



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

WEST BRANCH PRESERVATION COMMISSION MEETING

Thursday, June 21, 2018 • 6:30 p.m.

Heritage Museum, 109 W. Main St. (alternate location)

Council Quorum May Be Present

1. Call to Order
2. Roll Call
3. Prioritize next steps of Certified Local Government (CLG) status
4. Adjourn

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

West Branch Preservation Commission Honorary Members: Lynn Smith, Cary Wiesner

Mayor: Roger Laughlin • **Council Members:** Jordan Ellyson, Colton Miller, Brian Pierce, Jodee Stoolman, Nick Goodweiler

City Administrator/Clerk: Redmond Jones II • **Fire Chief:** Kevin Stoolman • **Police Chief:** Mike Horihan

Library Director: Nick Shimmin **Parks & Rec Director:** Melissa Russell • **Public Works Director:** Matt Goodale



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Ms. Paula Mohr
CLG Coordinator
State Historical Society of Iowa
600 East Locust Street
Des Moines, Iowa 50319-0290

August 25, 2017

Re: Request for Certified Local Government Status

In accordance with the National Historic Preservation Act of 1966, as amended, and the Certified Local Government Historic Preservation Program in Iowa, I hereby request Certified Local Government status for West Branch's historic preservation program.

Enclosed in order are:

- 1.a. A copy of the local 2017 amended historic preservation legislation, Ordinance 745;
- 1.b. A copy of the non-amended sections of the 1999 Ch. 26 Historic Preservation Ordinance;
- 1.c. A copy of the 1999 Design and Rehabilitation Review Guidelines;
2. A list of locally recognized properties and districts, accompanied by brief statements on their historical significance, and street addresses;
3. A copy of the local preservation plan, if available, or a statement describing the long-range goals of the historic preservation commission and proposed activities to achieve the goals;
4. A list of the members of the historic preservation commission and completed biographical sketch forms for non-professional members and resumes for professional members;

We trust these submittals demonstrate that West Branch has met the requirements for local government certification, as described in the program guidelines.

I understand that following approval of our CLG application, an additional requirement will be execution of a written certification agreement between the State of Iowa and West Branch specifying the responsibilities of the local government, and that upon certification West Branch will be eligible to apply for special Certified Local Government matching grants to be used for eligible local historic preservation projects.

Roger Laughlin, Mayor

Table of Contents	Pages
Item 1a: Ordinance 745 2017 Amended Historic Preservation Legislation.....	3-6
Item 1b: Non Amended 1999 Ch.26 Historic Preservation Ordinance.....	7-8
Item 1c: 1999 Design and Rehabilitation Review Guidelines.....	9-16
Item 2: West Branch Historic Preservation Landmark Inventory.....	17-32
Preserved West Branch Landmarks.....	18-21
High Priority Future Preserved Landmarks.....	22
Hoover Medallion Homes (1874-1885).....	23-24
Iowa Site Inventory and 100 Year Homes.....	25-32
Item 3: 2017 Historic Preservation Plan.....	33-83
Item 4: Historic Preservation Commission Members.....	84-92
Commission Member List.....	84-87
Commission Member Signed Biographies.....	88-92

Other Items: In accordance with Iowa’s CLG Guidelines, Historic Preservation Commissions must meet a number of requirements on pages 17-20 in Iowa’s CLG Program Guide.¹ The following items listed show reviewers where they can find these additional requirements that are not a main item in this application.

Repository.....	66
Proposed Meeting Times for the Next Year.....	67
Preservation Training Schedule for Commission Members.....	67
Commission Sponsored Community Preservation Training.....	68

¹ The program guide can be found here <https://iowaculture.gov/sites/default/files/History%20-%20Grants%20-%20Certified%20Local%20Government%20-%20Grantee%20Handbook%20%28PDF%29.pdf>

Item 1.a. Amended 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. 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 6th, 2017

Third Reading: March 20th, 2017

Roger Laughlin, Mayor

ATTEST:

Matt Muckler, City Administrator/Clerk

Item 1b: Non-Amended Sections of the 1999 Code of Ordinance Ch. 26 Historic Preservation

26.07 PERMIT REQUIRED. It is unlawful for any person to begin new construction or to make any external alteration or repairs, including signs, in any manner whatsoever to any building within the confines of the Historic District, or to install or change a sign within the Preservation District, without first obtaining a permit as provided herein.

26.08 APPLICATION. Applicants for permit under this chapter must file with the Mayor an application in writing on a form furnished for such purpose, which shall give the following information:

1. Name of applicant and property owner.
2. Permanent address of applicant and full address of property owner.
3. A detailed description of the nature of the proposed construction, external alteration and/or repair to the building.
4. A drawing or sketch of proposed construction or external alteration.
5. The intended start and finish dates for alteration and/or repair. (See the Appendix to this Code of Ordinances for Permit Application Form.)

26.09 INVESTIGATION AND ISSUANCE.

1. Upon receipt of application for permit under this chapter by the Mayor or designated alternate, the application shall be checked for compliance with the City of West Branch Building Codes within five (5) days. It shall also be referred upon receipt to the Chairperson of the West Branch Preservation Commission.

2. Applications for construction, alterations and/or repairs not in compliance with City of West Branch Building Codes will be returned to the applicant with a complete explanation of changes necessary for compliance.

3. Upon receipt of application, the Chairperson of the West Branch Preservation Commission shall call a meeting of said Commission. The CHAPTER 26 WEST BRANCH PRESERVATION COMMISSION CODE OF ORDINANCES, WEST BRANCH, IOWA - 110 - Commission shall approve or disapprove the application by majority vote based on the *Basic Standards for the Restoration and Rehabilitation of Historic Structures, Standards for Signage Design and Display, Checklist and Example of Prohibited Signs*. (See Appendix to this Code of Ordinances.) The application and a report of Commission action shall be returned to the Mayor within ten (10) calendar days from date of receipt.

4. Upon receipt of the application and report from the West Branch Preservation Commission, the Mayor or designated agent will issue a permit to authorize construction,

alterations and repairs receiving approval of the Commission. The permit shall be issued within twelve (12) calendar days from the date of the application. The permit fee shall be \$10.00.

5. Upon receipt of an unfavorable report from the West Branch Preservation Commission, the Mayor or his or her assigned agent will notify applicant of the rejection and the reason therefor. The applicant will also be informed in the same notification that the rejection can be appealed through the Council at the following regular meeting, or that a revised application may be submitted to the Commission for review.

6. The Council shall serve as an arbitrator on all appeals. The Council shall make a decision within 30 days of an appeal. An appeal of the decision of Council, if any, must be made with the Clerk of District Court within 60 days of the decision of Council.

26.10 VIOLATION. Any person violating any provision of this chapter shall be deemed guilty of a misdemeanor; if such violation continues, each day's violation shall be considered a separate offense.

26.11 NONCONFORMING SIGNS. All signs installed or displayed on September 9, 1991, are allowed to remain. All signs installed or displayed subsequent to September 9, 1991, and all future signs, including replacements or modifications, must fully comply with this chapter. Variances may be granted upon showing of undue hardship. Before any variance is granted the following conditions must be shown to be present: the sign must be located outside a building and must display a trademark or symbol recognized Statewide or nationally. CHAPTER 26 WEST BRANCH PRESERVATION COMMISSION CODE OF ORDINANCES, WEST BRANCH, IOWA - 111 –

26.12 ENFORCEMENT. The Mayor or such officer(s) of the City as may be designated by the Mayor shall be responsible for the enforcement of the provisions of this chapter and shall notify those persons or establishments who are in violation of this chapter. The Historic Preservation Commission or any private citizen may notify the Mayor that a sign may be in violation of this chapter, but it is the Mayor's duty to enforce this chapter.

26.13 ANNUAL REPORT. The Commission shall report annually to the Council on its activities. The report shall be presented to the Council each year in July. The Commission shall submit a preliminary budget to the City Council the first meeting in January each year.

Item 1c: Design and Rehabilitation Review Guidelines

STANDARDS FOR THE RESTORATION AND REHABILITATION OF HISTORIC STRUCTURES

1. Every reasonable effort should be made to provide a compatible use for building which will require minimum alteration to the building and its environment.
2. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum, consistent with the proposed use.
3. Deteriorated architectural features should be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications or original features, substantiated physical or pictorial evidence rather than on conjectural designs or the availability or different architectural features from other buildings.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structures should be treated with sensitivity.
5. Alterations to buildings and environments which have taken place in the course of time are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.
6. All buildings should be recognized as products of their own time. Alterations to create an appearance inconsistent with the actual character or the building should be discouraged.
7. Contemporary design for new buildings in old neighborhoods and additions to existing buildings or landscaping should not be discouraged if such design is compatible with the size, scale, color, material and character of the neighborhood, building or its environment.
8. Wherever possible, new additions or alterations to buildings should be undertaken in such a manner that if they were to be removed in the future the essential form and integrity of the original building would be unimpaired.
9. For a fuller explanation of these standards, refer to Checklist for the Application of the Standards for the Restoration and Rehabilitation of Historic Structures which follows.

CHECKLIST FOR THE APPLICATION OF THE STANDARDS FOR THE RESTORATION AND REHABILITATION OF HISTORIC STRUCTURES*

The following guidelines are listed as a series of construction practices. They are divided by basic building elements and into two groups – those practices recommendation and those not recommended.

DO:	DO NOT:
The Environment	
In new construction, retain distinctive features of the neighborhood's existing architecture, such as the distinguishing size, scale, mass color, materials and details, including roofs, porches and stairway, that give a neighborhood its special character.	Introduce new construction into the neighborhood that is incompatible with the character of the district's differences in size, scale, color and detailing.
Use plant materials, fencing, walkways and street lights, signs and benches that are compatible with the character of the neighborhood in size, scale, material and color, and the time period under consideration.	Introduce signs, street lighting, street furniture, new plant materials, fencing, walkways and paving materials which are out of scale or inappropriate to the neighborhood.
Retain existing landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building setbacks that have traditionally linked buildings to their environment.	Destroy the relationship of buildings and their environment by widening existing streets, changing paving materials, or by introducing poorly designed and inappropriately located new streets and parking lots or introducing new construction incompatible with the character of the neighborhood.

* These guidelines are adapted from *The U.S. Secretary of the Interior's Standards for Historic Preservation Projects*.

DO:	DO NOT:
Existing Buildings: Lots	
Inspect the lot carefully to locate and identify plants, trees, fencing, walkways, out buildings and other elements that might be an important part of the property's history and development.	
Retain plants, trees, fencing, walkways, and street lights, signs and benches that reflect the property's history and development.	Make changes to the appearance of the site by removing old plants, trees, fencing, walkways and street lights, signs and benches before evaluating their importance in the property's history and development.
Base decisions for the new work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers and tax records. If changes are made, they should be carefully evaluated in light of the past appearance of the site.	Give the site an appearance it never had.
Existing Buildings: Exterior Features	
Masonry buildings – retain original masonry and mortar, wherever possible, without the application of any surface treatment.	Apply waterproof or water repellent coatings or other treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive and can accelerate deterioration of the masonry.
Duplicate old mortar in composition, color and textures.	Repoint with mortar of high portland cement content which can create a bond that is often stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

DO:	DO NOT:
Duplicate old mortar in joint size, method of application and joint profile.	Repoint with mortar joints of a differing size or joint profile, texture or color.
Repair stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.	
Clean masonry only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft, natural bristle brushes.	Sandblast brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration.
Clean masonry only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft, natural bristle brushes.	Sandblast brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration.
	Use chemical cleaning products which could have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.
Repair or replace, where necessary, deteriorated material with new material that duplicates the old as closely as possible	Apply new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.
Replace missing architectural features, such as cornices, brackets, railings and shutters.	Remove architectural features, such as cornices, brackets, railings, shutters, window architraves and doorway pediments. These are usually as essential part of a building's character and appearance.
Retain the original or early color and texture of masonry surfaces wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.	Indiscriminate removal of paint from masonry surfaces. This may be historically incorrect and may also subject the building to harmful damage.

Do:**Do Not:**

Frame Buildings:	
Retain original material whenever possible.	Remove architectural features such as siding, cornices, brackets, window architraves and doorway pediments. These are, in most cases, an essential part of a building's character and appearance.
Repair or replace, where necessary, deteriorated material with new material that duplicates the old as closely as possible.	Resurface frame buildings with new material which is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, plastic or aluminum siding. Such materials also can contribute to the deterioration of the structure from moisture and insect attack.
Roofs:	
Preserve the original roof shape.	Change the original roof shape or add features inappropriate to the essential character of the roof, such as oversized dormer windows or picture windows.
Retain the original roofing material, whenever possible.	Apply new roofing material that is inappropriate to the style and period of the building and neighborhood.
Replace deteriorated roof coverings with new material that matches the old in composition, size, shape, color and texture.	Replace deteriorated roof coverings with new materials which differ to such an extent from the old in composition, size, shape, color and texture that the appearance of the building is altered.
Preserve or replace, where necessary, all architectural features which give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting and weather vanes.	Strip the roof or roof lines of architectural features important to its character.

Do:

Do Not:

Windows and Doors:	
Retail existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, door pediments, hoods, steps and all hardware.	Introduce new window and door openings into the principal elevations or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.
	Alter the size of window panes or sash. Such changes destroy the scale and proportion of the building.
	Discard original doors and door hardware when they can be repaired and reused in place.
Respect the stylistic period or periods a building represents. If replacement is necessary, it should duplicate the material, design, and the hardware of the older window sash or door.	Inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors right-of-way the installation of plastic or metal strip awnings or fake shutters that disturb the character and appearance of the building.
Porches and Steps:	
Retain porches and steps which are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and whenever possible should be retained.	Remove or alter porches and steps which are appropriate to the building and its development and the style it represents.

DO:	DO NOT:
Repair or replace, where necessary, deteriorated architectural features of wood, iron, cast iron, terra-cotta, tile and brick.	Strip porches and steps of original material and architectural features, such as handrails, balusters, columns, brackets and roof decoration of wood, iron, cast iron, terra-cotta, tile and brick.
Repair or replace, where necessary, deteriorated material with new material that duplicates the old as closely as possible.	Apply new material which is inappropriate or was unavailable when the building was constructed, such as artificial cast stone, brick veneer, asbestos or asphalt shingles or plastic or aluminum siding.
	Enclose porches and steps in a manner that destroys their intended appearance.
Existing Buildings: Exterior Finishes	
Discover and retain original paint colors or repainting with colors based on the original to illustrate the distinctive character of the property	Repaint with colors that are not appropriate to the building and neighborhood.
Existing Buildings: Plan and Function	
Use a building for its intended purpose whenever possible.	
Find an adaptive use, when necessary, which is compatible with the plan, structure and appearance of the building.	Alter a building to accommodate an incompatible use requiring extensive alterations to the plan, materials and appearance of the building.
Retain the basic plan of a building, whenever possible.	Alter the basic plan of a building by demolishing principal walls, partitions and stairway.

DO:	DO NOT:
New Construction:	
Make new additions and new buildings compatible in scale, color and texture with the earlier building and the neighborhood.	Make incompatible new additions or new construction
Design new work to be compatible in materials, size, scale, color and texture with the earlier building and the neighborhood.	Design new work that is incompatible with the earlier building and the neighborhood in materials, size, scale and texture.
Use contemporary design compatible with the character and mood of the building or the neighborhood.	Imitate an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new construction that has a completely contemporary function, such as a drive-in bank or garage.
Safety and Code Requirements:	
Comply with Code requirements in such a manner that the essential character of a building is preserved intact.	
Investigate variances for historic properties under local codes.	
Install adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.	
Provide access for persons with disabilities without damaging the essential character of the property.	

Item 2: West Branch Historic Property Inventory

Note: The digital copy of West Branch’s inventory will be sent to Iowa’s CLG Coordinator, Paula Mohr. For reviewers seeking a digital copy or questions about West Branch’s Inventory please feel free to contact the University of Iowa student working on this application at adam-kofoed@uiowa.edu.

The following inventory is broken up into four categories.

1. Preserved landmarks in West Branch’s Historic District labeled as “West Branch Preserved Landmarks;”
2. Potential future landmarks that are apart of West Branch’s 2017 Historic Preservation Plan, labeled as “West Branch High Priority Landmarks;”
3. Potential future landmarks that may be a part of a Historic Residential Program called Hoover Medallion Homes which is modeled after a 1974 program which recognized the houses that were standing when President Herbert Hoover was a resident of West Branch in 1874-1885. This section is labeled as “Hoover Medallion Homes” and more information on Hoover Medallion Homes can be found on pages 58-60 and 63 in this CLG application;
4. The items listed in Iowa’s landmark inventory for West Branch and additional houses over 100 years old labeled as “West Branch Iowa Site Inventory and 100 Year Homes”. For a report on the current standing of Iowa’s Inventory of West Branch please see pages 73-81 in this CLG application.

West Branch Preserved Landmarks

Iowa Site Inventory Number	site name	name According to the Inventory	Property Name	Street Number	Street Name	Town or City	Location Description	Stories	Year Built	structure System	Exterior Walls (Clapboard, stone, Brick, Board and Batten, Shingles,	Property Type (domestic, commercial, religious)	Architecture Style	Architect (if known)	Listed on the NRHP	comments
16-00241	Hoover House	Crook's Hotel/Hoover House	Crook's Hotel/Hoover House	102	West Main Street	West Branch	Closest Building West of Heritage Square Park when facing South or towards the	3	1870	Wood With interlocking Joints	Clapboard	Commercial	West Branch Typical	Unknown	Yes	
16-00242	West Branch Bank	West Branch Bank	West Branch Bank	102	West Main Street	West Branch	The next building (attached) West of the Hoover House	2	1875	Wood With interlocking Joints	Clapboard	Commercial	West Branch Typical	Unknown	Yes	
16-00245	Cotton Mill Creek	Union Block	Union Block	106 & 108	West Main Street	West Branch	The next building West of the Old Bank in 1875	2	1895	Masonry Load- Bearing Walls	Brick	Other Institution	Late Victorian Style	Unknown	Yes	
16-00247	Main Street Antiques	Citizen's Saving Bank	Earliest Citizen's Saving	110	West Main Street	West Branch	The next building West of the Union	2	1898	Masonry Load- Bearing Walls	Brick	Commercial	Late Victorian Style	Hunter & Ward	Yes	
16-00248	Bakery	Grinnel Building	Grinnel Building	112	West Main Street	West Branch	The building East of Wallace Winery formally known as the old post office	1	1869	Wood With interlocking Joints	Clapboard	Commercial	West Branch Typical	Unknown	Yes	
16-00295	Enlow	Enlow Public Library	Enlow Building	124	West Main Street	West Branch	the western most building of the Commercial District	1	1904	Stone Asphalt Roof	Brick	Commercial	Classical Revival and Prairie School	Unknown	Yes	

Iowa Site Inventory Number	site name	name According to the Inventory	Property Name	Street Number	Street Name	Town or City	Location Description	Stories	Year Built	structure System	Exterior Walls (Clapboard, stone, Brick, Board and Batten, Shingles, Stucco)	Property Type (domestic, commercial, religious)	Architecture Style	Architect (if known)	Listed on the NRHP	comments
16-00246	Heritage Museum	Gruwell-Crew General Store	Gruwell-Crew Building	109	West Main Street	West Branch	Northern Central Business District area where the Heritage Museum is located	1	1894	Wood With interlocking Joints	Clapboard/Brick	Exempt Commercial	West Branch Typical, Renovated Brick Façade	Unknown	Yes	
16-00244	Patterson-Leech Building	Gibson's Barbershop	Patterson-Leech Building	107	West Main Street	West Branch	East of the heritage museum	2	1890	Wood With interlocking Joints	Clapboard	SF/Commercial		Unknown	Yes	
16-00243	Herb N' Louis	War Memorial Building	Veterans Memorial Building	105	West Main Street	West Branch	Next building East of Patterson-Leech or next building West of the Old Bank	2	1947	Masonry Load-Bearing Walls	Brick	Commercial		Unknown	Yes	
16-00240	The Old Bank	West Branch State Bank	Old West Branch State Bank	101	East Main Street	West Branch	Commonly referred to as the old bank, but is located across the street from the Opera house. On the corner of Downey and Main Streets	2	1916	Masonry Load-Bearing Walls	Stone & Brick	Commercial	Prairie School style and Art Deco	Josselyn & Taylor	Yes	
16-00178	Insurance agency	Wehrman Agency (Citizens' Savings Bank Rm'lrHng)	Citizen's Saving Bank	101	North Downey Street	West Branch	On the corner of Downey and East Main St.	3	1908	masonry load-bearing walls	Solid Brick	Commercial	Classical Design	A . C. Hunt (stonework) & others unknown	Yes	Deed: SPRINGDALE AGENCY INC,

Iowa Site Inventory Number	site name	name According to the Inventory	Property Name	Street Number	Street Name	Town or City	Location Description	Stories	Year Built	structure System	Exterior Walls (Clapboard, stone, Brick, Board and Batten, Shingles, Stucco)	Property Type (domestic, commercial, religious)	Architecture Style	Architect (if known)	Listed on the NRHP	comments
16-00179	Unknown	Unknown	Leech Building	103	North Downey Street	West Branch	Building North of Citizen's Savings Bank	2	1912	Masonry Load- Bearing Walls	Brick	Commercial	unknown	Unknown	Yes	
16-00180	Unknown		Leech-Gruwell Garage	105	North Downey Street	West Branch	Third building in the northeast corner of Downey and East Main St.	2	1911	Masonry Load- Bearing Walls	Brick	Commercial	unknown	Hoar & Parkison (Iowa City) General Co	Yes	none
16-00181	Opera Block	Opera Block	Opera Block/ Gibson's Barber Shop	107	North Downey Street	West Branch	Fourth building in the northeast corner of Downey and East Main St.	2	1895	Wood With interlocking Joints	Brick	Commercial/ Institution	Late Victorian Style	Bingham & Ward	Yes	none
16-0209	Cornerstone Real-estate	Rich and Bailey Block	Rich and Bailey Block	109	East Main Street	West Branch	Eastern side of the Historic District	2	1895	Wood with light Members	Clapboard	Commercial	West Branch Typical	unknown	yes	The building is endanger surrounded by commercial buildings, the built year of this building is different than the Cedar county assessor
16-00238	West Branch Emporium	Peppermint Strable Bar	Albin Douglas Building	102	East Main Street	West Branch			1928	8" Brick Average Wood Framing	12" Brick walls	Commercial	West Branch Typical	Unknown	No	none

Iowa Site Inventory Number	site name	name According to the Inventory	Property Name	Street Number	Street Name	Town or City	Location Description	Stories	Year Built	structure System	Exterior Walls (Clapboard, stone, Brick, Board and Batten, Shingles, Stucco)	Property Type (domestic, commercial, religious)	Architecture Style	Architect (if known)	Listed on the NRHP	comments
*(West Branch Typical>false - fronted buildings of wood construction																Explanation of West Branch Typical

West Branch High Priority Landmarks

Iowa Site Inventory Number	site name	name According to the Inventory	Property Name	Street Number	Street Name	Town or City	Location Description on	Stories	Year Built	structure System	Exterior Walls (Clapboard, stone, Brick, Board and Batten, Shingles, Stucco)	Property Type (domestic, commercial, religious)	Architecture Style	Architect (if known)	Listed on the NRHP	comments
N/A	Town Hall		Town Hall	205	E Main St.	West Branch		1	1938	reinforced concrete	brick	government			n	none
16-00235	Residential House	House	Traveler's Rest	645	E Main St.	West Branch		1	1865	classic block stationary	wood lap	residential			n	Is famous for housing abolitionist John Brown
16-00183	Friend's Church	Friends Church	Friends Quaker Church	116	N Downey St.	West Branch		2	1915	wood	brick	Religious			n	Important to West Branch as it was a Quaker community

West Branch Hoover Medallion Homes

Iowa Site Inventory Number	site name	name According to the Inventory	Property Name	Street Number	Street Name	Town or City	Location Description	Stories	Year Built	structure System	Exterior Walls (Clapboard, stone, Brick, Board and Batten,	Property Type (domestic, commercial, religious)	Architectural Style	Architect (if known)	Listed on the NRHP	Comments
N/A				207	E GREEN ST	West Branch		2	1865	classic block	steel	Residential	Folk Victorian		No	none
16-00229				623	E MAIN ST	West Branch		2	1878	brick and classic block	Wood Lap	Residential	Folk Victorian		No	none
N/A				628	E MAIN ST	West Branch		2	1874	stone	vinyl	Residential	Folk Victorian		No	none
16-00235		House	Traveler's Rest	645	E MAIN ST	West Branch		1	1865	classic block stationary	wood lap	Residential	Folk Victorian		No	none
N/A				126	N 1ST ST	West Branch		2	1880	brick	aluminum	Residential	Folk Victorian		No	none
N/A				224	N 2ND ST	West Branch		2	1865	stone	wood lap	Residential	Folk Victorian		No	none
N/A				310	N 4TH ST	West Branch		2	1869	stone	wood lap	Residential	Folk Victorian		No	none
16-00137				115	N 5TH ST	West Branch		2	1865	2 story concrete and reinforced steel	Wood Lap	Residential	Folk Victorian		No	none
16-00139				127	N 5TH ST	West Branch		2	1865	concrete and reinforced steel	Steel	Residential	Folk Victorian		No	none

Iowa Site Inventory Number	site name	name According to the Inventory	Property Name	Street Number	Street Name	Town or City	Location Description	Stories	Year Built	structure System	Exterior Walls (Clapboard, stone, Brick, Board and Batten, Shingles, Stucco)	Property Type (domestic, commercial, religious)	Architectural Style	Architect (if known)	Listed on the NRHP	Comments
16-00182		House		110	N DOWNEY ST	West Branch		2	1879	classic block stationary	wood lap	Residential	Folk Victorian		No	The owner is the Friends Church
N/A				328	N DOWNEY ST	West Branch		2	1851	brick	slate	Residential	Folk Victorian		No	Recently demolished due to fire in July 2017, believed to be first and oldest house constructed in WB
16-00274				120	N OLIPHANT ST	West Branch		2	1865	stone	wood lap	Residential	Custom Colonial Revival		No	none
N/A				110	SAGERT DR	West Branch		2	1859	classic block stationary	aluminum	Residential	Bungalow		No	none
16-00263		house		301	W MAIN ST	West Branch		2	1879	concrete	vinyl	Residential	Folk Victorian		No	none
16-00613	Lou Henry Hoover House	house		336	W MAIN ST	West Branch		2	1879	stone	concrete	Residential	Folk Victorian		No	Lou Henry Hoover House LLC Consultant 2011 Opinion was Not Eligible.

West Branch Iowa Site Inventory Plus 100 Year Homes

Iowa Site Inventory Number	Site Name	name According to the Inventory	Property Name	Street Number	Street Name	Town	Stories	Year	structure System	Exterior Walls (Clapboard, stone, Brick, Board and Batten, Shingles, steel)	Property Type (domestic, commercial, religious)	Architecture Style	Architect (if known)	Listed on the NRHP	comments
N/A				203	Cedar St	West Branch	2 Story	1900	brick	steel	residential			No	none
N/A				213	Cedar St	West Branch	1 Story	1909	brick concrete	wood lap	residential			No	none
N/A				419	College St	West Branch	1 Story	1899	stone	wood lap	residential			No	none
N/A				517	College St	West Branch	2 Story	1914	brick/concrete	vinyl	residential			No	none
N/A				403	E Green St	West Branch	2 Story	1909	concrete	vinyl	residential			No	none
N/A				409	E Green St	West Branch	2 Story	1899	stone	wood lap	residential			No	none
N/A				418	E Green St	West Branch	1 Story	1914	concrete	vinyl	residential			No	none
N/A				427	E Green St	West Branch	2 Story	1894	concrete	vinyl	residential			No	none
N/A				411	E Main St	West Branch	2 Story	1894	brick stone	wood lap	residential			No	none
N/A				421	E Main St	West Branch	1 Story	1909	classic block	aluminum vinyl exterior	residential			No	none
N/A				424	E Main St	West Branch	2 Story	1899	stone	wood lap	residential			No	none
N/A				503	E Main St	West Branch	1 1/2 Story	1888	brick stone	vinyl	residential			No	none
N/A				512	E Main St	West Branch	2 Story	1914	concrete	vinyl	residential			No	none
N/A				519	E Main St	West Branch	2 Story	1890	brick	aluminum	residential			No	none
N/A				530	E Main St	West Branch	1 Story	1904	brick stone	slate	residential			No	none
N/A				617	E Main St	West Branch	1 1/2 Story	1909	brick classic block	wood lap	residential			No	none
N/A				626	E Main St	West Branch	1 Story	1913	classic block brick/stone	wood lap/Masonite	residential			No	none
N/A				630	E Main St	West Branch	1 1/2 Story	1894	brick stone tile	vinyl	residential			No	none
N/A				641	E Main St	West Branch	2 Story	1900	classic block	vinyl	residential			No	none
16-00101		House		223	N 1st St	West Branch	1 Story	1900	classic block	aluminum vinyl exterior	residential			No	none
N/A				419	N 1st St	West Branch	1 Story	1900	concrete	aluminum vinyl exterior	residential			No	none

Iowa Site Inventory Number	Site Name	name According to the Inventory	Property Name	Street Number	Street Name	Town	Stories	Year	structure System	Exterior Walls (Clapboard, stone, Brick, Board and Batten, Shingles, Stucco)	Property Type (domestic, commercial, industrial)	Architecture Style	Architect (if known)	Listed on the NRHP	comments
N/A				113	N 2nd St	West Branch	2 Story	1900	concrete	aluminum vinyl exterior	residential			No	none
N/A				220	N 2nd St	West Branch	2 Story	1889	classic block	wood lap	residential			No	none
16-00126		House		303	N 4th St	West Branch	1 Story	1900	stone	aluminum vinyl exterior	residential			No	none
16-00116		House		103	N 4th St	West Branch	2 Story	1899	classic block	asphalt singles	residential			No	none
16-00118		House		109	N 4th St	West Branch	1 1/2 Story	1894	classic block	wood lap	residential			No	none
N/A				115	N 4th St	West Branch	1 1/2 Story	1894	concrete	aluminum vinyl exterior	residential			No	none
N/A				121	N 4th St	West Branch	2 Story	1894	brick stone	vinyl	residential			No	none
16-00119		House		127	N 4th St	West Branch	1 Story	1909	classic block	wood lap	residential			No	none
N/A				133	N 4th St	West Branch	1 Story	1909	classic block	wood lap	residential			No	none
N/A				212	N 4th St	West Branch	Salvage	1899	concrete	wood	residential			No	none
16-00120		House		213	N 4th St	West Branch	1 Story	1904	stone	vinyl	residential			No	none
N/A				217	N 4th St	West Branch	1 Story	1911	classic block concrete	steel	residential			No	none
N/A				238	N 4th St	West Branch	1 1/2 Story	1900	classic block	aluminum vinyl exterior	residential			No	none
16-00124		House		239	N 4th St	West Branch	2 Story	1909	classic steel exterior walls	steel	residential			No	none
16-00125				302	N 4th St	West Branch	1 1/2 Story	1899	stone	vinyl	residential			No	none
16-00128		House		311	N 4th St	West Branch	1 1/2 Story	1914	brick and concrete	aluminum vinyl exterior	residential			No	none
16-00129		House		317	N 4th St	West Branch	1 1/2 Story	1909	classic block	vinyl	residential			No	none
16-00130		House		320	N 4th St	West Branch	1 Story	1899	concrete	vinyl	residential			No	none
16-00131		House		325	N 4th St	West Branch	2 Story	1899	concrete	wood lap	residential			No	none
16-00132		House		326	N 4th St	West Branch	2 Story	1900	block	vinyl	residential			No	none

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16-00133		House		332	N 4th St	West Branch	1 1/2 Story	1899	brick and stone	steel	residential			No	none
N/A		House		405	N 4th St	West Branch	1 1/2 Story	1899	stone	aluminum vinyl exterior	residential			No	none
16-00134		House		408	N 4th St	West Branch	2 Story	1913	classic block	aluminum vinyl exterior	residential			No	none
16-00136		House		410	N 4th St	West Branch	1 1/2 Story	1899	concrete	wood lap	residential			No	none
N/A				503	N 4th St	West Branch	2 Story	1915	stone	aluminum vinyl exterior	residential			No	none
N/A				504	N 4th St	West Branch	2 Story	1900	classic block concrete	vinyl	residential			No	none
N/A				102	N 5th St	West Branch	2 Story	1904	classic block concrete	steel	residential			No	none
16-00138		House		116	N 5th St	West Branch	1 1/2 Story	1914	concrete	wood shake	residential			No	none
N/A				121	N 5th St	West	1 Story	1900	classic block	vinyl	residential			No	none
N/A				122	N 5th St	West Branch	1 1/2 Story	1899	concrete	wood lap	residential			No	none
16-00140		House		133	N 5th St	West Branch	2 Story	1900	stone	aluminum vinyl exterior	residential			No	none
16-00141		House		134	N 5th St	West Branch	2 Story	1904	classic block concrete	vinyl	residential			No	none
N/A				203	N 5th St	West Branch	1 1/2 Story	1900	classic block	wood lap	residential			No	none
16-00142		House		211	N 5th St	West Branch	2 Story	1909	classic block concrete	vinyl	residential			No	none
16-00143		House		214	N 5th St	West Branch	2 Story	1904	classic block concrete	vinyl	residential			No	none
16-00146		House		223	N 5th St	West Branch	2 Story	1904	brick stone	wood lap	residential			No	none
N/A				224	N 5th St	West Branch	2 Story	1904	stone	steel	residential			No	none
16-00147				227	N 5th St	West Branch	1 1/2 Story	1914	concrete block	wood lap	residential			No	none
16-00159				303	N 6th St	West Branch	1 1/2 Story	1916	concrete	wood lap	residential			No	none
N/A				325	N 6th St	West Branch	1 Story	1917	tile	wood lap	residential			No	none
N/A				126	N Downey St	West Branch	2 Story	1899	concrete	aluminum vinyl exterior	residential			No	none
N/A				311	N Downey St	West Branch	1 1/2 Story	1914	classic block	wood lap	residential			No	none
N/A				324	N Downey St	West Branch	1 1/2 Story	1909	unknown	vinyl	residential			No	none

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N/A				417	N Maple St	West Branch	2 Story	1900	classic block concrete	wood lap	residential			No	none
N/A				128	N Oliphant t	West Branch	2 Story	1904	stone	aluminum vinyl exterior	residential			No	none
N/A				133	N Oliphant t	West Branch	1 Story	1899	classic block	aluminum vinyl exterior	residential			No	none
16-00109				230	S 2nd St	West Branch	2 Story	1908	classic block	vinyl	residential			No	none
16-00110				237	S 2nd St	West Branch	2 Story	1900	concrete	steel	residential			No	none
N/A				238	S 2nd St	West	1 Story	1900	classic block	aluminum vinyl	residential			No	none
16-00111				303	S 2nd St	West	2 Story	1898	classic block	wood lap	residential			No	none
16-00112				320	S 2nd St	West Branch	1 1/2 Story	1915	classic block	vinyl	residential			No	none
N/A				503	S 5th St	West	None	1900	unknown	unknown	residential			No	none
N/A				316	S Maple St	West Branch	1 Story	1894	brick	wood lap	residential			No	none
N/A				319	S Maple St	West Branch	2 Story	1900	classic block	vinyl	residential			No	none
N/A				328	S Maple St	West Branch	2 Story	1900	classic block	aluminum	residential			No	none
N/A				335	S Maple St	West Branch	2 Story	1900	classic block	vinyl	residential			No	none
N/A				336	S Maple St	West Branch	1 1/2 Story	1899	classic block concrete steel	aluminum	residential			No	none
N/A				348	S Maple St	West Branch	1 1/2 Story	1900	classic block concrete steel	aluminum	residential			No	none
N/A				137	W Main St	West Branch	2 Story	1899	brick stone	aluminum	residential			No	none
N/A				142	W Main St	West Branch	1 1/2 Story	1900	unknown	unknown	residential			No	none
N/A				203	W Main St	West Branch	2 Story	1914	classic block	wood lap	residential			No	none
N/A				211	W Main St	West Branch	2 Story	1889	stone	aluminum	residential			No	none
N/A				222	W Main St	West Branch	1 1/2 Story	1909	stone tile	wood lap	residential			No	none
N/A				226	W Main St	West Branch	2 Story	1899	brick classic block	steel	residential			No	none
N/A				325	W Main St	West Branch	2 Story	1904	brick	aluminum	residential			No	none

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N/A				344	W Main St	West Branch	1 1/2 Story	1900	classic block	aluminum	residential			No	none
N/A				126	W Orange St	West Branch	2 Story	1900	classic block	asphalt shingles	residential			No	none
N/A				134	W Orange St	West Branch	2 Story	1900	classic block	aluminum	residential			No	none
N/A				207	W Orange St	West Branch	1 Story	1900	classic block	vinyl	residential			No	none
N/A				411	Water St	West Branch	1 1/2 Story	1900	concrete	slate	residential			No	none
N/A				423	Water St	West	2 Story	1904	concrete	asphalt shingles	residential			No	none
N/A				513	Water St	West Branch	1 Story	1892	brick classic block	aluminum	residential			No	none
N/A				831	W Main St	West Branch	2 Story	1898	stone	vinyl	residential			No	none
16-00102				224	N 1st St	West Branch	1 Story	1919		stucco	residential			No	Not Historically Evaluated Yet
16-00113		Paulsen's Lumber		209	E 2nd St	West Branch	Garage	not yet researched			religious			No	none
16-00114		Bethany Lutheran		235	S 2nd St	West Branch					religious			No	none
16-00117		IS Poultry		108	N 4th St	West Branch	1 story	not yet researched d	1 story	brick façade	commercial			No	none
16-00121		House		232	N 4th St	West Branch			1 story farm, classic brick found, with asphalt roof,	vinyl	residential			No	none
16-00149		House		122	N 6th St	West Branch	1 Story	1919	concrete classic brick	Alum	residential			No	none
16-0151		House		133	N 6th St	West Branch	1 1/2 Story	1919	Classic Block	Steel	residential			No	none
16-00152		House		134	N 6th St	West Branch	2 1/2 Story	1918	Classic Block	vinyl	residential			No	none
16-00153		House		203	N 6th St	West Branch	1 1/2 Story	1919	Classic Block	Wood lap	residential			No	none
16-00154		House		204	N 6th St	West Branch	1 Story	1919	Classic Block	Alum	residential			No	none
16-00155		House		207	N 6th St	West Branch	1 Story	1916	Classic Block	Wood Shake	residential			No	none

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16-00156		House		217	N 6th St	West Branch	1 1/2 Story	1917	Concrete/Tile	Vinyl	residential			No	none
16-00157		House		311	N 6th St	West Branch	1 Story	1917	Classic Block	aluminum	residential			No	none
16-00158		House		318	N 6th St	West Branch	1 Story	1954	Classic Block		residential			No	none
16-00160		House		220	Cedar St	West Branch	2 Story	1899	brick	wood lap	residential			No	none
16-00161		House		203	Cedar St	West Branch	2 Story	1900	Brick and Classic Block	Steel	residential			No	none
16-00162		House		209	Cedar St	West	1 Story	1909	Concrete	vinyl	residential			No	none
16-00163		House		213	Cedar St	West Branch	1 Story	1909	Brick and Concrete	Wood lap	residential			No	none
16-00166		House		210	E College St	West Branch	1 1/2 Story	1914	Classic Block and Concrete	Alum	residential			No	none
16-00168		House		505	E College St	West Branch	2 Story	1900	Stone	Steel	residential			No	Opinion of Eligibility
16-00170		House		511	E College St	West Branch	2 Story	1914	Brick and Concrete		residential			No	none
16-00657		Old Friends Cemetery			N Downey St	West Branch					religious			No	Not a Building
16-00192		House		223	N Downey St	West Branch	2 Story	1908	Stone	Steel	residential			No	none
16-00188		house		204	N Downey St	West Branch	1 1/2 Story	1900	Stone	Other				No	none
16-00189		house		210	N Downey St	West Branch	2 Story	1899	Concrete	ASBESTOS				No	none
16-00190		House		217	N Downey St	West Branch	2 Story	1904	Brick and Stone	Steel				No	none
16-00191		House		218	N Downey St	West Branch	1 Story	1900	Stone	Wood Lap				No	none
16-00193		House		303	N Downey St	West Branch	2 Story	1939	Classic Block	Vinyl				No	none
16-00195		House		401	N Downey St	West Branch	2 Story	1899	stone	Steel				No	none
16-00196		House		410	N Downey St	West Branch	1 story	1924	Tile	alum				No	none
16-00197		House		418	N Downey St	West Branch	2 Story	1909	Stone	steel				No	none
16-00210		House		111	E Main St	West	Wood	1884	unknown	Composition -				No	none
16-00218		house		432	E Main St	West Branch	2 Story	1900	classic block	aluminum	residential			No	none

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16-00219		house		503	E Main St	West Branch	1 1/2 story	1888	brick stone	vinyl	residential			No	none
16-00220		house		507	E Main St	West Branch	1 Story	1941	brick	wood lap	residential			No	none
16-00223		house		524	E Main St	West Branch	1 Story	1904	classic block	wood lap	residential			No	none
16-00222		house		522	E Main St	West Branch	1 Story	1894	concrete	vinyl	residential			No	none
16-00224		house		606	E Main St	West Branch	2 Story	1899	stone	vinyl	residential			No	none
16-00225		house		607	E Main St	West Branch	2 Story	1889	classic block	steel	residential			No	none
16-00230		house		631	E Main St	West Branch	1 Story	1919	classic block	Aluminum	residential			No	none
16-00253		house		136	W Main St	West Branch	2 Story	1909	classic block stationary	wood lap	residential			No	none
16-00255		house		203	W Main St	West Branch	2 Story	1914	classic block stationary	wood lap	residential			No	none
16-00256		house		204	W Main St	West Branch	1 Story	1919	classic block and tile	wood lap	residential			No	none
16-00257		house		207	W Main St	West Branch	2 Story	1909	classic block	steel	residential			No	none
16-00258		house		208	W Main St	West Branch	2 Story	1899	classic block	aluminum	residential			No	none
16-00261		Pedersen, Thomas & Debra, House		217	W Main St	West Branch	2 Story	1899	classic block	vinyl	residential			No	Public-2012 not eligible, but others like the enlow building were non eligible in 1980
16-00262		house		226	W Main St	West Branch	2 Story	1899	brick classic block	steel	residential			No	none
16-00265		house		313	W Main St	West Branch	2 Story	1934	concrete foundation	aluminum	residential			No	none
16-00266		house		317	W Main St	West Branch	2 Story	1904	classic block	wood lap/vinyl	residential			No	none
16-00267		house		318	W Main St	West Branch	1 1/2 Story	1899	concrete	vinyl	residential			No	Deed: Herbert Hoover Library

Iowa Site Inventory Number	Site Name	name According to the Inventory	Property Name	Street Number	Street Name	Town	Stories	Year	structure System	Exterior Walls (Clapboard, stone, Brick, Board and Batten, Shingles, Stucco)	Property Type (domestic, commercial, religious)	Architecture Style	Architect (if known)	Listed on the NRHP	comments
16-00268		house		328	W Main St	West Branch	2 1/2 Story	1930	classic block	aluminum	residential			No	Deed: Herbert Hoover Library
16-00271		house		304	S Maple St	West Branch	1 Story	1904	classic block	aluminum	residential			No	none
16-00272		house		404	N Maple St	West Branch	1 Story	1900	brick classic block	aluminum	residential			No	none
16-00275		house		123	Oliphant St	West Branch	1 Story Brick	1958	classic block/concrete	brick	residential			No	none
16-00454	The Little Rose Bowl	Oliphant Street Field		N/A	Oliphant St	West Branch	N/A		N/A	N/A	educational/re creation	N/A	N/A	No	Opinion of Eligibility
16-00279		house		103	W Orange St	West Branch	2 Story	1899	classic block/concrete	aluminum	residential			No	none
16-00280		house		122	W Orange St	West Branch	1 Story	1909	classic block/concrete	aluminum	residential			No	none
16-00281		house		125	W Orange St	West Branch	2 Story	1910	concrete	vinyl	residential			No	none
16-00283		house		131	W Orange St	West Branch	2 Story	1899	classic block	slate	residential			No	none
16-00284		house		141	W Orange St	West Branch	2 Story	1899	concrete	wood lap	residential			No	none
16-00285		house		203	W Orange St	West Branch	1 Story	1919	concrete	steel	residential			No	none
16-00290				111	Thomas Drive	West Branch	1 1/2 Story	1900			residential			No	none
16-00100		old fire bell		105	S 2nd St	West Branch	N/A	1894			governmental			No	located in front of new fire station
16-00099		shed		205	E Main St	West Branch	N/A		brick	wood lap and brick	governmental			No	located on the side of the town hall

Item 3: 2017 West Branch Historic Preservation Plan

Note: The following page numbers in the Historic Preservation Plan have been edited to represent the page numbers in this Certified Local Government Application for the convenience of the CLG reviewers. However, the content of the 2017 West Branch Historic Preservation Plan has remained unaltered after City Council approval on Monday, August 21, 2017.

Reviewer Notes:

West Branch Historic Preservation Plan, 2017



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

August 15, 2017

By:

**Adam Kofoed,
Todd Bagby, and
Abdullah Mohammed**



**School of
Urban &
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 19th, 1871 Index, the first West Branch newspaper.

Table of Contents	Page
Introduction.....	37
The Planning Process.....	38
Acknowledgements.....	39
Summary of Past Efforts.....	40-41
Legal Authority for Historic Preservation.....	41
Public Sector Responsibilities.....	42
Overview of Local Historic Preservation.....	42-43
Legislative History of Historic Preservation.....	43
Incentive Programs for Historic Preservation.....	44
Statement of Goals.....	45
Action Steps for Goal Achievements.....	46-51
Maintaining CLG Status and Annual Reviews.....	52
Timeline for Historic Preservation Goals.....	53-54

Appendix

Appendix I: A Short History of West Branch.....	54-55
Appendix II: John Brown Freedom Trail and Townsend's Travelers Rest.....	56-57
Appendix III: Hoover Medallion Brochure and Investigation.....	58-60
Appendix IV: Historic Preservation Maps.....	61-64
Appendix V: Tips for Preserving Local Landmarks and Adding Them to Local Preservation Districts under Iowa's CLG Program.....	65-66
Appendix VI: Annual CLG Review Forms.....	66
Appendix VII: Repository.....	66
Appendix VIII: Proposed Meeting Times.....	67
Appendix IX: Preservation Training Schedule.....	67
Appendix X: Commission-Sponsored Community Preservation Training.....	68
Appendix XI: Historic Preservation Commission Ordinance.....	69-72
Appendix XII: Investigation of Iowa Site Inventory for West Branch.....	73
Appendix XIII: Document Notes on State of Iowa's Site Inventory of West Branch.....	74-81
Works Cited.....	82

List of Figures

Figure 1: Herbert Hoover Birthplace Cottage.....	34
Figure 2: Map of West Branch Preserved Properties.....	40, 61
Figure 3: Timeline for Statement of Goals and Action Steps.....	53-54
Figure 4: John Brown Underground Railroad Freedom Trail of 1859.....	56
Figure 5: Old Photo of Traveler's Rest.....	57
Figure 6: Current Photo of Traveler's Rest.....	57
Figure 7: The front of the Hoover Medallion Homes Brochure.....	58
Figure 8: The back of the Hoover Medallion Homes Brochure.....	59
Figure 9: Map of Hoover Medallion Investigation.....	60
Figure 10: Map of High-Priority Potential Historic Buildings.....	62
Figure 11: Map of Potential Hoover Medallion Homes.....	63
Figure 12: Map of 100-Year-Old Homes.....	64

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.²

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 town become eligible for grant funding for preservation projects.

² See the 2017 Updated Historic Preservation Ordinance for West Branch which is also Appendix XI pg.35-38.

The Planning Process

On February 23, 2017 there was an open workshop on the direction the Historic Preservation Plan should take. Participants discussed a wide variety of topics such as important buildings, engaging the community and youth, preserving residential properties, and what should be the highest priority for the Historic Preservation Commission. Notable priorities were: preserving Travelers Rest which played a role in the Underground Railroad, preserving homes that were standing when President Herbert Hoover was a resident of West Branch, engaging youth on such as cemetery walks or tours, the Friends Quaker Church, the Town Hall, and incentives to improve potential historic properties. After the workshop there were three open meetings held with the Historic Preservation Commission where the Historic Preservation Plan was the primary focus of discussion.

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 15 people were in attendance. Several comments were made to strengthen the plan such as promoting preservation awareness among school-age children, ensuring the final Historic Preservation Plan is put on the City's website, provided links to the state's website, ensuring economic development brochures highlighting the town's historic features were well distributed, knowing the differences between local landmarks and national registry, and that story telling could be an important part of engagement in the community.

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 15, 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.

The City Council received the plan at their meeting of August 21, 2017 via a presentation by Mr. Fuller, during which the HPC's near-term and longer-range goals for preservation were described. Questions were answered, and Council members expressed their appreciation for the HPC's efforts.

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.

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 our efforts 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 would like to express gratitude to those who spent time reading, editing, and making suggestions to the plan. Especially Maria Padron who made graphic design recommendations, and Sherry Hill for editing improvements.

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 the following were admitted to 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) 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 Jeffries Deep Rock, which is no longer standing³ and was commonly referred to as the old post office. In 1990, the Rich & Bailey Business Block was added to the registry (15). The last local building added to the national registry was the Enlow Library (14), approved in 1995.⁴

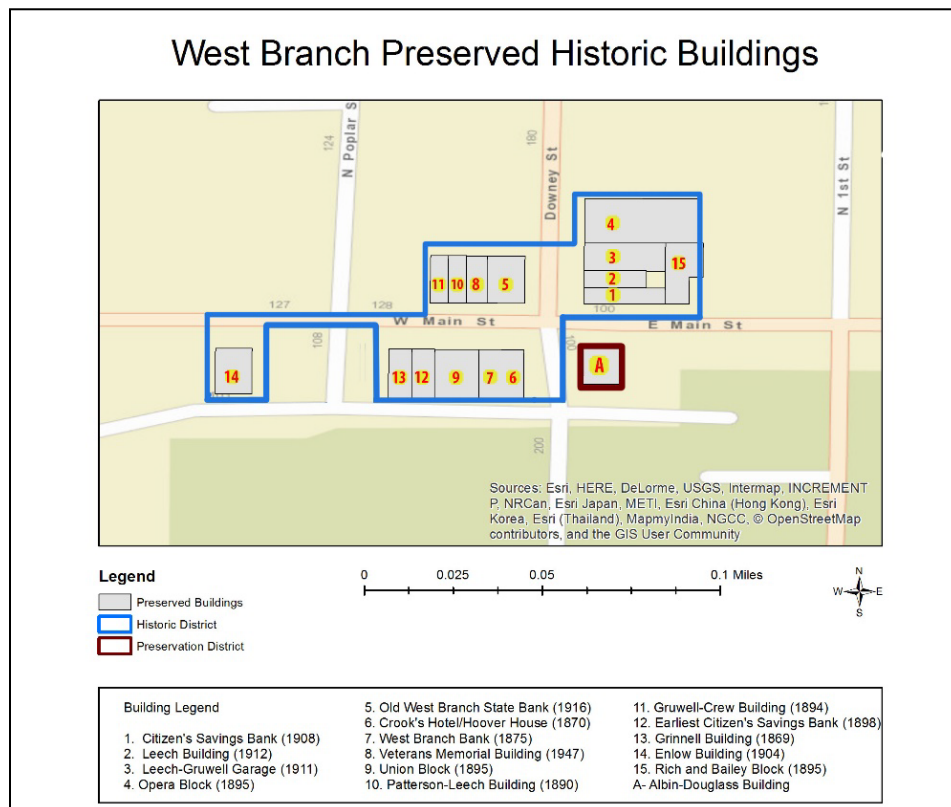


Figure 2: West Branch properties within the City's 2017 Historic District and Preservation District.

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".⁵

³ 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>.

⁴ National Registry Applications from West Branch in 1987, 1990, and 1995, found on National Park Service Digital Asset Search. 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".⁴

⁵ 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).⁶ CLG status will help the City 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 10th Amendment of the U.S. Constitution. Such powers permit states to broadly regulate matters of health, safety, 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 constitution⁷ 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.⁸

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 Historic Preservation Commission.⁹ 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.¹⁰ 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..."¹¹ 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.

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

⁶ 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)

⁷ 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...").

⁸ Iowa Code § 364.1 (2006).

⁹ 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); *Maier 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).

¹⁰ 16 U.S.C. 470a(b).

¹¹ 16 U.S.C. 470a(b)(3)(H).

and Local Government, with the collaboration of private nonprofit groups such as the West Branch Heritage Museum¹², the Red Cedar Chapter No. 238 of Iowa Questers¹³, 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.¹⁴

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). 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/). Among other duties, the SHS operates a Certified Local Government (CLG) program to support local governments' historic preservation programs.

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

¹² 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.

¹³ 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.

¹⁴ For more information see ch.26 in West Branch Code of Ordinances pages 107-111.

reasonably be viewed as a key resource and partner in historic preservation for the entire community West Branch.¹⁵

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 work 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.

¹⁵ 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 Friends 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 film, 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.¹⁶ 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.

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

¹⁶ 1992 Iowa City, Iowa Historic Preservation Plan by Svendsen Tyler Inc. Prepared for Iowa City, Iowa.

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

Many residents expressed interest in historic tours where, in the past, they learned a lot about West Branch¹⁷. 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 5th and 6th grade active in historic preservation from cemetery walks and their adopt a grave program.¹⁸

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 Friends 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, student visits to the Heritage Museum, and an afterschool program at the Hoover Library.

Action 3: Request an annual historic preservation column in 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. Participants in the public meeting on August 1, 2017, suggested telling the story of Traveler's Rest, or highlighting Hoover Medallion Homes, in local newspapers could also raise awareness.

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.

¹⁷ 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.

¹⁸ Representatives of Page County Historical Museum presented at the 2017 Iowa Preserve Summit in Fort Dodge, Iowa.

Goal 3. Improve public accessibility and documentation of historic properties

Action 1: Add a section to the City of West Branch's website highlighting the West Branch Historic District, the Historic Preservation Plan, maps of historic landmarks, and the historic residential program.

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 record map significant stories.

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.

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 sponsor 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. Some staff members suggested that managing a grant program is a concern here.¹⁹ Special attention should be given to this concern, and the possibilities of hiring a consultant to carry out the management of the grant process could be a solution.

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 acknowledge 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 and it is especially important for the town and 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.²⁰ The West Branch HPC will seek out and investigate if joining the Network to Freedom program is beneficial and feasible for them.

¹⁹ During the August 1st public hearing on the Historic Preservation Plan draft

²⁰ 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 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; Use Appendix V Paragraph 2 Pg.65-66;

Action 3: Follow the local landmark designation process in Appendix V Pg. 65-66;

Action 4: Start the register application process found on the Sect. of Interior's Website;

Action 5: There are grants for a consultant to complete action 2 and 5 for the City of West Branch. However, there are some volunteers in West Branch who have experience registering buildings.²¹

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) Create 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 strong marketing and outreach plan to boost participation.

F) 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.

²¹ An individual who attended the August 1, 2017 meeting named Dan Rice offered to help with this process. Contact the Historic Preservation Commission for further information or the authors of this plan.

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.²² Dubuque, Iowa has received numerous state tax credits to improve its historic district.²³

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 about 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 Friends Church, other downtown buildings, and other churches that may be of historical significance to West Branch.

West Branch community members have expressed great interest in the city's historical areas. It is important for the City of West Branch 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.

²² 2017 City of Bloomfield Website Section Community/News Under the Street Scape Section
<http://www.cityofbloomfield.org/index.php/community-news>

²³ 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

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 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. Participants in the August 1, 2017 meeting suggested there were brochures but the brochures probably have not been distributed lately and revisiting this action item is recommended.

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.²⁴

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 time, 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.

²⁴ 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 to 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 ²⁵

²⁵ 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				
Goal 2 Actions							
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		
Goal 3 Actions							
Add to City website				x			
Develop Maps	X						Students
Goal 4 Actions							
Grant Writing				x			year 2
Goal 5							
Seek Traveler's Rest Approval			x				
Place on Registry				x			year 3
Goal 6							
Nat'l Registry Town Hall				x			year 3
Goal 7							
Historic Housing Program		x					
Housing Incentives		x					
Historic Housing Packet			x				
Seek Business Partnerships			x				
Goal 8							
List of Potential Historic Properties					x		
Goal 9							
Underground Railroad Bike Trail					x		

Goal Actions Continued	Completed	6 months	1 year	2-3 years	4-6 years	Status	Notes
Goal 10							
Regional Tourism Partnerships				x			
Goal 11							
Record Documents/Stories of West Branch				Annual			year 2/3
175 Year Storytelling Committee					x		

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

Appendix I: A 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.²⁶ 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).²⁷

It wasn’t until 1851 that David Tatum became the first resident of West Branch. Many early residents 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, no longer stands, James Townsend’s Traveler’s Rest in West Branch, where John Brown also stayed, still exists on East Main Street.²⁸

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, and then solemnly decorated the back of Brown’s coat with two large X-marks, and lastly, he 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.”²⁹

Around 1865, Joseph Steer, a Philadelphia Quaker who turned his attention to real estate, and his brother-in-law, John Wetherell, laid out the original plat of West Branch.³⁰ 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.

In 1869, as the Burlington, Cedar Rapids, and Northern Railroad prepared to extend through West Branch, an area east of Wapsinonoc Creek was surveyed, platted, and named

²⁶ Herbert Hoover’s Home Town: The Story of West Branch. Maud Stratton. 1948, p. 5

²⁷ “The Iowa Frontier.” In *West Branch: The First 150 Years*, by West Branch Sesquicentennial Book Committee, pp. 3-16.

²⁸ 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 .

²⁹ 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

³⁰ Herbert Hoover’s Home Town: The Story of West Branch. Maud Stratton. 1948, p. 12

“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.³¹ 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.”³² Only five years later, in 1875, West Branch became an incorporated town.³³

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.”³⁴ President Herbert Hoover was born in West Branch, Iowa on August 10, 1874 to Quaker parents. His father, Jesse, died of typhoid fever in 1880.³⁵ Four years later, in 1884, Herbert’s mother, Hulda, succumbed to pneumonia.³⁶ 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.³⁷ All of these buildings are now a part of the West Branch Historic District. Most of the buildings located in the 2017 Historic District were primarily constructed from 1870 to 1916 an area which evolved from a vast expanse of virgin prairie into a thriving commercial center.

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 1951.³⁸ In 2017, the annual celebration is called “Hoover’s Hometown Days.”

Most of the City’s major housing was built in the early to mid-1900s. In the early 1900s, much of the single-family housing occurred where 4th through 6th Streets are today. Many of the Baby Boomer developments in the mid-1900s were along 1st Street, and Cookson, Foster, and Thomas Drives. Around the 1960s, housing developed 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).³⁹

³¹ Conversation at the February 23, 2017 Historic Preservation Plan open workshop

³² “110 Years of Trains.” In *West Branch: The First 15 Years*, by West Branch Sesquicentennial Book Committee Foundation, pp. 184-187.

³³ “West Branch Grows.” In *West Branch: The First 150 Years*, by West Branch Sesquicentennial Book Committee and West Branch Heritage Foundation, pp. 160-167.

³⁴ “Native Son: Herbert Hoover.” In *West Branch: The First 150 Years*, by West Branch Sesquicentennial Book Committee, West Branch Heritage Foundation pp. 142-146.

³⁵ “Native Son: Herbert Hoover.” In *West Branch: The First 150 Years*, by West Branch Sesquicentennial Book Committee, West Branch Heritage Foundation pp. 142-146.

³⁶ “West Branch Grows.” In *West Branch: The First 150 Years*, by West Branch Sesquicentennial Book Committee and West Branch Heritage Foundation, pp.160-167.

³⁷ The West Branch Commercial. 1987. “A Guided Tour of Iowa’s Newest National Historic District.”

³⁸ “Hoover Park Development.” In *West Branch: The First 150 Years*, by West Branch Sesquicentennial Book Committee, pp. 147-151

³⁹ “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.⁴⁰

⁴⁰ 2016. *National Park Service Network to Freedom*. Accessed June 19th, 2017. See: 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 ⁴¹



Figure 6: A 2002 photo of Townsend's Traveler's Rest⁴²

"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 on the east end of town, still stands as a residence on East Main Street."⁴³

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 or be nominated to the National Registry of Historic Places.

⁴¹ 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

⁴² The photo was taken from the 2016 Cedar County Assessor's Report Card.

⁴³ 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

Appendix III: Hoover Medallion Brochure and Investigation.

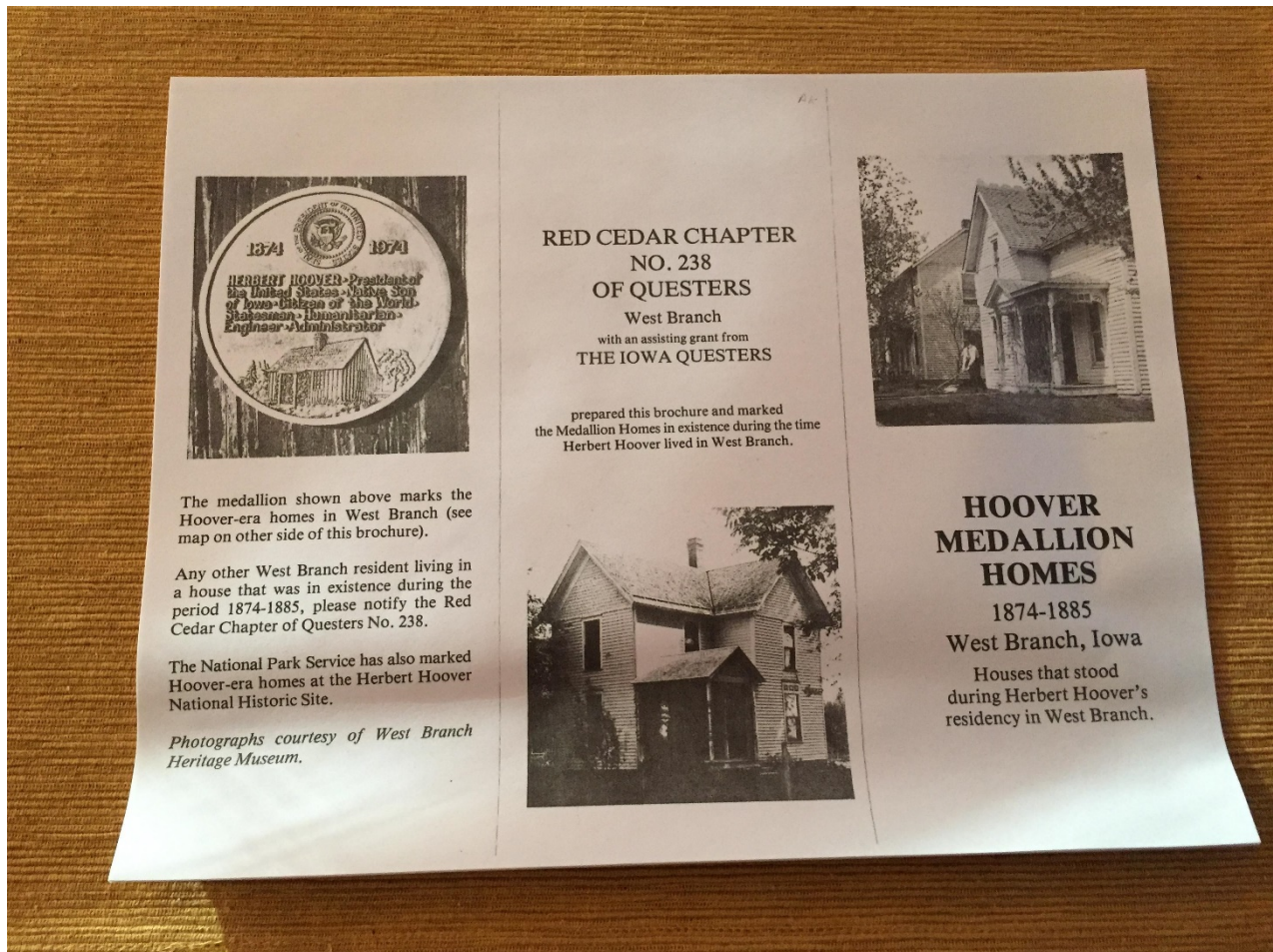


Figure 7: The front page in the Hoover Medallion Homes Brochure

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.

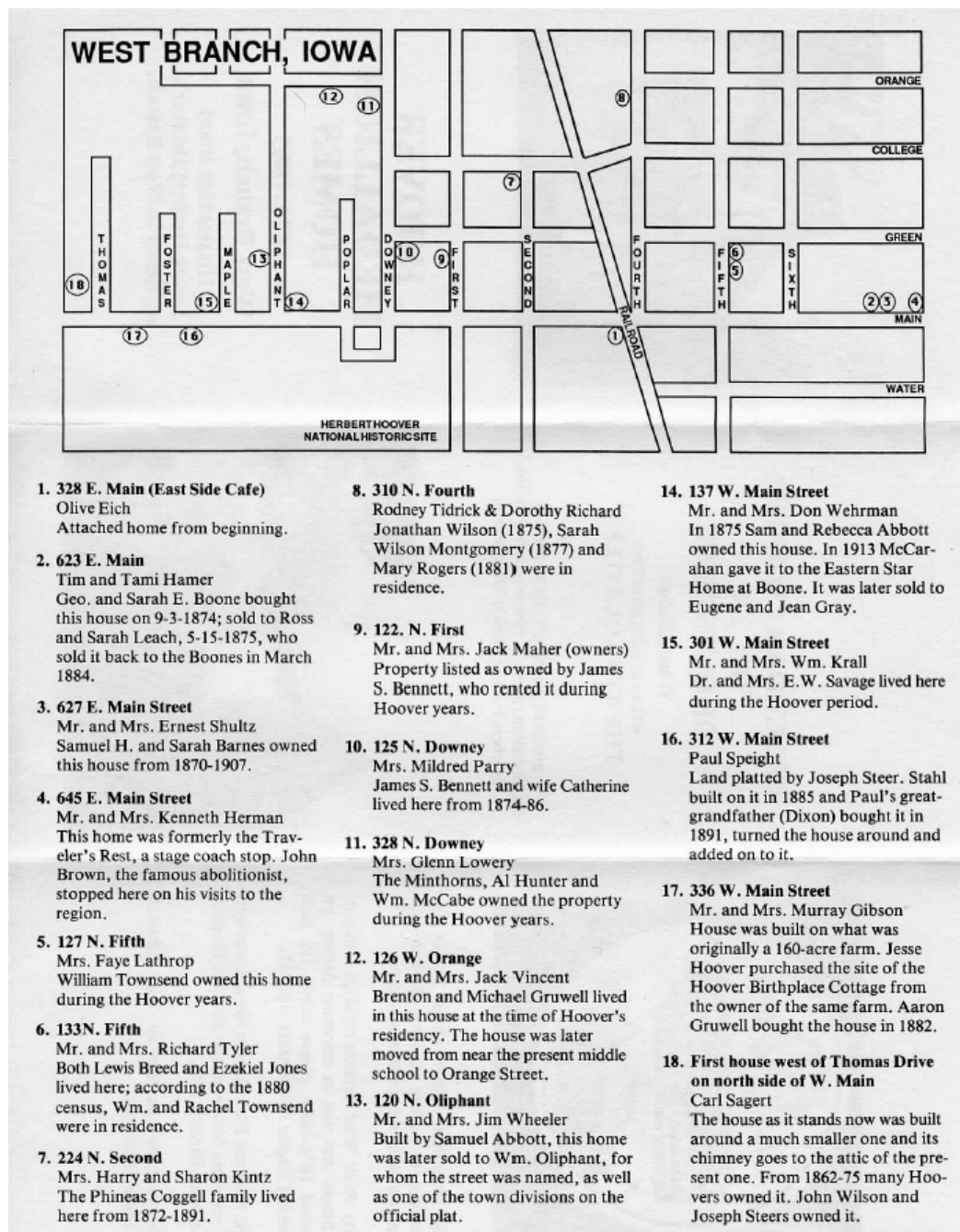


Figure 8: The back page in the Hoover Medallion Homes Brochure.

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

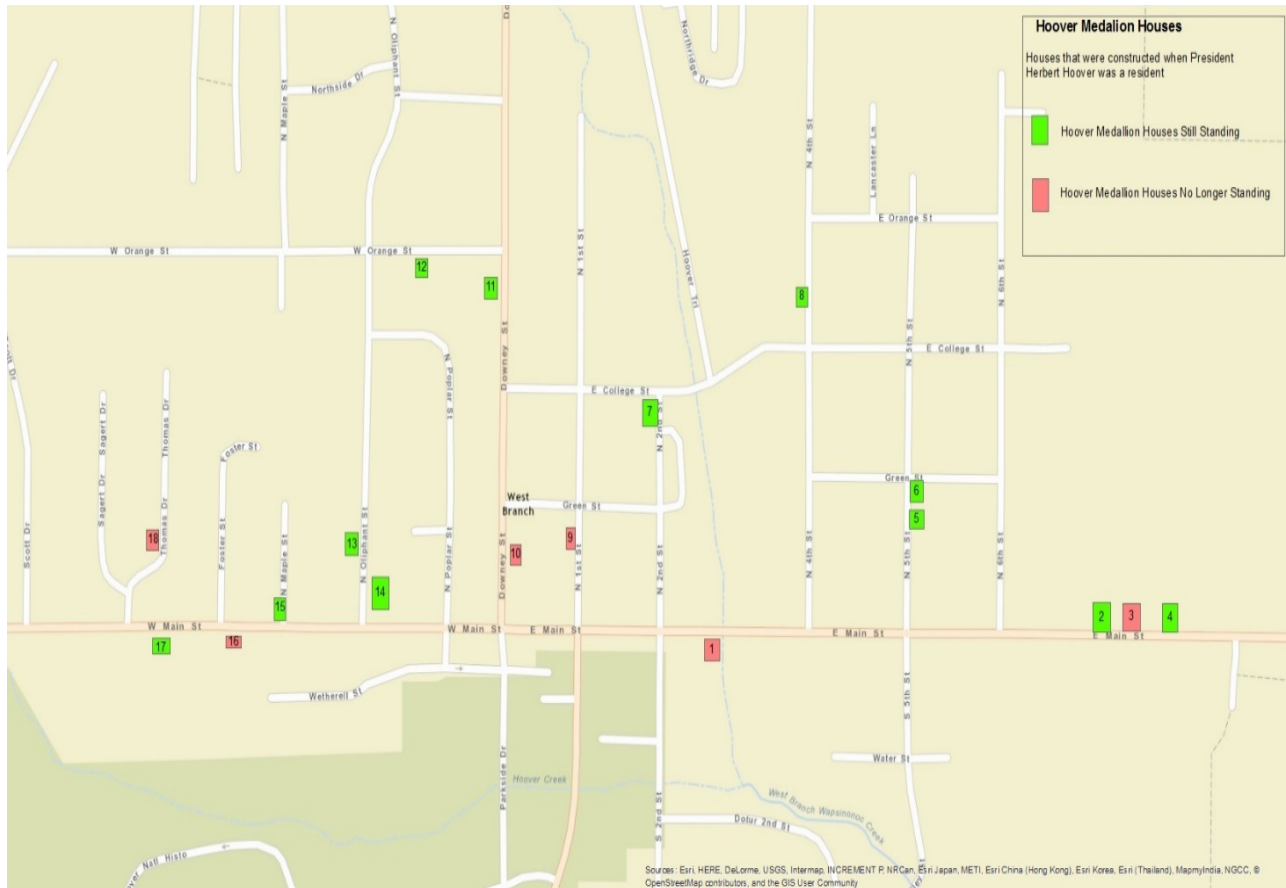


Figure 9: A map made representing the current status of the “Hoover Medallion Houses” found in 1974. (The Authors 2017)

This 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.

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

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

Appendix IV: Historic Preservation Maps

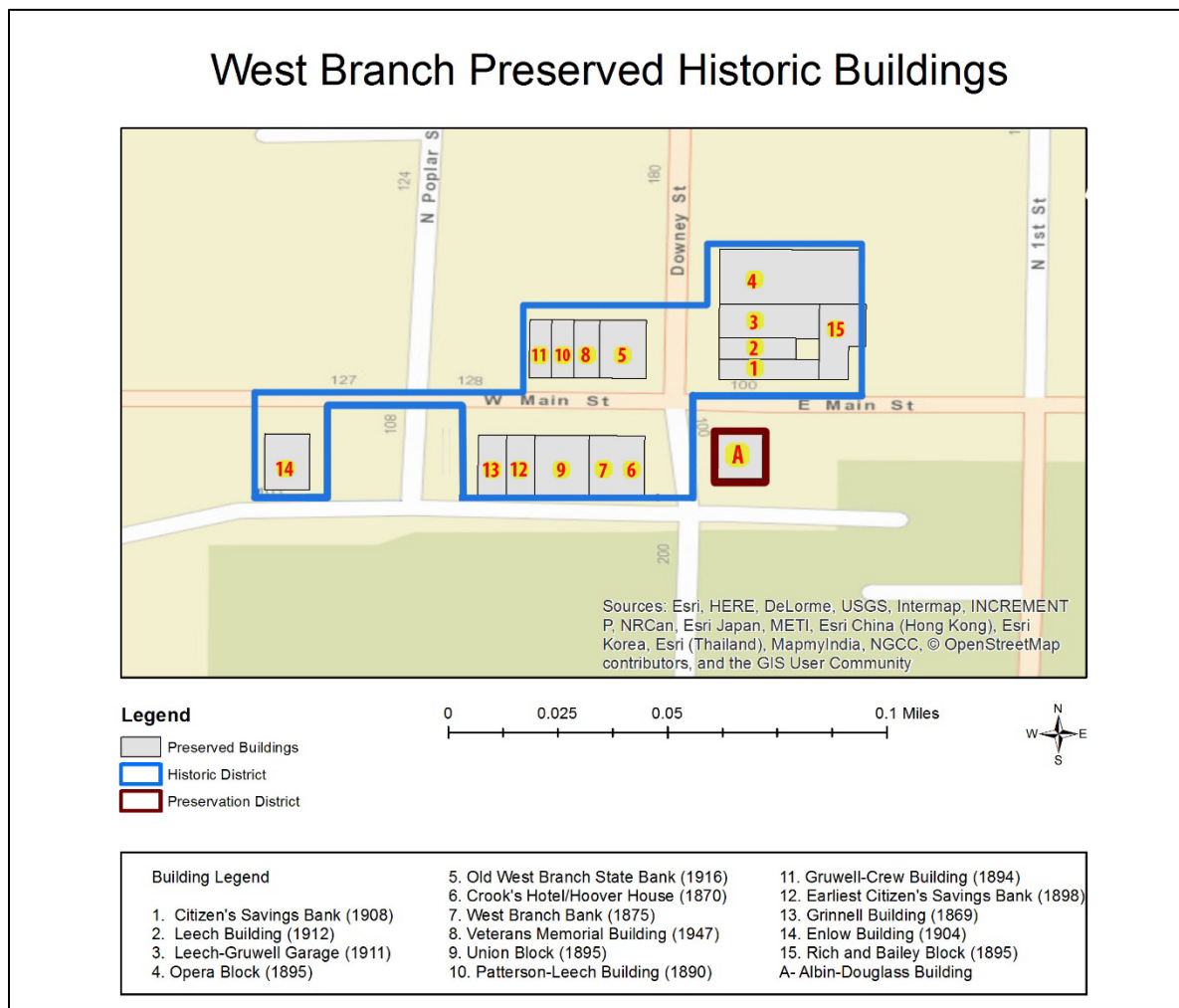
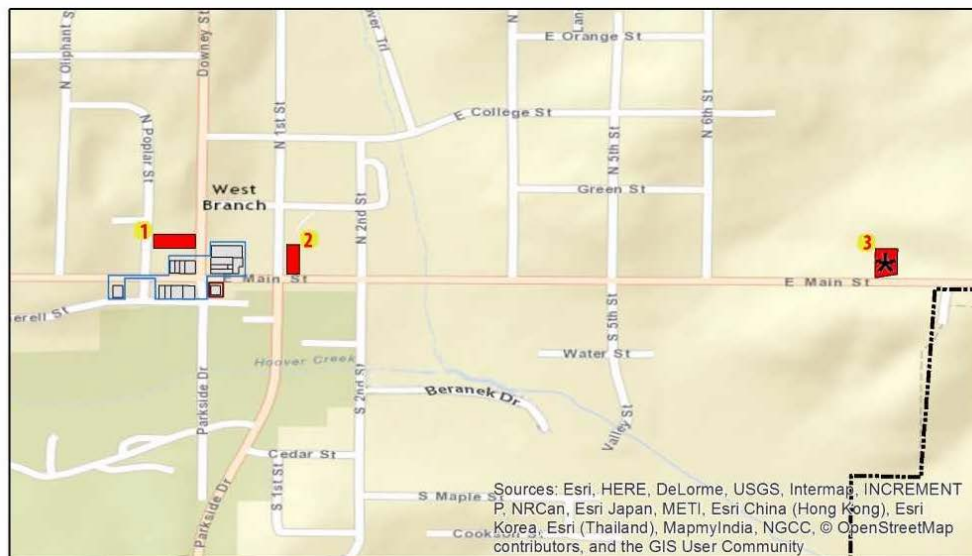


Figure 2: Buildings with the locally designated Preserved Historic Buildings. The numbers are in order of the Inventory form found in Appendix V.

This map displays buildings that are currently preserved under West Branch Code of Ordinances Chapter 26. This map is current as of July 2017 and can serve as an official map for the City of West Branch. In 2010, the old U.S. Post Office, which was located just west of building fourteen (14),⁴⁴ collapsed during renovations.

⁴⁴ 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

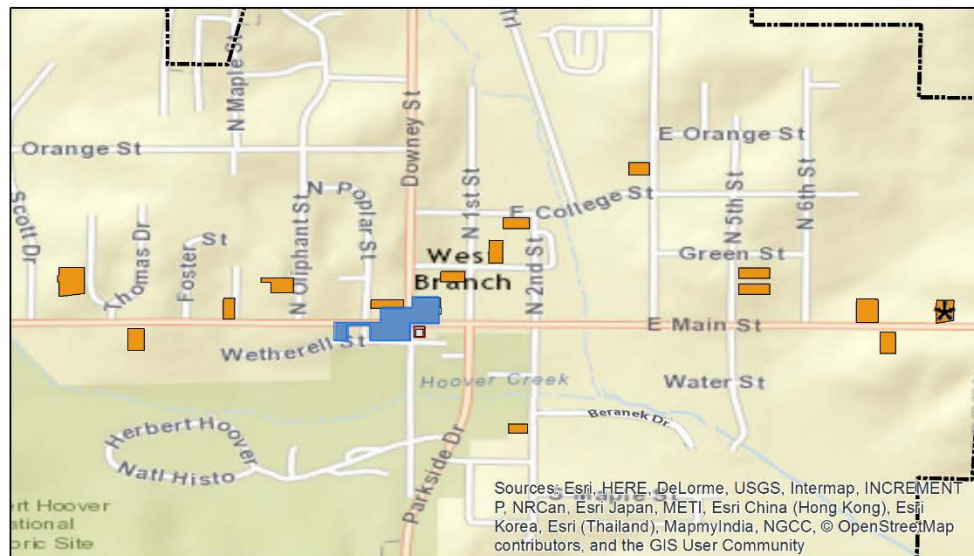
- 1-West Branch Friends Church
- 2-Town Hall Building
- 3-Townsend's Traveler's Rest

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

Figure 10: Is a list of the highest priority buildings that the West Branch Historic Preservation Commission seeks 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, 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 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

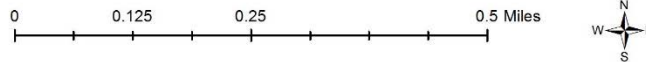


Figure 11: Hoover Medallion Homes

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 these criteria, additional houses have been found; there are 14 houses meeting these criteria within West Branch’s City limits as of 2017.

West Branch's 100 Year Homes

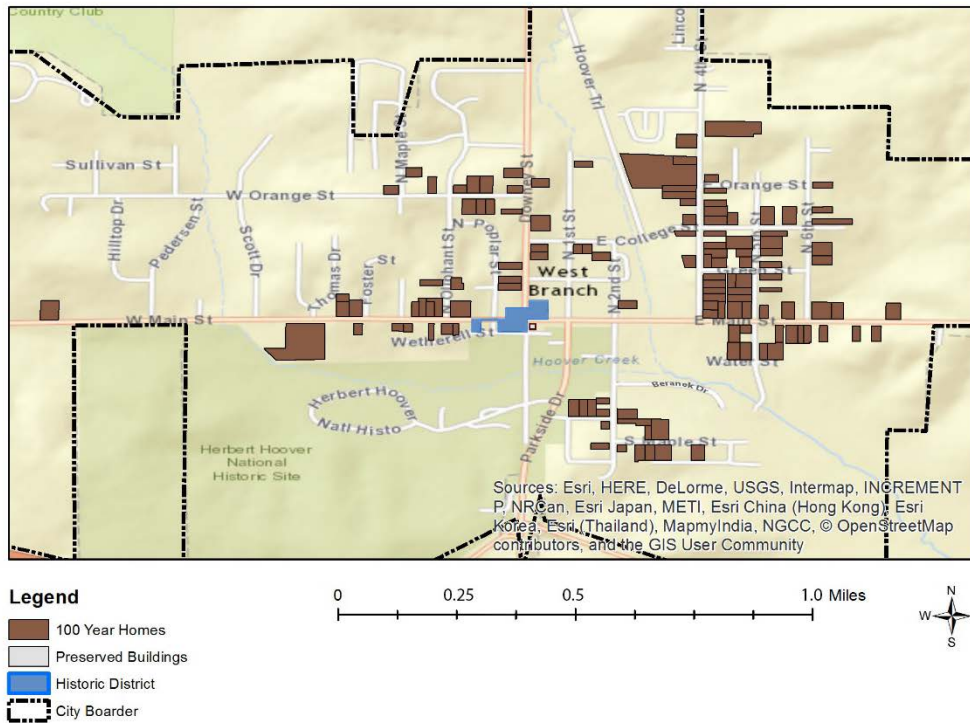


Figure 12: Homes in West Branch that are at least 100 years old but do not meet Hoover Medallion Program Requirements.

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 such 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 Preserving Local Landmarks and Adding Them 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. 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.⁴⁵ ⁴⁶ A federal registry listing does not grant the local government legal authority to preserve that building.

Below is a brief list of actions that can help guide HPC through the process.

- 1.) Initiation: The City council or Historic Preservation Commission may motion or petition to designate by ordinances areas or landmarks of the city as a preserved historic site.
- 2.) The Application: There is not a specific set application under West Branch's Code of Ordinances however, a brief 2 page description with pictures on the importance of the site, its architecture, and the significance to the community should be provided to help the proper governing bodies make decisions. The application must also have a completed Iowa Site Inventory Form filled out.

The form can be found at <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.) Historic Preservation Commission Public Hearing: Upon notice of a motion or petition the following HPC meeting will hold a public hearing on the proposal. Following the public hearing the HPC will consider a motion recommending approval of the proposed landmark. Upon approval, the HPC will submit an application to rezone the landmark.
- 4.) State historic Preservation Office Review: Following the HPC public hearing, the proposal will need to be submitted to SHPO for review as outlined in the Certified Local Government program. West Branch will make any recommendations made by SHPO available to the public.

⁴⁵ See West Branch Code of Ordinances 26.07 p. 109 on permits needed for alterations.

⁴⁶ See West Branch Code of Ordinances 26.20 p. 110 for violations.

- 5.) Planning and Zoning Commission Review: After receiving the rezoning application and reports or recommendations from the HPC, the Planning and Zoning Commission will schedule a public meeting to receive public comments regarding the proposal. The Planning and Zoning Commission will review the proposed overlay rezoning based on its relation to the comprehensive plan and to any proposed public improvements, then will recommend approval, denial, or modification of the proposal. Any alterations made by the Planning and Zoning Commission must be submitted to the State Historic Preservation Office.
- 6.) City Council Public Hearings: After receiving reports and recommendations from the Historic Preservation and Planning and Zoning Commissions, the City Council will propose a public meeting, and three public hearings if the proposal is an ordinance change. All three meetings will accept public comment and the proposal must obtain three votes of approval from the Council.

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/faq.htm>

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

Appendix VI: Annual CLG Review Forms.

Every year the West Branch HPC must submit their annual review for SHPO review by February 28th 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

Appendix VII: Repository

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

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

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.⁴⁷ 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, 2018 at 7 PM. 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 tentatively be held on Tuesday, April 10, 2018, Tuesday, June 10, 2018, and Tuesday, October 9, 2018, all at 7 PM.

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 plan⁴⁸.

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.

⁴⁷ 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>.

⁴⁸ 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.^{49 50}

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, 2017. The second year 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 a.m.

Saturday, June 2, 2018

⁴⁹ Please see goal 2 of the 2017 West Branch Historic Preservation Plan, p. 11.

⁵⁰ 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 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 6th, 2017

Third Reading: March 20th, 2017

Roger Laughlin, Mayor

ATTEST:

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 is 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 exist. The top three reasons in order are listed below:

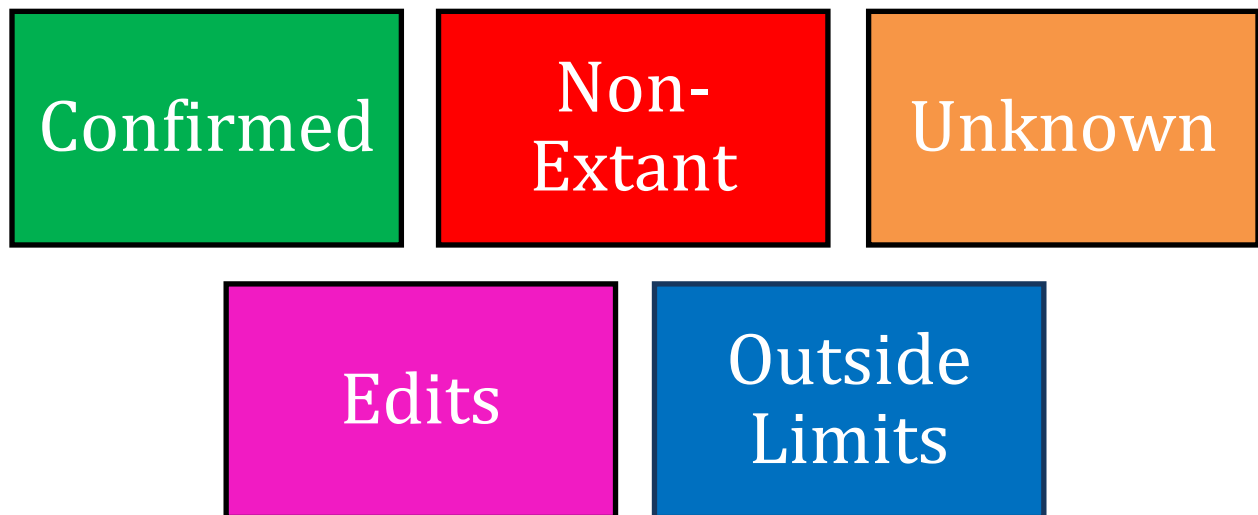
1. Demolished and being used as a parking lot or being used as a garage in older neighborhoods.
2. Demolished and is now an open lot.
3. Natural progression. As the town and zoning changed that site was demolished and is fitting the current needs of the town such as commercial or park space.

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 houses 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

16-00094 - Hoover Cottage Chicken House

West section Hoover Cottage yard

NPS - 1966 Listed on NRHP

16-00100 - Old Fire Bell

Now located in front of new fire station 105 S 2nd St.

16-00099 - Shed

Located on side of Town Hall Behind old Fire station
205 E Main St

SHPO - 1900 Not Evaluated

16-00098 - Old Fire Station

16-00093 - Hoover Cottage Privy

NPS - 1966 Listed on NRHP

16-00091 - Water Tower

16-00090 - West Branch Municipal Building

16-00088 - Miles, Laban, Shed

NPS - 1966 Listed on NRHP

16-00087 - Wright, Williams, Garage

NPS - 1966 Listed on NRHP

16-00086 - Scellars Port Stock Barn

NPS - 1966 Listed on NRHP

16-00085 - Cottage Amanda Garvin, Shed and Garage

NPS - 1966 Listed on NRHP

16-00084 - Miles Isaac Windmill

NPS - 1966 Listed on NRHP

16-00083 - Wright, William, House

NPS - 1966 Listed on NRHP

16-00082 - West Branch School House

NPS - 1966 Listed on NRHP

16-00080 - Miles, Isaac, Shed

NPS - 1966 Listed on NRHP

16-00079 - Miles Isaac Garage

NPS - 1966 Listed on NRHP

16-00078 - Miles, Isaac, Corn Crib

NPS - 1966 Listed on NRHP

16-00077 - Miles, Isaac, Barn

NPS - 1966 Listed on NRHP

16-00076 - Miles, Isaac, Farm House

NPS - 1966 Listed on NRHP

16-00075 - Garvin, Amanda House

NPS - 1966 Listed on NRHP

16-00074 - Miles, Laban, House

NPS - 1966 Listed on NRHP

16-00081 - Hoover Blacksmith Shop Replica

NPS - 1966 Listed on NRHP

16-00073 - Herbert Hoover National Historic Site

NPS - 1966 Listed on NRHP
NPS - 2013 Boundary Increase

16-00072 - West Branch Commercial Historic District

Main and Downey Streets

SNRC - 1987 Opinion of Eligibility
SHPO - 1987 Opinion of Eligibility
NPS - 1987 Listed on NRHP
NPS - 1990 Boundary Increase
NPS - 1995 Boundary Increase
Consultant - 2004 Opinion of Eligibility

16-00097 - House

210 1st St: Now it's the Methodist Gravel Parking Lot

16-00101 - House

223 1st St

SHPO - 1900 Not Evaluated

16-00102 - House

224 1st St

16-00104 - House

123 2nd St: Now a Car wash

16-00105 - House

126 2nd St: Unsure if N or S 2nd but regardless its
either commercial or an NPS garage

SHPO - 1997 Not Evaluated

16-00106 - House

150 2nd St: Unsure if N or S 2nd but regardless its
either commercial or an NPS garage

SHPO - 1997 Not Evaluated

16-00107 - House

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 Eligible

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

Position Verified

126 N Downey St SHPO - 2001

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

Consultant - 1986

NPS - 1987

SNRC - 1987

Contributing in Potential District

Listed on NRHP

Contributing in District

16-00241 - Hoover House

102 W Main St

SNRC - 1976

Consultant - 1986

NPS - 1987

SNRC - 1987

Not Eligible

Contributing in Potential District

Listed on NRHP

Contributing in District

16-00242 - West Branch Bank

102 W Main St

Consultant - 1986

NPS - 1987

SNRC - 1987

Contributing in Potential District

Listed on NRHP

Contributing in District

16-00243 - Veteran's Memorial Building

105 W Main St

Consultant - 1986

SNRC - 1987

NPS - 1987

Not Contributing in Potential District

Not Contributing in District

Listed on NRHP

16-00244 - Gibson's Barber Shop

107 W Main St

Consultant - 1986

NPS - 1987

SNRC - 1987

Contributing in Potential District

Listed on NRHP

Contributing in District

16-00245 - Union Block

108 W Main St

Consultant - 1986

NPS - 1987

SNRC - 1987

Contributing in Potential District

Listed on NRHP

Contributing in District

16-00246 - Gruwell and Crew General Store

109 W Main St

SHPO - 1981

SNRC - 1982

NPS - 1982

Consultant - 1986

SNRC - 1987

SHPO - 2012

Consultant - 2012

Opinion of Eligibility

Opinion of Eligibility

Listed on NRHP

Contributing in Potential District

Contributing in District

Listed on NRHP

Listed on NRHP

16-00247 - Citizen's Savings Bank

110 W Main St

Consultant - 1986

NPS - 1987

SNRC - 1987

Contributing in Potential District

Listed on NRHP

Contributing in District

16-00248 - Building

112 W Main St

Consultant - 1986SNRC - 1987NPS - 1987Not Contributing in Potential DistrictNot Contributing in DistrictListed on NRHP**16-00249 - U.S. Post Office**

116 W Main St: Demolished during renovation in 2008

Non-Extant

Consultant - 1986NPS - 1987SNRC - 1987Contributing in Potential DistrictListed on NRHPContributing 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 - 1980SHPO - 1981Consultant - 1995NPS - 1995SNRC - 1995Not EligibleOpinion of EligibilityOpinion of EligibilityListed on NRHPContributing in District**16-00295 - Enlow Public Library Parking Lot**

124 W Main St

SNRC - 1995NPS - 1995Not Contributing in DistrictNot 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 - 2012Not 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 - 2011Agency - 2011Not EligibleNot 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 - 2003Opinion 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.

Item 4: List of Historic Preservation Commission Members

West Branch Historic Preservation Commission members serving year 2017, January, to 2018 December.

City Staff Member to Commission	<p>Melissa Russell 210 East Main St. West Branch, Iowa 52358 Work Number: 319 643 4212 Phone Number: 319 930 0393 Fax: 319 643 2782 Email: recdirector@westbranchiowa.org Parks and Recreation Director</p> <p>_____ This person serves as Commission contact</p>
Commission Chair	<p>Louis Picek PO Box: 340 West Branch, Iowa 52358 Work Number: 319 643 2065 Phone Number: 319 643 2065 Fax: N/A msantiquesandart@gmail.com Job Title and Experience:</p> <p><i>Artist and Owner:</i> of West Branch Main Street Antiques for 42 years. <i>Owner</i> of one building in the West Branch Historic District. <i>Board Member:</i> of West Branch Heritage Museum.</p> <p>Education: B.A. and M.A. in Art Education and Painting. Experience: Completed several restorations of his building in the WB Historic District and will be working on restoring the West Branch Heritage Museum Building in the Historic District in 2018.</p> <p>Date Term Began: Jan. 7, 2014 Date Term Ends: Dec. 31, 2017</p> <p>__X__ This person serves as Commission contact</p>

Commission Vice Chair	<p>John Fuller 911 W. Main St. West Branch, Iowa 52358 Work Number: 319 335 0038 Phone Number: 319 643 7476 Fax: 319-334-3330 John-w-fuller@uiowa.edu Job Title and Experience:</p> <p><i>Professor and Director of Graduate Studies</i> of The University of Iowa Urban and Regional Planning Graduate Program where he has taught Historic Preservation Planning topics in his Sustainability Seminar class. <i>Commission Member:</i> Historic Preservation Commission since 2001. <i>Chair:</i> of West Branch Planning and Zoning Committee.</p> <p><i>Member</i> of National Trust for Historic Preservation, Johnson County Historical Society, and Iowa City Friends of Historic Preservation.</p> <p>Date Term Began: Jan 7, 2014. Date Term Ends: Dec. 31, 2017.</p>
Commission Secretary	<p>Karen Suchomel 22 Greenview Circle West Branch, Iowa 52358 Work Number: 319 643 3673 Phone Number: 319 643 2063 Email: ktsm@lcom.net Job Title and Experience:</p> <p><i>Staff Member</i> at West Branch Ford. <i>Treasurer and Board Member:</i> of Museum of Danish America. <i>Trustee</i> of Hoover Foundation. <i>Former Honorary Member</i> of WB Historic Preservation Commission representing the Hoover Presidential Library and Hoover Foundation.</p> <p>Date Term Began: Feb 9, 2017 Date Term Ends: Dec 31, 2019</p>

Commission Member	<p>Hillary Maurer 127 N.4th St. West Branch, Iowa 52358 Work Number: 319 430 7731 Phone Number: 319 430 7731 Fax: N/A Maurerh60@gmail.com Job Title and Experience:</p> <p><i>Owner of Advanced Design & Management LLC</i> Environmental consulting and management. An advocate that historic preservation is good for the community of West Branch and is a good, environmentally friendly option.</p> <p>Date Term Began: Jan 5, 2016 Date Term Ends: Dec. 31, 2018</p>
Commission Member	<p>Elizabeth Seiberling 211 N. 5th St West Branch, Iowa 52358 Work Number: 319 354 3040 Phone Number: 515 707 3724 Fax: N/A Elizabeth.seiberling@gmail.com Job Title and Experience:</p> <p><i>Licensed Architect</i> at Shive-Hattery in Iowa City working on Architecture and Architecture History for the last five years.</p> <p>Graduate Degree in Architecture from Iowa State University.</p> <p>Date Term Began: Feb 9, 2017 Date Term Ends: Dec 31, 2019</p>

<p>Honorary Member:</p> <p>For West Branch's partnership with the National Park Service. This member is nonvoting but is an important advisor to the commission and is vital for the coordination between the city and National Park Service.</p>	<p>Cary Wiesner 110 Parkside Drive West Branch, Iowa 52358 Work Number: 319 643 2541 Fax: N/A Cary_wiesner@nps.gov Job Title and Experience:</p> <p><i>Historian</i> for the National Park Service Herbert Hoover National Historic Site. Is responsible for historic preservation practices and compliance on the historic site for the past 13 years.</p> <p>Education: M.A. in Historical Administration.</p> <p>Term Began: Jan 4, 2010 Term Ends: N/A, as an honorary member</p>
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Signed Biographies of Historic Preservation Commission Members

Biographical Sketch

Applicant For historic Preservation Commission

Mr., Ms., Mrs., Dr. Louis Picek

(Name)

Work /Home Mailing Address

Box 340 West Branch, Ia. 52358

Phone Numbers: Work

Home

Mobile

3196432065

Email Address

msantiquesandart@gmail.com

Interest in Historic Preservation:

I own one of the buildings in the W.B. Historic District
and an 1880 home in West Branch.
I am on the board of the West Branch Heritage Foundation.
I have done historic restoration on my building in the
Historic District

Education:

BA, in Art Education, U. of Iowa
MA, in Art Education with a Studio Emphasis U. of Ia.
M.F.A. in Painting U. of Ia

Employment:

Self employed Artist and owner of Main Street
Antiques and Art for 42 years

Interests: Historic Preservation, History, restoration

While serving on the West Branch Historic Preservation Commission, I will work to insure that the Commission enforces the Historic Preservation Ordinance/Resolution; upholds the CLG Agreement with the State of Iowa, and works in compliance with the Secretary of the Interior's Standards for Archaeology and Historic Preservation

Louis Picek

Signature

July 11, 2017

Date

Biographical Sketch

Applicant For historic Preservation Commission

Mr., Ms., Mrs., Dr. _____ John W. Fuller _____

Work /Home Mailing Address

911 West Main Street, West Branch, IA 52358-9788

Phone Numbers: Work

319-335-0038

Home

319-643-7476

Mobile

319-541-8557

Email Address

John-w-fuller@uiowa.edu

Interest in Historic Preservation:

My interests include architecture (historic and mid-century modern), and the role of preservation in community development.

I am a long-time member of the National Trust for Historic Preservation, and of the Johnson County Historical Society and the Iowa City Friends of Historic Preservation.

I teach a graduate sustainability seminar annually, which introduces historic preservation topics.

Education: A.B., San Diego State University; PhD. Washington State University

Employment:

Professor, School of Urban and Regional Planning, University of Iowa

Interests:

Economic impact of historic preservation, and the use of incentives to promote preservation.

While serving on the West Branch Historic Preservation Commission, I will work to insure that the Commission enforces the Historic Preservation Ordinance/Resolution; upholds the CLG Agreement with the State of Iowa, and works in compliance with the Secretary of the Interior's Standards for Archaeology and Historic Preservation

Signature

John W. Fuller

Date

July 11, 2017

Biographical Sketch

Applicant For historic Preservation Commission

Mr., Ms., Mrs., Dr. Karen Suchomel
(Name)

Work /Home Mailing Address

22 Greenview Circle, West Branch IA 52358

Phone Numbers: Work

319-643-3673

Home

319-643-2063

Mobile

319-330-2954

Email Address

ktsm@Lcom.net

Interest in Historic Preservation:

Co-owner of a couple of buildings in the WB Historic District.
Family Long-time history living in WB.

Education:

B.A. Business from Central College, Pella, IA

Employment:

West Branch Ford Inc

Interests:

History, genealogy, preservation

While serving on the West Branch Historic Preservation Commission, I will work to insure that the Commission enforces the Historic Preservation Ordinance/Resolution; upholds the CLG Agreement with the State of Iowa, and works in compliance with the Secretary of the Interior's Standards for Archaeology and Historic Preservation

Karen Suchomel

Signature

7/11/17

Date

Biographical Sketch

Applicant For historic Preservation Commission

Mr., Ms., Mrs., Dr. Ms. Hillary Maurer

Work /Home Mailing Address: 127 N. 4th St., West Branch, IA 52358

Phone Numbers: Work

Home

Mobile: (319) 430-7731

Email Address: maurerh60@gmail.com

Interest in Historic Preservation:

Old buildings are beautifully constructed and remind us of our past. This is particularly important in West Branch, the birthplace of Herbert Hoover, where so much effort has been put toward honoring this history.

Preservation is also environmentally and economically responsible. Preservation of our resources are climate friendly. There are energized groups of people in this area who go to great lengths to preserve when possible, salvage what they can, and pass their knowledge along. There is a community of commitment to historic preservation and it is an honor to belong in it.

Education:

Associate of Applied Science in Environmental Health, B.A. in Business Administration

Employment:

Self-employed. I own an environmental consulting and management business call Advanced Design & Management LLC

Interests:

Family first; volunteering; political issues – especially as they relate to environmental justice and human rights; gardening

While serving on the West Branch Historic Preservation Commission, I will work to insure that the Commission enforces the Historic Preservation Ordinance/Resolution; upholds the CLG Agreement with the State of Iowa, and works in compliance with the Secretary of the Interior's Standards for Archaeology and Historic Preservation



July 10, 2017

Signature

Date

Biographical Sketch

Applicant For historic Preservation Commission

Mrs. Elizabeth Seiberling

Work /Home Mailing Address **211 N 5th St, West Branch, IA 52358**

Phone Numbers: Work **(319) 354-3040**

Home

Mobile **(515) 707-3724**

Email Address **elizabeth.seiberling@gmail.com**

Interest in Historic Preservation: I have had an interest in historic preservation since I studied abroad in college. I like when buildings represent a time and place and are not trying to be something they are not. For instance, Santa Maria del Fiore and San Lorenzo (both in Florence, Italy) have been left exactly as they were, unfinished. It allows people to image what they were supposed to look like, but at the same time they are honest in that there was no money to finish them, so there they stood. The interiors are immaculate, but the exteriors are not complete.

Education:

BA in Anthropology, Iowa State University, 2005

Art and Architecture History and Italian Language, British Institute of Florence, 2002 and 2006

M.Arch (Master of Architecture), Iowa State University, 2010

Employment:

Licensed Architect, Shive-Hattery, Iowa City, IA

Interests:

My family, art, architecture, travel.

While serving on the West Branch Historic Preservation Commission, I will work to insure that the Commission enforces the Historic Preservation Ordinance/Resolution; upholds the CLG Agreement with the State of Iowa, and works in compliance with the Secretary of the Interior's Standards for Archaeology and Historic Preservation

Signature

Date

Reviewer Notes:

Reviewer Notes: