opposite side of the square, the front of the building at 116 S. Main St (Map #111) had been removed in June 1958, with the upper portion expected to be rebuilt by the end of the week for Paul B. Jericho who was having the building remodeled for the Seifert's Ready-To-Wear Company of Ottumwa.[692] Unlike the other remodels in this period, the upper portion of this new façade was built with red brick with no decorative detail, with windows set into simple openings with rowlock brick sills. Interestingly, buff Roman brick was utilized for the storefront level. Further to the north, off of the square, the former Ely grocery store at 116 N. Main St (Map #93) was remodeled with a new façade prior to the opening of Geraldine's Little Prince and Princess Shop in August 1959.[693] This modern façade utilized buff Roman brick with no decorative detail, with windows set into simple openings with no lintel detail and concrete sills. The buff Roman brick carries down to the storefront, which appears to retain aluminum storefront windows and door from this remodel.

[689] "New Front Completed," *Mt Pleasant News,* September 25, 1957, 1
[690] "New Front," *Mt Pleasant News,* February 20, 1957, 1; *Mt Pleasant News,* April 8, 1957, 6
[691] "Ruby to Remodel West Side Building and Move to Site," *Mt Pleasant News,* July 2, 1957; "Third New Front on West Side," *Mt Pleasant News,* October 28, 1957, 1
[692] "Seifert's Ready-to-Wear Company Leases Location," *Mt Pleasant News,* May 19, 1958, 1; "Ready for New Front," *Mt Pleasant News,* June 21, 1958, 1; "Seiferts to Open Friday," *The Mount Pleasant News,* July 30, 1958, 1
[693] "Opening New Children's Wear Shop," *Mt Pleasant News,* August 10, 1959, 1

Figure 192. Buildings at 113 S. Jefferson (1957, Map #18), 111 S. Jefferson (1940, Map #19), and 109 S. Jefferson (1957, Map #20) (McCarley, November 2025)

Figure 193. Buildings at 114 S. Main St (1947, Map #110) and 116 S. Main St (1958, Map #111) (McCarley, November 2025)

Two additional standalone office buildings were constructed on blocks north of the square in the late 1950s, following the shift to this type of building at 204 N. Jefferson by Dr. William H. Megorden in 1952. An available lot between this building and the post office at the corner was purchased by Eugene McCoid in 1956, with plans announced to build a new law office at this location. On March 5, 1957, McCoid & McCoid, Attorneys at Law, announced that they were now located in their new office building at 202 N Jefferson St (Map #54), with the office consisting solely of Eugene C. McCoid.[694] The design of the building reflects several characteristic elements of small office buildings in this period and the Wrightian style, characterized by the horizontal lines and cantilevered broad eave with wide fascia board.[695] The thickened roofline emphasizes the horizontal element at the top on the building, extending beyond the walls of the building as a wide eave. The north/left portion of the façade is recessed under the thickened roofline, with a vertical brick wall element at the north end. The entry and front window are recessed into the volume of the building, with a brick planter providing a connection with nature. Horizontal window bands are placed high on the side elevations. Features of the Wrightian style are also reflected in the dental clinic building constructed for Dr. Robert Wettach by contractor H. Eugene Smith at 202 N. Main St (Map #84) to the north of the library. Per his son Robert L. Smith, the two men were friends, and H. Eugene Smith both designed and constructed the building for Dr. Wettach.[696] A building permit for a new dental clinic was issued in August 1958, and the grand opening of Dr. Wettach's new office building was held on April 5, 1959.[697] This building also reflects the Wrightian style, with horizontal lines, band of windows, and a low pitch roof with overhanging eaves with a wide fascia. The original building was designed with a center section that projected forward, with the corner to the south side recessed under the wide, low gable roof.

[694] *Mt Pleasant News,* October 4, 1956, 1; *Mt Pleasant News*, March 5, 1957, 8
[695] Stylistic definitions for mid-century commercial architectural styles were taken from the *Washington State Guide to Modern Commercial Architecture, 1930-1975* (Washington Department of Archaeology and Historic Preservation (DAHP), November 2021).
[696] Robert (Bob) L. Smith, Mt Pleasant, interview with Pat White, Mt Pleasant. December 4, 2025
[697] "Dr. Wettach to Build Office," *Mt Pleasant News,* January 21, 1958, 1; *Mt Pleasant News,* April 3, 1959, 8

This recessed corner provided cover for the main entry, with the corner of the roof supposed by a metal column on a low brick wall that also serves as a planter.

Figure 194. McCoid Building (1957, 202 N. Jefferson St, Map #54) (McCarley, November 2025)

Figure 195. Wettach Building (1958, 202 N. Main St, Map #84) (McCarley, November 2025)

While no architects were listed as practicing in Mt Pleasant in this period, two local general contractors were noted in the 1960 city directory: H. Eugene Smith Construction Company and Francis L. Smith & Son. Despite sharing the Smith name, the two were not directly related. Francis L. Smith (born 1910 near Trenton to Harlan and Clara Egli Smith) farmed and raised registered Angus cattle before working as a contractor from the late 1940s until 1979, constructing numerous houses and buildings in Mount Pleasant and the surrounding area. His business was located at 1000 E. Washington St in 1960.[698] H. Eugene Smith was active on larger projects in Mt Pleasant and the surrounding region, including several downtown building and remodeling projects. Harry Eugene Smith (born in 1925 to Harry C. and Cecilia Riley Smith) began his construction business in 1952 with a house on E. Monroe St, taking on additional projects through the 1950s including several cited in the downtown. His business office was located in 1960 on the west side of the square at 127 S. Jefferson St (demolished). On October 26, 1961, he incorporated as the H. Eugene Smith Construction Company, which he owned and operated for 43 years. Smith was a charter member of the Henry County Industrial Development Corporation, on the honor roll of the Master Builders of Iowa, and was a member of St. Alphonsus Catholic Church, Associated General Contractors of America, Iowa Land Improvement Contractors Association, and Southeast Iowa Builders Association, among other organizations.[699] H. Eugene Smith advertised construction for residential, commercial, and industrial projects.[700] Among other projects, H. Eugene Smith of Mt Pleasant was awarded the contract for construction of the new Hy-Vee supermarket in Fort Madison in October 1957, a large one-story building with a paved parking lot.[701] He subsequently constructed the Hy-Vee Food Store in Mt Pleasant in late 1959 on the Roy

[698] "Francis L. Smith," *Washington Evening Journal,* October 11, 2006, 1
[699] "Notice of Incorporation of H. Eugene Smith Construction Co," *Mt Pleasant News,* December 11, 1961, 5; "H. Eugene Smith, 68, dies," *Washington Evening Journal,* March 4, 1994, 7; Business file, HCHS clippings, Mt Pleasant Public Library
[700] *Mt Pleasant News,* April 3, 1959, 8
[701] "Constructing New Fort Madison Building," *Mt Pleasant News,* October 29, 1957, 8

Fleenor tract east of the Mental Health Institute grounds, a 10,000-square-foot brick building with ample on-site parking.[702]

Progress in downtown Mount Pleasant in the early 1960s continued to spur the modernization of older buildings in the Mount Pleasant Downtown Historic District. Several more façades were remodeled in a modern style, adding to the five façade remodels since 1956 for extant buildings. The Main Street Café was the first to complete their project, with contractor H. Eugene Smith installing a new buff brick and glass front on the building at 130 N. Main St (Map #86, later remodeled) in June 1960.[703] The West Side Café / West Side Tavern announced in June 1960 as this project was underway that they planned to extensively remodel their building at 119 S. Jefferson (immediately south of Ruby Dry Cleaners). The 1850s three story building would be reduced to a height of two stories, new brick façade installed, and interior remodeled (Map #15). This extensive project was completed by H. Eugene Smith for their grand opening in July 1961.[704] The design of this façade features buff Roman brick, a centered large picture window with flanking double-hung windows, simple concrete sill, and a lack of decorative detail. Work was completed at the same time on the Western Auto building to the south at 121 S. Jefferson St, which likewise included the removal of the third story and a new brick façade (demolished).[705] Further south on the block, the offices of H. Eugene Smith at 127 S. Jefferson St were remodeled with a new façade in February 1961, as the new construction season was kicking off (demolished).[706] H. Eugene Smith also completed the new brick façade for the Hi-Hat Café on the south side of the square at 110 W. Washington St by November 1961.[707] This façade lacks decorative detail similar to the other façade remodels over the last five years, but it utilized a variegated dark red brick. The upper windows are set in simple openings with rowlock sills, and the storefront retains its tan/orange/buff stone veneer, recessed entry, and aluminum windows and doors. To the northeast of the square, several blacksmith shops lined the 200 block of E. Monroe St for decades, with Sater's Blacksmith Shop at 205-207 E. Monroe St (Map #101) as the last listing for a blacksmith in the 1960 city directory. The property was improved in spring 1961 with the east portion completely demolished and rebuilt, interior of the west portion remodeled, and a new brick façade installed across the front of both parcels to create a unified building.[708] The Shadow-Tex Roman brick provides a strong horizontal emphasis for the building, a style of brick also utilized on the Insurance Plan Savings and Loan building in 1952. The multi-color buff and orange brick is similar to the medium range Shadow-Tex brick currently sold by the Belden Brick Company of Ohio. Several other buildings received more minor updates in this period, such as storefront remodels and interior renovations. Progress was also made when two city parking lots were also constructed in 1961,

[702] "Hy-Vee Food Store to Occupy New Building Here," *Mt Pleasant News,* September 15, 1959, 1; "Contract for Store Building," *Mt Pleasant News,* November 7, 1959, 1
[703] *Mt Pleasant News,* August 7, 1959, 3; "Installing New Front at Café," *Mt Pleasant News,* June 16, 1960, 1
[704] "New Front for West Side Building," *Mt Pleasant News,* June 18, 1960, 1; "Grand Opening Announced by Café," *Mt Pleasant News,* July 13, 1961, 1
[705] "New Front for West Side Building," *Mt Pleasant News,* June 18, 1960, 1
[706] "Improvements Under Way in Business District, *Mt Pleasant News,* February 23, 1961, 1
[707] *Mt Pleasant News,* November 13, 1961, 14
[708] "New Building Started for Sater Firm," *Mt Pleasant News,* May 29, 1961, 1; "Old Building Goes Modern," *Mt Pleasant News,* September 9, 1961, 1

providing support for downtown retail and professional businesses. These parking lots were developed on former residential properties adjacent to commercial properties.

Figure 196. Hi-Hat Café (1961, 110 W. Washington St, Map #3) (McCarley, November 2025)

Figure 197. Sater Blacksmith Shop (1961, 205 E. Monroe St, Map #101) (McCarley, November 2025)

The period from 1961 to 1966 saw a relative surge of new construction within the Mount Pleasant Downtown Historic District, mirroring the broader increase in development across the community following the opening of new industries. These new modern buildings continued to be located on blocks adjacent to the square, and they represented a variety of resource types. On the block to the east of the courthouse, St. Michael's Episcopal Church remained in their earlier building at 202 E. Washington St (Map #128). The older rectory to the west of the church was demolished in 1961, with a new one-story red brick residence with a low roof and wide eaves built into the hillside and oriented to face the Henry County Courthouse to the west (200 S. Adams St, Map #127). At the same time, the vacated First Baptist Church on the northwest corner of N. Main St and Madison St was sold to the Mount Pleasant Telephone Company in February 1960, who was located in the building to the north of this property. On January 18, 1961, announcement was made that the Iowa-Illinois Telephone Company had purchased a majority interest in the Mt Pleasant Telephone Company: "The former First Baptist church building and the present telephone company building would be razed to make way for a new, modern building, housing automatic dial telephone equipment."[709] On June 14, 1962, the *Mt Pleasant News* published a photo of the new Telephone Company building at 101 W. Madison St (Map #77), which was "recently completed by the H. Eugene Smith Company."[710] The design of the building reflects the Miesian style inspired by the work of Mies van der Rohe who taught at Illinois Institute of Technology (I.T.T.) in the 1950s and 1960s. This excellent "mid-century modern" building reflects this style in the functionalism, structural grid system, lack of ornament, large windows, brick panels, and flat roof with a minimal flush fascia and lack of eaves. An orange/tan brick was utilized for the large brick panels,

[709] *Mt Pleasant News,* February 17, 1961, 1; *Mt Pleasant News,* January 18, 1961, 1
[710] "Mt Pleasant Makes Many Gains and Changes in Year of Great Progress," *Mt Pleasant News,* November 13, 1961, 1; *Mt Pleasant News,* May 11, 1962, 2; "Telephone Company Building," *Mt Pleasant News,* June 14, 1962, 1; "Pat's Bystander Notes," *Mt Pleasant News,* January 23, 1963, 2; *Mt Pleasant News,* November 19, 1963, 2

contrasting with the black and gray elements including the exposed structural steel. Gray pre-cast concrete panels accent the southeast corner, with large window panels.

Figure 198. Iowa-Illinois Telephone Company (1962, 101 W. Madison St, Map #77) (McCarley, November 2025)

Figure 199. Mount Pleasant Professional Center and lower parking lot to west (1965, 207 S. Harrison St, Map #125) (McCarley, November 2025)

Elements of the Contemporary style are reflected on a set of specialized building types then constructed from 1963 to 1966. The earlier brick sheriff's residence and county jail building on the corner of the block to the south of the courthouse, adjacent to the heating plant, was demolished in 1963 for the construction of a new Henry County Jail and Sheriff's Quarters. H. Eugene Smith Construction Co completed the construction of this two-story brick building constructed on the hillside in December 1963 at 106 E. Clay St (Map #123). No architect is identified on the plaque on the building, so it appears designed by Smith or by the listed engineer, Stanley Engineering Co. The buff/yellow brick building reflects the Contemporary style popular in the 1960s, with its rectangular form, horizontal emphasis, wide eaves with a low pitch roof, and windows set in vertical bands. The heating plant for the courthouse to the west was then also clad in similar modern brick (Map #122). The commercial downtown further expanded its boundaries with construction of two office buildings and a drive-in bank on the periphery of downtown. The trends towards separate professional office buildings continued in this period. At the northwest corner of the downtown, a one-story concrete block building with brick veneer sections was built for Dr. Phillip Couchman and Dr. Mary Couchman on the site at 202 N. Jackson St, though it was set back on the lot and designed to face and utilize the city parking to the south along W. Madison St. This building with a current address of 205 W. Madison St (Map #46) has multi-color buff brick walls, inset section with a planter along the front windows, and vertical inset concrete bands with horizontal bands of windows. At the southeast corner of the downtown, the new Mt Pleasant Professional Center was constructed for four healthcare practitioners at 207 S. Harrison St (Map #125) to the south of Walgren's Market on the block east of the courthouse. Professional Office Buildings, Inc. of Wisconsin constructed this building, which was completed in spring 1965. The building is a two-story multi-color red brick and redwood structure built into the hillside on this block with an east entrance to the upper level from S. Harrison St and west entrance to the lower level from the 29-space parking lot to the west off of E. Clay St. The design reflects the

Contemporary style, with the low-pitched gable roof with wide eaves, horizontal emphasis, and inset redwood window sections. The parking area to the east of the building (Map #125b) and large parking lot to the west of the building (Map #129c) were intentional design features of the site, providing ample parking for the building. With the desire to provide drive-thru banking service, Henry County Savings Bank acquired four residential parcels to the north along the east side of N. Harrison St between E. Washington St and E. Monroe St in 1965. Construction of the drive-in facility was noted as underway by the end of 1965, with an open house held at the new drive-in facility on October 13, 1966. The design likewise reflects the Contemporary style, with a low-pitched roof with wide eaves, redwood siding, and inset vertical bands that include windows. This building was later moved in 1975 to the opposite side of the edge of downtown at 203 S. Jackson St for the construction of a new bank on this eastern site.

The final specialized commercial building constructed in this period in this set of new buildings on the periphery of downtown was a grocery store. Grocery stores were a business type that were historically located throughout several locations in downtown Mt Pleasant that struggled to compete in their historic locations with new grocery stores that had opened in locations with convenient parking lots. Benner Food Store was the first to build a new store in a location with parking just to the east of the square and the courthouse at 204 E. Washington St in 1952 (Map #129, replaced by a new building in 1972, later remodeled). Hy-Vee then opened with ample parking on the far east edge of town at 1300 E. Washington St in 1960. The former Weir & Russell lumber company at 106 N. Jackson St, the northwest corner of the block behind the buildings on N. Jefferson and W. Monroe St was sold by the Weir family to Eric "Bud" Waugh of Tipton in summer 1965. The lumber company building was demolished, with excavation for the foundation and grading work for the new Super Valu Market started in November 1965. The new modern building was 55 by 115 feet with paved parking for 33 cars, constructed for $70,000 by Francis L. Smith & Son. A grand opening for Bud's Super Valu, located at 106 N. Jackson St (Map #26) just to the northwest of the square and south of the new Couchman Clinic, was held in March 1966, highlighted as a new business for Mt Pleasant that opened in the downtown.[711] This building was more utilitarian in design, constructed of concrete block construction with decorative protruding blocks across the frieze of the west and north sides of the building. The building was set back from the corner, with ample parking to the north and west of the building. The parking lot (Map #26b) was an intentional design feature of the site, supporting the new needs of the type of retail business.

[711] "Tipton Man Buys Weir Building for New Market," *Mt Pleasant News,* July 6, 1965, 1; *Mt Pleasant News,* November 12, 1965, 1; *Mt Pleasant News,* March 15, 1966, 1; "Many New Commercial Buildings and Changes in Year," *Mt Pleasant News,* December 31, 1966, 1

Figure 200. Bud's Super Valu (1966, 106 N. Jackson St, Map #66) (McCarley, November 2025)

Figure 201. Burton Chiropractic at 119 N. Main St (1966, Map #74) and Dyall Building at 121-123 N. Main St (1965, Map #75) (McCarley, November 2025)

After the flurry of façade remodeling from 1956 to 1961, driven by the push for progress in Mt Pleasant, there was a pause before additional projects were completed in the middle of the 1960s. Charles Dyall, who owned both halves of the building at 121-123 N. Main St (Map #75), undertook a façade remodeling project in June 1965 to modernize the front of the entire building (Map #75). This new façade removed the earlier oriel windows of this building constructed in 1894 and installed a simple modern red Roman brick façade with no decorative detail. Each of the storefronts is recessed within the mass of the building, with aluminum windows set on a brick bulkhead. The upper windows are set into simple openings with concrete sills. The two-story 1867 building at 119 N. Main St (Map #74) to the south of this building, and to the north of the Temple Theater, was then remodeled with a new façade for chiropractor Dr. Charles Burton in June 1966. This simple brick façade utilized a tan/orange Roman brick, with a lack of decorative detail and similar window details as the Dyall Building. The storefront area was distinguished with Roman brick in stacked bond, and the aluminum door entry was recessed slightly into the mass of the building (an upper story entry was later filled in). Several remodeling projects in the early 1960s that included a façade remodel noted the removal of a third story of an 1850s or 1860s buildings, which were underutilized with a lack of upper spaces for housing or professional offices. One example of the removal of a third story is the Central States Mutual Insurance Association building at the northwest corner of the square (125 W. Monroe St, Map #61). In February 1965, the *Mt Pleasant News* announced that the demolition of the third story would begin soon by contractor H. Eugene Smith, noting "removal of the third story is expected to enhance the appearance at that corner of the square." The alteration of the building from three story to two story was highlighted as one of the key improvements in downtown in 1965.[712] At the same time, the earlier 1894 façade was left intact on the second story, and the 1919 bank remodel was left intact on the first story. Thus, the resulting appearance of this building reflects three periods of historic development in downtown Mt Pleasant. The removal of third stories of downtown buildings was also recommended in the 1967 comprehensive plan.

[712] "To Remove Third Story," *Mt Pleasant News,* February 26, 1965, 1; "Year of Growth and Many Changes in Mount Pleasant," *Mt Pleasant News,* December 31, 1965, 1

Façade remodeling remained relatively limited through the remainder of the 1960s compared to the earlier surge, with only three other projects completed by 1971. Wilbur P. "Bud" Conrad moved in 1969 from his location at 208 N. Main St (Map #82) south to 120 N. Main St (Map #91) in 1969. That same year, Ed Walker acquired the property to the south at 118 N. Main St (Map #92), with both buildings remodeled with new façades in spring 1969.[713] While both façade remodels were completed at the same time and lack any decorative details, each building has its own distinct appearance due to the brick selection. Bud's Flower Shop utilized red brick for the façade and storefront, with large storefront windows, recessed store entry, upper story entry at left, and two upper windows set into smaller simple openings with concrete sills. The Walker Building features a buff/orange brick for the façade and storefront, with large aluminum windows and recessed entry with transom on the storefront and upper windows in simple openings with concrete sills. The brick is similar but more orange than the brick for the 1959 façade remodel of the Smith Building to the south. The former Shellabarger meat locker building at 114 E. Monroe St (Map #104) was remodeled as the Professional Office Building, formally opening in July 1971 with the potential of up to 25 offices in the building. The concrete block building to the east was demolished as part of the project for parking (Map #104b), which was marketed to potential tenants. The exterior was clad in a multi-color tan Roman brick on the façade and east elevation, which faced the parking lot. The concrete block construction was clad in cheaper vertical wood on the west elevation, while remaining exposed on the south side. The brick façade facing E. Monroe St to the north was noted to be accented with white window trim and colonial style lamps.

New construction in the late 1960s and early 1970s was on the edges of the Mount Pleasant Downtown Historic District, starting with projects in the northern portion. Following the fire and demolition of the Presbyterian Church at the southwest corner of N. Main St and W. Madison St, across from the new Iowa-Illinois Telephone Company building on the northwest corner, this large site was sold in 1968 for the construction of a new Spurgeon's Department Store. Thus, a new one-story commercial building was constructed at the north end of the west side of the 100 block of N. Main St, adjacent to the recently remodeled Dyall Building. Issues delayed construction, with the store moving from the south end of the block at 101-103 W. Monroe St (Map #69) to this new location by its grand opening on September 24, 1970. Similar to other new buildings in this period, the building at 127 N. Main St (Map #76) was concrete block construction with a simple brick façade. It originally had a flat aluminum canopy with "Spurgeon's" on top. The front of the new building featured large show windows to either side of the recessed entry to display the latest fashions and home furnishings. The aluminum storefront windows have a simple concrete sill on the brick bulkhead, without any lintel detail or other decorative detail on the brick façade. The larger size of the former church parcel allowed for dedicated parking on site to the north of the building at the corner (Map #76b). To further address parking in this area, an additional city parking lot was developed in the middle of the block to the north at 209 N. Main St (Map #79) in 1969, with the adjacent telephone company parking also leased for public parking (Map #78). At the north end of the 200 block of N. Jefferson St, across from the former service station on the

[713] *Mt Pleasant News,* March 13, 1969, 5; *Mt Pleasant News,* March 13, 1969, 1

west side, a new one-story building was constructed at 210 N. Jefferson St (Map #51) for Sandy's Restaurant in 1971. The location of the building for this drive-in restaurant as set back on the parcel with parking and circulation around the building is part of the overall site development and design (Map #51b). The design of the restaurant included a Faux Mansard roof, vertical elements, and large windows, with later cladding altering its original appearance. However, the layout of the site remains intact for the building, now occupied by a pharmacy. Across the street at 209 N. Jefferson St (Map #50), the vacant service station was extensively remodeled or replaced in 1973, with an office building noted as completed for Virgil Hileman by December.[714] This concrete block building with a brick façade has a distinctive double-pitched Neo-Mansard roof that dates to this work, characteristic of this period. In the southeast corner of the historic district, a new building was constructed at 204 E. Washington St (Map #129) for Giant Food Store in May 1972 on the site of the Benner Food Store destroyed by fire in 1971, which was later remodeled for the police station. On the block to the south of the courthouse, a small office building was constructed at 104 E. Clay St (Map #121) by the Francis L. Smith Construction Co for attorney Donald Gartin in 1972. The one-story building features a buff textured Roman brick and a single-pitch Neo-Mansard roof.

Figure 202. Donald Gartin Law Office (1972, 104 E. Clay St, Map #121) (McCarley, November 2025)

Figure 203. Henry County Savings Bank (1975, 301 E. Washington, Map #137) (McCarley, November 2025)

The major new construction projects in downtown Mt Pleasant in the middle of the 1970s were related to financial institutions that had been a part of the community for decades, with the projects spurring additional business expansion in the downtown. Plans for the new Henry County Savings Bank at the east edge of downtown on the site of their drive-in facility on S. Harrison St between E. Washington St and E. Monroe St was announced in August 1973, with construction moving forward later in 1974 and completed in 1975. The new main bank opened on July 14, 1975, featuring full banking services including drive-in lanes and a community room in the basement. The design of the bank reflects elements of the Brutalist style, constructed primarily with pre-cast concrete forms with an aggregate finish. The symmetrical design has a raised center section that extends through the

[714] *Mt Pleasant News,* September 28, 1973, 6; "Fires, flood mark year in Henry County," *Mt Pleasant News,* December 28, 1973, 12

building with a taller heavy roof form and glass wall consisting of doors and windows. Concrete "columns" to either side of the glass wall support the heavy concrete roof form. Vertical recessed bands around the building have either full-height windows or concrete panels. The east side has a drive-in banking canopy designed with the building, reflecting the same precast concrete with aggregate and heavy concrete roof form. The modern bank was designed by Glen David Huntington of Becker and Associates of Alta, Iowa. The firm was started by Walter Becker as a design-build company, starting to work on bank designs in the early 1950s. By 1956, the company was primarily working on banks, both completing remodeling projects and new buildings. More than 400 bank projects were completed by the firm by 1979, primarily in small towns in Iowa, with 16 banks in various stages of construction in the Midwest when this project had been announced in 1973.[715] The site included parking lots to the south along E. Washington St (Map #137b) and the north along E. Monroe St (Map #137c). After the opening of the new bank, the "Uptown Bank" for Henry County Savings Bank (Map #23) continued to operate at the northwest corner of the square, and their 1966 drive-in facility on this site was sold and moved in August 1975 after the completion of the new building. The one-story building was remodeled and opened as a chiropractic clinic for Dr. Ledru Kauffman and his son Dr. Scott Kauffman, with Kauffman Chiropractic Center remaining in this building at 103 S. Jackson St (Map #11) on the west edge of the downtown core.

Figure 204. Home Furniture Store (1975, 204 W. Washington, Map #9) (McCarley, November 2025)

Figure 205. Capitol Savings & Loan Association (1976, 100 W. Washington, Map #2) (McCarley, November 2025)

The new building for Insurance Plan Savings and Loan on the south side of the square required the demolition of two buildings and spurred the construction of a new building on the block to the west. Plans for the new building on the entire east half of the block on the south side of the square resulted in the demolition of the large building occupied by Home Furniture and the former Standard Oil Service station. Home Furniture moved to the former Taylor Motors building at 203 S. Jefferson St (Map #7), but they expanded their total space with the construction of a new

[715] "Walter Becker: A mellow self-made man," *Des Moines Register,* June 24, 1979, 50, 4F; "Henry County Bank plans new building," *Mt Pleasant News,* August 21, 1973, 1; "Henry County Savings Bank – 84 Years of Progress," *Mt Pleasant News,* January 4, 1974, 6

building along W. Washington to the north of the rear of this building, demolishing an auto service building on that site. In April 1975, Home Furniture opened in their new location, with separate entrances for each of the buildings.[716] The one-story brick building features a single-pitch Neo-Mansard roof with shingles, large aluminum display windows, and a ramp for easy access in and out of the recessed Washington St entry (Map #9). The city parking lot was built to the west of this building in spring 1975 at the southeast corner of W. Washington and S. Jackson St (Map #10), with the former drive-in bank moved and remodeled in fall 1975 for Dr. Kauffman across S. Jackson St to the west (Map #11). With their site on the south side of the square available, Insurance Plan Savings and Loan proceeded with construction of their building in spring 1975. Kirk Gross Company of Waterloo designed and built this building, another firm that specialized in bank design and offered all services under one roof.[717] They also designed and built banks in Henry County in this period in Wayland and Winfield. On January 1, 1976, Insurance Plan Savings and Loan officially changed its name to Capitol Savings and Loan, opening in their new building under their new name in March 1976.[718] Other than service station on either end of this block, this building was the first entirely new building constructed on the square since the First National Bank in 1923 (which became Henry County Savings Bank in 1930). At the same time, the appearance of the buildings around the square reflected a more modern design with the simple brick façade remodels. The design for the Capitol Savings & Loan Association included a recessed corner entry under a projected Faux Mansard roof clad in wood that crowned this corner section. The walls at this northeast corner are constructed of concrete panels with vertical ribbing. The remainder of the east and north elevation has walls clad in brick veneer, with inset vertical bands consisting of single-light vertical windows with concrete panels with vertical ribbing above and below the window. A canopy for drive-thru banking extends from the south side of the building, reflecting the architecture of the building with a thickened flat roof and brick columns. The earlier city parking lot (Map #119) to the south provided convenient parking for this financial institution.

As these buildings were under construction, a visioning process for the future appearance of downtown Mt Pleasant was completed, as recommended by the central business district plan. In early 1974, Dr. Robert Lofgren, representing the beautification and renovation committee, conducted a survey of downtown business owners and residents to gauge interest in a cohesive theme for downtown improvements. The options suggested were either a turn-of-the-century motif or a more modern style. By January 1975, stakeholders in the downtown area had collectively agreed on a preference for the turn-of-the-century aesthetic.[719] Reflecting this shift, the third major construction project for a financial institution in downtown Mt Pleasant during this period embraces historical antecedents rather than contemporary design. Rather than construct a new building, Mt Pleasant Bank & Trust opted in 1974 to remodel their existing building at 102 S. Main St on the east side of the square, which had been remodeled and updated to include drive thru service in 1965. The bank

[716] "Home Furniture Announces Move," *Mt Pleasant News*, August 16, 1974, 1; *Mt Pleasant News*, November 2, 1974; "Open House," *Mt Pleasant News,* April 3, 1975, 1
[717] "New building for Insurance Plan," *Mt Pleasant News,* April 26, 1974, 1; *Mt Pleasant News,* March 24, 1975, 1
[718] *Mt Pleasant News,* January 13, 1976, 9; Jaynes*, Highlights of Henry County History 1833-1976,* 162, 173; *Mt Pleasant News,* March 18, 1976, 11
[719] "Chamber goals told," *Mt Pleasant News,* March 25, 1975, 8; "Council to exercise option on properties," *Mt Pleasant News,* June 6, 1974, 1

occupied the original double-storefront space of the Wallbank store, along with the rear ell along E. Monroe St. They expanded south into the storefront at 104 S. Main St, installing a new 58-foot façade on the east side of the square finished in "red brick in a Colonial design."[720] Elements of the Early American style were incorporated by Midland Architects into the design of this wide two-story building, including an entry with pediment and pilasters, quoins on the corners, bay windows, and multi-light double-hung windows. While Colonial buildings typically featured actual gable roofs, the façade remodel introduced a closed gable roofline on the parapet, maintaining the flat roof of the building. With an earlier building to the rear demolished, the drive-thru service was expended to three lanes at the rear along E. Monroe St, with a large low-pitch gable-roof canopy with large round wood columns constructed. This major project then set the stage for the remainder of the projects completed through the end of the 1970s.

Figure 206. Mt Pleasant Bank & Trust (1975, 102 S. Main St, Map #106) (McCarley, November 2025)

Figure 207. Building at 207 E. Washington St (1978, Map #132) (McCarley, November 2025)

The momentum to revitalize and reinforce downtown as the central business district continued through the 1970s, culminating in a series of projects as part of the "Operation Pride" initiative spanning four years from 1978 to 1981. Unlike the façade remodels of earlier decades, these projects focused on embracing the existing historic character of older buildings, sandblasting to reveal the original red brick, and façade improvements that incorporated "historic" elements of the Early American style. The restoration of the historic red brick buildings in the Mount Pleasant Downtown Historic District was a key component of creating the turn-of-the-century appearance for downtown. The Chamber of Commerce led these efforts in fall 1975 by sandblasting their building at 124 S. Main St (Map #114), constructed by O.V. Stough in 1883 and painted white since the 1920s. Their storefront was then remodeled in 1978 as one of the first Operation Pride projects, incorporating a multi-color red brick and segmental arch windows. In March 1976, Ed and Mary Longanecker began a phased renovation of the Colonial Apartments building at 115 E. Monroe St (Map #98) that started with sandblasting and tuckpointing the west side, with the project progressing around the building in subsequent years. Another major project to restore red brick concluded this series of downtown projects in 1981 with the sandblasting of the 1856 Brazelton

[720] "Expansion, remodeling plans detailed," *Mt Pleasant News,* January 23, 1974, 1; "Bank open house scheduled," *Mt Pleasant News,* January 1, 1976, 2; *Mt Pleasant News,* January 1, 1976, 6

Hotel for Panther Drug (Map #97). One of the first façade projects under "Operation Pride" in 1978 was the remodeling of the one-story former Henry County Supply Co-op building at 207 E. Washington St (Map #132) for Marvin Day and Alanson Elgar (D&E Enterprises) in the Early American style. This project involved cleaning the brick, applying a gray stone stain and antiquing stain on the original tan brick, and reconfiguring the façade openings to incorporate an exterior entry vestibule and four bay windows.[721] Several other projects primarily focused on sandblasting and tuckpointing to clean and restore the original appearance of masonry, along with storefront improvements.[722] Shutters, a "historic" feature of buildings, were also applied along windows on some of these projects. This scope of work was applied to the 1867 buildings occupied by DeJaynes Jewelry at 123 N. Jefferson St (Map #41) and Walker Office Supply at 125 N. Jefferson St (Map #42), both completed in 1979 and utilizing multi-color red brick on the storefront. Similar projects were completed in 1980 for The Added Touch at 110 N. Jefferson St (Map #58), The Ark building at 108 N. Jefferson St (Map #59), Nesbitt's at 114 N. Main St (Map #94), and Newsland at 112 N. Main St (Map #95). Additions were also made to a church, medical office, and the law enforcement center in the downtown in this period. In fall 1979, a full façade remodel was completed for the former garage building at 215 W. Monroe St (Map #30) occupied by the *Mt Pleasant News*. The façade remodel featured new red brick, narrow windows with brick surrounds, and a flared pent roof canopy. Finally, the appearance of the 1872 three-story building at 123 W. Monroe St (Map #62) was also more significantly modified in June 1981. With the removal of the third story, it was remodeled into a two-story building with a low pitch gable roof, a feature reflective of the Early American style. Streetscape improvements in 1981 also added historic period lighting on the blocks in the downtown. Collectively, these projects laid the groundwork for the preservation of the historic character of the Mount Pleasant Downtown Historic District while reinforcing its role as the commercial core of the community.

[721] "New look on Washington," *Mt Pleasant News,* December 16, 1978, 2
[722] "Operation Pride embarks on second phase of project," *Mt Pleasant News,* July 3, 1979, 1

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Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67) has been requested
___ previously listed in the National Register
___ previously determined eligible by the National Register
___designated a National Historic Landmark
___ recorded by Historic American Buildings Survey #_____
___ recorded by Historic American Engineering Record # _____
___ recorded by Historic American Landscape Survey # _____

Primary location of additional data:
_x_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _ Iowa Site #44-02280_____

10. Geographical Data

Acreage of Property approximately 6 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:_____

A	40.968375 (Latitude)	-91.555680 (Longitude)	B	40.968795 (Latitude)	-91.554680 (Longitude)
C	40.968370 (Latitude)	-91.552205 (Longitude)	D	40.966135 (Latitude)	-91.549835 (Longitude)
E	40.965226 (Latitude)	-91.549970 (Longitude)	F	40.963930 (Latitude)	-91.551230 (Longitude)
G	40.964090 (Latitude)	-91.553138 (Longitude)	H	40.964821 (Latitude)	-91.554190 (Longitude)
I	40.965405 (Latitude)	-91.556905 (Longitude)	J	40.966810 (Latitude)	-91.556640 (Longitude)

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The following map depicts the boundary for the Mount Pleasant Downtown Historic District in Mount Pleasant, Henry County, Iowa.

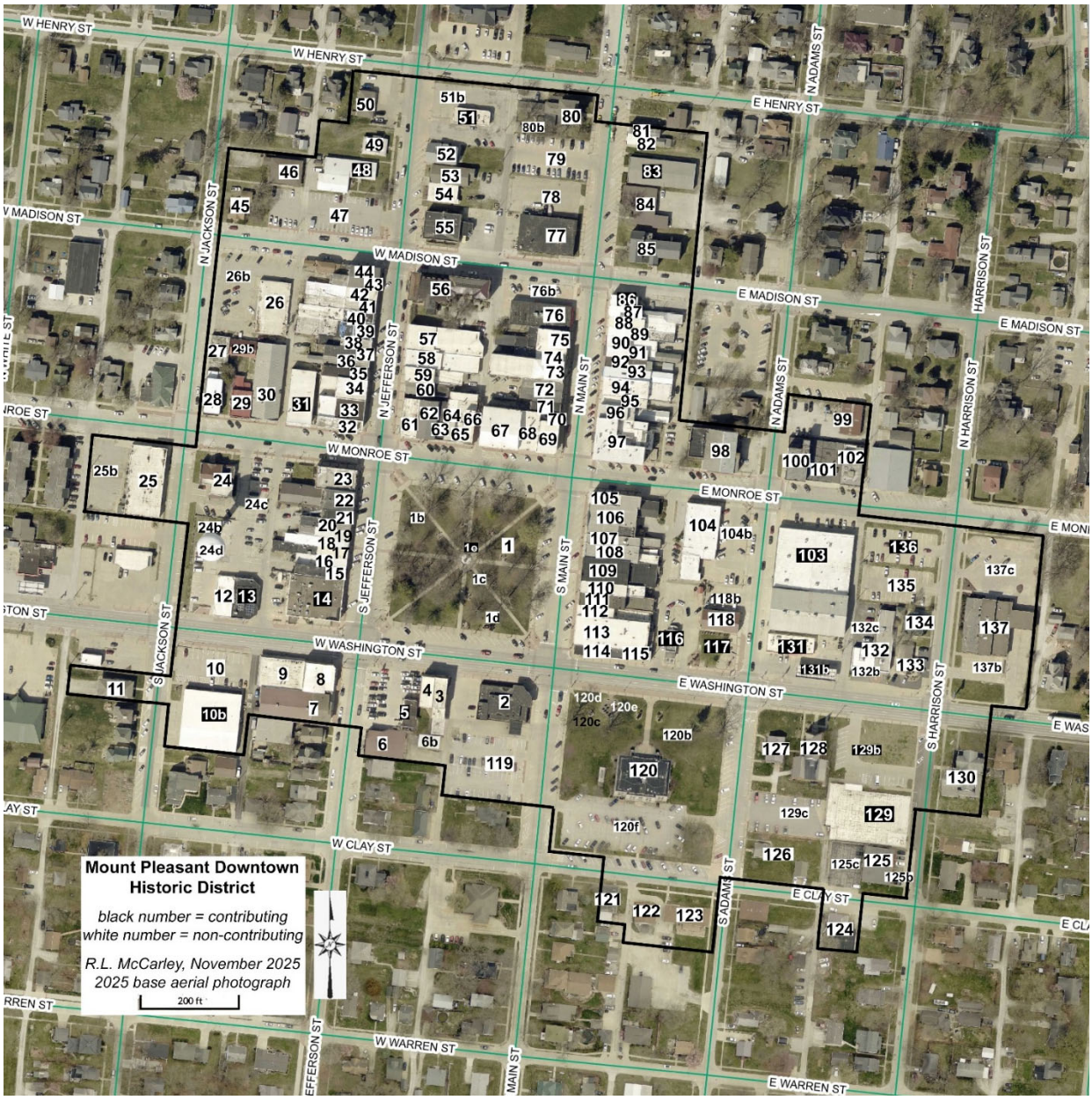


Figure 208. Mount Pleasant Downtown Historic District (McCarley 2025).

(2025 aerial photograph of Mount Pleasant, provided by Henry County, Iowa)

Boundary Justification (Explain why the boundaries were selected.)

The boundary for the Mount Pleasant Downtown Historic District has been drawn to include parcels that reflect the significant history and architecture of the district from 1837 to 1981, as defined through their association with primarily commercial functions of the buildings. Additional civic and religious resources historically associated within the downtown also fall within the building. Parcels that do not reflect these historic associations have been excluded from the district boundary and assist in defining the edge of the boundary. The boundary has been drawn as contiguous, so these parcels on the edge of the boundary not associated with the significance of the district are excluded from the district. Likewise, if these parcels are found between contributing resources, they have been included in the district as non-contributing resources. The boundary follows the current parcel lines associated with contributing properties.

The overall commercial and public nature of the Mount Pleasant Downtown Historic District distinguishes it from the surrounding area, and its historic character has guided the determination of the district boundary. Buildings within the historic district at the edges generally contribute to the commercial significance of the historic district, Historic commercial buildings typically were defined by retail stores on the first story and upper story uses including professional offices, small businesses, meeting rooms for fraternal and other organizations, and apartments. Resources associated with governmental, public, and religious uses were historically mixed in these blocks with commercial buildings, and they contribute to the overall character of the historic district. Resources such as parking lots that supported the economic vitality of the downtown businesses are also included as contributing structures. The edges of the historic district on all sides are defined by a transition to residential blocks, both historically and currently delineating the boundaries of downtown Mount Pleasant.

Though archaeological sites have not been identified at this time, they could potentially contribute to the Mount Pleasant Downtown Historic District. No prehistoric or historic archeological sites within the historic district have been identified or evaluated for archeological potential or significance at this time. If necessary, the resource county and boundary could be adjusted to include these sites.

11. Form Prepared By

name/title: Rebecca Lawin McCarley
organization: SPARK Consulting
street & number: 1630 Park Ave SE
city or town: Cedar Rapids state: Iowa zip code: 52403
email: sparkconsulting@octaspark.com
telephone: 319-200-9767
date: August 5, 2026

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Mount Pleasant Downtown Historic District

City or Vicinity: Mount Pleasant

County: Henry State: Iowa

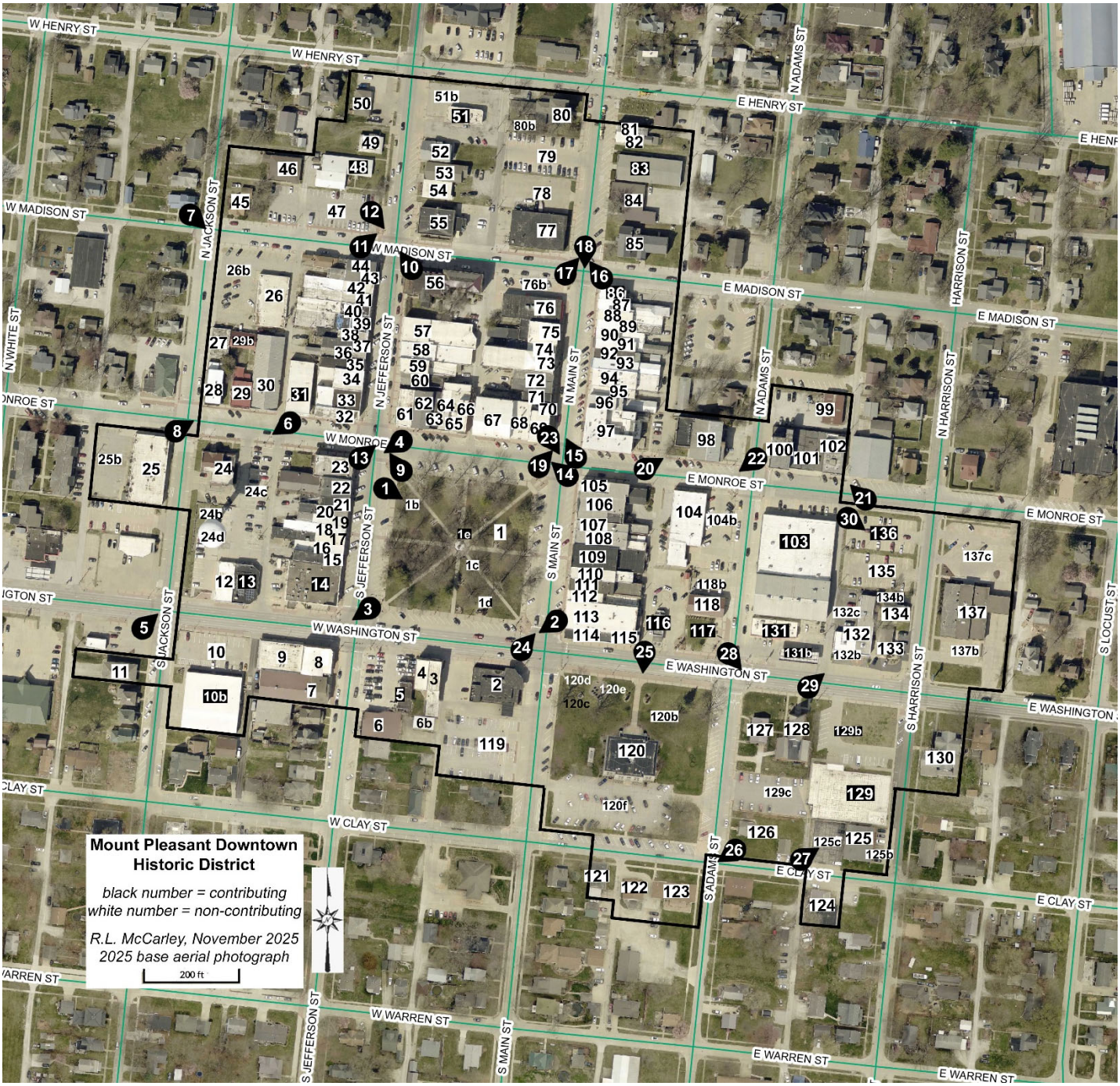
Photographer: Rebecca Lawin McCarley

Date Photographed: November 18, 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. Central Park (Map #1) with military road marker in foreground, camera facing east-southeast
2. South sides of 100-200 blocks of W. Washington St (Map #119-2-3-4-8-9), camera facing southwest
3. 203 S. Jefferson St (Map #7), south side of 200 block of W. Washington St (Map #8-9-10), 203 S. Jackson St (Map #11), camera facing southwest
4. West side of 100 block of S. Jefferson St (Map #8-14-15-16-17-18-19-20-21-22-23), camera facing southwest
5. East side of 100 block of S. Jackson St (Map #24b-24d) and north side of 200 block of W. Washington St (Map #12-13), camera facing northeast
6. South side of 200-300 block of W. Monroe St (Map #24-25), camera facing southwest
7. East side of 200 block of N. Jackson St (Map #26-27), camera facing southeast
8. 104 N. Jackson St and north side of 200 block of W. Monroe St (Map #27-28-29-30-31), camera facing northeast
9. West side of 100 block of N. Jefferson St (Map #32-33-34-35-36-37-38-39-40-41-42-43-44, camera facing northwest

10. North side of 200 block of W. Madison St (Map #45-46-47) and west side of 200 block of N. Jefferson St (Map #47-48-49-50), camera facing northwest
11. East side of 200 block of N. Jefferson St (Map #51-52-53-54-55), camera facing northeast
12. East side of 100 block of N. Jefferson St (Map #56-57-58-59-60-61), camera facing southeast
13. North side of 100 block of W. Monroe St (Map #61-62-63-64-65-66-67-68-69) and 100 block of E. Monroe St (Map #97-98), camera facing northeast
14. North side of 100 block of W. Monroe St (Map #61-62-63-64-65-66-67-68-69), camera facing northwest
15. West side of 100-200 block of N. Main St (Map #69-70-71-72-73-74-75-76-77-78-79-80), camera facing northwest
16. West side of 200 block of N. Main St (Map #77-78-79-80), camera facing northwest
17. East side of 200 block of N. Main St (Map #81-82-83-84-85), camera facing northeast
18. 100 block of N. Main St from north end (Map #87-97 / #76-70), camera facing south
19. East side of 100 block of N. Main St (Map #86-87-88-89-90-91-92-93-94-95-96-97), camera facing northeast
20. North side of 100-200 blocks of E. Monroe St (Map #98-100-101-102), camera facing northeast
21. North side of 100-200 blocks of E. Monroe St (Map #97-98-100-101-102), camera facing northeast
22. South side of 100 block of E. Monroe St (Map #104-106-105), camera facing southeast
23. East side of 100 block of S. Main St (Map #105-106-107-108-109-110-111-112-113-114), camera facing southeast
24. East side of 100 block of N. Main St (Map #94-95-96-97) and 100 block of S. Main St (Map #105-106-107-108-109-110-111-112-113-114), camera facing northeast
25. Henry County Courthouse at 100 E. Washington St (Map #120), camera facing south
26. South side of 100 block of E. Clay St (Map #123-122-121), camera facing southwest
27. West side of Professional Center at 207 S. Harrison St (Map #125), camera facing northeast
28. South side of 300-200 blocks of E. Washington St (Map #130-129-128-127), camera facing southeast
29. North side of 200-300 blocks of E. Washington St (Map #132-133-134), camera facing northeast
30. 100 block of S. Harrison St from northwest corner (Map #137-136-135-134), camera facing southeast



Photograph key for Mount Pleasant Downtown Historic District

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Photograph 12. East side of 100 block of N. Jefferson St (Map #56-57-58-59-60-61), camera facing southeast

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Photograph 30. 100 block of S. Harrison St from northwest corner (Map #137-136-135-134), camera facing southeast