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110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358  
(319) 643-5888 • Fax (319) 643-2305 • [www.westbranchiowa.org](http://www.westbranchiowa.org) • [city@westbranchiowa.org](mailto:city@westbranchiowa.org)

**WEST BRANCH PRESERVATION COMMISSION MEETING**  
**Tuesday, August 1, 2017 • 7:00 p.m.**  
**West Branch City Council Chambers, 110 N. Poplar St.**  
*Council Quorum May Be Present*

1. Call to Order
2. Roll Call
3. Public Hearing – Revised Historic Preservation Plan
4. Adjourn

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**West Branch Preservation Commission Members:** Lou Picek, John Fuller, Liz Seiberling, Hillary Maurer, Karen Suchomel

**West Branch Preservation Commission Honorary Members:** Cary Wiesner, vacant, vacant

**Mayor:** Roger Laughlin • **Council Members:** Colton Miller, Jordan Ellyson, Brian Pierce, Tim Shields, Mary Beth Stevenson

**City Administrator/Clerk:** Redmond Jones • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin

**Parks & Rec Director:** Melissa Russell • **Police Chief:** Mike Horihan • **Public Works Director:** Matt Goodale



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## **Notice of Public Hearing**

**Purpose:** to review and comment on the draft 2017 Historic Preservation Plan which outlines the directions the West Branch Historic Preservation Commission and the City of West Branch will take over the next five years.

The City of West Branch, and the West Branch Historic Preservation Commission, invite West Branch residents to attend a presentation of the 2017 Historic Preservation Plan. Public questions and participation are welcome! The hearing and presentation takes place Tuesday, August 1 at 7:00 pm in the City Council Chambers, located at 110 North Poplar Street.

### **What is the plan proposing?**

Interested parties can view the 2017 Historic Preservation Plan on the City website (<https://westbranchiowa.org/>). Highlights of the plan are:

- Applying to be a part of the state of Iowa's Certified Local Government program; establishing a residential preservation program; supporting grant writing, and; adding the Town Hall to the National Registry of Historic Places

### **Who is affected by This Plan?**

Anyone with an interest in historic preservation, businesses tied to historic tourism, and homeowners of houses older than 100 years old.

### **How to Provide Your Information?**

Oral comments can be made at the public hearing. Written comments can be sent to Adam Kofoed, the University of Iowa Student drafting the plan, at [adam-kofoed@uiowa.edu](mailto:adam-kofoed@uiowa.edu). Comments should be received no later than August 10, 2017.

Public hearing details:

**Date:**  
Tuesday, August 1<sup>st</sup> 2017

**Time:**  
7:00pm

**Location:**  
City Council Chambers  
110 N Poplar Street,  
West Branch, IA 52358

# West Branch Historic Preservation Plan 2017



Figure 1: Herbert Hoover Cottage located in West Branch <https://www.nps.gov/heho/learn/historyculture/birthplace.htm>

By:

August 1st, 2017

Todd Bagby,  
Adam Kofoed,  
Abdullah Mohammed

University of Iowa  
School of Urban and  
Regional Planning

**“Situated in one of the finest valleys the sun ever shone upon, surrounded by all the natural advantages that man could wish (or nearly so), who would not live in West Branch?”**

**-from the May 19<sup>th</sup>, 1871 Index, the first West Branch newspaper.**

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## Introduction

This updated West Branch historic preservation plan was produced by University of Iowa Urban and Regional Planning students Todd Bagby, Adam Kofoed, and Abdullah Mohammed during the spring and summer of 2017 under the direction of Professor John Fuller, who is a member of West Branch's Historic Preservation Commission (HPC). An open community input meeting was conducted on February 23, 2017 with approximately 20 attendees. Draft materials were reviewed by the HPC on April 6, 2017, and again on July 11, 2017.

The HPC is one of a number of boards and commissions that advise the West Branch City Council. Its duties are to:

Promote the education, cultural, economic, and general welfare of the public through the recognition, enhancement, and perpetuation of sites and districts of historical and cultural significance. Safeguard the City's historic, aesthetic, and cultural heritage by preserving sites and districts of historic and cultural significance. Stabilize and improve property values. Foster pride in the legacy of beauty and achievements of the past. Protect and enhance the City's attractions to tourists and visitors and the support and stimulus to business thereby provided. Strengthen the economy of the City. Promote the use of sites and districts of historic and cultural significance as places for the education, pleasure, and welfare of the people of the City.<sup>1</sup>

Plans such as this one are produced by communities across the country in order to focus community attention on local historic resources. This historic preservation plan also has the prospect of connecting West Branch with state and national entities engaged in historic preservation, and helping the city become eligible for grant funding for preservation projects. The plan was presented in draft form to the community for review and comment in a public meeting sponsored by the Commission and held on August 1, 2017 in West Branch's city offices. Approximately to be determined persons were in attendance. No written comments were received; oral comments were incorporated by John Fuller, and the revised plan was presented for adoption by the HPC during its scheduled meeting of August 8, 2017. The HPC reviewed and further revised the plan at that time, and asked that Mr. Fuller forward its final version of the plan to the City Council and make that plan ready for submission to the State Historical Society of Iowa.

In the pages that follow the role of historic preservation in communities is described. The national legislative context of historic preservation is pointed out, and resources for preservation are listed. Finally, preservation goals for West Branch are presented, together with action steps to help achieve those goals. An appendix is provided to help document current sites, future sites, and make the process easier for completing tasks.

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<sup>1</sup> See the 2017 Updated Historic Preservation Ordinance for West Branch which is also Appendix XI pg.35-38

## Acknowledgements

The University of Iowa students who drafted this plan would like to express our gratitude to the West Branch Historic Preservation Commission, the West Branch City Council, City Staff, The National Park Service and Herbert Hoover Museum Staff who participated in West Branch HPC meetings, and our supervisor Dr. John Fuller. Their commitment to help fund and to provide valuable and constructive suggestions during the planning and development process was a vital part of our work.

We give thanks to the many local historians such as Maud Stratton who wrote a book on the early history of West Branch. To the volunteers who dedicated their time to assist the West Branch Sesquicentennial Book Committee in their completion of *West Branch: The First 150 years*, we admire your commitment to your community. The stories they recorded and told helped us learn a great deal of what earlier life was like in West Branch.

We are thankful for the support of the University of Iowa's School of Urban and Regional Planning. The program's financial and educational support helped make this project a great experience and helped us provide the most accurate information possible.

Last, we want to thank the countless volunteer hours of the people who often go unnamed but have greatly contributed to preserving this truly unique historic town. We hope this plan best represents the values of a town that was fortunate enough to be the birthplace of a President, a stop on the Underground Railroad, and a home to citizens dedicated to recording and preserving the history of West Branch.

## Summary of Past Efforts

Early Preservation efforts in West Branch began in 1939, with the establishment of the Herbert Hoover Birthplace Society. They oversaw the preservation of President Herbert Hoover's birthplace. The society eventually became part of the Herbert Hoover Presidential Library Association. In 1987, the city of West Branch submitted its first national historic district application. The application was approved, and as shown below the following were admitted into the national registry of historic places: 1) Werhman Agency, 2) Cats 'N Dogs Antiques, 3) Rex Hardware Building, 4) Opera Block, 5) 1916 West Branch State Bank, 6) The Hoover House, 7) 1875 West Branch Bank, 8) War Memorial Building, 9) Union Block, 10) Gibson's Barber Shop, 11) West Branch Heritage Museum, 12) Main Street Art & Antiques, 13) Faye's Bakery, and 14) Jeffries Deep Rock. In 1990, Rich & Bailey Business Block was added to the registry (15). The last local building to be added to the national registry was the Enlow Library, approved in 1995.<sup>2</sup>

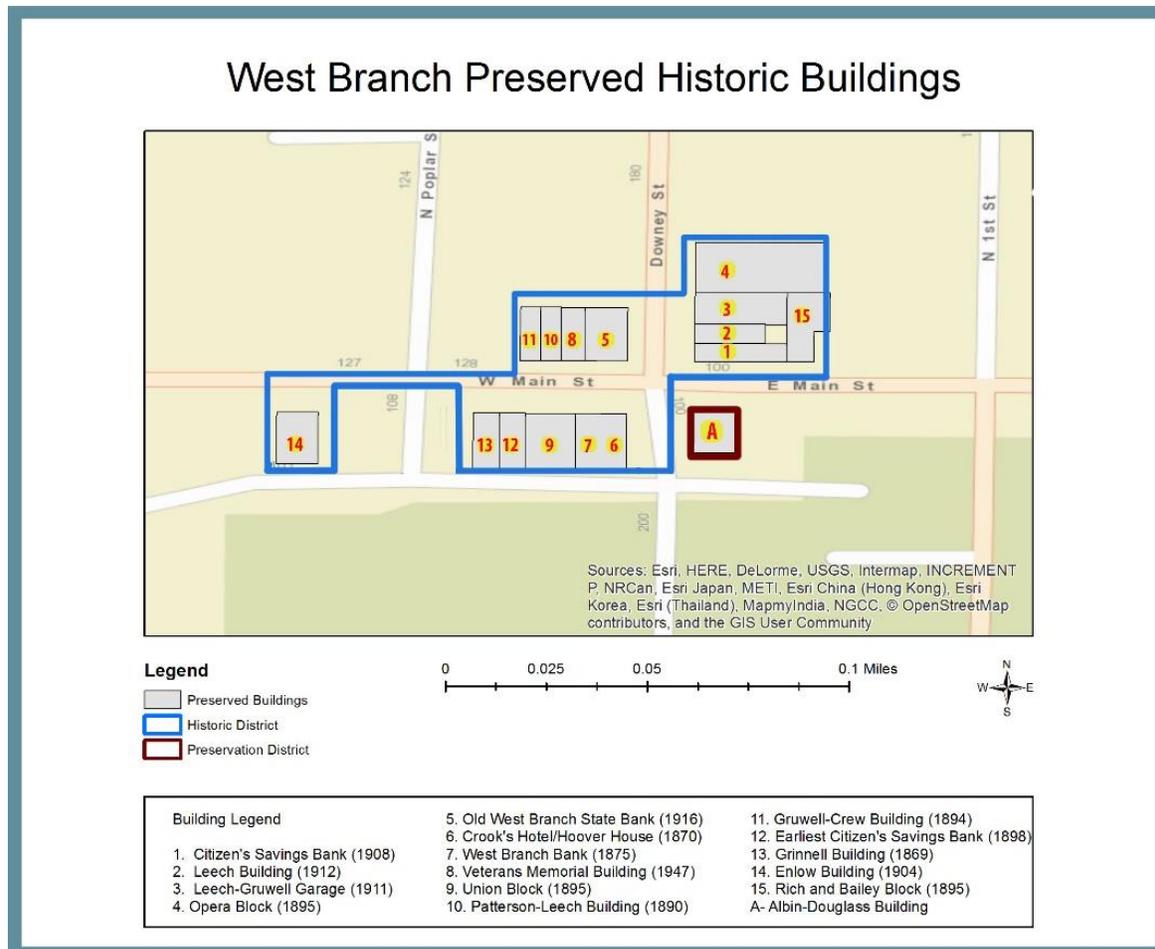


Figure 2: West Branch properties within the City's Historic District and Preservation District. The Historic District is defined as "any building in West Branch that is listed on the National Register of Historic Places. Preservation District is defined as, "consists of all of those properties located within the West Branch Historic District, together with all of those properties in the West Branch Preservation District".<sup>3</sup>

<sup>2</sup>National Registry Applications from West Branch in 1987, 1990, and 1995, found on National Park Service Digital Asset Search.

<sup>3</sup> See Ch. 26.02 of the 1999 West Branch's Code of Ordinances on pages 107-180

In 2010, the city of West Branch adopted its first historic preservation plan. The plan was focused on preparing the city to obtain grant funds for preservation projects and registering with the State Historic Preservation Office of Iowa. Prior to the plan, West Branch preserved the Herbert Hoover Birthplace cottage, its most significant historical resource. The City of West Branch is now, in 2017, updating its historic preservation plan and seeking to qualify as a Certified Local Government (CLG)<sup>4</sup>, start a residential historic housing program revolving around President Hoover’s residency, add the Town Hall to the National Historic Register, and highlight the Underground Railroad traveled by John Brown.

## Legal Authority for Local Historic Preservation

The legal authority for historic preservation by local governments is well-established. The authority is ultimately rooted in the police powers reserved to states under the 10<sup>th</sup> Amendment of the U.S. Constitution. Such powers permit states to broadly regulate matters of health, safety, and welfare, and such matters include zoning and land use in general. In Iowa, such powers are extended to cities and other local governments, in part, through the “home rule” powers enumerated in the state constitution<sup>5</sup> and by state statute:

A city may, except as expressly limited by the Constitution of the State of Iowa, and if not inconsistent with the laws of the general assembly, exercise any power and perform any function it deems appropriate to protect and preserve the rights, privileges, and property of the city or of its residents, and to preserve and improve the peace, safety, health, welfare, comfort, and convenience of its residents.<sup>6</sup>

The extension of these powers to Iowa cities enables them to enact ordinances, such as Chapter 26 of West Branch’s Code of Ordinances, which provides for the creation of the West Branch Preservation Commission.<sup>7</sup> For more information on the Code of Ordinances see Appendix VIII.

Beyond this basis in the police powers, the National Historic Preservation Act of 1966 expressly provides for historic preservation by local governments.<sup>8</sup> This bedrock historic preservation legislation led states to form State Historic Preservation Programs, as well as “cooperate with local governments in the development of local historic preservation programs...”<sup>9</sup> Iowa Code Chapter 303—providing for the creation of the Department of Cultural Affairs and the State Historic Preservation Office of Iowa—is the resulting legislation that generally governs historic preservation in Iowa.

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<sup>4</sup> CLG or Certified Local Government is an historic preservation program under the Secretary of Interior under which the State Historical Preservation Office oversees and establishes additional requirements under the Secretary of Interior standards for preservation, and oversees some funding through grants or other financing tools. Ten (10) % of annual federal preservation appropriations to the state must be distributed to CLG communities. (National Park Service 2017)

<sup>5</sup> See Iowa Constitution, Art. III § 38A (stating, “Municipal corporations are granted home rule power and authority, not inconsistent with the laws of the general assembly, to determine their local affairs and government, except that they shall not have power to levy any tax unless expressly authorized by the general assembly...”).

<sup>6</sup> Iowa Code § 364.1 (2006).

<sup>7</sup> Federal and state case law preceding historic preservation statutes recognized historic preservation as a proper use of police powers. See, e.g., *Berman v. Parker*, 348 U.S. 26 (1954); *Maher v. City of New Orleans*, 516 F.2d 1051 (5th Cir. 1975); *Penn Central Transp. Co. v. New York City*, 438 U.S. 104 (1978); *Figarsky v. Historic District Comm’n*, 368 A.2d 163 (Conn. 1976).

<sup>8</sup> 16 U.S.C. 470a(b).

<sup>9</sup> 16 U.S.C. 470a(b)(3)(H).

## Public Sector Responsibilities

West Branch is unique in Iowa because, as the birthplace of President Herbert Hoover, much of its historic character is derived from past and ongoing preservation efforts by the Federal and Local Government with collaboration of private nonprofit groups such as the West Branch Heritage Museum<sup>10</sup>, the Red Cedar Chapter No. 238 of Iowa Questers<sup>11</sup>, and countless local volunteers. This includes the National Historic Site where many historic buildings are located. West Branch is also fortunate to have an historic downtown and many historically significant homes. Many downtown buildings are in the current historic district. They, and others yet to be designated, are the focus of this plan.

It is the intention of the City to consult the plan and the HPC for guidance in maintaining and enforcing historic preservation programs in West Branch. For example, new building permits, sign permits, and structural changes to properties designated as local historic landmarks/buildings should seek the approval of the HPC and seek the commission's guidance in complying with the Secretary of Interior Standards for Preservation and Iowa CLG requirements.<sup>12</sup>

## Overview of Local Historic Preservation

City and state plans for historic preservation are common nationwide. For example, nearby Iowa City produced its first plan in 1992, and its current version can be found on the city's website ([www.iowa-city.com/city/planning/historicPlan.htm](http://www.iowa-city.com/city/planning/historicPlan.htm)). Many other adopted and draft plans for larger and smaller Iowa cities can also be found on the web. These plans are made to help guide and structure efforts to conserve historic resources in the interest of improving communities in ways that achieve citizens' goals. It is believed that historic resources are valuable to communities' quality of life and economic wellbeing. Preservation plans can focus attention on these resources and help achieve their optimal utilization.

Cities perform historic preservation planning and plan implementation based on their police powers to protect the health, welfare, and safety of their residents. With specific reference to historic preservation, the Supreme Court held that police powers may be used to preserve aesthetic features in *Penn Central Transportation Co. v. City of New York*, 438 U.S. 104, 129 (1978).

A key resource in Iowa for historic preservation is the State Historical Society of Iowa (SHS), an arm of the Iowa Department of Cultural Affairs. Its activities are described on the Department's website ([www.culturalaffairs.org/shsi/](http://www.culturalaffairs.org/shsi/)). Among other duties, the SHS operates a Certified Local Government (CLG) program to support local governments' historic preservation programs.

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<sup>10</sup> The West Branch Heritage Museum started in 1965 with a mission to ensure preservation and commemoration in West Branch by becoming the depository of local history and historical objects.

<sup>11</sup> Ch. 238 is now a disbanded group of the Iowa Questers which was formed in 1966. Their group started the "Hoover Medallion" program which is one of the central goals outlined in this plan. According to the Iowa Questers website, their goal is to have all Iowa Quester chapters become involved in some form of preservation by "sponsoring projects, donating to existing projects, applying for State and International Quester Grants, or educating the public on the importance of preserving the Past for the Future through Restoration, Acquisition and Education." See: <https://www.iowaquesters.org/>, accessed July 13, 2017.

<sup>12</sup> For more information see ch.26 in West Branch Code of Ordinances pages 107-111.

Of special importance to West Branch is our local National Park Service site, because the Park Service is charged with carrying out federal preservation efforts. The Park Service's Historic Preservation Planning Program's goals include strengthening historic preservation in policy and land-use decision-making at the local level, increasing public participation in historic preservation activity, and expanding knowledge in preservation planning. The Service might reasonably be viewed as a key resource and partner in historic preservation for West Branch.<sup>13</sup>

## Legislative History of Historic Preservation

Historic preservation at the national level began with the **Antiquities Act of 1906**, which prohibited unauthorized excavation, removal, or defacement of "objects of antiquity" on public land. **The Historic Sites Act of 1935** established the National Park Service as the lead federal agency in historic preservation and cultural resources management. This legislation directed the Park Service to identify, register, describe, document, and purchase important historic properties of national significance. **The National Historic Preservation Act of 1966** established the framework for much of today's federal historic preservation program. It created an Advisory Council on Historic Preservation, State Historic Preservation Offices and the National Register of Historic Places—which recognizes resources that are of significance at the national, state, or local levels. According to this act, all federal agencies must take into account the effects of their actions on historic properties. **The Department of Transportation Act of 1968** required the USDOT to avoid implementing transportation projects that impact historic properties; impacts to historic properties need to be studied and those impacts minimized as much as possible. **The National Environmental Policy Act of 1969** required broad review of impacts on the natural environment and to the human environment, including cultural resources. There is a long list of other acts and executive orders strengthening and expanding preservation efforts. Notable for the local situation are **Executive Order 13006** (1996), requiring agencies to give priority consideration to using historic buildings in historic neighborhoods in downtown business areas, and **Executive Order 13287** (2003), setting forth federal policy that seeks to "provide leadership in preserving America's heritage by actively advancing the protection, enhancement and contemporary use of the historic properties owned by the Federal Government, and by promoting intergovernmental cooperation and partnerships for the preservation and use of historic properties." Agencies are to appoint Federal Preservation Officers, make lists of their historic properties and review management policies for those properties.

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<sup>13</sup> Found on National Park Service Website <https://www.nps.gov/preservation-planning/>

## Incentive Programs for Historic Preservation

Quite a variety of support activities exist for historic preservation. A prominent program is that of **Federal Rehabilitation Tax Credits**, which gives tax credits to property owners for qualified historic property rehabilitation projects. The credits are available for income-producing properties that are National Historic Landmarks, that are listed in the National Register, and that contribute to National Register Historic Districts and certain local historic districts. **Charitable Contributions for Historic Preservation Purposes** are available for partial-interest contributions in historic properties. Iowa offers **Historic Resource Development Program** grants to those in the CLG program for rehabilitating city or county-owned properties that are listed on the National Register. One potential structure in West Branch for rehabilitation would be our Town Hall. There is also a competitive, matching, **CLG Grant Program** to be used to underwrite historic preservation activities other than building rehabilitation.

## **Statement of Goals**

The following historic preservation goals have been established for West Branch. Most goals include multiple action steps for achieving the goal. Progress towards goal achievement will be evaluated annually.

### **Goal 1**

Become CLG certified and strengthen partnerships between municipal and state government agencies.

### **Goal 2**

Heighten public awareness of historic preservation in West Branch and provide preservation education.

### **Goal 3**

Improve public accessibility and documentation of historic properties.

### **Goal 4**

Sponsor a commission member, community member, or city staff person to obtain grant writing training.

### **Goal 5**

Seek approval from the current owner of Traveler's Rest to add the site to the national registry, and, if approval is received, start the application process.

### **Goal 6**

Successfully complete an application for the Town Hall to be placed on the National Register of Historic Places.

### **Goal 7**

Establish a residential historic preservation program for housing and neighborhood development.

### **Goal 8**

Develop a list of potential historic properties such as the Quaker Church, other downtown buildings, and other churches that may be of historical significance to West Branch.

### **Goal 9**

Partner with the Parks and Recreation Commission, Cedar County, and Johnson County to investigate the possibility of an Underground Railroad biking trail following John Brown's Freedom Route

### **Goal 10**

Maintain and strengthen economic activity in West Branch's current Historic District in coordination with the West Branch Economic Development Group

### **Goal 11**

Start a process for story telling about West Branch, which could be done through a book, a documentary, or other creative options.

## **Action Steps for Goal Achievement**

### **Goal 1. Become CLG Certified and strengthen partnerships between municipal and state government agencies.**

**Action 1:** Incorporate an updated 2017 Historic Preservation Plan as an amendment to the West Branch Comprehensive Plan

**Action 2:** Actively seek historic preservation training for all commission members and encourage the citizens of West Branch to receive additional preservation training

**Action 3:** Schedule and complete annual Historic Preservation Plan and Certified Local Government Reviews:

Regular evaluation of historic preservation activities undertaken in West Branch will inform the planning process by identifying how well programs and initiatives are or, are not working. Regular evaluations are very useful in nearby Iowa City for both informing the city staff, and by showing progress to funders that make projects more attractive when seeking grants. Following adoption of the Iowa City Historic Preservation Plan in 1992, the Iowa City Historic Preservation Commission (HPC) conducted annual reviews of the plan's ten basic goals and the work plan to achieve them.<sup>14</sup> The results were reported each year in progress reports submitted for Iowa's Certified Local Government program. Annual review and reporting helped the HPC achieve steady progress. It also helped make Iowa City one of the most successful state grant recipients in Iowa. Regular evaluations made the historic preservation plan for Iowa City an ongoing successful program. The city of West Branch will benefit from evaluating its historic preservation efforts in a similar fashion, using the goals enumerated in our plan.

**Action 4:** Establish, update, and review enforcements of the Historic Preservation Ordinance in the HPC annual reviews:

Consider administrative changes to improve enforcement of historic preservation design review, including regular review of the "Definitions" section in the Historic Preservation Ordinance to make sure the language is concise and not open to interpretation. Possible review elements include:

Strengthening remedies for noncompliance. Examples of such remedies include fines, injunctive relief and compliance orders, forced reconstruction, and loss of further entitlement

Using provisions of the International Building Code to promote maintenance and upkeep of historic properties

**Action 5:** Evaluate the need for zoning changes in historic and conservation districts to promote neighborhood stabilization and enhancement.

This would include: establishing an historic overlay district, which would encourage developments or renovations preserving the charm of West Branch's older neighborhoods, increasing flexibility among non-conforming houses constructed before zoning was implemented in West Branch, and evaluating the city's historic design review process.

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<sup>14</sup> 1992 Iowa City, Iowa Historic Preservation Plan by Svendsen Tyler Inc. Prepared for Iowa City, Iowa.

## **Goal 2. Heighten public awareness of historic preservation in West Branch and provide preservation education**

**Action 1:** Start, sponsor, or encourage historic walking tours highlighting West Branch history and preservation.

Many residents expressed interest in historic tours where, in the past, they learned a lot about West Branch<sup>15</sup>. The Historic Preservation Commission Members should host or sponsor historic walking tours to promote and teach residents about historic preservation in West Branch. Cemetery walks are also a strong possibility. Clarinda, Iowa has seen a lot of success getting children in 5<sup>th</sup> and 6<sup>th</sup> grade active in historic preservation from cemetery walks and their adopt a grave program.<sup>16</sup>

**Action 2:** Partner with the Hoover Museum, the National Park Service, and the West Branch Heritage Museum to start a historic preservation educational event for students in the West Branch Schools or with nearby Scattergood School.

Educational awareness is an important part of the CLG program. An important value of West Branch is passing down community pride to the next generation. The West Branch HPC is looking to start engaging students in the historic preservation process. There were many possibilities discussed such as a treasure hunt, students visiting the Heritage Museum, and an afterschool program at the Hoover Library.

**Action 3:** Request an annual historic preservation column for the West Branch Times in the month of May to highlight historic preservation month

The local media is an important player in small towns like West Branch. Utilizing local media will help educate the public about historic properties, increase name recognition, and encourage local tourism. One possible scenario, is to highlight historic preservation and tell the history of West Branch and its historic properties during the month of May.

**Action 4:** Actively and regularly account for public concerns and innovative ideas regarding historic preservation in the community. This may entail taking surveys or hosting annual public gatherings.

A periodic survey of the opinions of historic and conservation district property owners regarding their concerns about the design review process, or the kinds of design aids they would like to see provided, should be taken. These surveys should also be inventoried with the rest of the city's historical documents and surveys.

## **Goal 3. Improve public accessibility and documentation of historic properties**

**Action 1:** Add a section to the city's website highlighting historic preservation and the historic residential program.

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<sup>15</sup> During a February, 23, 2017 work session on historical preservation many of the attendees expressed they had learned a lot and enjoyed their cemetery and night walks taking place around 2010. The event was believed to be led by Christopher Reed who was the choir teacher for the West Branch School District.

<sup>16</sup> Representatives of Page County Historical Museum presented at the 2017 Iowa Preserve Summit in Fort Dodge, Iowa.

Easy access to information is very important for an historic housing program to be successful. The city of West Branch, should strive to have a website similar to Sioux City, Iowa, which has plenty of information on how to perform maintenance for homeowners. As a potential educational project, West Branch High School (WBHS) web design students could help start the website additions and/or improve the additional content.

**Action 2: Develop maps for the current historic preservation district and potential preservation buildings**

Sometimes maps are the best way of providing easily understandable information. The commission should strive to store and provide up to date maps of historical buildings, potential historic places, and map significant stories.

**Goal 4. Sponsor a commission member, community member, or city staff person to obtain grant writing training**

Applying for grants can be a lengthy process for small towns. The HPC should seek to receive grant writing training or sponsoring a community member to participate in grant writing courses. This will help West Branch become more competitive and more assertive when seeking grant opportunities to improve the health, safety, and welfare of its town.

**Goal 5. Seek approval from the current owner of Traveler's Rest to add the site to the national registry, and, if approval is received, start the application process**

Traveler's Rest is one of West Branch's best kept secrets. Some Iowans only recognize West Branch with President Herbert Hoover, but John Brown's historic Underground Railroad routes passed through West Branch. Although the Springdale house where John Brown stayed in the winter of 1858 is no longer standing, Traveler's Rest, a hotel which housed John Brown briefly, is still standing in West Branch. The house does qualify as a Hoover Medallion Home, but this house is especially important for the town and it should be placed on the national register. However, the HPC should seek the homeowner's permission first.

The National Park Service has a program which periodically provides assistance to landmarks in the Network to Freedom.<sup>17</sup> The West Branch HPC will seek out and investigate if joining the Network to Freedom program is beneficial and feasible for them.

**Goal 6. Successfully complete an application for the Town Hall to be placed on the National Register of Historic Places**

Guidelines to getting started on national registry applications include:

Action 1: Research and gather information on the historic events and significant stories taking place at the Town Hall;

Action 2: Survey the architecture and materials of the building;

Action 3: Seek SHPO approval;

Action 4: Add the building to the local preservation district while following Iowa's open meeting guidelines. For more guidance on the process see Appendix V;

Action 5: Start the register application process found on the Sect. of Interior's Website;

Action 6: There are grants for a consultant to complete action 2 and 5 for the city.

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<sup>17</sup> Based on grant history on grants.gov and the Network of Freedom website, grants are funded inconsistently. In the early 2000's they were well funded, then funding stopped, and increased from 2006-2008. The last grant given was in 2014.

## **Goal 7. Establish a residential historic preservation program for housing and neighborhood development.**

**Action 1:** Create a Hoover Medallion Residential Program and a Century Medallion Program in partnership with the National Park Service.

The Hoover Medallion Program was previously run by Red Cedar Chapter No. 238 of Questers with an assisting grant from the Iowa Questers. Hoover Medallion Homes were houses that stood during Herbert Hoover's residency in West Branch and were given medallions in 1974. As of March of 2017, only 12 of 18 are currently standing that received medallions.

A.) Investigate if these houses still have medallions, whether there are more houses meeting the Hoover Medallion criteria, and investigate other ideas which may enhance a future program.

B.) Restarting the program and preserving these houses will help begin a residential historic housing program that many residents voiced concerns about in a February, 2017 Historic Preservation work session. Strengthening the city's ability to preserve and recruit historic housing preservation will help encourage housing revitalization.

C.) Develop an application process for homeowners interested in the Hoover Medallion Program and homeowners looking to preserve and revitalize their historic houses.

D.) Develop recruitment goals for Hoover Medallion Houses

E.) Develop a plan to advertise historic houses, such as small signs for people to read as they walk or bike by Hoover Homes. If such a program exists, it will increase awareness and encourage visiting nearby historic neighborhoods.

**Action 2:** Encourage historic preservation and revitalization of local preserved residential properties by establishing a historic housing incentive and financing program.

Historically recognized homes tend to increase in value faster than other homes, but it can be costly to find materials and maintain the house. Incentives such as tax abatements, tax credits, freezing assessed home values over a number of years, and financial aid will help reduce possible burdens of owning historic homes and will increase the quality of the housing in West Branch.

Examples: The City of Bloomfield, Iowa applied for CDBG grants and used them to put rooftop apartments above their town square.<sup>18</sup> Dubuque, Iowa has received numerous state tax credits to improve its historic district.<sup>19</sup>

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<sup>18</sup> 2017 City of Bloomfield Website Section Community/News Under the Street Scope Section  
<http://www.cityofbloomfield.org/index.php/community-news>

<sup>19</sup> Lipsman, Zhong Jin and Mike. 2009. *Iowa's Historic Preservation and Cultural and Entertainment*. Des Moines, Iowa: Tax Research and Program Analysis Section Iowa Department of Revenue

**Action 3:** Develop a Historic Housing recruitment and real estate packet.

A good historic housing program should encourage owning or selling houses and should relieve doubts in maintaining an older home. The Preservation Commission can work with realtors to develop a real estate packet which provides positive information in owning, selling, recruiting, and maintaining older preserved housing.

**Action 4:** Seek partnerships with Iowa City organizations to facilitate the sharing of historic preservation techniques and materials needed to ensure proper preservation takes place in West Branch

Providing information to the public is an important part of West Branch's plan to preserve its older housing. The city and its Preservation Commission should plan to receive preservation training, provide a list of developers who are experienced in maintain older homes, and provide a list of businesses that specialize in preserving older material for restoring and revitalizing buildings.

**Goal 8. Develop a list of potential historic properties such as the Quaker Church, other downtown buildings, and other churches that may be of historical significance to West Branch.**

West Branch community members have expressed a lot of interest in historical areas of the town. It is important for the city to document significant historical places and provide that information for citizens. This can lead to future preservation activity but also provides additional information on the history of West Branch.

**Goal 9. Partner with the Parks and Recreation Commission, Cedar County, and Johnson County to investigate the possibility of an Underground Railroad biking trail following John Brown's Freedom Route.**

An idea that could make West Branch unique is preserving the Underground Railroad that John Brown traveled. Establishing a bike route would encourage more local tourism, provide education for the local public, and increase West Branch's economic advantage in historic tourism. There are many biking grants as well as historic grants that could be used to help fund such a project. Cedar County recently has shown interest in applying for cultural affairs grant programs, and coordinating with the county might provide additional resources. Johnson County is expecting that in 2023 that county's trail construction leading from Iowa City will be completed. This construction includes a separate bike path from Iowa City to West Branch and follows the Freedom Trail.

**Goal 10. Maintain and strengthen economic activity in West Branch's current Historic District in coordination with the West Branch Economic Development Group.**

**Action 1:** Collaborate with the Hoover Museum, the National Park Service, the Heritage Museum, local businesses, the Presidential Inn, and frequently visited regional locations to promote visiting West Branch's Historic District.

Members of the Historic Preservation Commission should design a brochure and other advertising materials while partnering with other regional tourist areas to promote historic West Branch and regional destinations.

**Action 2:** Partner and act in guidance with the West Branch Economic Development Group on ways to promote advertising and seeking grant/funding opportunities for historical properties.

Working together is an important aspect of small town historic life. Businesses and houses in the Historic Preservation Districts should advertise together creating name recognition for all historic partners. Similar to Marion, Iowa, West Branch should develop a plan to advertise shopping, opening a business, and visiting historic downtown West Branch.<sup>20</sup>

**Goal 11. Start the process for story telling about West Branch, which could be done through a book, documentary, or other creative options.**

**Action 1:** Collaborate and coordinate with local newspapers, the Hoover Museum, National Park Service, and local historians to record their history of West Branch.

**Action 2** By the end of 2023, recruit a committee tasked with telling the story of 175 years of West Branch.

If the HPC wants to follow previous major year celebrations, such as the 150 sesquicentennial book on the history of West Branch, it will be helpful if the West Branch HPC starts the coordinating processes. Based on the 150-year book committee, it was a 2 ½ year process to recruit members and complete a book. Based on that timeframe, at the end of this Historic Plan in 2023, the HPC should start seeking a committee dedicated to celebrating and telling the story of 175 years in West Branch.

**Action 3:** Archive historic preservation materials and stories of West Branch's history with the West Branch Library, the Herbert Hoover Library, and the Heritage Museum.

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<sup>20</sup> 2010 Uptown Marion, Iowa Streetscape Plan <http://www.cityofmarion.org/home/showdocument?id=3497> pg 16 and 19

## Maintaining CLG Status and Annual Reviews

The West Branch Historic Preservation Commission (HPC) intends to complete as many goals as possible. In accordance with maintaining a certified local government (CLG) status and good planning practices, the HPC will meet annually to review the commission's progress. The following is the CLG checklist which will be used for the Commission's annual review process. A timeline for implementation is also provided below the checklist.

### "The Commission

- Members are all officially appointed by the Mayor/ Board of Supervisors.
- Members who are continuing on the commission are officially re-appointed by the Mayor or Board of Supervisors.
- No vacant positions.
- Demonstrated positive interest in historic preservation.
- Members should have the time to attend meetings and support projects.

### Meetings

- Minimum three times a year but realistically and minimally a commission should be meeting quarterly if not bimonthly.
- There is a regular meeting day, time, and location.
- An announcement and the agenda is posted 24 hours before the meeting.
- Follow the agenda, do not stray off agenda topics. Be concise and to the point in discussions.
- There is a written set of minutes for every official meeting.
- The public is welcome to do business only when there is a Quorum of members present. Any time a quorum of commissioners gathers, that is considered an official meeting and must be conducted in adherence to Chapter 21 of the Iowa Code.

### Other Responsibilities

- Report regularly to your mayor and city council or county board of supervisors.
- Comply with local and state regulations regarding conflict of interest.
- Comply with State Gift Law 4. Meet CLG program requirements.
- Operate in compliance with the Secretary of the Interior's Standards and Guidelines.
- Set up a system for on-going survey, evaluation and registration.
- Maintain a Historic Property Inventory that complies with the State's. Store inventory and other commission in a city or county-owned facility that is controlled but accessible.
- Prepare and follow an annual work plan.
- Meet annual historic preservation training requirement.
- Complete a minimum of one historic preservation activity a year.
- Review National Register of Historic Places nominations.
- Complete and submit the CLG Annual Report <sup>21</sup>

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<sup>21</sup> The checklist information for CLG Reviews was found on and copied from page 53, State Historical Preservation Office Certified Local Government Guide. <https://iowaculture.gov/sites/default/files/History%20-%20Grants%20-%20Certified%20Local%20Government%20-%20Grantee%20Handbook%20%28PDF%29.pdf>

## Timeline for Historic Preservation Goals

Goal 1 Actions	Completed	6 months	1 year	2-3 years	4-6 years	Status	Notes
Historic Plan amended to Comp Plan		x					Students
Annual Training for HPC Members			Annual				
Schedule Regular Reviews			Annual				Appendix
Examine Enforcement of Historic District			Annual				
Evaluate Need for Zoning Changes			Annual				
<b>Goal 2 Actions</b>							
Walking Tours			Annual				one of these items must be completed a year
Student Programs			Annual				
Preservation Column Historic Pres.			Annual				
Gauge Public Concerns			Annual		5-year review		
<b>Goal 3 Actions</b>							
Add to city website				x			
Develop Maps		x					Students
<b>Goal 4 Actions</b>							
Grant Writing				x			year 2
<b>Goal 5</b>							
Seek Traveler's Rest Approval			x				
Place on Registry				x			year 3
<b>Goal 6</b>							
Nat'l Registry Town Hall				x			year 3
<b>Goal 7</b>							
Historic Housing Program		x					Students
Housing Incentives		x					Students
Historic Housing Packet		x					Students
Seek Business Partnerships			x				
<b>Goal 8</b>							
List of Potential Historic Properties				x			
<b>Goal 9</b>							
Underground Railroad Bike Trail					x		

<b>Goal 10</b>							
Regional Tourism Partnerships				x			
<b>Goal 11</b>							
Record Documents/Stories of West Branch				Annual			year 2/3
175 Year Story Telling Committee					x		

Figure 3: Timeline for Statement of Goals and Action Steps in the 2017 West Branch Historic Preservation Plan.

## Appendix I: Short History of West Branch

Many of the first settlers of this area were Quakers who traveled by wagon over the Mississippi River and through the towns of Davenport and Bloomington, now called Muscatine.<sup>22</sup> Many believe farmer and pioneer, David Walton, moving west from Indiana, became the first settler of Cedar County. By the end of 1836, 37 pioneers had staked claims in the county, with a few located west of the “Red Cedar” (now known as the Cedar River).<sup>23</sup>

It wasn’t until 1851 that David Tatum became the first resident of West Branch. Many early residents would have interacted with Native Americans who were still living on the open prairie at that time. A few years later, around 1856 through 1859, abolitionist, John Brown, made frequent visits to Springdale, a nearby Quaker town. Although the Maxson farm near Springdale, which housed John Brown over the winter, is no longer standing, William Townsend’s Traveler’s Rest/Inn in West Branch, where John Brown also stayed, is still standing on East Main Street.<sup>24</sup>

Local stories suggest John Brown traveled to the only West Branch Inn after the stirring battle scenes of the Kansas Territory, fought over slavery. As Brown approached the Inn, he asked James Townsend, the owner of the Inn, if he had heard of John Brown of Kansas. Without responding, Townsend marked a large “X” on Brown’s hat, then solemnly decorated the back of Brown’s coat with two large X-marks; and lastly placed an X on the back of the mule. In this way Brown was admitted to the inn’s free list. Townsend then said, “Friend, put the animals in that stable and walk into the house; thee is surely welcome.”<sup>25</sup>

Around 1865, Joseph Steer, a Philadelphian Quaker who turned his attention to real estate, and his brother-in-law, John Wetherell, laid out the original plat of West Branch.<sup>26</sup> Around this time, Jesse Hoover and his father, Eli, moved to West Branch from Miami County, Ohio. Jesse Hoover would serve as the town’s blacksmith and marry a Canadian Quaker named Hulda Randall Minthorn. They would have several children, among them Herbert Hoover.

<sup>22</sup> *Herbert Hoover's Home Town: The Story of West Branch*. Maud Stratton. 1948, p. 5

<sup>23</sup> "The Iowa Frontier." In *West Branch: The First 150 Years*, by West Branch Sesquicentennial Book Committee, pp. 3-16.

<sup>24</sup> Hildreth, Thomas. 2001. "John Brown's Army." In *The First 150 Years*, by West Branch Sesquicentennial Book Committee, pp. 28-34.

West Branch: West Branch Heritage Museum .

<sup>25</sup> Hildreth, Thomas. 2001. "John Brown's Army." In *The First 150 Years*, by West Branch Sesquicentennial Book Committee, pp. 28-34.

West Branch: West Branch Heritage Museum, p. 28

<sup>26</sup> *Herbert Hoover's Home Town: The Story of West Branch*. Maud Stratton. 1948, p. 12

In 1869, as the Burlington, Cedar Rapids, and Northern Railroad was preparing to extend its line through West Branch, an area east of Wapsinonoc Creek was surveyed, platted, and named "Cameron" to acknowledge John S. Cameron, the railroad's chief engineer. The federal government refused to recognize Cameron as some of its original plat was platted in the town of West Branch.<sup>27</sup> According to local residents, a vote was taken between the two towns, and "West Branch" won out as the town's name.

On December 20, 1870, the Burlington, Cedar Rapids, and Northern Railroad came to town and was greeted by West Branch with a "banner day."<sup>28</sup> Only five years later, in 1875, West Branch became an incorporated town.<sup>29</sup>

Although West Branch has given rise to many interesting and notable characters during its history, the one who put it on the map is "undeniably Herbert Hoover, U.S. President and statesman, the town's most distinguished native son."<sup>30</sup> President Herbert Hoover was born in West Branch, Iowa on August 10, 1874 to Quaker parents. His father, Jesse, died of typhoid fever in 1880.<sup>31</sup> Four years later, in 1884, Herbert's mother, Hulda, succumbed to pneumonia.<sup>32</sup> After the passing of his parents at age 11, President Herbert Hoover moved to Newberg, Oregon to live with his Uncle Henry John Minthorn.

Like many small towns located near railroads during the agricultural boom of the late 1880s, West Branch became a bustling town. The Opera Block hosted many musicals and wrestling matches, the Hoover House was a hotel for tourists, and the old Indian School had a roller rink.<sup>33</sup> All of these buildings are now a part of the West Branch Historic District.

The Herbert Hoover Birthplace Society, later the Herbert Hoover Presidential Library Association, was formed in 1939 to oversee the preservation of Hoover's birthplace. This eventually led to Hoover Birthday Celebrations in 1948 which are still celebrated today and the creation of the Presidential Library Museum in 1951.<sup>34</sup> In 2017, the annual celebration is called "Hoover's Hometown Days."

Most of the city's major housing developments occurred in the early to mid-1900s. In the early 1900s, most of the single-family housing was developed where 4<sup>th</sup> through 6<sup>th</sup> streets are today. Many of the baby boomer housing developments in the mid-1900s were along 1<sup>st</sup> Street, and Cookson, Foster, and Thomas Drives. Around the 1960s, housing developments occurred near the center of town, on an extended Oliphant Street named after one of the early developers of West Branch, and outer developments near the golf course then called Greenview.<sup>35</sup>

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<sup>27</sup> *Ibid.*

<sup>28</sup> "110 Years of Trains." In *West Branch: The First 15 Years*, by West Branch Sesquicentennial Book Committee Foundation, pp. 184-187.

<sup>29</sup> "West Branch Grows." In *West Branch: The First 150 Years*, by West Branch Sesquicentennial Book Committee and West Branch Heritage Foundation, pp. 160-167.

<sup>30</sup> "Native Son: Herbert Hoover." In *West Branch: The First 150 Years*, by West Branch Sesquicentennial Book Committee, West Branch Heritage Foundation pp. 142-146.

<sup>31</sup> "Native Son: Herbert Hoover." In *West Branch: The First 150 Years*, by West Branch Sesquicentennial Book Committee, West Branch Heritage Foundation pp. 142-146.

<sup>32</sup> "West Branch Grows." In *West Branch: The First 150 Years*, by West Branch Sesquicentennial Book Committee and West Branch Heritage Foundation, pp.160-167.

<sup>33</sup> The West Branch Commercial. 1987. "A Guided Tour of Iowa's Newest National Historic District."

<sup>34</sup> "Hoover Park Development." In *West Branch: The First 150 Years*, by West Branch Sesquicentennial Book Committee, pp. 147-151

<sup>35</sup> "West Branch Grows." In *West Branch: The First 150 Years*, by West Branch Sesquicentennial Book Committee and West Branch Heritage Foundation, pp. 160-167

## Appendix II. John Brown Freedom Trail and Townsend's Traveler's Rest

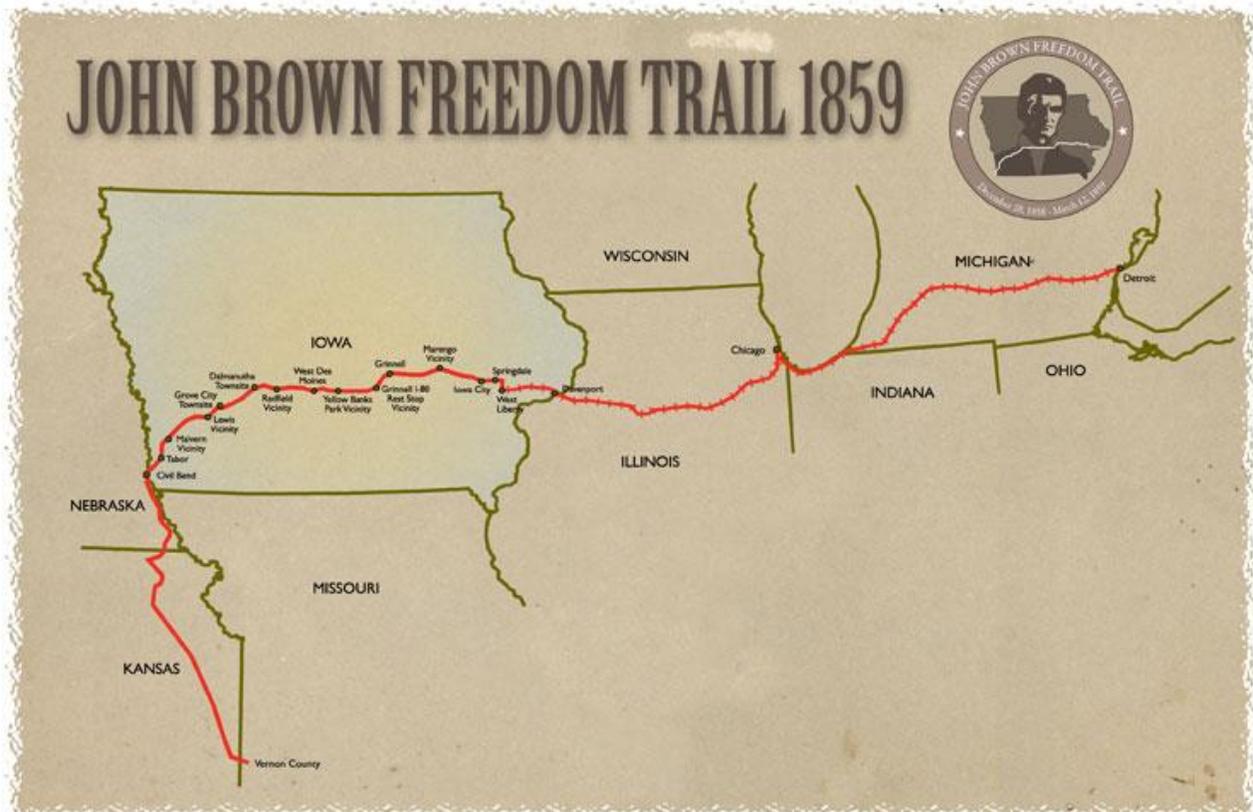


Figure 4: John Brown Freedom Underground Railroad Freedom Trail of 1859 mapped by the Iowa State Historical Society in 2012.

The National Park Service has a Network to Freedom program. In the future the City of West Branch should strive to find ways to join this program which will give the site access to training and other Federal assistance.<sup>36</sup>

<sup>36</sup> 2016. *National Park Service Network to Freedom*. Accessed June 19th, 2017. See: [https://www.nps.gov/subjects/ugrr/about\\_ntf/program\\_history.htm](https://www.nps.gov/subjects/ugrr/about_ntf/program_history.htm).

## Townsend's Traveler's Rest



Figure 5: A photo of Townsend's Traveler's Rest, year unknown.

"The Traveler's Rest, the Inn where John Brown stopped in 1856, was built in 1855 by James Townsend, one of West Branch's first settlers. The inn was a well-known station on the Underground Railroad. A trap door in the floor of the addition to the left opened onto a passage that led to a small cave where four or five escaped slaves could hide. The Inn, located along the east end of town, still stands as a residence on East Main Street."

See Hildreth, Thomas. 2001. "John Brown's Army." In *The First 150 Years*, by West Branch Sesquicentennial Book Committee, p. 29.  
West Branch: West Branch Heritage Museum .



Figure 6: A 2002 photo of Townsend's Traveler's Rest.

As of 2017, the house is still being used as a residential property. As observed, some of the structures have changed throughout the years of different property owners. It has yet to be added to the local preservation district nor be nominated to the National Registry of Historic Places.

The photo was taken from the 2016 Cedar County Assessor's Report Card.

## Appendix III: Hoover Medallion Brochure and Investigation.

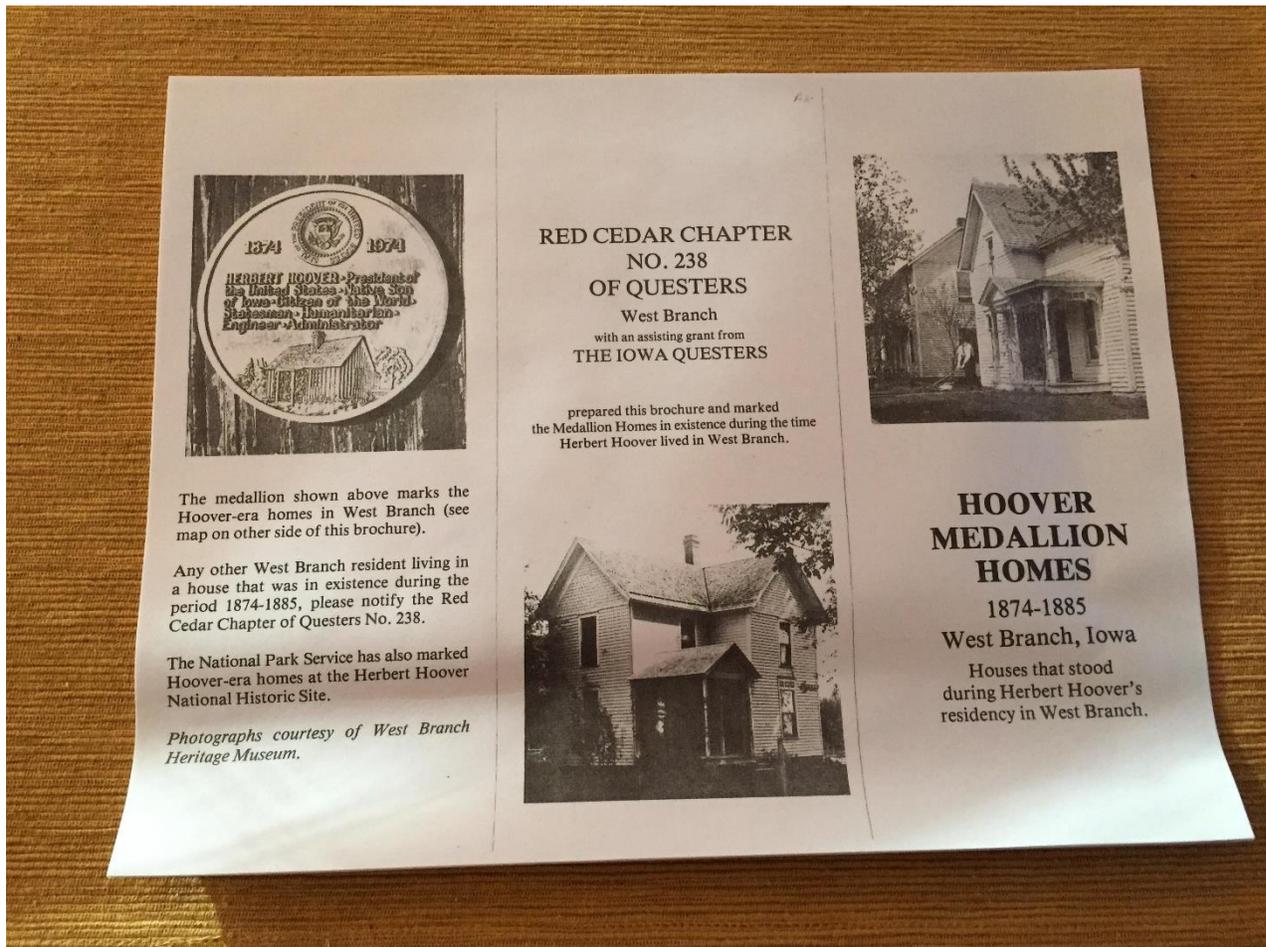


Figure 7: The front page in the Hoover Medallion Homes Brochure

The Red Cedar Chapter No. 238 of Questers received grants to give medallions to “Hoover Medallion Homes,” which were houses that stood during President Herbert Hoover’s residency in West Branch and were still standing in 1974. Hebert Hoover was born and lived in West Branch from 1874-1885. These homes do not include the houses which are in the National Park Service district located south of Main Street.

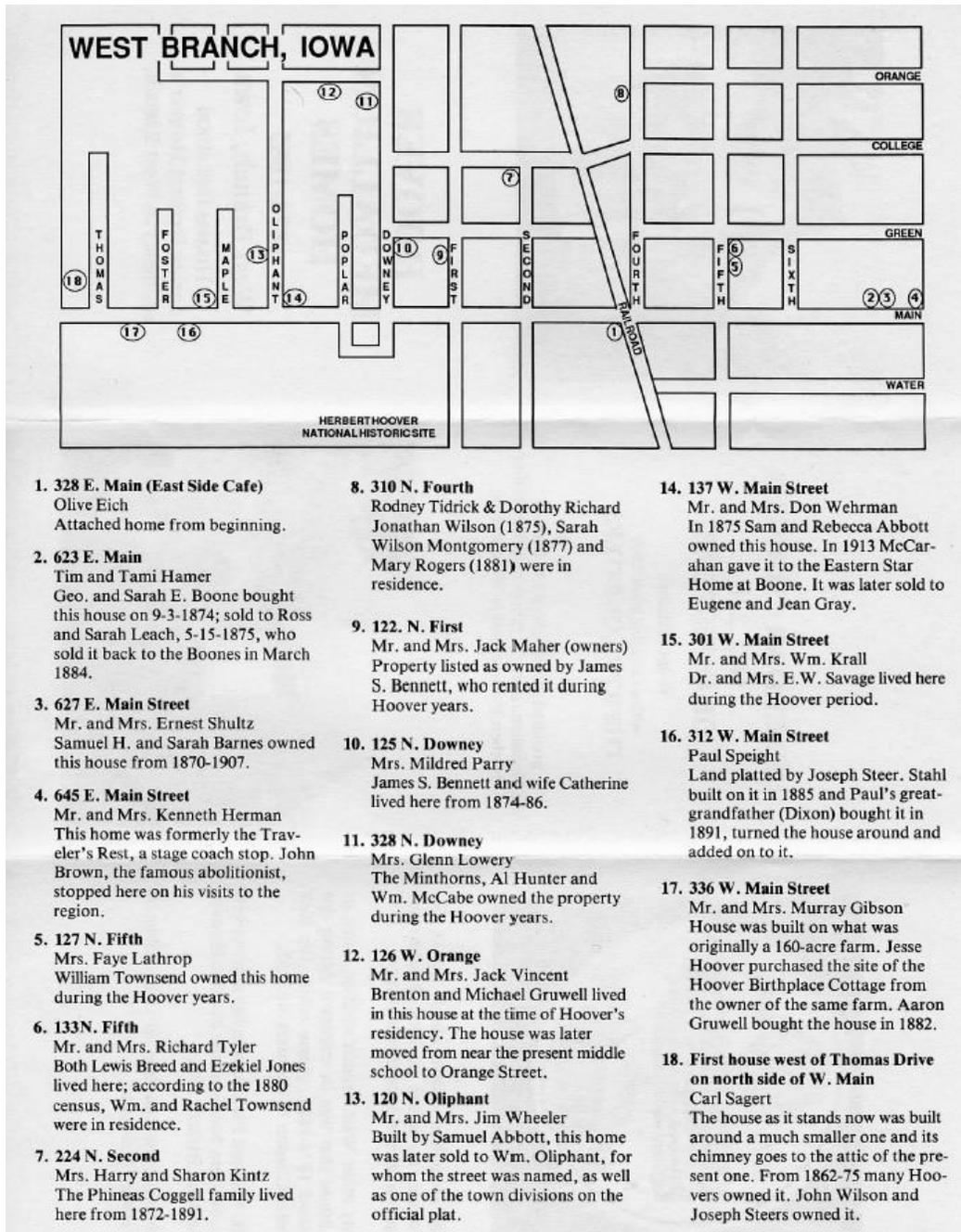


Figure 8: The back page in the Hoover Medallion Homes Brochure.

This map shows the addresses and who the owners were of the “Hoover Medallion Houses” started by the Red Cedar Questers.

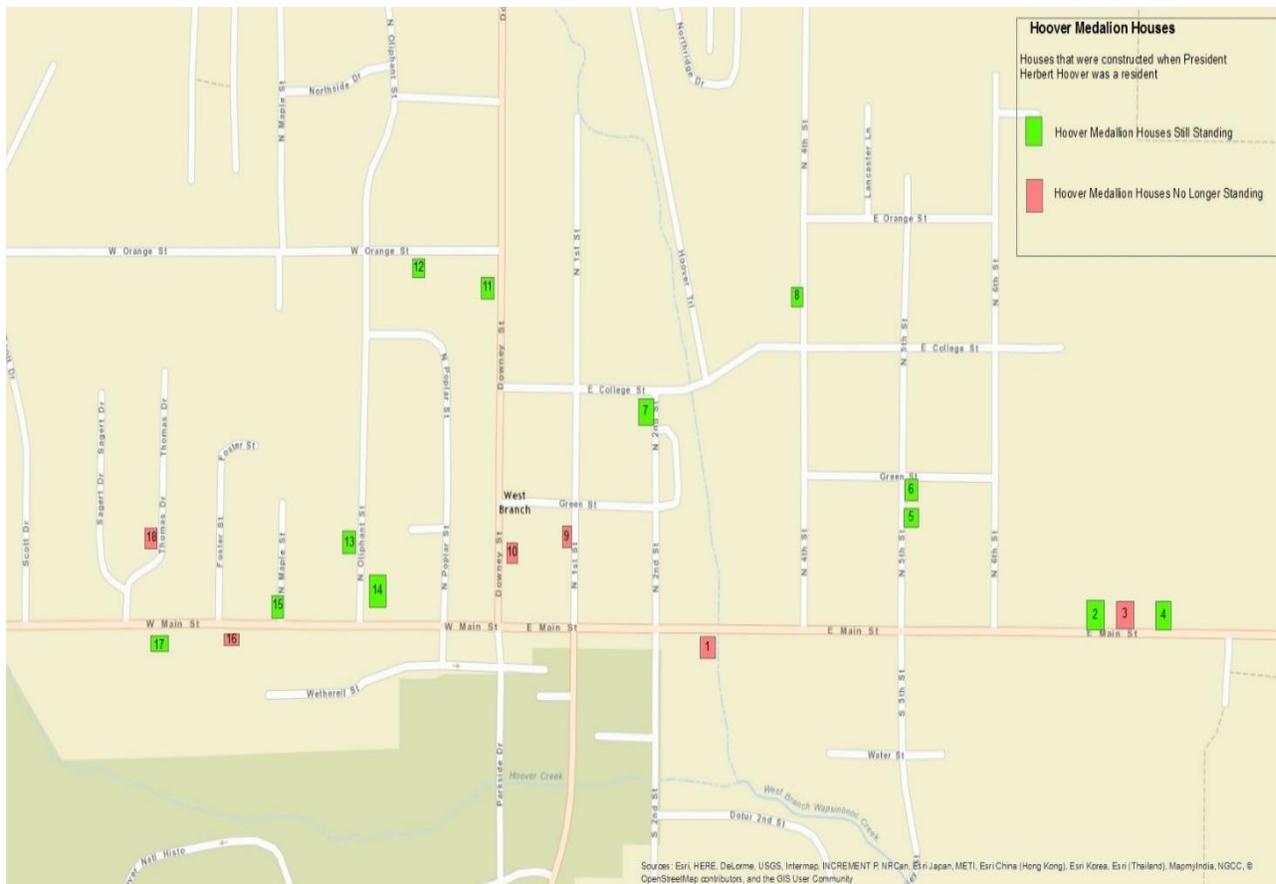


Figure 9: A map made representing the current status of the “Hoover Medallion Houses” found in 1974. (The Authors 2017)

The following map shows the Hoover Medallion homes started by the Red Cedar Chapter No. 238 of Questers as seen in image 7 above. Red blocks indicate houses that are no longer standing, while green blocks have houses found to be still standing.

The investigation was completed by Adam Kofoed and Abdullah Mohamed, University of Iowa Urban and Regional Planning Graduate Students, between February and June of 2017. With the help of West Branch community members, family members, and owners of some of the “Hoover Medallion Houses” it has been concluded that 6 out of the 18 houses are no longer standing. There have been no confirmed sightings of actual Hoover Medallions, however, not every homeowner had been reached by July 2017.

**Update:**

As of July, 2017 Hoover Medallion house #11 was demolished due to a hazardous fire. As of 2017, 7 out of the 18 houses are no longer standing from the Hoover Medallion brochure.

Using parcel shape files from the Cedar County Assessor, additional houses were found meeting the Hoover Medallion criteria. See the Hoover Medallion Map found in the Appendix IV section below. The West Branch Historic Preservation Commission will continue this investigation.

## Appendix IV: Historic Preservation Maps

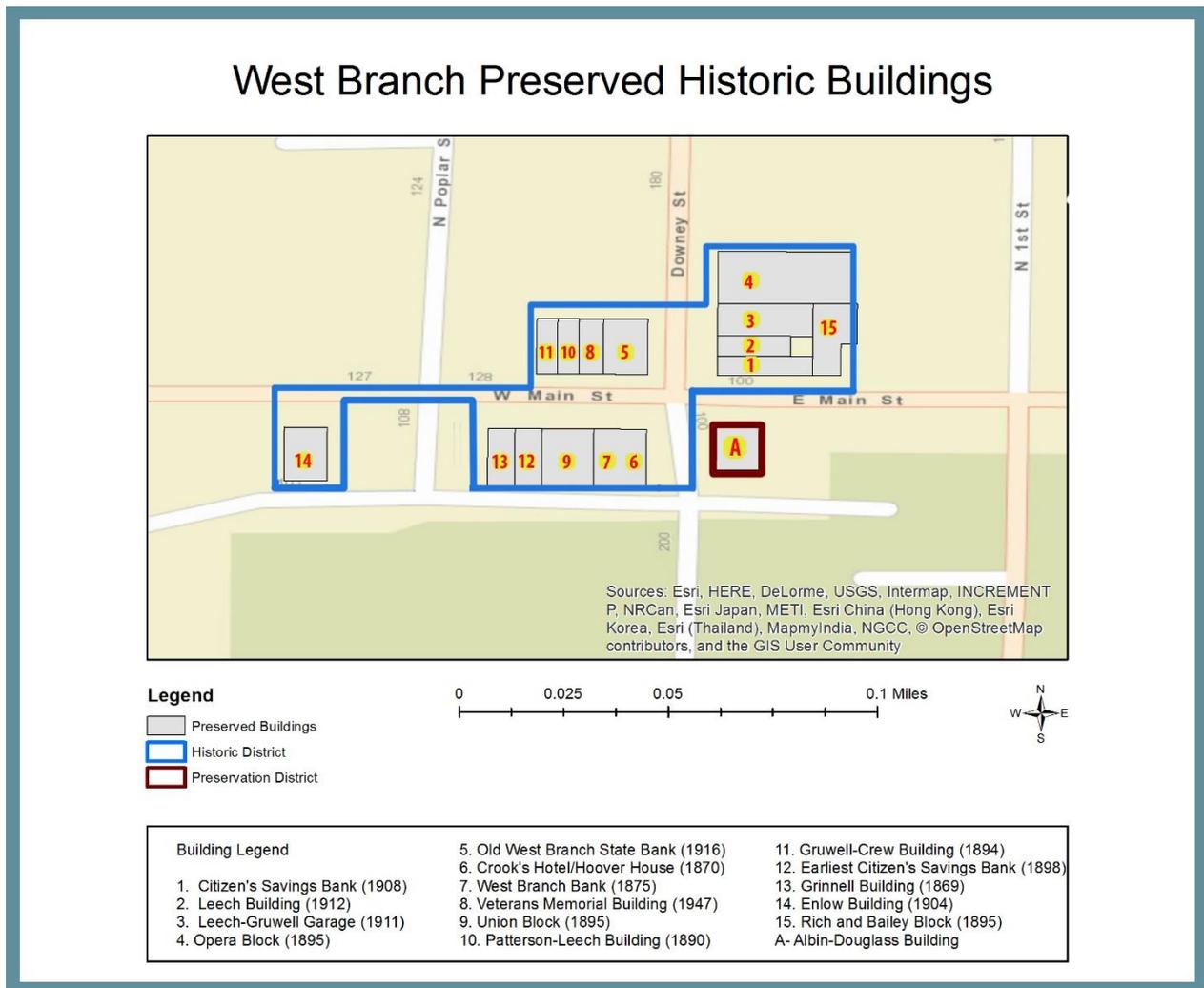


Figure 2: Buildings with the locally designated Preserved Historic Buildings. The numbers are in order of the Inventory form found in Appendix V.

This map displays buildings that are currently preserved under West Branch Code of Ordinances Chapter 26. This map is currently as of July 2017 and can serve as an official map for the city. In 2010, the old U.S. Post Office, which was located just west of building fourteen (14),<sup>37</sup> collapsed during renovations. The building no longer meets the requirements of the Historic District and no longer meets the requirements of the National Registry. This explains the unique opening in the district between buildings thirteen (13) and fourteen (14).

<sup>37</sup> KWWL Channel 7 News. 2013. *Century-old building comes down in West Branch*. June 11. Accessed June 13, 2017. <http://www.kwwl.com/story/12638323/century-old-building-comes-down-in-west-branch>.

## High Priority Potential Buildings



### Legend

- Preserved Buildings
- High Priority Potential Buildings
- Historic District
- Preservation District
- City Boarders

### Building Legend

- 1-West Branch Friends Church
- 2-Town Hall Building
- 3-Townsend's Traveler's Rest

\* It is annotated as Hoover Medallion Home & high priority potential building

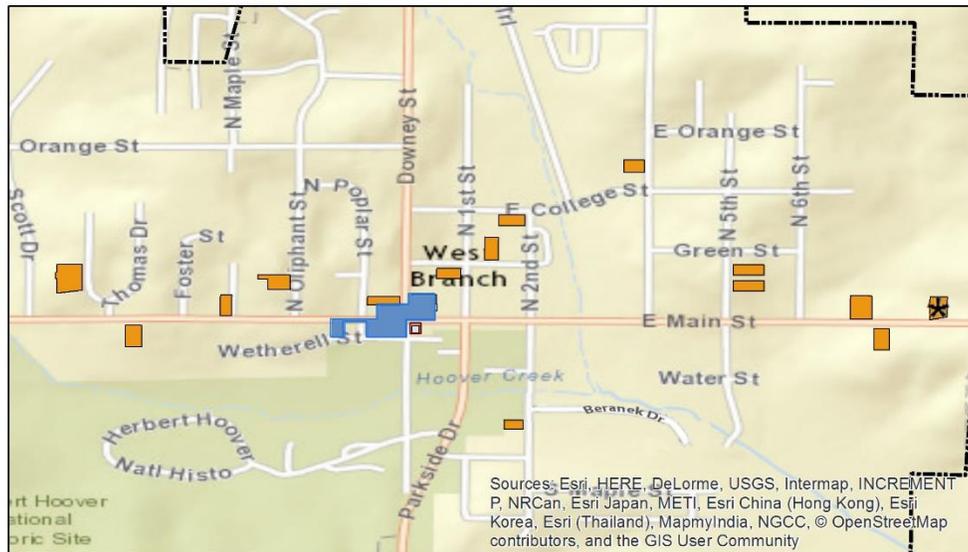
0 0.125 0.25 0.5 Miles



Figure 10: Is a list of the highest priority buildings that the West Branch Historic Preservation Commission is looking to preserve in the near future.

Based on several Historic Preservation Commission meetings and the open community work session on historic preservation of February 23<sup>rd</sup>, 2017, there are three high-priority buildings to be preserved. The three buildings the citizens of West Branch felt had special significance compared to other important buildings are: the West Branch Friends Quaker Church, The Town Hall Building, and Townsend's Traveler's Rest.

## Hoover Medallion Homes



### Legend

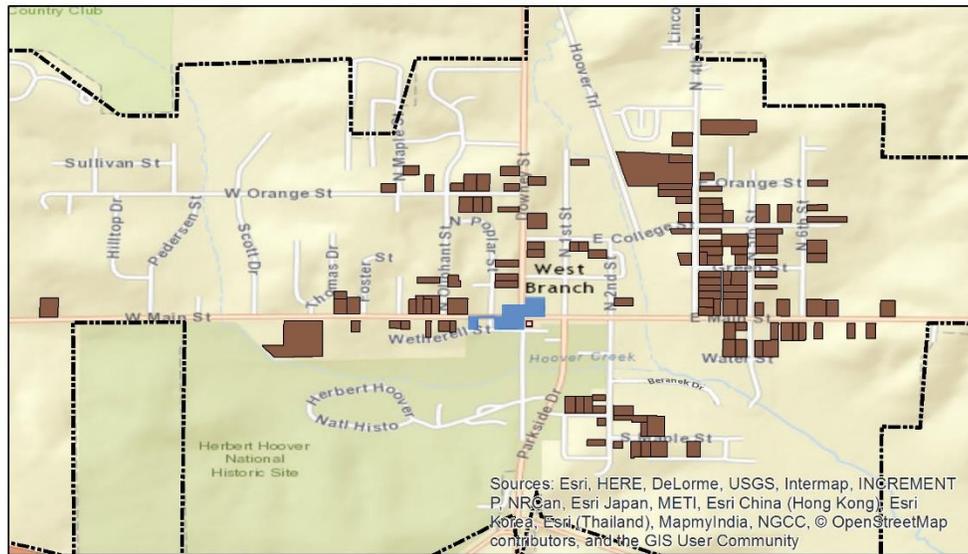
- Hoover Medallion Homes
- Preserved Buildings
- Historic District
- Preservation District
- City Boarder

\* It is annotated as Hoover Medallion Home & high priority potential building

Figure 11: Hoover Medallion Homes

Using parcel shape files from the Cedar County Assessor, these are the residential houses meeting the “Hoover Medallion” criteria. To meet the criteria, a house must still be standing and have a construction date on or before 1885. Using this criteria, additional houses have been found and we believe there are 14 houses meeting these criteria within West Branch’s city limits.

## West Branch's 100 Year Homes



- Legend**
- 100 Year Homes
  - Preserved Buildings
  - Historic District
  - City Boarder

0 0.25 0.5 1.0 Miles



Figure 12: Homes in West Branch that are at least 100 years old but not meet Hoover Medallion Program Requirements.

Not all homes that are one hundred years old will qualify as historic. However, to help kick start a local historic residential program, the West Branch HPC is open to preserving significant one hundred-year homes and providing incentives for owners who improve and maintain their houses. This map shows all the houses that are one hundred years old or older but do not meet the Hoover Medallion House criteria.

## Appendix V: Tips For Adding Properties to Local Preservation Districts under Iowa's CLG Program.

In a town like West Branch, where history is an important city value, many community members are actively interested in adding properties to the local preservation district. Below is a brief list of actions that can help guide HPC through the process. Even if a building is in the process of being nominated for the National Historic Registry, the HPC should strive to protect the building first. Placing a building in the local historic or preservation district, gives the HPC legal authority to preserve the building.<sup>38 39</sup> A federal registry does not grant the local government legal authority to preserve that building.

1. Gather history and significant information regarding importance of the building/site and strong reasons to preserve it. This historical information can will help you complete the Iowa Site Inventory Form.
2. Identify, survey, and answer all the line items in the Iowa SHPO inventory. In addition fill out the Iowa Site Inventory Form found at this link:  
<https://iowaculture.gov/sites/default/files/History%20-%20Preservation%20-%20Historic%20Site%20%26%20Archaeological%20Inventory%20-%20Iowa%20Site%20Inventory%20Form%20%28PDF%29.pdf>.
3. Contact the SHPO office with the reasons why West Branch wants to preserve this building, along with the survey information. Ask for recommendations and ensure state guidelines are being followed under the CLG program. This is a requirement before the city council votes under the CLG program. For national registry nominations the state must be notified no later than 60 days after open meetings about the property.
4. Comply with all recommendations the SHPO may make regarding HPC's interests in preserving a new property/site.
5. If approval is given from SHPO, the HPC can vote on preserving the building/site, while following Iowa's open meeting laws.
6. If the property/site is not currently in an overlay district, it is considered a new ordinance and requires three open meetings and successful votes from the city council.
7. City council votes on the recommendations from the HPC and they must follow Iowa's open meeting laws.

For other helpful information on listing properties check the links below

[https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_6.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm)

<https://www.nps.gov/nr/faq.htm>

<https://iowaculture.gov/history/preservation/national-register-historic-places>

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<sup>38</sup> See West Branch Code of Ordinances 26.07 p. 109 on permits needed for alterations.

<sup>39</sup> See West Branch Code of Ordinances 26.20 p. 110 for violations.

## **Appendix VI: Annual CLG Review Forms.**

Every year the West Branch HPC must submit their annual review for SHPO review by February 28<sup>th</sup> of each year. Their form can be found here.

<https://iowaculture.gov/sites/default/files/History%20-%20Preservation%20-%20Certified%20Local%20Governments%20-%20Maintaining%20Your%20Status%20-%20Annual%20Report%20%28PDF%29.pdf>

The town of Lisbon, Iowa has their 2012 and 2013 CLG annual reviews listed on the city's website. Their reviews can be seen at the link below.

[http://www.cityoflisbon-ia.gov/index.asp?Type=B\\_BASIC&SEC=%7BB9A13008-2FDF-427C-BC6A-9F52427A4BE8%7D](http://www.cityoflisbon-ia.gov/index.asp?Type=B_BASIC&SEC=%7BB9A13008-2FDF-427C-BC6A-9F52427A4BE8%7D)

## **Appendix VII: Repository**

There will be two locations for the repository of documents recorded on historic preservation completed by the Historic Preservation Commission. In the event of something getting lost, or an unfortunate accident, the Commission decided on two locations. The two locations follow:

The West Branch Public Library  
300 North Downey St  
West Branch, IA 52358

The Herbert Hoover Presidential Library  
210 Parkside Drive  
West Branch, IA 52358

## **Appendix VIII: Proposed Meeting Times.**

In accordance with Iowa CLG requirements, the Commission must meet three times per year and meet quarterly.<sup>40</sup> Below are scheduled meeting times, dates and the location.

All proposed meeting times will be tentatively held at the West Branch City Administration Office at 7:00 pm. The address follows:

110 North Poplar St.  
West Branch, Iowa 52358

The annual review meeting will be tentatively held on Tuesday, January 9<sup>th</sup>, 2018. The annual review meeting will consist of:

- The progress of the Historic Preservation Plan and Timeline,
- Discuss and plan how to accomplish future goals,
- Complete the annual CLG review.
- Discuss future schedule of surveying historic buildings.
- Review and Discuss possible updates to protective measures which includes ordinances, building codes, demolition by negligence, penalties, possible design review, and zoning ordinances.

The three other scheduled Historic Preservation Commission Meetings will be tentatively held on Tuesday, April 10, 2018, Tuesday, June 10, 2018, and Tuesday, October 9, 2018.

## **Appendix IX: Preservation Training Schedule**

Every year at least one member will receive preservation training as outlined in Goal 1 Action Step 2 of this plan<sup>41</sup>.

In 2018, the Chair Lou Picek, Vice Chair John Fuller, Secretary Karen Suchomel and Commissioner Hillary Maurer tentatively plan on attending all days of the July 18 through 22, 2018 National Alliance Preservation Forum in Des Moines, Iowa. Commissioner Elizabeth Seiberling tentatively plans on attending one day of training at the above Alliance Preservation Forum.

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<sup>40</sup> Iowa State Historical Preservation Office Certified Local Government Guide, p. 20.  
<https://iowaculture.gov/sites/default/files/History%20-%20Grants%20-%20Certified%20Local%20Government%20-%20Grantee%20Handbook%20%28PDF%29.pdf>

<sup>41</sup> Also a requirement under the Iowa CLG program in the Certified Local Government Guide, p. 17.

## **Appendix X: Commission Sponsored Community Preservation Training**

Every year at least one public awareness event will be sponsored by the commission to help engage, energize, and educate the community and the City Council on historic preservation in West Branch.<sup>42 43</sup>

The tentative plan is for the West Branch Historic Preservation Commission to partner and collaborate with the National Park Service. For a second year, the National Park Service has been running weekly tours of Historic Downtown West Branch on Saturday mornings in June and July. The second year has had a higher turnout by switching the dates from Thursday to Saturday. The event averages about 10-16 people; some of the tour attendees are locals while some are tourists that the National Historic Site brings to West Branch. The Commission is hoping to boost turnout among local residents next year, and is hoping to bring more attention to its historic preservation plan and to preservation efforts on the part of its local community leaders.

The tentative date for the Commission's sponsored tour is:

10:00-11:00

Saturday, June 2, 2018

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<sup>42</sup> Please see goal 2 of the 2017 West Branch Historic Preservation Plan, p. 11.

<sup>43</sup> Also a requirement under the Iowa CLG program in the Certified Local Government Guide, p. 17.

## **Appendix XI: Historic Preservation Commission Ordinance**

### **ORDINANCE 745**

**AN ORDINANCE ESTABLISHING A HISTORIC PRESERVATION COMMISSION FOR THE CITY OF WEST BRANCH, IOWA; PROVIDING FOR THE RECOGNITION AND PROMOTION OF HISTORIC SITES AND DEFINING POWERS AND DUTIES OF THE COMMISSION. BE IT ORDAINED BY THE CITY COUNCIL OF WEST BRANCH, IOWA:**

Section 1: Purpose and Intent the purpose of this ordinance is to:

- a. Promote the educational, cultural, economic and general welfare of the public through the recognition, enhancement, and perpetuation of sites and districts of historical and cultural significance;
- b. Safeguard the City's historic, aesthetic, and cultural heritage by preserving sites and districts of historic and cultural significance;
- c. Stabilize and improve property values;
- d. Foster pride in the legacy of beauty and achievements of the past;
- e. Protect and enhance the City's attractions to tourists and visitors and the support and stimulus to business thereby provided; f. Strengthen the economy of the City;
- g. Promote the use of sites and districts of historic and cultural significance as places for the education, pleasure, and welfare of the people of the City.

Section 2: Definitions

- a. Commission. The West Branch Historic Preservation Commission, as established by this ordinance.
- b. Historic District. An area which contains a significant portion of sites including archaeological sites, buildings, structures, objects and/or other improvements which, considered as a whole, possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and
  1. embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that 16 2 represents a significant and distinguishable entity whose components may lack individual distinction; or
  2. is associated with events that have made significant contributions to the broad patterns of our local, state or national history; or
  3. Possesses a coherent and distinctive visual character or integrity based upon similarity of scale, design, color, setting, workmanship, materials, or combinations thereof, which is deemed to add significantly to the value and attractiveness of properties within such area.

4. is associated with the lives of persons significant in our past; or
5. Has yielded, or may be likely to yield, information important in prehistory or history.

c. Historic Landmark. A site including archaeological sites, object, structure or building which,

1. is associated with events that have made a significant contribution to the broad patterns of our history; or
2. is associated with the lives of persons significant in our past; or
3. embodies the distinctive characteristics of a type, period, or method of construction, or that represents a work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

### Section 3: West Branch Historic Preservation Commission

a. The Commission shall initially consist of five members who shall be residents of the City.

b. Members of the Commission shall be appointed by the Mayor with the advice and consent of the City Council. Members shall demonstrate a positive interest in historic preservation, possessing interest or expertise in architecture, architectural history, historic preservation, city planning, building rehabilitation, conservation in general or real estate.

c. The original appointment of the members of the Commission shall be, three for two years, and two for three years, from January 1 following the year of such appointment or until their successor is appointed to serve for the term of three years.

d. Vacancies occurring in the Commission, other than expiration of term of office, shall be only for the unexpired portion of the term of the member replaced.

e. Members may serve for more than one term and each member shall serve until the appointment of a successor.

f. Vacancies shall be filled by the City according to the original selection as aforesaid.

g. Members shall serve without compensation.

h. A simple majority of the commission shall constitute a quorum for the transaction of business.

i. The Commission shall elect a Chairman who shall preside over all Commission meetings and elect a Secretary who shall be responsible for maintaining written records of the commission's proceedings.

j. The Commission shall meet at least three (3) times a year.

k. Because the West Branch Historic Preservation Commission has a strong interest in liaison with organizations that have a special affinity with local history, the Commission

may recommend to the Mayor and Council that up to three (3) Ex. Officio (non-voting) honorary members be appointed to the Commission by the Mayor with the advice and consent of the City Council. These Ex. Officio (non-voting) honorary members may be representatives of the Herbert Hoover National Historic Site, the Herbert Hoover Presidential Library-Museum and the Hoover Presidential Foundation. Section

#### 4: Powers of the Commission

a. The Commission may conduct studies for the identification and designation of historic districts and landmarks meeting the definitions established by this ordinance. The commission may proceed at its own initiative or upon a petition from any person, group, or association. The Commission shall maintain records of all studies and inventories for public use.

b. The Commission may make a recommendation to the State Historic Preservation Office for the listing of a historic district or landmark in the National Register of Historic Places and may conduct a public hearing thereon.

c. The Commission may investigate and recommend to the City Council the adoption of ordinances designating historic landmarks and historic districts if they qualify as defined herein; and

d. Provide information for the purpose of historic preservation to the governing body.

e. Promote and conduct an educational and interpretive program on historic properties within its jurisdiction.

f. Other Powers. In addition to those duties and powers specified above, the Commission may, with City Council approval:

1. Accept unconditional gifts and donations of real and personal property, including money, for the purpose of historic preservation.

2. Acquire by purchase, bequest, or donation, fee and lesser interests in historic properties, including properties adjacent to or associated with historic properties.

3. Preserve, restore, maintain and operate historic properties, under the ownership or control of the Commission.

4. Lease, sell, and otherwise transfer or dispose of historic properties subject to rights of public access and other covenants and in a manner that will preserve the property.

5. Contract, with the approval of the governing body, with the state or the federal government or other organizations.

6. Cooperate with the federal, state and local governments in the pursuance of the objectives of historic preservation.

#### Section 5: Signs

It is unlawful for a person to install, alter or repair any signs within the Preservation or Historic District (see attached map) without first obtaining a permit. All signs shall

conform to the “Standards for Signage Design and Display” (attached as Appendix pages 22-26) and with the design principles contained within the Preservation Brief: The Preservation of Historic Signs by Michael J. Auer (attached). The city administrator shall be responsible for ensuring that sign applications (form attached as Appendix page 29) are reviewed and processed in a timely manner according to the above-mentioned standards and principles. All signs that were installed or displayed as of September 9, 1991 are allowed to remain. All signs installed or displayed after that date must comply with this chapter.

**Section 6: Severability**

Should any section or provision of this ordinance be decided by a court of this state to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

**Section 7: Amendatory Provisions**

The City may amend this ordinance to meet any unforeseen circumstances which may affect the duties and responsibilities of the Commission.

**Section 8: Effective Date**

This ordinance shall take effect immediately upon passage and publication as required by law. \* \* \* \* \*

Passed and approved this 20th day of March, 2017.

First Reading: February 21, 2017

Second Reading: March 6<sup>th</sup>, 2017

Third Reading: March 20<sup>th</sup>, 2017

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Roger Laughlin, Mayor

ATTEST:

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Matt Muckler, City Administrator/Clerk

## **Appendix XII: Investigation of Iowa Site Inventory for West Branch**

In July of 2017, the students working on this Historic Preservation Plan received an inventory of possible historic sites from the state of Iowa's CLG Coordinator. Several sites listed were located in the Herbert Hoover National Park Site which are under the National Park Service's jurisdiction and few more sites were located outside of city limits.

We were able to identify that 174 sites were inside the City of West Branch's authority. Out of those 174 sites, 121 are still standing and still have potential historic features. We confirmed that 46 of the sites were no longer standing or have been severely altered. There were 7 sites that we were unable to evaluate as some of the items listed did not have complete addresses and we were unable to determine where that specific site was.

There were a number of reasons why these sites no longer existed. The top three reasons in order are listed below:

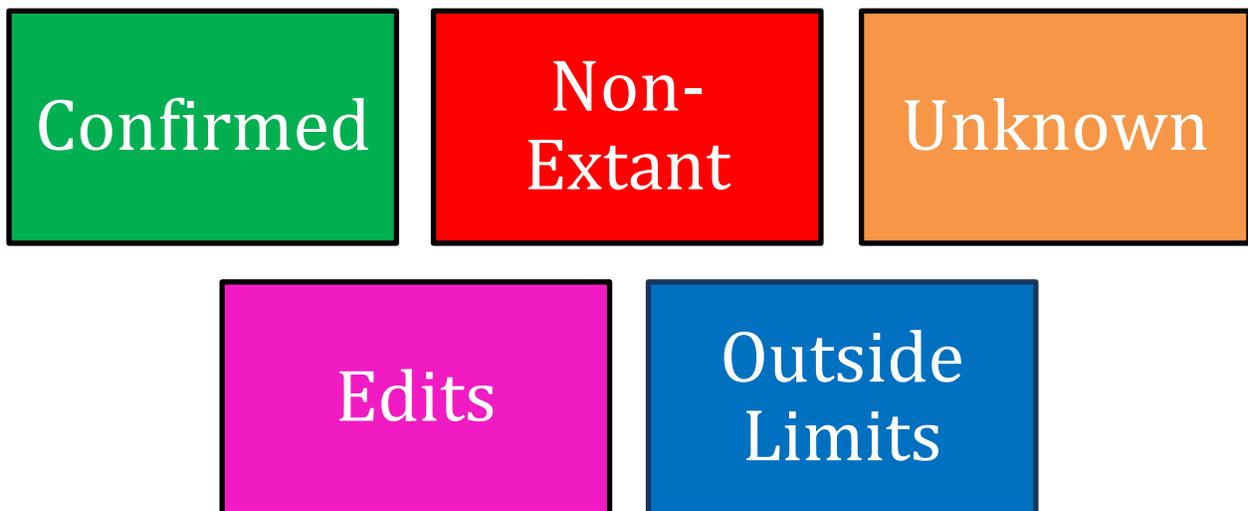
1. Demolished and being used as a parking lot or being used as a garage in older neighborhoods.
2. Demolished and is now an open lot.
3. Natural progression. As the town and zoning changed that site was demolished and is fitting the current needs of the town such as commercial or park space.

As an important note, several of the properties listed on the National Registry of Historic Places were once given a non-eligible opinion. For example, the Enlow Library was given a non-eligible review in 1980, but in 1994, the Enlow Library was placed on the national registry. This should provide some evidence that patience and dedication may help buildings become registered in the future even if they have been given a non-eligible status.

There were three landmarks given an opinion of eligibility in West Branch that are not preserved sites. They are listed below

1. Oliphant Street Field: was given an opinion of eligibility by an unlisted consultant in 2003
2. A house on 505 College Street: was given an opinion of eligibility by an unlisted consultant in 2004
3. A Queen Anne House: was given an opinion of eligibility in 2004 by a consultant. The state inventory believes this house was on the 300 block of North Downey. There are a few housing with Queen Anne features on North Downey but we believe the house address is 401 North Downey St.

## Appendix XIII: Document Notes on State of Iowa's Site Inventory of West Branch



**Blue:** Confirmed sites but outside the City of West Branch's Authority/ Jurisdiction.

**Green:** Confirmed sites within West Branch's limits.

**Red:** Confirmed non-extant or existing site in West Branch's limits.

**Orange:** Unconfirmed sites where more research is needed to determine if site exists.

**Pink:** Edits to the name or address of a confirmed site.

## West Branch

<b>16-00094 - Hoover Cottage Chicken House</b> West section Hoover Cottage yard <u>NPS - 1966</u> <u>Listed on NRHP</u>	<b>16-00078 - Miles, Isaac, Corn Crib</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>
<b>16-00100 - Old Fire Bell</b> Now located in front of new fire station 105 S 2nd St.	<b>16-00077 - Miles, Isaac, Barn</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>
<b>16-00099 - Shed</b> Located on side of Town Hall Behind old Fire station 205 E Main St <u>SHPO - 1900</u> <u>Not Evaluated</u>	<b>16-00076 - Miles, Isaac, Farm House</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>
<b>16-00098 - Old Fire Station</b>	<b>16-00075 - Garvin, Amanda House</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>
<b>16-00093 - Hoover Cottage Privy</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>	<b>16-00074 - Miles, Laban, House</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>
<b>16-00091 - Water Tower</b>	<b>16-00081 - Hoover Blacksmith Shop Replica</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>
<b>16-00090 - West Branch Municipal Building</b>	<b>16-00083 - Herbert Hoover National Historic Site</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>
<b>16-00088 - Miles, Laban, Shed</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>	<b>16-00073 - Herbert Hoover National Historic Site</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u> <u>NPS - 2013</u> <u>Boundary Increase</u>
<b>16-00087 - Wright, Williams, Garage</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>	<b>16-00072 - West Branch Commercial Historic District</b> Main and Downey Streets <u>SNRC - 1987</u> <u>Opinion of Eligibility</u> <u>SHPO - 1987</u> <u>Opinion of Eligibility</u> <u>NPS - 1987</u> <u>Listed on NRHP</u> <u>NPS - 1990</u> <u>Boundary Increase</u> <u>NPS - 1995</u> <u>Boundary Increase</u> <u>Consultant - 2004</u> <u>Opinion of Eligibility</u>
<b>16-00086 - Scellars Port Stock Barn</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>	<b>16-00097 - House</b> 210 1st St: Now it's the Methodist Gravel Parking Lot
<b>16-00085 - Cottage Amanda Garvin, Shed and Garage</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>	<b>16-00101 - House</b> 223 1st St <u>SHPO - 1900</u> <u>Not Evaluated</u>
<b>16-00084 - Miles Isaac Windmill</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>	<b>16-00102 - House</b> 224 1st St
<b>16-00083 - Wright, William, House</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>	<b>16-00104 - House</b> 123 2nd St: Now a Car wash
<b>16-00082 - West Branch School House</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>	<b>16-00105 - House</b> 126 2nd St: Unsure if N or S 2nd but regardless its either commercial or an NPS garage <u>SHPO - 1997</u> <u>Not Evaluated</u>
<b>16-00080 - Miles, Isaac, Shed</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>	<b>16-00106 - House</b> 150 2nd St: Unsure if N or S 2nd but regardless its either commercial or an NPS garage <u>SHPO - 1997</u> <u>Not Evaluated</u>
<b>16-00079 - Miles Isaac Garage</b>  <u>NPS - 1966</u> <u>Listed on NRHP</u>	<b>16-00107 - House</b>

**16-00108 - House**

227 2nd St: Not sure if N or S 2nd, but regardless its either an unused lot or a part of Beranek Park

**16-00109 - House**

230 2nd St

**16-00110 - House**

237 2nd St

**16-00111 - House**

303 2nd St

**16-00112 - House**

320 2nd St

**16-00113 - Paulsen's Lumber Company**

209 E 2nd St

**16-00114 - Bethany Lutheran Church**

235 S 2nd St

**16-00115 - House**

4th St

**16-00116 - House**

103 4th St: Doesn't exist possible infill development

SHPO - 1900

Not Eabile

**16-00117 - IS Poultry**

108 4th St

**16-00118 - House**

109 4th St

**16-00119 - House**

127 4th St

**16-00120 - House**

213 4th St

**16-00121 - House**

232 4th St

SHPO - 1900

Not Evaluated

**16-00122 - House**

235 4th St: There is no parcel or house with this address

**16-00123 - House**

237 4th St: There is no parcel or house with this address

**16-00124 - House**

239 4th St

**16-00125 - House**

302 4th St

**16-00126 - House**

303 4th St

**16-00127 - House**

310 4th St: There is no parcel or house with this address

**16-00128 - House**

311 4th St

**16-00129 - House**

317 4th St

SHPO - 1900

Not Evaluated

**16-00130 - House**

320 4th St

**16-00131 - House**

325 4th St

**16-00132 - House**

326 4th St

**16-00133 - House**

332 4th St

**16-00134 - House**

408 4th St

**16-00135 - House**

409 4th St

**16-00136 - House**

410 4th St

**16-00145 - House**

5th St Across from 220 5th street

**16-00137 - House**

115 5th St: 1974 Hoover Medallion Home

**16-00138 - House**

116 5th St

**16-00139 - House**

127 5th St

**16-00140 - House**

133 5th St

**16-00141 - House**

134 5th St

**16-00142 - House**

211 5th St

**16-00143 - House**

214 5th St

**16-00144 - House**

220 5th St: Appears to be and open with a small garage not house sitting there. No county report card either.

**16-00146 - House**

223 5th St

SHPO - 1900

Not Evaluated

**16-00147 - House**

227 5th St

16-00149 - House  
122 6th St

16-00150 - House  
124 6th St

16-00151 - House  
133 6th St

16-00152 - House  
134 6th St

16-00153 - House  
203 6th St

16-00154 - House  
204 6th St

16-00155 - House  
207 6th St

16-00156 - House  
217 6th St

16-00157 - House  
311 6th St

16-00158 - House  
318 6th St

16-00159 - House  
303 N 6th St

16-00160 - House  
220 Cedar Corner of Cedar and 2nd

16-00161 - House  
203 Cedar

16-00163 - House  
213 Cedar

16-00164 - House  
238 Cedar

16-00162 - House  
209 Cedar St

16-00165 - Feed and Seed Barn  
College

16-00166 - House  
210 College

16-00167 - House  
423 College

16-00169 - House  
510 College

16-00170 - House  
511 College

16-00168 - House  
505 College St

SHPO - 2004 Opinion of Eligibility  
Consultant - 2004 Opinion of Eligibility

16-00474 - Anderson Farmstead: Barn  
2005 CR X30

Consultant - 2004 Not Eligible  
SHPO - 2005 More Research Recommended

16-00473 - Anderson Farmstead: House  
2005 CR X30

Consultant - 2004 Not Eligible  
Consultant - 2004 More Research Recommended  
SHPO - 2005 More Research Recommended

16-00657 - Old Friends Cemetery  
Downey St In West Branch

SHPO - 2013 Not Evaluated

16-00175 - Quaker Meeting House

Downey St Downey and Green Street  
NPS - 1966 Listed on NRHP

16-00174 - Smith, P.T, House

Downey St East corner of Downey and Cedar  
NPS - 1966 Listed on NRHP

16-00173 - Smith, C.E, House

Downey St  
NPS - 1966 Listed on NRHP

16-00171 - Varney, Hannah, House

Downey St  
NPS - 1966 Listed on NRHP

16-00172 - Dr. Leech House

Downey St  
NPS - 1966 Listed on NRHP

16-00192 - House

223 N Downey St between 303 and 217 North Downey St.

16-00470 - Queen Anne House

N Downey St 300 Block North Downey Maybe 401 N Downey  
SHPO - 2004 Opinion of Eligibility  
Consultant - 2004 Opinion of Eligibility

16-00176 - Consolidated High School

N Downey St: We believe this is the high school that burned over 30 years ago  
Non-Extant  
SHPO - 2001 Position Verified

16-00177 - State Bank Building

N Downey St N. Downey and Main  
SHPO - 2001 Position Verified

**16-00178 - Citizen's Savings Bank Building**

101 N Downey St

Consultant - 1986

NPS - 1987

SNRC - 1987

SHPO - 2001

Contributing in Potential District

Listed on NRHP

Contributing in District

Position Verified

**16-00179 - Building**

103 N Downey St

Consultant - 1986

NPS - 1987

SNRC - 1987

SHPO - 2001

Contributing in Potential District

Listed on NRHP

Contributing in District

Position Verified

**16-00180 - Building**

105 N Downey St

Consultant - 1986

NPS - 1987

SNRC - 1987

SHPO - 2001

Contributing in Potential District

Listed on NRHP

Contributing in District

Position Verified

**16-00181 - Opera Block**

107 N Downey St

Consultant - 1986

NPS - 1987

SNRC - 1987

SHPO - 2001

Contributing in Potential District

Listed on NRHP

Contributing in District

Position Verified

**16-00182 - House**

110 N Downey St

SHPO - 2001

Position Verified

**16-00183 - Friends Church**

116 N Downey St

SHPO - 2001

Position Verified

**16-00184 - House**

117 N Downey St: Demolished now a condo

Non-Extant

SHPO - 2001

Position Verified

**16-00185 - House**

121 N Downey St SHPO - 2001

Position Verified

**16-00186 - House**

125 N Downey St SHPO - 2001

**16-00187 - House**

126 N Downey St SHPO - 2001

Position Verified

**16-00188 - House**

204 N Downey St

Position Verified

**16-00189 - House**

210 N Downey St

**16-00190 - House**

217 N Downey St

**16-00191 - House**

218 N Downey St

**16-00193 - Garage**

303 N Downey St

**16-00194 - House**

326 N Downey St

**16-00195 - House**

401 N Downey St

**16-00196 - House**

410 N Downey St

**16-00197 - House**

418 N Downey St

**16-00198 - Hoover Birthplace Cottage**

S Downey St

NPS - 1966

Listed on NRHP

**16-00199 - Herbert Hoover Presidential Library**

234 S Downey St

**16-00200 - House**

Green St Green and 1st

**52-05056 - Steer Farm**

5475 Herbert Hoover Hwy

Consultant - 2000

Not Eligible

**16-00201 - Hitching Post**

431 Main St

**16-00209 - Rich and Bailey Business Block**

109 E Main St

Consultant - 1989

NPS-1990

SNRC - 1990

Listed on NRHP

Contributing in District

**16-00210 - House**

111 E Main St: used as commercial now next to Jack and Jill Grocery Store

**16-00211 - Dewey's Jack and Jill Store**

115 E Main St

**16-00212 - Office of the Town Clerk**

201 E Main St: Parcel is located where the Town Hall is now

**16-00213 - House**

308 E Main St: now a garage in the fire department

**16-00214 - D.J. Feeds**

309 E Main St: is the location where Casey's just moved out of

**16-00215 - House**

403 E Main St

**16-00216 - House**  
416 E Main St: Open lot

**16-00217 - House**  
428 E Main St: Doesn't exist

**16-00218 - House**  
432 E Main St

**16-00219 - House**  
503 E Main St

**16-00220 - House**  
507 E Main St

**16-00221 - House**  
511 E Main St

**16-00222 - House**  
522 E Main St

**16-00223 - House**  
524 E Main St

**16-00224 - House**  
606 E Main St

**16-00225 - House**  
607 E Main St

**16-00226 - House**  
611 E Main St: now a garage to 613

**16-00227 - House**  
611 E Main St: now a garage to 613

**16-00228 - House**  
618 E Main St: Open lot being used as a garage

**16-00229 - House**  
623 E Main St: Hoover Medallion Home

**16-00230 - House**  
631 E Main St

**16-00231 - Shed**  
631 E Main St

**16-00232 - House**  
634 E Main St

**16-00233 - House**  
637 E Main St

**16-00234 - House**  
638 E Main St

**16-00235 - House**  
645 E Main St: Traveler's Rest and Hoover Medallion Home

**16-00238 - Peppermint Stable Bar**  
**102 E Main St: In West Branch Historic District now known as the Albin Douglas Building or West Branch Emporium**

**16-00239 - Building**  
W Main St

**16-00240 - West Branch State Bank**  
101 W Main St

<u>Consultant - 1986</u>	<u>Contributing in Potential District</u>
<u>NPS - 1987</u>	<u>Listed on NRHP</u>
<u>SNRC - 1987</u>	<u>Contributing in District</u>

**16-00241 - Hoover House**  
102 W Main St

<u>SNRC - 1976</u>	<u>Not Eligible</u>
<u>Consultant - 1986</u>	<u>Contributing in Potential District</u>
<u>NPS - 1987</u>	<u>Listed on NRHP</u>
<u>SNRC - 1987</u>	<u>Contributing in District</u>

**16-00242 - West Branch Bank**  
102 W Main St

<u>Consultant - 1986</u>	<u>Contributing in Potential District</u>
<u>NPS - 1987</u>	<u>Listed on NRHP</u>
<u>SNRC - 1987</u>	<u>Contributing in District</u>

**16-00243 - Veteran's Memorial Building**  
105 W Main St

<u>Consultant - 1986</u>	<u>Not Contributing in Potential District</u>
<u>SNRC - 1987</u>	<u>Not Contributing in District</u>
<u>NPS - 1987</u>	<u>Listed on NRHP</u>

**16-00244 - Gibson's Barber Shop**  
107 W Main St

<u>Consultant - 1986</u>	<u>Contributing in Potential District</u>
<u>NPS - 1987</u>	<u>Listed on NRHP</u>
<u>SNRC - 1987</u>	<u>Contributing in District</u>

**16-00245 - Union Block**  
108 W Main St

<u>Consultant - 1986</u>	<u>Contributing in Potential District</u>
<u>NPS - 1987</u>	<u>Listed on NRHP</u>
<u>SNRC - 1987</u>	<u>Contributing in District</u>

**16-00246 - Gruwell and Crew General Store**  
109 W Main St

<u>SHPO - 1981</u>	<u>Opinion of Eligibility</u>
<u>SNRC - 1982</u>	<u>Opinion of Eligibility</u>
<u>NPS - 1982</u>	<u>Listed on NRHP</u>
<u>Consultant - 1986</u>	<u>Contributing in Potential District</u>
<u>SNRC - 1987</u>	<u>Contributing in District</u>
<u>SHPO - 2012</u>	<u>Listed on NRHP</u>
<u>Consultant - 2012</u>	<u>Listed on NRHP</u>

**16-00247 - Citizen's Savings Bank**  
110 W Main St

<u>Consultant - 1986</u>	<u>Contributing in Potential District</u>
<u>NPS - 1987</u>	<u>Listed on NRHP</u>
<u>SNRC - 1987</u>	<u>Contributing in District</u>

**16-00248 - Building**

112 W Main St

Consultant - 1986

SNRC - 1987

NPS - 1987

Not Contributing in Potential District

Not Contributing in District

Listed on NRHP

**16-00249 - U.S. Post Office**

116 W Main St: Demolished during renovation in 2008

Non-Extant

Consultant - 1986

NPS - 1987

SNRC - 1987

Contributing in Potential District

Listed on NRHP

Contributing in District

**16-00250 - House**

122 W Main St: Now parking lot for Enlow Library

**16-00251 - Enlow Public Library**

124 W Main St

Consultant - 1980

SHPO - 1981

Consultant - 1995

NPS - 1995

SNRC - 1995

Not Eligible

Opinion of Eligibility

Opinion of Eligibility

Listed on NRHP

Contributing in District

**16-00295 - Enlow Public Library Parking Lot**

124 W Main St

SNRC - 1995

NPS - 1995

Not Contributing in District

Not Contributing in District

**16-00252 - House**

135 W Main St

**16-00253 - House**

136 W Main St

**16-00254 - House**

142 W Main St

**16-00255 - House**

203 W Main St

**16-00256 - House**

204 W Main St

**16-00257 - House**

207 W Main St

**16-00258 - House**

208 W Main St

**16-00259 - House**

212 W Main St: Open lot

**16-00260 - House**

213 W Main St: Open lot

**16-00261 - Pedersen, Thomas & Debra, House**

217 W Main St: could not find anything at this location

Public - 2012

Not Eligible

**16-00262 - House**

226 W Main St

**16-00263 - House**

301 W Main St: Hoover Medallion Home

**16-00264 - House**

312 W Main St: An open lot used for Hooverball now

**16-00265 - House**

313 W Main St

**16-00266 - House**

317 W Main St

**16-00267 - House**

318 W Main St

**16-00268 - House**

328 W Main St

**16-00269 - House**

331 W Main St: a small lot next to a house

**16-00613 - House**

336 W main St

SHPO - 2011

Agency - 2011

Not Eligible

Not Eligible

**16-00270 - House**

337 W Main St

**16-00271 - House**

304 Maple St

**16-00272 - House**

404 Maple St

**16-00273 - House**

441 Maple St: Used for Interstate 80 advertisements

**16-00274 - House**

120 Oliphant

**16-00275 - House**

123 Oliphant

**16-00454 - Oliphant Street Field**

Oliphant St between Oliphant and N Poplar Sts

Consultant - 2003

Opinion of Eligibility

**16-00279 - House**

103 Orange St

SHPO - 2001

Corner of Orange and Downey

Position Verified

**16-00280 - House**

122 Orange St

**16-00281 - House**

125 Orange St

**16-00282 - House**

128 Orange St: Parcel does not exist

**16-00283 - House**

131 Orange St

**16-00284 - House**

141 Orange St

**16-00285 - House**

203 Orange St

**16-00286 - Staples, James house**

Poplar St

NPS - 1966                      Listed on NRHP

**16-00287 - Mackey, David House**

Poplar St

NPS - 1966                      Listed on NRHP

**16-00288 - Hayhurst, E.S, House**

Poplar St

NPS - 1966                      Listed on NRHP

**16-00290 - House**

111 Thomas Dr

**Blue:** Confirmed sites but outside the City of West Branch's Authority/  
Jurisdiction

**Green:** Confirmed sites within West Branch's limits

**Red:** Confirmed non-extant or existing site in West Branch's limits

**Orange:** Unconfirmed sites where considerable research is needed to  
determine if site exists

**Pink:** Edits to the name or address of a confirmed site

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**“I prefer to think of Iowa as I saw it through the eyes of a ten-year-old boy and the eyes of all ten-year-olds are or should be filled with the wonders of Iowa’s streams and the woods, of the mystery of growing crops. His days should be filled with adventure and great undertakings, with participation in good and comforting things.”**

-From an informal address by Herbert Hoover before the Iowa Society of Washington in 1927.