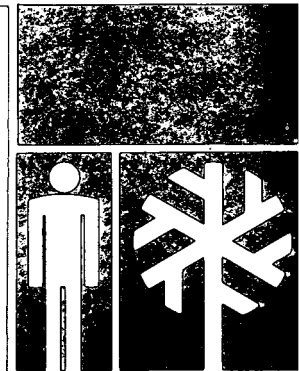


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historic structure report  
volume 1: administrative and architectural data  
august 1982

**HERBERT HOOVER**  
11 CORE AREA BUILDINGS

NATIONAL HISTORIC SITE / IOWA





HISTORIC STRUCTURE REPORT  
ELEVEN CORE AREA BUILDINGS  
HERBERT HOOVER NATIONAL HISTORIC SITE  
WEST BRANCH, CEDAR COUNTY, IOWA

Volume 1: Administrative and Architectural Data

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Under contract to  
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## PREFACE

This report has been prepared as a repository of information gained through research of historic documents and fabric investigation and as an aid in the preparation of the construction documents for the adaptive restoration of the 11 core structures in the historic zone of the Herbert Hoover National Historic Site:

P.T. Smith house (HS-2)  
Hannah Varney house (HS-4)  
Dr. L.J. Leech house (HS-5)  
Laban Miles house (HS-6)  
Amanda Garvin house (HS-7)  
Charles E. Smith house (HS-8)  
James Staples house (HS-9)  
E.S. Hayhurst house (HS-10)  
Isaac Miles farmhouse (HS-11)  
David Mackey house (HS-18)  
William Wright house (HS-19)

All available historic documentary material, photographs, and physical evidence of the structures have been collected, studied, and synthesized in an effort to provide the most accurate detail possible for the adaptive restoration of these structures.

A number of persons have assisted in many ways in the preparation of the architectural data. Particular thanks go to the following:

Wilbert R. Hasbrouck, FAIA, who as our contracted consultant studied the documentary material, assisted in writing the architectural data and historic documentation sections, and provided the appendix on original paint colors

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The following residents and former residents of West Branch, who extended themselves to make me welcome and shared their resource materials, recollections, and historic photographs: Mrs. Golda Gruwell, Mrs. Lucille Vincent, Mrs. John Kofron, Mrs. Ona Morris, Mr. Glen Speight, Mrs. Glenn Hoffman, Mr. L.C. Rummells, Mr. Sig Larson, Mr. Ross Sayles, Mrs. Floyd Fawcett, Mrs. Grace Moore, Mrs. Karen Laszczak, Mr. Glenn Brown, Mrs. Faunetta Oakley, the Jeffries brothers, and Jack Maher, editor of the West Branch Times

The following departments and groups who helped in providing research material: Herbert Hoover Presidential Library, West Branch; Scattergood School library, West Branch; University of Iowa library, Iowa City; Iowa State Historical Society library, Iowa City; Iowa State Historical library, Des Moines; the Des Moines Register and Tribune photographic library; the West Branch Heritage Society; the Cedar County Historical Society at Tipton; and the West Branch Times

## INTRODUCTION

On August 12, 1965, President Lyndon B. Johnson signed Public Law 89-119 authorizing establishment of Herbert Hoover National Historic Site in the state of Iowa "to preserve in public ownership historically significant properties associated with the life of Hoover." The legislation authorized the acquisition of lands or interests in lands necessary to ensure preservation of the significant historic properties. It also provided for the appropriation of funds to develop the national historic site and to preserve the historic resources associated with Herbert Hoover.

The preservation of these historic resources had begun in 1938 with the restoration by the Hoover family of the birthplace home of the 31st president. Lou Henry Hoover, the president's wife, had taken a personal interest in this restoration project, which served as the beginning of a historic preservation effort that continues today.

According to John Hiatt, in "Park History of Herbert Hoover National Historic Site," Lou Henry Hoover, other family members, and friends realized that the restored birthplace would require ongoing care, and they urged formation of a private association to take custody of the cottage. The result was the formation of the Herbert Hoover Birthplace Society on March 22, 1939. Through efforts of this private society and its successor organizations, the Hoover Birthplace Park grew to encompass not only the president's birthplace, but a blacksmith shop constructed as a representation of the one owned by his father, Jesse Hoover, and the restored Friends meetinghouse, in which he had worshiped as a West Branch youth.

These early restoration efforts formed the basis for development of the policy, as enumerated in the 1965 legislation authorizing establishment of Herbert Hoover National Historic Site, that not only the birthplace of Mr. Hoover should be preserved but also the structures associated with his West Branch boyhood.

Following Herbert Hoover's death on October 20, 1964, several bills were entered in both the U.S. House and Senate authorizing establishment of a park to memorialize the 31st president. In response to these bills, the National Park Service issued in April 1965 a master plan for a proposed Herbert Hoover Birthplace National Historic Site. Citing threats to the historic resources then comprising the Hoover Birthplace Park, the Park Service proposed the purchase of 155 acres of land, and it urged (1) removal of all nonhistoric structures from the area, (2) regrouping of historic or historically contemporary structures near the birthplace, and (3) restoration of the closed portion of Downey Street to the status of a historic trace. Also to be included within the 155-acre historic site were the existing Hoover Presidential Library, housing the presidential archives, and a museum containing exhibits depicting Mr. Hoover's life, and the gravesite of President and Mrs. Hoover. Together, these historic and contemporary cultural resources would comprise a memorial to the life of Mr. Hoover. Upon passage of the legislation authorizing establishment, this proposal was adopted as the master plan for acquisition and development of Herbert Hoover National Historic Site.

Guided by the personal wishes of Mr. Hoover that his birthplace be located not in the midst of an empty park but rather as part of a neighborhood setting, the Park Service began land acquisition for the site in 1966, in accordance with the provisions of the master plan. A number of structures located within the acquisition area, and not associated with the 1874-1884 period of Hoover's West Branch boyhood, were removed from the new historic site by sale or demolition. Two structures, the C.E. Smith house (HS-8) and the Hannah Varney house (HS-4), were relocated to the area of the birthplace as a means of recreating a neighborhood setting typical of that existing during the 1874-1884 period. The assemblage of houses that resulted, most of which have historical associations with Hoover, provides the setting for the birthplace home of Herbert Hoover, and it serves in part as a buffer between the resulting historic zone, or core area, and the adjacent modern town of West Branch. A revision in 1969 of the master plan that had guided acquisition and development of the historic site since its authorization in 1965 strengthened this objective of preserving these historic structures and creating a neighborhood setting typical of that existing in West Branch and the Midwest during Hoover's 1874-1884 boyhood years in Iowa.

Detailed research of the retained historic structures was generally lacking at the time acquisition for the historic site began. However, four historic resource reports by National Park Service historians (see U.S. Department of the Interior, National Park Service 1968, 1969, 1970, and 1971) provided sufficient data to permit the initiation of emergency stabilization and basic preservation of the structures. Based on the historic data obtained through this research, it was suggested that this restoration reflect the period of 1905-1910. Research conducted for this study, however, uncovered sufficient data to permit restoration reflecting the historic period of 1874-1884.

This later research showed that eight of the 11 houses retained to provide a neighborhood setting were present during Herbert Hoover's childhood in West Branch. The remaining three, the Leech (HS-5), Varney (HS-4), and C.E. Smith (HS-8) houses, were built later, but in sympathetic architectural styles contributing to the 1874-1884 neighborhood setting. These 11 structures, in conjunction with the Hoover birthplace (HS-1), blacksmith shop (HS-16), Friends meetinghouse (HS-3), the 1853 West Branch schoolhouse (HS-17), the traces of Downey and Poplar streets, and associated boardwalks and outbuildings, comprise the historic resources situated in site's core area. Ten of the structures are located within sight of the birthplace cottage. The eleventh structure, the Isaac Miles farmhouse (HS-11), was also present during the historic period, and although not within view of the birthplace, it is typical of the farms familiar to Herbert Hoover as an Iowa youth.

The research and drawings undertaken for this report have led to recommendations to restore eight of the 11 houses to the historic period of 1874-1884 and the remaining three to their periods of original construction. The interiors of the houses will also be adapted either for use as living quarters for National Park Service personnel, or for various other administrative purposes. Some late period additions, which are visually compatible on the outside with each other, with the birthplace

cottage, and with the historic scene, will be retained in order to provide more functional structures.

The "Addendum to the Master Plan," issued in 1977 and approved on February 28, 1978, identified the adaptive uses of the 11 structures covered by the study. To be used as quarters are the Hannah Varney (HS-4), James Staples (HS-9), L.J. Leech (HS-5), C.E. Smith (HS-8), David Mackey (HS-18), William Wright (HS-19), E.S. Hayhurst (HS-10), and Isaac Miles (HS-11) houses. The P.T. Smith house (HS-2) will be used as an interpretive center and will be accessible to the public. The Amanda Garvin house (HS-7) will function as a curatorial storage and work structure, and the Laban Miles house (HS-6) will accommodate the site's interpretive division.

This report is in two volumes: Volume 1 contains the body of the text, volume 2 the appendixes. Each chapter of the text is devoted to a single historic structure. Chapters are divided into administrative and architectural data sections. Under administrative data, the historical classification and proposed use are discussed. Under architectural data, historical research is documented, the results of fabric and site investigations are given, and the proposed treatment is outlined. At the conclusion of each chapter are the as built drawings and plats for the structure and a number of descriptive photographs. The appendixes consist of energy review studies for each structure, cost estimates, results of original paint color examinations, related historic photographs and maps, a brief discussion of laws and policies affecting the national historic site, and the existing conditions and preliminary design drawings for all of the 11 structures.

All construction and restoration recommended in this report could be accomplished using standard techniques available locally to reduce costs and to still provide a historically accurate representaton of the houses. All 11 houses will serve as background for the birthplace cottage, which will be, as Mr. Hoover expressed to the author in the 1960s, "one of many small houses located in the neighborhood."





P. T. SMITH HOUSE (HS-2)



ADMINISTRATIVE DATA

Historical Classification

The P.T. Smith house (HS-2), located in West Branch, Iowa, is classified as II-b, or third order of historical significance, which is described in the NPS "Management Policies" as a resource that meets the basic criteria for listing on the National Register of Historic Places and is of local or park significance. It is listed on the National Register of Historic Places as part of the Herbert Hoover National Historic Site.

The structure is currently unoccupied and in fair to deteriorated condition. Plan HS-2:P3 (volume 2, appendix F) and photographs HS-2:1 and 2 show existing conditions after the 1977 stabilization work, and photographs HS-2:3 and 4 show the house prior to stabilization.

Proposed Use and Justification

The P.T. Smith House is visible from within the site boundaries and to the approaching public. It will be partially restored on the exterior to

its appearance late in the historic period (1880s), as called for in the "Addendum to the Master Plan Herbert Hoover National Historic Site."<sup>1</sup>

The interior of the P.T. Smith house will be adaptively restored to serve as a multiple use educational assembly space, also called for in the 1977 "Addendum to the Master Plan."<sup>2</sup> The first floor will require substantial alteration to serve as a meeting place for organized groups before or after site tours. Provision will be made for access by the physically handicapped to the first floor. The second floor, retaining its original room arrangement, will be adaptively restored for administrative and staff purposes.

The 1970 "Master Plan," as amended in 1977, directs that the historic zone of the national historic site be restored to the appearance of a typical eastern Iowa village of the period of Herbert Hoover's life in West Branch. As described in the "Task Directive," the present restoration program "provides for the rehabilitation of . . . buildings . . . which are located within the Historic District. This . . . concerns the exterior preservation/restoration and interior adaptive restoration of [the 11 houses]. The exteriors . . . will be restored to an appearance compatible with the historic period." The "Task Directive" further states that "the purpose of this project is . . . to recreate a semblance of the immediate scene as it may have appeared during the years of Herbert Hoover's residence in the neighborhood (1874-1884). In pursuing this end, historically accurate and verifiable details are to be used whenever available."<sup>3</sup>

During the period 1879-1884, Herbert Hoover lived next door to the Smith house. In his later years, Mr. Hoover was able to recall only three houses from his youth with any clarity. He vaguely remembered the second Hoover house, which was razed in 1923<sup>4</sup> and the Coombs house, which no longer exists. He did recall the P.T. Smith house,<sup>5</sup> which possesses significance as the only extant building in the immediate neighborhood that Mr. Hoover could remember with any detail.

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1. U.S. Department of the Interior, National Park Service, "Addendum to the Master Plan, Herbert Hoover National Historic Site" (1977), p. 15 (hereinafter cited as USDI, NPS, "Addendum to the Master Plan").

2. Ibid.

3. USDI, NPS, "Task Directive, Herbert Hoover National Historic Site" (1977), p. 1.

4. USDI, NPS, "The P. T. Smith House," by Edwin C. Bearss (1969), p. 3 (hereinafter cited as USDI, NPS, Bearss, "P. T. Smith House").

5. Letter from William J. Wagner to Fred C. Fagergren, May 21, 1969, on file with the Office of Archeology and Historic Preservation, National Park Service, Washington, D.C.

The interpretation of Herbert Hoover's life in West Branch will require space for educational and orientation purposes. The use of one of the few structures which Hoover actually remembered in later years will lend credibility to the interpretive program because it will provide a meeting place for organized groups before or after site tours. Also, the very presence of this structure will enhance the overall appearance of the restored community.

## ARCHITECTURAL DATA

### Documentation of Historical Research

Background Information. The house was built by Peter T. Smith in the late summer or early autumn of 1874.<sup>6</sup> It was probably under construction at the time of Herbert Hoover's birth in August 1874. There is no description of the house at the time of its construction; however, there are a number of descriptions of later alterations to the house, which permit a determination of the original configuration of the house, as shown in HS-2:P-1.

P.T. Smith and his family lived in their house throughout the period of Herbert Hoover's life in West Branch. In the spring of 1885, P. T. Smith and his family left the community, and the house and entire block (block 31) was sold to Elisha Haines for \$1,200.<sup>7</sup> According to newspaper accounts during the summer of 1885, Haines began making improvements to his house almost immediately. He was "engaged in remodeling the whole structure and when completed this will be one of the most desirable residences in town."<sup>8</sup> He finished the renovation by August 1885 and immediately sold the house to I.N. Gruwell for \$1,200.<sup>9</sup> Haines apparently retained the remainder of the block and recovered his initial purchase price from this one sale. Apparently no record of his expenses in renovating his house has survived.

Gruwell, according to newspaper accounts, also made improvements to the house.<sup>10</sup> The Gruwells lived in the house until early in 1889, when I. N.

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6. USDI, NPS, Bearss, "P. T. Smith House," p. 10.

7. Tipton, Iowa, Cedar County Courthouse, Court Records; Cedar County Town Lot Book M, p. 375 (all Cedar County records hereafter cited as CC); West Branch Local Record, June 11, 1885.

8. West Branch Local Record, June 25, 1885.

9. *Ibid.*, August 27, 1885.

10. *Ibid.*

Gruwell died,<sup>11</sup> but Mrs. Gruwell continued to live in the house until August 1889,<sup>12</sup> at which time J.C. Branson and his family moved in.<sup>13</sup> Branson was a carpenter, and he may have made some minor changes to the house, although no record of such has apparently survived. He died December 1889, while renting the house.<sup>14</sup> His widow continued to live in the house, renting it from Mrs. Gruwell who had retained ownership after her husband's death. In 1891, the widow Branson moved out of the house, and Henry Gregg rented it for several months, until it was rented to Aaron Eaton.<sup>15</sup> On November 18, 1891, Eaton purchased the property for \$600.<sup>16</sup> About six months later, local newspaper accounts noted that Eaton was "trigging up . . . his residence."<sup>17</sup> The Eatons lived in the house until their deaths in 1911.

No additional research (beyond that conducted by Bearss) documenting ownership of the P. T. Smith house has been conducted for the years from 1911 to National Park Service acquisition of the property in 1967, although photographs (HS-2:8, 9, 9-A, 10, and 11) establish that the Oakley family lived there in 1915. Comparison of (ca. 1915) historic photographs to existing conditions (ca. 1967) show substantial changes to the exterior of the house prior to acquisition by the National Park Service. These included alteration of the front porch, chimneys, roof, exterior walls, north bay window, windows and shutters, basement access, fencing and walks, outbuildings, and site landscaping.

Changes subsequent to National Park Service acquisition in 1967 include stripping of the exterior and several repaintings, reroofing with wood shingles, new foundation work (including the addition of a partial basement and a new exterior basement access stair), removal of all mechanical and electrical equipment and exterior chimneys, removal of the east lean-to addition and concrete slab, and rebuilding of the front porch. These changes primarily involved work on parts of the building previously altered from the historic appearance or dating from after the historic period; thus, their elimination does not appreciably affect the accuracy of the exterior partial restoration work proposed.

Historic Photographs. The earliest available photograph (ca. 1900), HS-2:5, is a view of the south and west elevations of the house. This photograph shows the form of the front porch and a lean-to addition on

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11. West Branch Local Record, January 17, 1889.
  12. West Branch Times, August 15, 1889.
  13. Ibid.
  14. West Branch Times, December 12, 1889.
  15. USDI, NPS, Bearss, "P. T. Smith House," p. 17.
  16. CC, Book Q, p. 56.
  17. West Branch Times, April 7, 1892.

the east side of the house at that time. Shutters are clearly visible, as are a picket fence and landscaping on the south side of the property.

The next photograph available, HS-2:6, is a portion of an original photograph, also ca. 1900, showing the southwest corner detail of the front porch. It also shows the shutters to be a dark color and the porch columns and corner trim to be a different, slightly darker color than the siding, which appears to be very light. There is a darker accent color visible on the column base, cap, and windowsill.

Photograph HS-2:7 is an enlargement from the 1909 panoramic photograph of West Branch looking northwest, and it shows the east and south elevations of the house. The east addition and its lean-to, shutters, two chimneys, and the south bay windows are all clearly visible.

Two other historic photographs, HS-2:8 and HS-2:9 (both ca. 1915), show details of front porch columns, front door, and a dark mark on the south elevation where the shutters have been removed.

Historic photograph HS-2:10 shows the north elevation, particularly the north bay and basement cellar door, as they appeared ca. 1915.

#### Fabric and Site Investigation

Exterior Walls. On the east wall of the two-story portion, above the roof of the one-story addition, there are wood clapboards nailed directly to the studs with cut nails (see photograph HS-2:13). There appears to be only one coat of pigmented oil on these clapboards. They show no obvious signs of weathering, indicating this addition was built very soon after the original house and before the south bay window. Thus, the rear (east) one-story addition was an improvement made by P.T. Smith while he lived in the house between 1874 and 1885.

Selective removal of a portion of the lath and plaster at the south bay window exposed wood clapboards behind the bay construction, which had been cut-in-place, indicating that this bay was also added after the house was built (see photograph HS-2:12). These clapboards are nailed twice with pre-1890 cut nails differing slightly in size (one set obviously later, as they overlap a few of the original nails and split the boards in several places).<sup>18</sup> This, combined with the fact that there are only three coats of paint on the clapboards, indicates that this south bay window was added

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18. American Association for State and Local History, Nail Chronology As An Aid To Dating Old Buildings, Technical Leaflet 48 (November 1968).

p. 7 - Earliest wire nails were only available in very small sizes (for picture frames, etc.). Larger sizes were not widely available or used in American building construction until the third quarter of the Nineteenth Century. By the late

soon after the original house was built, either by Haines in 1885 or by the Gruwells in 1885-1889.

The location of the north bay window was verified in 1977 during the stabilization program undertaken by the National Park Service when the original foundation was uncovered and recorded. Selective removal of a portion of the interior lath and plaster at this location revealed framing for a door, further verifying the location of the bay. The use of wire nails in the framing indicates that this bay was not original to the house. The location of the door indicates that its configuration was not the same as that of the bay on the south side of the house. The clapboards west of the west window, within the perimeter of the north bay, are attached with cut nails, further indicating that the bay was added later. This is substantiated by the lack of evidence indicating previous nailing on the original studs at this point. It can be concluded that the north bay was either an improvement made by the Gruwells in 1885-1889 or by the Eatons in 1892. In either event, it was added after the 1874-1884 historic period.

The ceiling joists over the south 5 feet of the one-story east addition run north and south, while the remainder run east and west, indicating that this portion was a later addition. The original foundation (before it was replaced in 1977, during stabilization by the National Park Service) also indicated that the east addition had been enlarged to the south. The original evidence having been removed, it is no longer possible to date this portion accurately. The addition had to have been constructed prior to 1900, since it is evident in photograph HS-2:5. Because the east wing itself was constructed at some point between 1874 and 1885, it can be concluded that the addition to the east wing was made sometime between 1885 and 1900--by Haines in 1885, by the Gruwells between 1885 and 1889 (before his death), by the Bransons in 1889, or by the Eatons between 1891 and 1900.

Stripping and repainting of the exterior by the National Park Service in 1978 revealed burn marks on the clapboards, indicating that the paint had been removed at sometime. Thus, the only places where the original

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1880's, they were fast superceding cut nails because of their relative cheapness.

pp. 9-10 - The earliest wire nails were not made for building construction, but rather in the smaller sizes for pocket book frames, cigar boxes, etc. American wire nail machinery was not really perfected until the 1860's and 70's.

p. 10 - Wire nails did not really become the dominant type until the 1890's, and many builders preferred using cut nails well into the Twentieth Century. The greater holding power of cut nails was certainly a factor.

paint might have been in place prior to the 1978 work was behind the south bay and on the east wall of the two-story portion and possibly behind the exterior chimney which stood on the south side of the house before the 1977 stabilization work (see appendix C).

Roofs. Patches visible in the roof sheathing over both the one-story addition and the original house indicate where the original chimneys for each section went through the roof.

Examination of the spaced-sheathing roof construction indicates that originally the roofs were covered with wood shingles.

Exterior Attachments. Examination of the front (west) porch roof construction reveals that it is original to the house, although the remainder of the porch (columns, trim, and floor) has been substantially altered. Since the porch retained its original configuration through 1915 (see photographs HS-2:8, 9, 9-A, and 11), these changes occurred well after the historic period.

Interior Information. Removal of the wood lath and plaster on the second floor exterior walls showed that originally the interiors of these walls were finished with rough-sawn 1- by 12-inch boards laid horizontally (see photograph HS-2:14). The use of cut nails for the lath and the lack of finish on the wallboards indicates that these boards were covered with plaster quite early, probably by P.T. Smith sometime between 1874 and 1885.

The wood lath and plaster at the first-floor level is original, except where changes were made for the north and south bay windows and for the east addition.

The first-floor framing of the one-story addition is different from that of the two-story part, indicating that it was not built at the same time. Also apparent in the first-floor framing is the location of the original interior stair to the basement within this addition.

### Treatment

The work proposed to provide for the adaptive restoration of the P.T. Smith house, as described in the "Administrative Data" section, is discussed below.

Exterior. The following partial restoration is proposed:

Plaster the existing stone foundation in the manner of the historic period, and alter the nonhistoric (1977) exterior basement stair to reflect its historic configuration.

Restore the front (west) porch to its appearance during the historic period, providing unobtrusive access for the physically handicapped.

Restore the four exterior elevations to their appearance during the historic period, retaining the existing south bay and the enlarged

rear (east) addition. This will include repairing and/or replacing all deteriorated clapboards and trim; providing new shutters, storm windows, and screens for all windows, as well as storm doors and screens for all exterior doors; and repairing all existing historic two-over-two sash. Nonhistoric sash will be removed and new sash provided to match original.

Reconstruct two historic chimneys in their original locations.

Provide an attached, exterior, below-grade concrete pit to conceal the air-conditioning condenser; plaster the exposed (above-grade) portion to match the foundation of the house, and provide a metal safety grate and a removable, sloped, wooden winter cover.

Paint the exterior of the house using historic colors (see appendix C).

Interior. The interior will be adaptively restored as follows:

Adapt the present dining room and living room spaces to provide a single educational assembly area sufficient to accommodate up to 40 persons, meeting all requirements for educational occupancies established by the Life Safety Code, 1976 edition; eliminate the existing kitchen and bath on the first floor; remove all existing wood lath and plaster and provide new gypsum lath and plaster; repair and/or replace all existing trim.

Adapt the rear (east) portion of the first floor to provide public restroom space and a pullman-type serving kitchen with a rear exit corridor between the two.

Repair the existing stairway to the second floor, replacing worn-out treads and risers.

Repair all second-floor rooms, retaining the existing configuration, and adapt to serve as staff offices; remove all existing wood lath and plaster; provide new gypsum lath and plaster; repair and/or replace existing wood trim.

Remove the existing, deteriorated wood finish flooring throughout (first and second floors), and provide new wood flooring to match original throughout.

Utility Systems. The utility systems will be modernized as follows:

Remove completely the existing mechanical and electrical systems, and provide new heating, air conditioning, plumbing, and electrical systems, sized as required and meeting all applicable codes.

Provide sufficient insulation to meet or exceed government energy conservation standards; insulate exterior walls during restoration of the interior; provide attic and basement crawl space insulation throughout (see appendix A).



Security Systems. A security system will be provided as follows:

Install fire detection equipment to tie in with the existing centrally monitored system.

Install intrusion detection equipment to tie in with the existing centrally monitored system.

### Summary

The exterior of the house, built by Peter T. Smith in 1874, remained unchanged, with the probable exception of the original east addition, until it was sold to Haines in 1885. The physical evidence found suggests that the original one-story addition was 16 by 14 feet and was built very soon after the original house. This would indicate that it was built by Smith during his 11-year ownership of the house. Thus, with the exception of the east addition, the house in Hoover's time existed as it was originally built.

The second major changes to the house, which have been documented, were made by Haines in the period from 1885 to 1889. These changes appear to have been primarily additions. The evidence previously cited indicates that these included enlarging the east addition and adding the south window bay. Since Haines obviously made the improvements to enhance the marketability of the house, the convenience of a fashionable dining room bay window on a southern exposure would have made a significant, though not overly expensive, improvement.

It is also possible that Haines added the north bay window, although the construction details would indicate that it was built at a later time. It is likely that interior alterations were made at the same time, but these were not researched, since no restoration of the interior is anticipated. It is probable that Haines also would have painted the house after his rather extensive alterations, before selling the house to the Gruwells in late 1885.

The Gruwells also made improvements to the house in their four years of joint residency (1885-1889),<sup>19</sup> but there is no surviving record documenting these improvements. It is unlikely that the Gruwells were responsible for the construction of the north bay window, since post-1890 wire nails were used in the rough framing for its interior door. It is also unlikely that Mrs. Gruwell would have made major changes in the seven months (January-August 1889) following her husband's death when she continued to live in the house.

It is doubtful that either Branson, Gregg, or Eaton made any changes, since they rented rather than owned the property (1889-1891).

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19. West Branch Local Record, August 27, 1885.

When Eaton did buy the house in 1891, he was 67 years old and essentially retired. Thus, while it is possible that the Gruwells built the north bay window between 1885 and 1889, it is more likely that Eaton built it during his 20 years of ownership (1891-1911), based on the use of post-1890 wire nails in its construction.

Thus, the north bay window was almost certainly built after 1891. Its reconstruction will not be proposed since it was constructed after the historic period, it would be expensive, and it would not add functionally to the structure. The south bay window is being retained because it will add to the functional usefulness of the structure, because it was built close to the historic period, and because it still exists intact.

The architectural work outlined in this section will bring the exterior of the P. T. Smith house to an appearance similar to that of the historic period. The interior changes will provide facilities much needed by the National Park Service staff to properly present interpretive programs to the many visitors who come to the historic site throughout the year. The proposed partial exterior restoration/adaptive interior restoration will provide a useful structure appropriate to the appearance and purpose of the historic site.

## ILLUSTRATIONS

### Plans

HS-2:P1	As Built in 1874
HS-2:P2	Ca. 1890
HS-2:P3	Existing Conditions (see volume 2, appendix F)
HS-2:P4	Preliminary Design (see volume 2, appendix G)
HS-2:P5	Plat of Historic Site

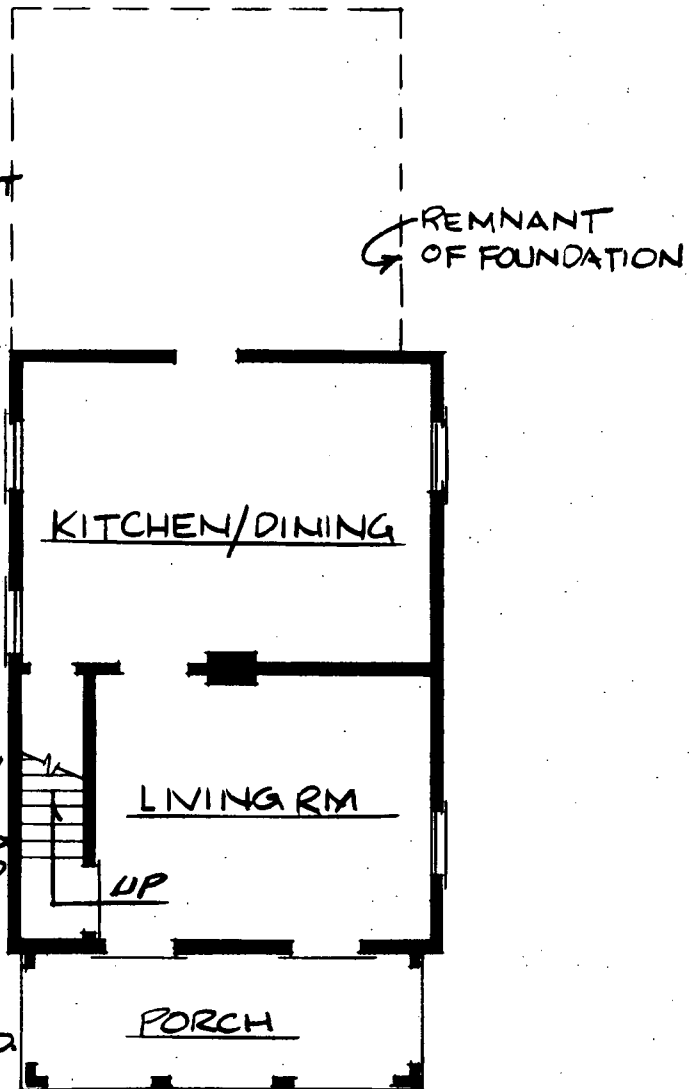
### Photographs

HS-2:1	Existing view looking northeast after stabilization, 1978
HS-2:2	Existing view looking southwest after stabilization, 1978
HS-2:3	View looking north prior to stabilization, 1977
HS-2:4	View looking southwest prior to stabilization, 1977
HS-2:5	View looking northeast, ca. 1900
HS-2:6	View showing southwest corner of porch, ca. 1900
HS-2:7	View looking northwest, detail from 1909 panoramic photograph 2
HS-2:8	View looking northwest, ca. 1915
HS-2:9	Details of front porch, ca. 1915 (double exposure)
HS-2:9A	Details of front porch, ca. 1915 (double exposure)
HS-2:10	View of north elevation showing bay window and cellar door, ca. 1915
HS-2:11	View looking southeast, ca. 1915
HS-2:12	View behind south bay window construction
HS-2:13	View above ceiling of one-story, east addition
HS-2:14	View of second-floor walls behind lath and plaster

P.T. SMITH BUILT THIS HOUSE DURING 1874 AND, AS NEAR AS CAN BE DETERMINED, IT WAS ORIGINALLY 18 FT X 22 FT. WITH TWO STORIES. EXAMINATION OF THE EXISTING HOUSE VERIFIES THAT THE STRUCTURAL SYSTEM OF THE EAST ADDITION IS DIFFERENT FROM THAT OF THE TWO-STORY PORTION. THE EXACT DATE THIS ADDITION WAS BUILT IS UNKNOWN ALTHOUGH ITS CONSTRUCTION INDICATES IT WAS BUILT SOON AFTER THE HOUSE.

THE FOUNDATION WHICH EXISTED BEFORE THE 1978 STABILIZATION BY THE NATIONAL PARK SERVICE, INDICATED THAT THIS EAST ADDITION WAS ORIGINALLY 16' X 14 FT (SHOWN DASHED)

IN 1885 SMITH SOLD THE PROPERTY TO ELISHA HAINES WHO AT ONCE STARTED TO MAKE IMPROVEMENTS. THE WEST BRANCH LOCAL RECORD OF JUNE 25, 1885 SAID THE ENTIRE STRUCTURE WAS BEING RE-MODELED. ITS POSSIBLE THAT THIS COULD HAVE INCLUDED THE SOUTH BAY & ENLARGING EAST ADD. THE DIFFERENCE IN DETAILING BETWEEN THE NORTH & SOUTH BAYS WOULD INDICATE THAT THE NORTH BAY WAS BUILT LATER.



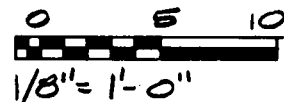
FIRST FLOOR PLAN



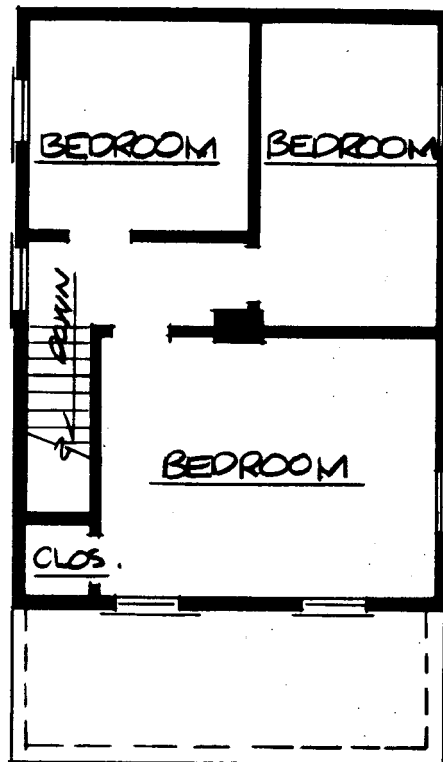
AS BUILT IN 1874

HS-2:PI

P. T. SMITH HOUSE HS-2



PHYSICAL EVIDENCE INDICATES  
THAT ORIGINALLY THE EXTERIOR  
WALLS OF THE SECOND FLOOR (INTERIOR)  
WERE FINISHED WITH ROUGH SAWN  
1x12 BOARDS LAID HORIZONTALLY.  
WITHIN A FEW YEARS, WOOD  
LATH & PLASTER WERE ADDED



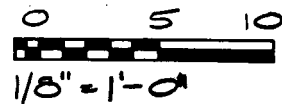
SECOND FLOOR PLAN



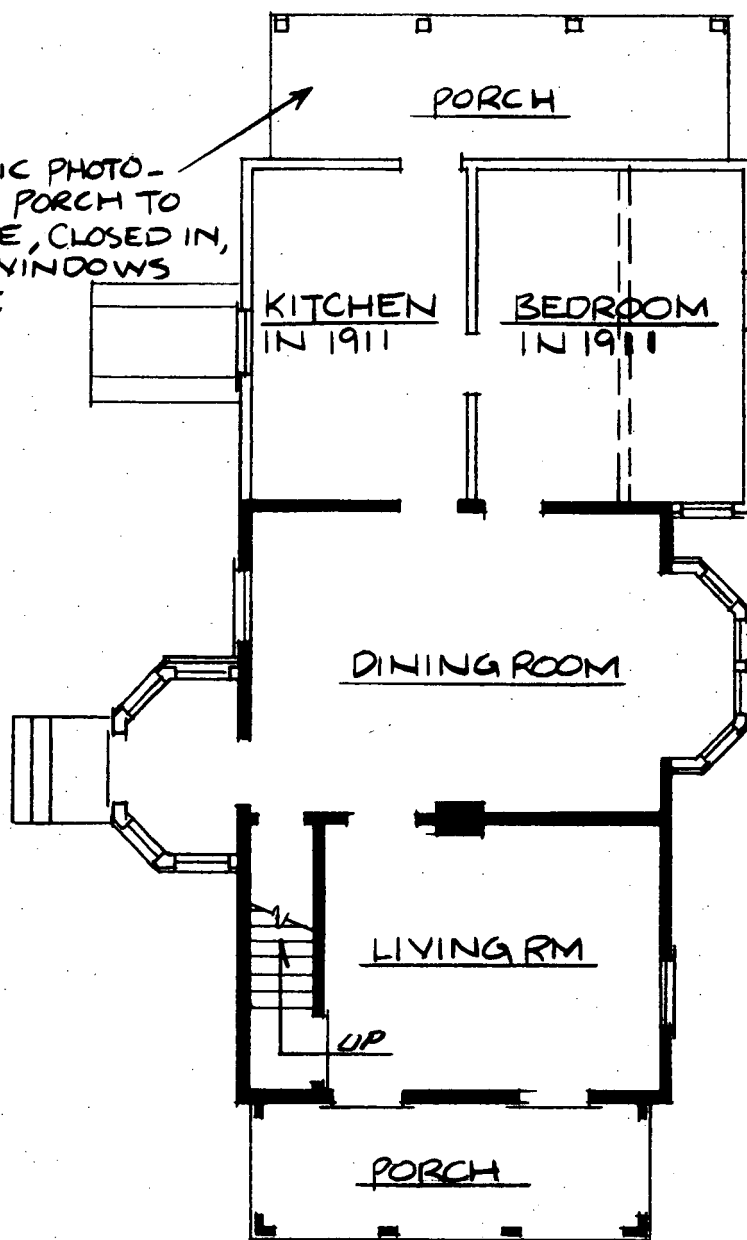
AS BUILT IN 1874

HS-2:PI

P.T. SMITH HOUSE HS-2



THE 1909 PANORAMIC PHOTO-  
 GRAPH SHOWS THIS PORCH TO  
 BE ABOUT 7 FT WIDE, CLOSED IN,  
 WITH TWO 1/2 SASH WINDOWS  
 & ONE DOOR ON THE  
 EAST ELEVATION.



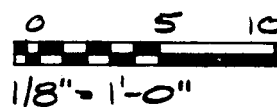
FIRST FLOOR PLAN



AS OF CIRCA 1890 - 1920

HS-21P2

P.T. SMITH HOUSE HS-2



M A I N

W E T H E R E L L S T.

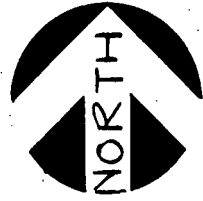
P O P L A R S T.

P E N N S T.

D O W N E Y

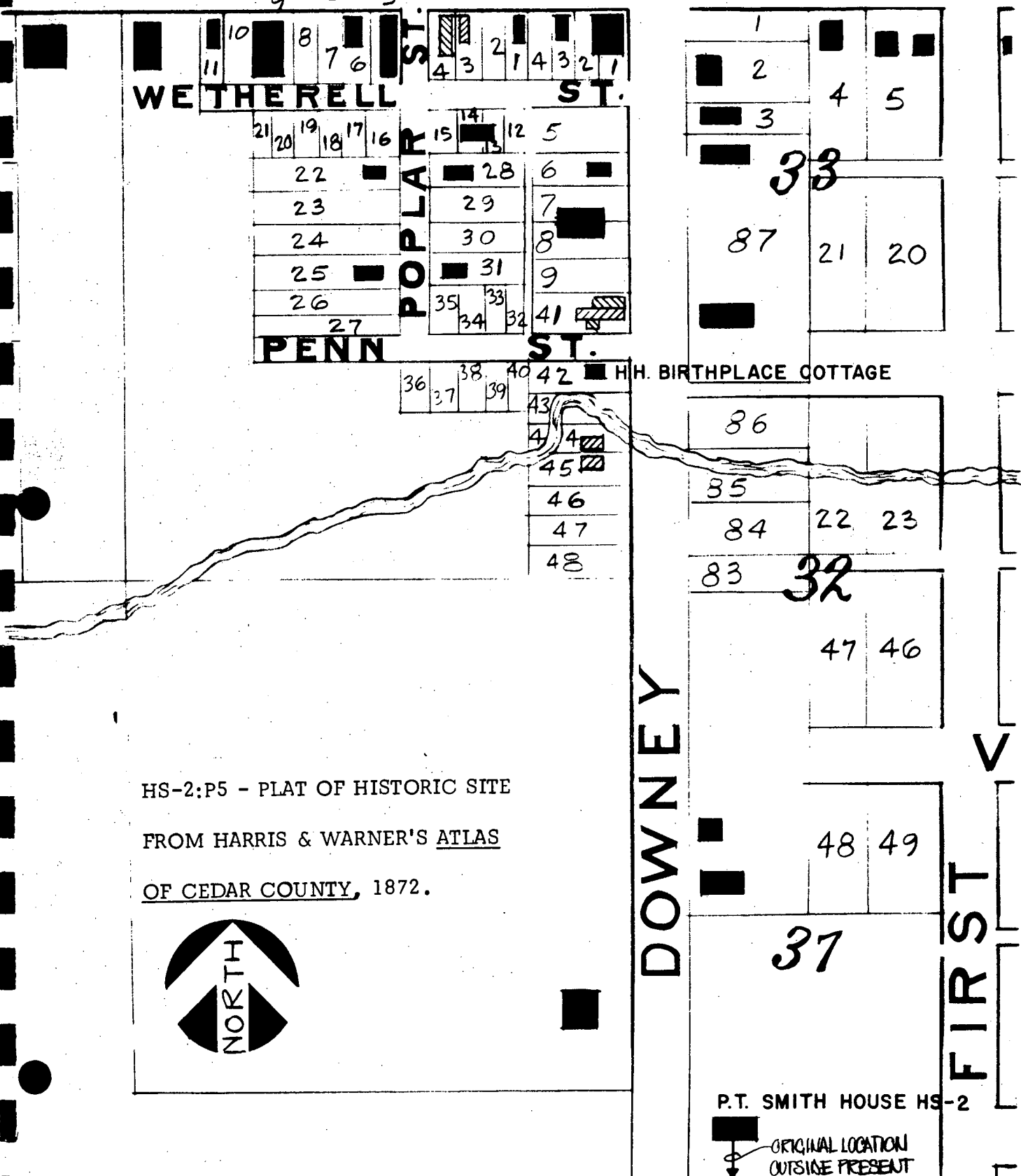
F I R S T

HS-2:P5 - PLAT OF HISTORIC SITE  
FROM HARRIS & WARNER'S ATLAS  
OF CEDAR COUNTY, 1872.

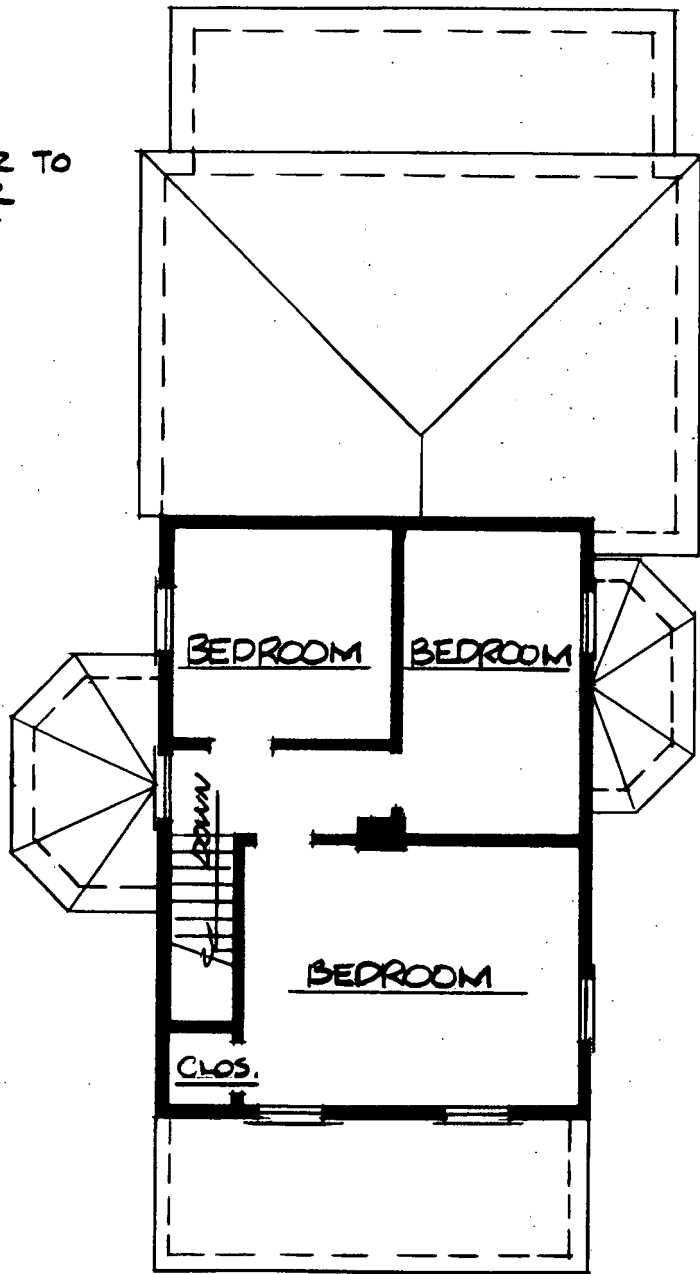


P.T. SMITH HOUSE HS-2

ORIGINAL LOCATION  
OUTSIDE PRESENT  
CORE AREA



THERE DOES NOT APPEAR TO  
HAVE BEEN ANY MAJOR  
CHANGES MADE TO THE  
SECOND FLOOR.



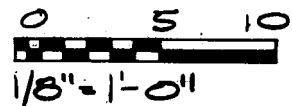
SECOND FLOOR PLAN



AS OF CIRCA 1890-1920

HS-2: PZ

P.T. SMITH HOUSE HS. 2

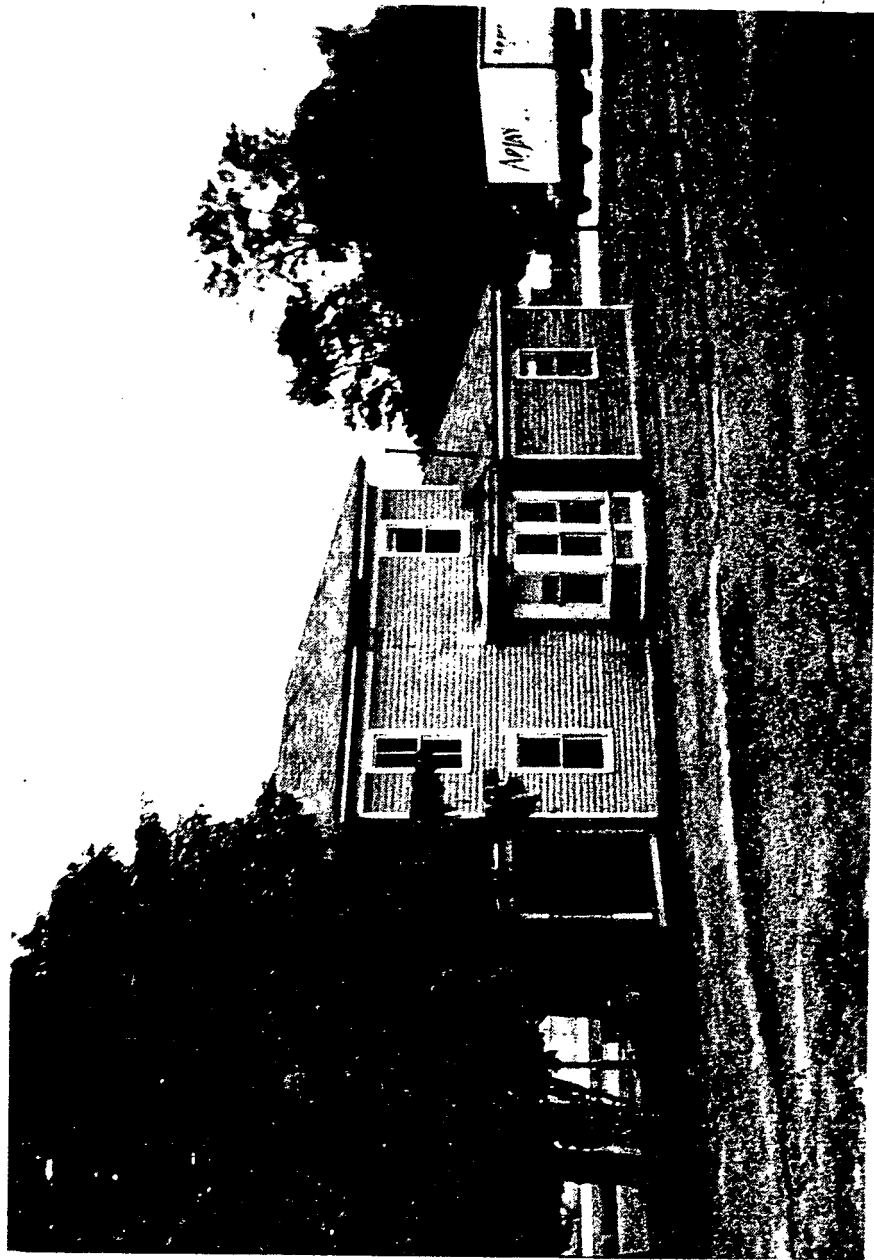






HS-2:1, P.T. SMITH HOUSE, 1978. Existing view looking northeast after stabilization. The original negative is at the Hoover Presidential Library, West Branch, Iowa.

W. Wagner, photographer, Des Moines, Iowa

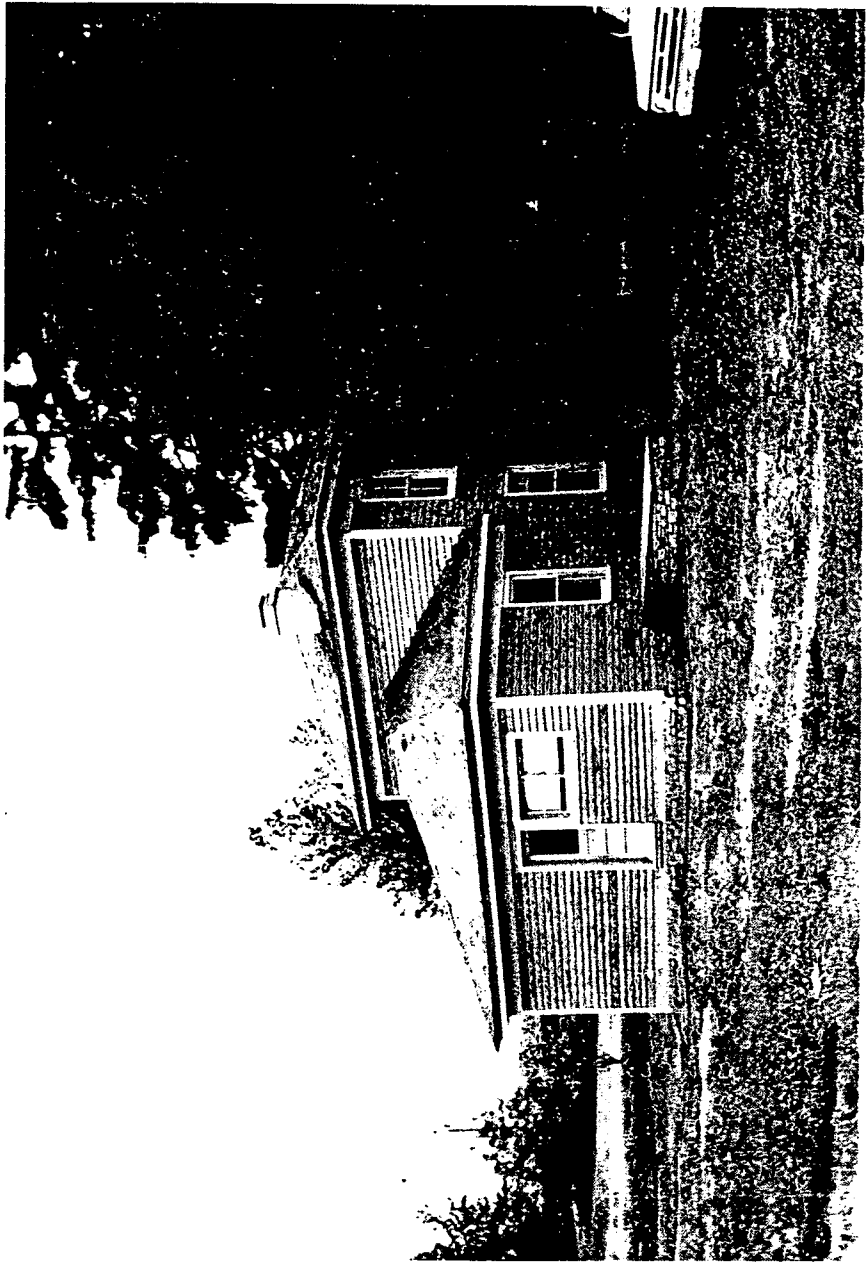


HS-2:2, P. T. SMITH HOUSE, 1978. Existing view looking southwest after stabilization. The original negative is at the Hoover Presidential Library, West Branch, Iowa.

W. Wagner, Photographer, Des Moines, Iowa

HS-2:3, P. T. SMITH HOUSE, 1977. View looking north prior to stabilization and removal of chimney. The original negative is at the Denver Service Center, National Park Service.

F. Krupka, photographer, Denver, Colorado

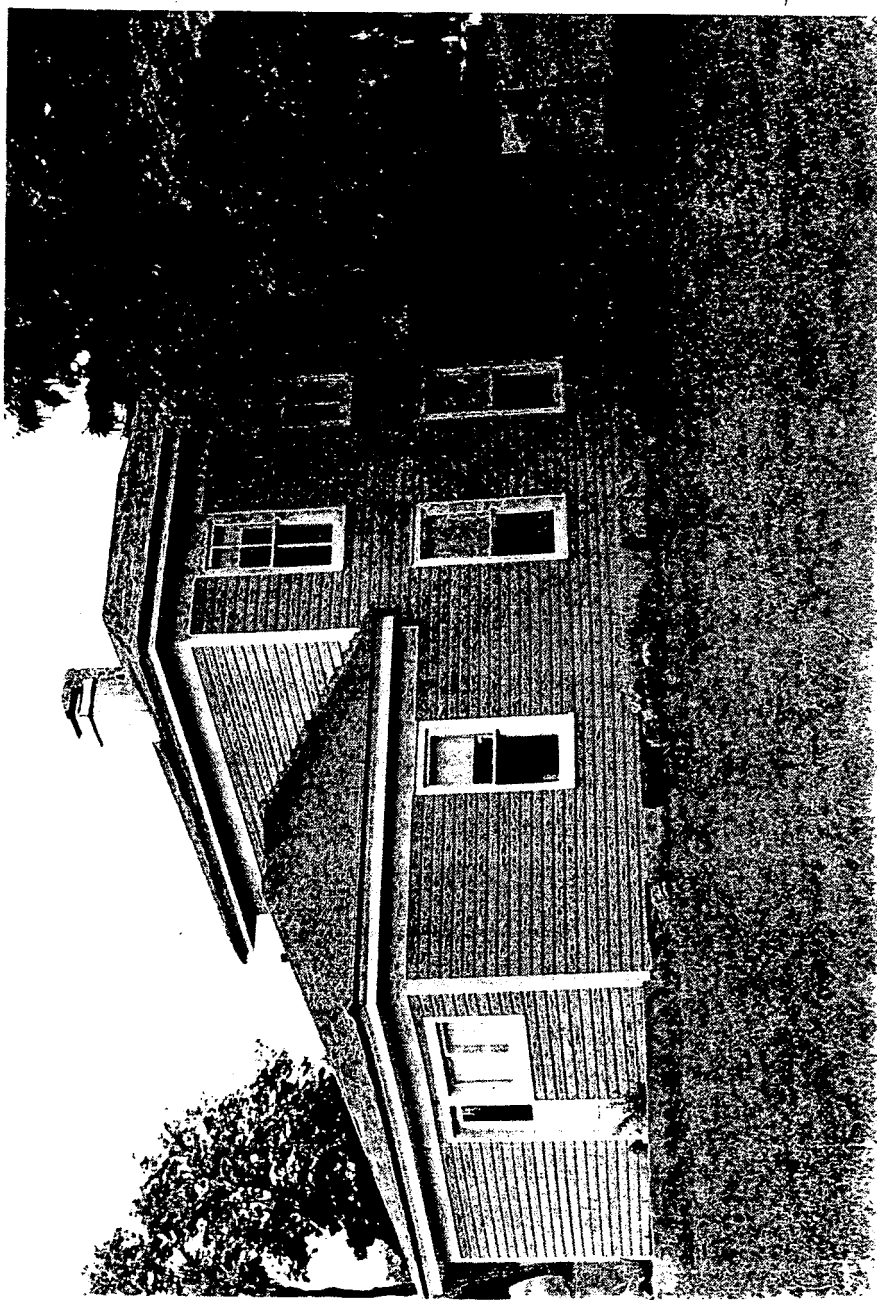




HS-2:4, P. T. SMITH HOUSE, 1977. View looking southwest prior to stabilization. The original negative is at the Denver Service Center, National Park Service.

F. Krupka, photographer, Denver, Colorado





HS-2:5, P. T. SMITH HOUSE, ca. 1900. This is a portion of the original photograph looking northeast, and the earliest known photograph of the P. T. Smith house. It shows what appears to be the original west porch. Note that the columns are made of three pieces, the two outside ones breaking out into the arch. Also note the shutters on the original two-story house and the one-story addition to the east, as well as the additional pine trees next to the house on the south. The original photograph is with Karen Laszckak, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa (reference 1900-61).

Photographer unknown



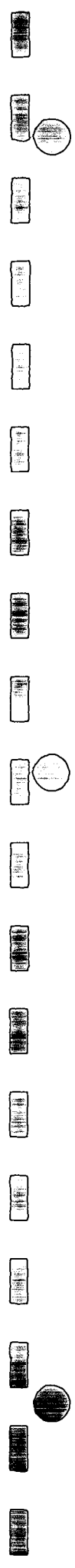
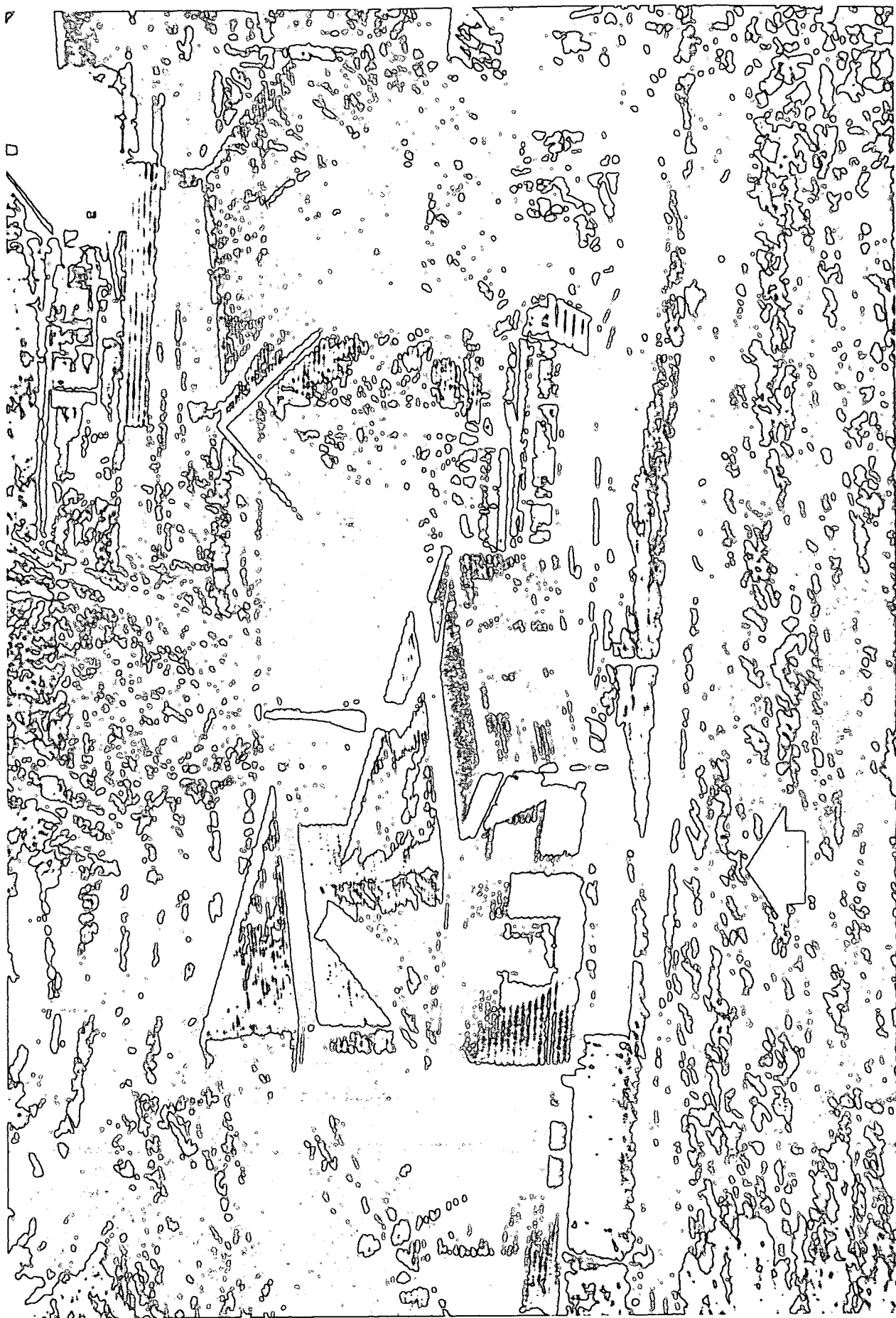
HS-2:6, P. T. SMITH HOUSE. ca. 1900. This photograph is an enlargement of photograph HS-2:5 and shows the southwest corner of the west porch clearly. Note that the shutters are a dark color, and it appears that the porch columns and corner trim are a different color than the siding (which appears to be almost white). The column base, cap, and windowsills all appear to be painted with an accent color. The original photograph is with Karen Laszckak, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa (reference 1900-62).

Photographer unknown



HS-2:7, P. T. SMITH HOUSE, ca. 1909. This photograph is a detail from panoramic photograph 2 (see appendix D), looking northwest, and shows the enlarged east addition with a lean-to attached. (The lean-to was demolished in 1977 by the National Park Service.) Note that the corner trim is painted a different color. Also note the fence detail and the appearance of a street between the P. T. Smith house and the second Hoover house to the north. The original photograph is with G. Gruwell, Seal Beach, California, and the West Branch Heritage Society, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa (reference 1900-63).

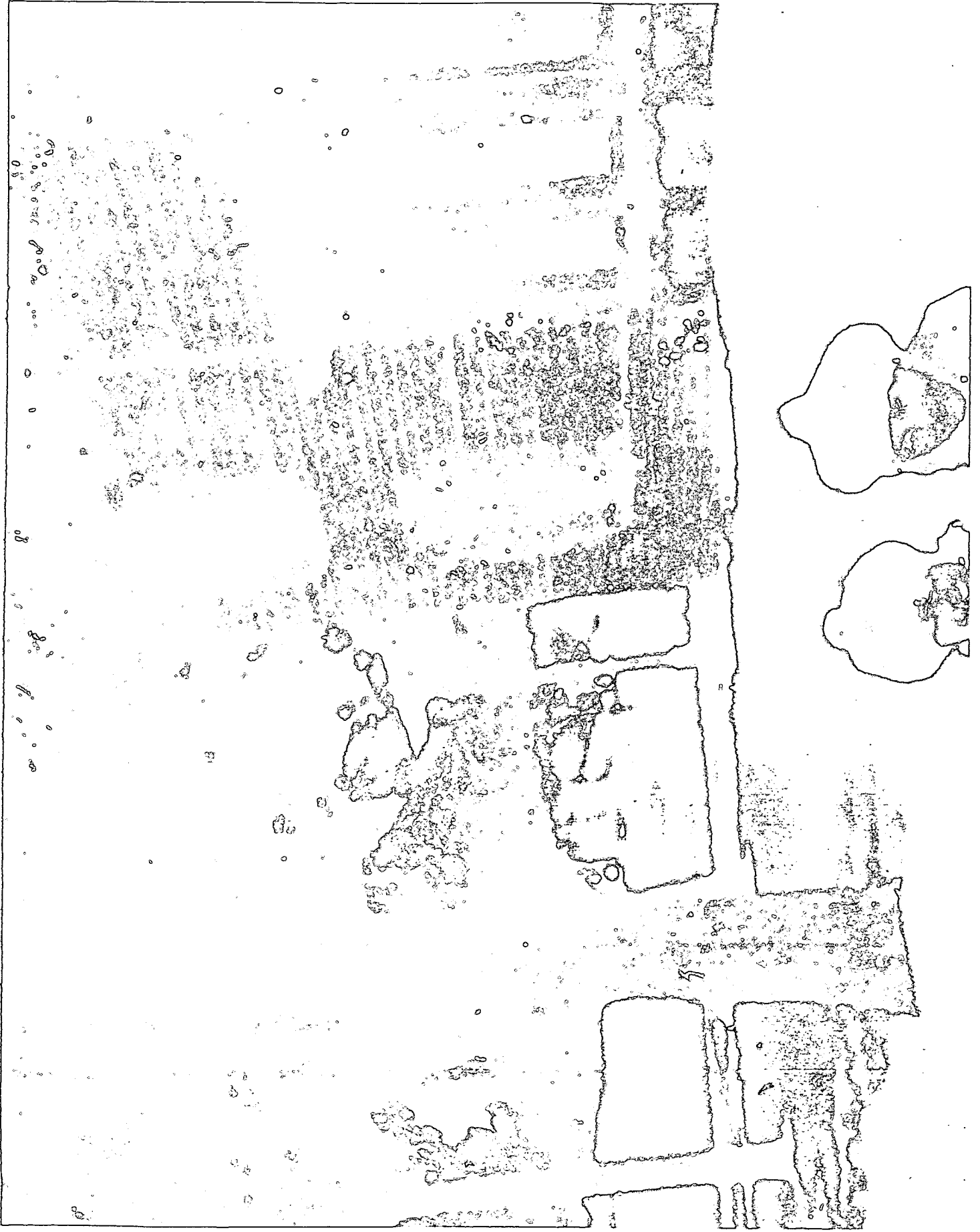
T. T. Hathaway, photographer



HS-2:8, P. T. SMITH HOUSE, ca. 1915. View looking northwest. Note that there is no exterior chimney on the south, and the shutters are now gone, although markings on the siding indicate where they were. These dark areas could be dirt or could indicate that the siding was a dark color before the shutters were fastened back. The original photograph is with F. Oakley, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa (reference 1900-56A).

Photographer unknown





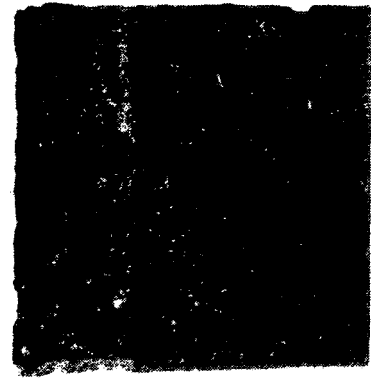
HS-2:9, P. T. SMITH HOUSE, ca. 1915. View looking east. This photograph shows details of the front porch columns and front door. Note the difference in color between the trim and siding. The color of the trim and the door appear to be the same. The original photograph is with F. Oakley, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa (reference 1956-57A).

Photographer unknown



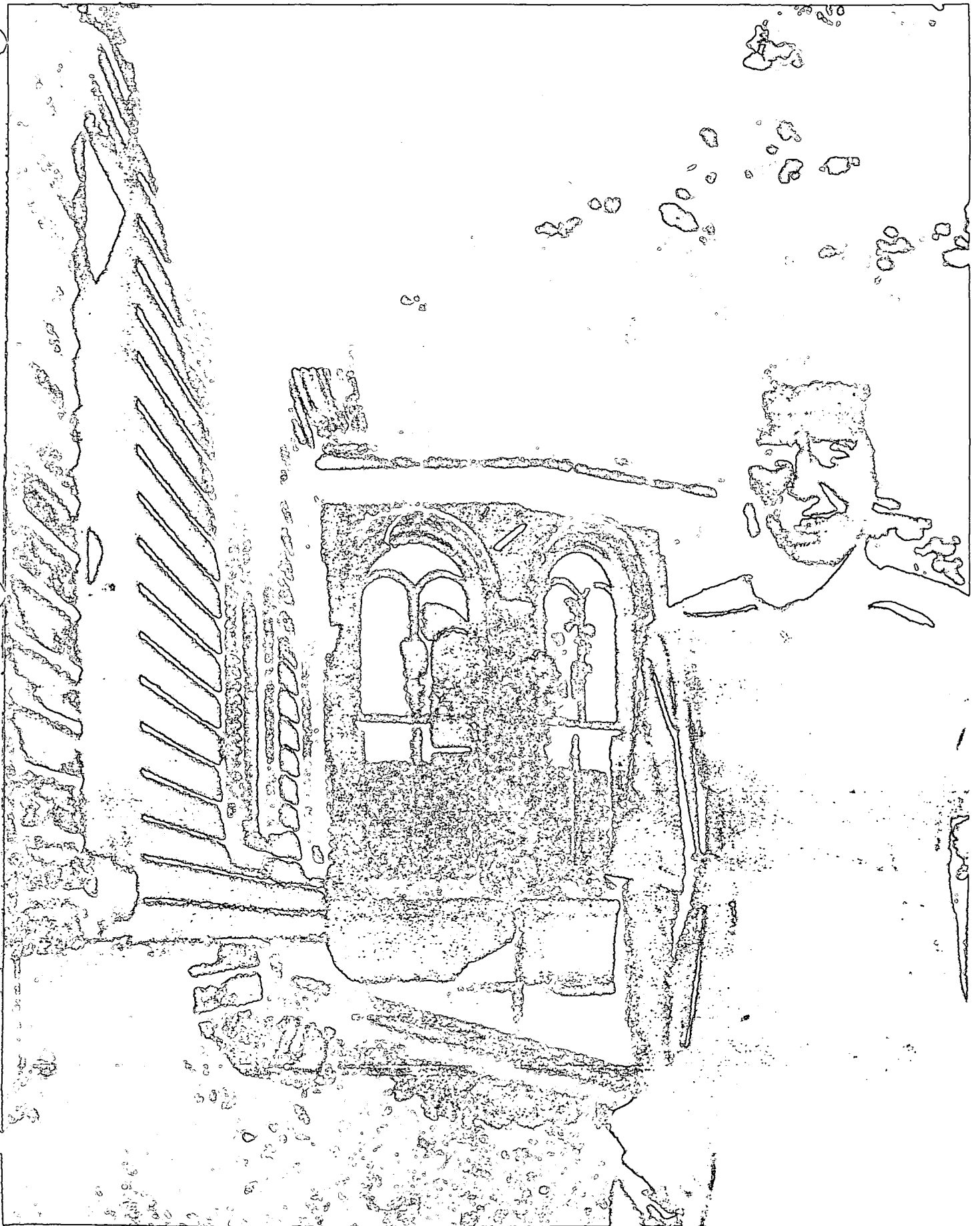
HS-2:9A, P. T. SMITH HOUSE, ca. 1915. Bottom portion of photograph, looking east, shows a good detail of the boardwalk. Photographs HS-2:9 and HS-2:9A are two successive prints from a double-exposed negative. The two prints were put together and rephotographed, giving a composite showing the complete arch. The original photograph is with F. Oakley, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa (reference 1915-58A).

Photographer unknown



HS-2:10, P. T. SMITH HOUSE, ca. 1915. View looking west. This photograph of the north side of the house shows a good detail of the north bay window, shutters, and the cellar entrance. The original photograph is with F. Oakley, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

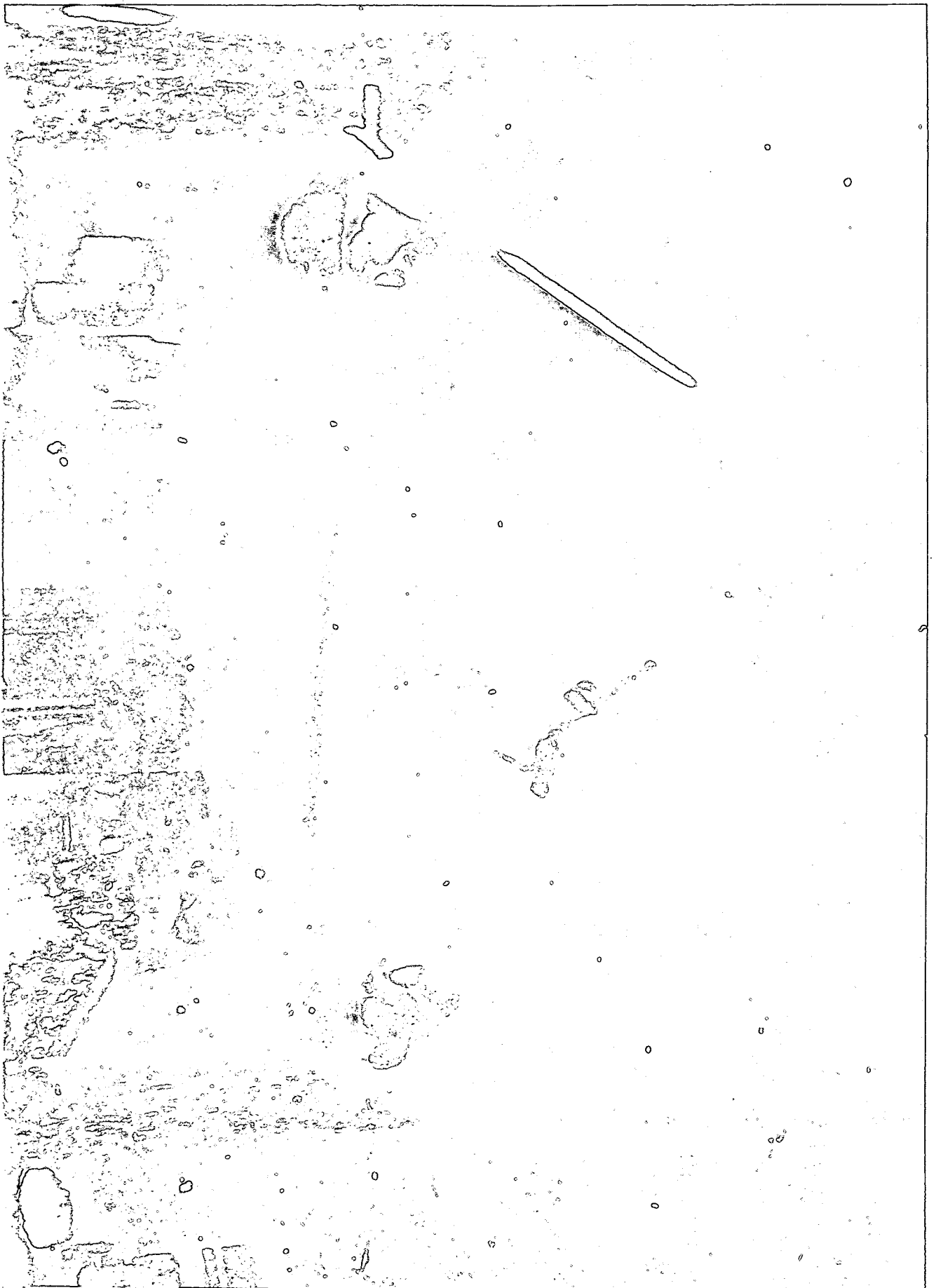
Photographer unknown



HS-2:11, P. T. SMITH HOUSE, ca. 1915. View looking southeast. This photograph shows the northwest corner of the front porch and the west elevation of the north bay window. Note the corner detail of the porch foundation and the porch column bases. Also, note that the boardwalk comes to the north end of the porch and then curves off to the left. The original photograph is with F. Oakley, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa, (reference 1915-59A).

Photographer unknown





HS-2:12, P. T. SMITH HOUSE, 1978. View of original clapboards behind the south bay window construction. The original photograph and negative are at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

M. Barnes, photographer



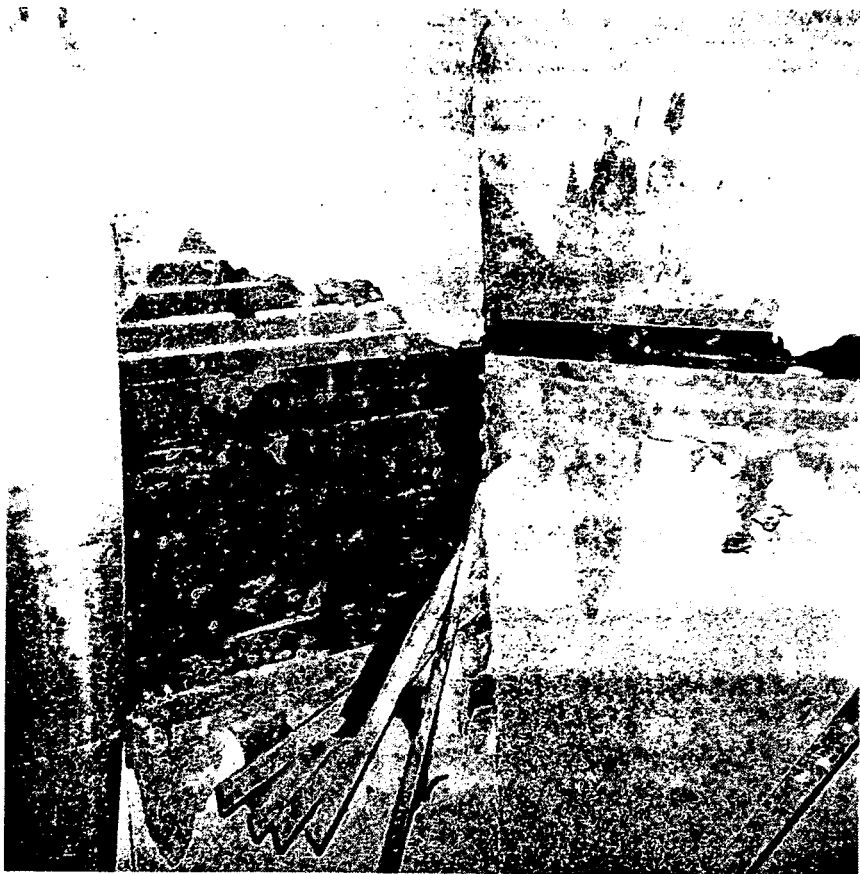
HS-2:13, P. T. SMITH HOUSE, 1978. View of original clapboards on the east wall of the two-story portion, above the ceiling of the one-story portion of the house. The original photograph and negative are at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

M. Barnes, photographer



HS-2:14, P. T. SMITH HOUSE, 1978. This photograph shows the 1- by 12-inch horizontal boards at the second floor which was the original wall finish. The original photograph and negative are at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

M. Barnes, photographer







## HANNAH VARNEY HOUSE (HS-4)



### ADMINISTRATIVE DATA

#### Historical Classification

The Hannah Varney house (HS-4), located in West Branch, Iowa, is classified as II-b, or third order of historical significance. It is listed on the National Register of Historic Places as part of the Herbert Hoover National Historic Site.

The structure is currently being used as a residence and is in good condition. Plan HS-4:P3 (volume 2, appendix F) and photographs HS-4:1 and 2 show existing conditions.

#### Proposed Use and Justification

Although the Hannah Varney house was not present during Herbert Hoover's stay in West Branch, it is very similar to houses which he would have known during his boyhood. As called for in the 1977 "Addendum to the Master Plan," the exterior of the Hannah Varney house will be partially restored to its original appearance. The interior will be

adaptively restored to serve as a residence for National Park Service personnel.<sup>1</sup>

The 1970 "Master Plan," as amended in 1977, directs that the historic zone of the national historic site be restored to the appearance of a typical eastern Iowa village of the 1880s.<sup>2</sup>

The Varney house was built in 1899 and moved to its present site in 1967 by the National Park Service. Although the house was built 15 years after Hoover left West Branch, and he would not have been familiar with it, the house does occupy the site of the McClellen house which did exist while Hoover lived across the street.

It is inconsistent with current National Park Service policies to reconstruct the house that originally occupied this site. Since the Varney house was built in a style compatible with the remainder of the neighborhood, it will add to the immediate scene of a typical eastern Iowa village during the period of Herbert Hoover's life in West Branch, while fulfilling the park's need to provide an onsite residence for management/security personnel.

## ARCHITECTURAL DATA

### Documentation of Historical Research

Background Information. The earliest documentary evidence of the Hannah Varney house is a newspaper article of April 13, 1899, where Hannah Varney announced that she intended to build on a lot on South Downey Street.<sup>3</sup> The 1901 Atlas of Cedar County, Iowa, includes a plat of the historic zone on which lot 83C is shown as being owned by Hannah Varney (see volume 2, appendix D).

The Varney house remained on lot 83C until it was moved to its present site, lot 87B, by the National Park Service in 1967.<sup>4</sup> During Herbert Hoover's life in West Branch, lot 87B was the site of the D. E. McClellen house.<sup>5</sup> The McClellen house burned down in the early 1930s, and the Varney house was moved there, in 1967, following removal by the National Park Service of a post-1930 era residence.

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1. USDI, NPS, "Addendum to the Master Plan," p. 14.
  2. Ibid.
  3. West Branch Times, April 13, 1899; June 29, 1899.
  4. USDI, NPS, "Buildings In The Core Area and Jesse Hoover's Blacksmith Shop," by Edwin C. Bearss and Wilfred M. Husted (1970), p. 2 (hereafter cited as USDI, NPS, Bearss and Husted, "Core Area").
  5. Ibid., pp. 272-75.

A composite set of five Sanborn maps showing lot 87B in 1895, 1900, 1906, 1912, and 1927 is included as plan HS-4:P5. The Sanborn maps do not show the McClellan house as it existed during Herbert Hoover's life in West Branch. During this time, the house was turned 90 degrees, presenting its shorter elevation to the street.<sup>6</sup> It is unfortunate that lot 83C, where the Varney house was originally located, was never included on any of the Sanborn maps.

The Varney house had several tenants between April 1900, when the Varneys moved out, and September 1915, when the property was sold to Elwood Tatum as rental property. But no documented changes to the house occurred during this time.

On September 9, 1915, George and Lena Blunt moved into the Varney house. The following August the Blunts purchased the property from Elwood Tatum.<sup>7</sup> Mr. Blunt was a skilled carpenter, and he took care of the maintenance. He laid the handsome hardwood flooring in the downstairs rooms and wired the house for electricity. He built a lean-to addition in back of the house for a kitchen and bathroom, and he added interior plumbing. The kitchen was on the north and the bathroom on the south. The bathroom was entered from a door at the foot of the stairs, and the kitchen from the present door at the rear of the house. The kitchen could also be entered from the back porch. Blunt also built an enclosed porch behind the kitchen, which was entered by a stair from the north.<sup>8</sup>

When the National Park Service acquired and moved the Varney house in 1967, most of these exterior additions were removed. Changes subsequent to the National Park Service acquisition include painting, reroofing with wood shingles, new foundation work, updating the mechanical and electrical systems, constructing a second-floor bathroom, modernizing the kitchen, and constructing a new rear (east) stoop.

Historic Photographs. The earliest available photograph (HS-4:3) is a portion of an original photograph, ca. 1909 (see appendix D), showing the southeast corner of the house in its original location. It clearly shows the wood shingle roof, gutter type, chimney, and lean-to addition.

Photograph HS-4:4 (ca. 1910) of the second Hoover house clearly shows the detailing of the original front porch and railings and the south elevation of the Varney house.

Two other historic photographs, HS-4:5 and HS-4:6, both taken ca. 1930, show the house after three decades of use. The pump, gutters and downspouts, trim, and detailing are all clearly visible.

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6. Ibid., p. 272.

7. Ibid., p. 14; telephone interview with Mrs. Ernst Thompson by Edwin Bearss, October 5, 1970.

8. USDI, NPS, Bearss and Husted, "Core Area," pp. 15-16.

## Fabric and Site Investigation

Exterior Walls. Field examination of the exterior walls has not revealed evidence of alterations other than those made by the National Park Service in 1967, after removal of the late period additions.

Roofs. A patch in the sheathing and the existing framing indicates where the original chimney penetrated the roof. Examination of its spaced-sheathing construction indicates that originally the roof was covered with wood shingles.

Exterior Attachments. Examination of the front (west) porch indicates that it was original with the house, although the lattice work and steps were constructed in 1967 by the National Park Service. The original handrail with balusters is missing.

The rear (east) stoop was constructed by the National Park Service in 1967.

Interior Information. Examination of the first-floor framing verifies that originally (prior to 1967) there was only a one-fourth basement in the southeast (present location) corner of the house and that there was an exterior basement entrance.

The existing concrete/concrete-block basement and foundation walls were constructed in 1967 by the National Park Service, when the house was moved to its present site.

## Treatment

The work proposed to provide for the adaptive restoration of the Hannah Varney house, as described in the "Administrative Data" section, follows.

Exterior. The following partial restoration is proposed:

Plaster the exposed concrete-block foundation walls in the manner of the historic period.

Restore the existing front (west) porch to its original (1899) condition by reconstructing a new wood railing with balusters and by providing new, wider wooden steps; rework the existing lattice work to match the original detailing.

Remove the existing rear (east) nonhistoric wood stoop, and provide a new wood stoop compatible with the 1899 period.

Restore the four exterior elevations to their 1899 appearance. This will include repairing and/or replacing all deteriorated clapboards and trim; providing new storm windows and screens for all windows, and storm doors and screens for all exterior doors; and repairing all existing historic sash.

Reconstruct the historic chimney in its original location.

Remove all existing corrugated metal areaways, and provide new brick areaways for all basement windows.

Provide an attached, exterior, below-grade concrete pit to conceal the air-conditioning condenser; brick-veneer the exposed (above-grade) portion to match the new areaways; install a metal safety grate and a removable, sloped, wooden winter cover.

Strip all exterior paint and repaint the house using historic colors (see appendix C).

Interior. The interior will be adaptively restored as follows:

Reinforce the existing damaged floor joists in the west half of the basement as required to ensure adequate support for the uses outlined for the first floor.

Add new wood handrails to the existing basement stairs.

Adapt the first floor to provide space for a new half-bath between the existing bedroom and den as indicated.

Adapt the second floor to provide two new bedrooms with appropriate closet and storage space.

Utility Systems. Modernizing the utility systems is proposed as follows:

Remove all existing fluorescent, commercial-type lights from the first floor; provide new light fixtures, first and second floors, appropriate for a residence; extend and update the existing mechanical and electrical systems as required to accommodate the changes made, meeting all applicable codes.

Provide sufficient insulation to meet or exceed government energy conservation standards, if technically possible; insulate the attic during construction of the bedrooms (see appendix A).

Security System. The installation of the security system is proposed as follows:

Install residential smoke alarms as required to meet all applicable codes

### Summary

The most obvious and significant remaining change to the Hannah Varney house is its new location. Because of the National Park Service's policy prohibiting sparsely documented reconstructions (i.e., a reconstruction of the McClellan house), it is proposed that the Varney house remain at its present location and its exterior be partially restored to near-original condition. The interior will be modernized to provide a suitable staff residence.

The architectural work outlined in this section will bring the exterior of the Hannah Varney house very close to its appearance when it was completed in 1899. Its style will be similar to many houses that existed during Hoover's life in West Branch. The interior changes will provide a modern residence needed by the National Park Service to house onsite management/security personnel. The proposed partial exterior restoration/adaptive interior restoration will provide a useful structure appropriate to the appearance of the historic site.

## ILLUSTRATIONS

### Plans

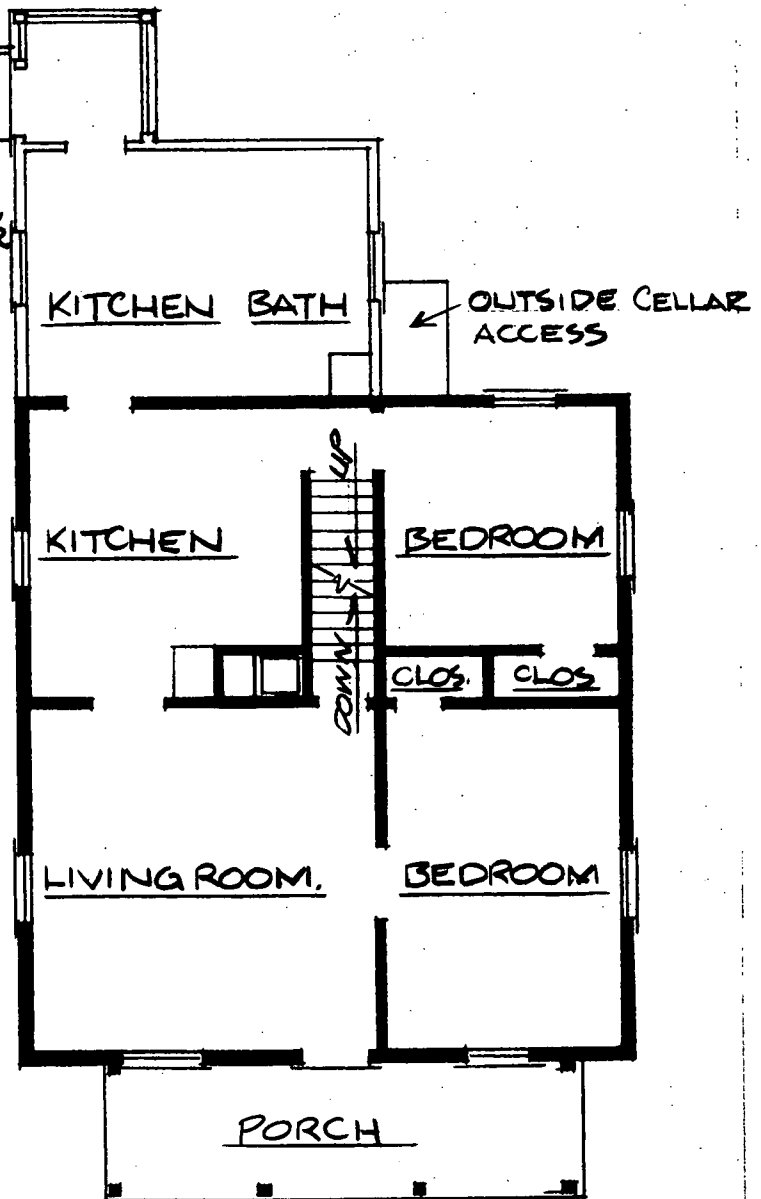
- HS-4:P1 As Built in 1899, and Alterations up to 1932
- HS-4:P2 As of 1977
- HS-4:P3 Existing Conditions (see volume 2, appendix F)
- HS-4:P4 Preliminary Design (see volume 2, appendix G)
- HS-4:P5 Composite of Sanborn Maps
- HS-4:P6 Plat of Historic Site

### Photographs

- HS-4:1 Existing view looking northeast
- HS-4:2 Existing view looking southeast
- HS-4:3 View looking northwest, detail from 1909 panoramic photograph 2
- HS-4:4 View looking northeast, ca. 1910
- HS-4:5 View looking southeast, ca 1930
- HS-4:6 View looking northeast, ca. 1930

THE HANNAH VARNEY HOUSE WAS BUILT IN 1899 & CONTAINED FOUR ROOMS. IT WAS DESCRIBED AS HAVING A FRONT & REAR PORCH WITH A SMALL BASEMENT, ABOUT 1/4 OF THE FIRST FLOOR, UNDER THE SOUTHEAST CORNER. THIS HAS BEEN VERIFIED BY EXAMINATION OF THE EXIST. FLOOR SYSTEM. THE EXACT PLAN OF THE REAR PORCH, AT THE PRESENT TIME, IS UNKNOWN.

THE BLUNTS ACQUIRED THE PROPERTY IN 1916 AND AFTER MOVING IN, ADDED A LEAN-TO ADDITION WHICH CONTAINED A KITCHEN, BATH, AND A SMALL PORCH ON THE NORTHEAST CORNER. THE EXACT DIMENSIONS OF THIS ADDITION WERE LOST WHEN THE HOUSE WAS MOVED IN 1967.

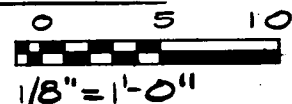


FIRST FLOOR PLAN  NORTH

AS BUILT IN 1899 (EXCEPT REAR ADDITION) TO 1932

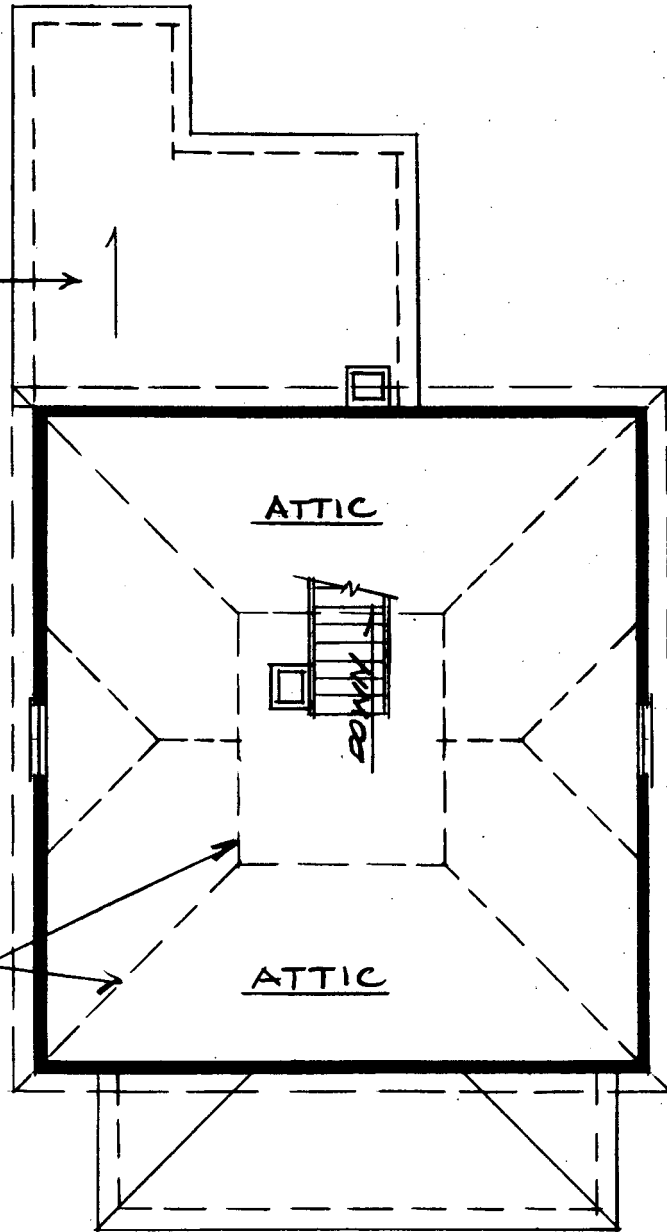
HS-4:PI

HANNAH VARNEY HOUSE HS-4





LEAN-TO ROOF



ROOF STRUCTURE

SECOND FLOOR PLAN



AS BUILT IN 1899 (EXCEPT REAR ADDITION) TO 1932

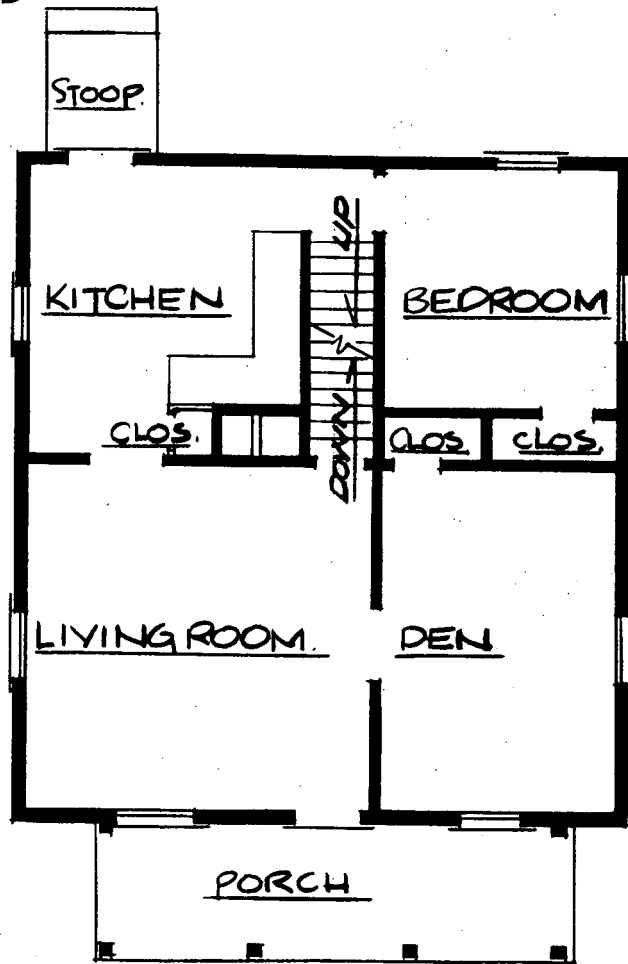
HS-4:PI

HANNAH VARNEY HOUSE HS-4



1/8" = 1'-0"

THE HANNAH VARNEY HOUSE WAS ORIGINALLY LOCATED APPROXIMATELY WHERE THE ENTRANCE TO THE HERBERT HOOVER PRESIDENTIAL LIBRARY IS. THE HOUSE WAS MOVED IN 1967 BY THE NATIONAL PARK SERVICE AND SET ON A NEW FOUNDATION WITH A FULL BASEMENT. THE REAR, LEAN-TO WAS ELIMINATED AT THIS TIME AND A NEW WOOD STOOP BUILT FOR THE REAR DOOR. THE INSIDE OF THE HOUSE WAS UPDATED TO SERVE AS OFFICES. THE HOUSE HAS SUBSEQUENTLY BEEN ALTERED TO SERVE AS A RESIDENCE.

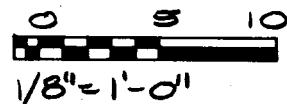


FIRST FLOOR PLAN  NORTH

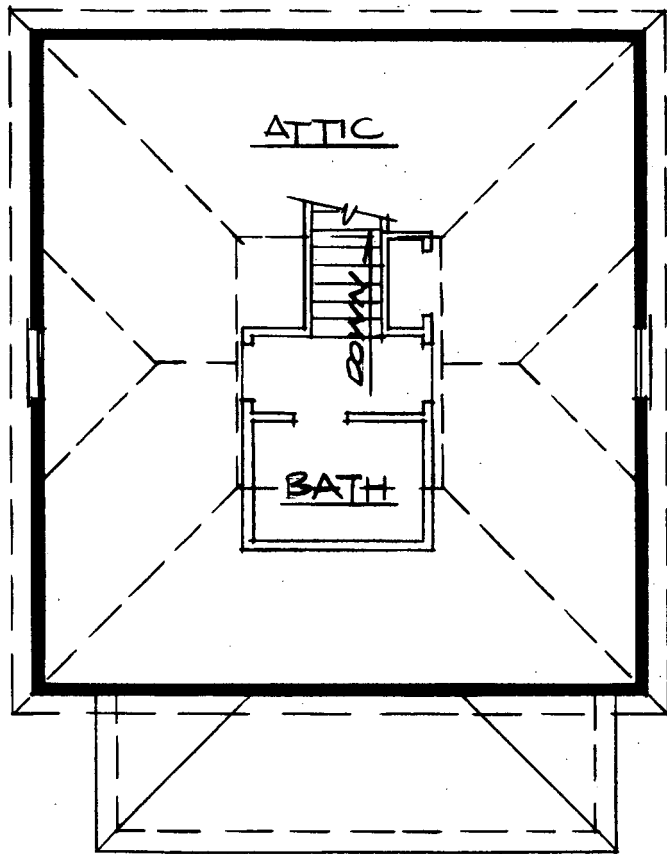
AS OF 1977

HS-4: PZ

HANNAH VARNEY HOUSE HS-4



IN 1968 THE NATIONAL  
PARK SERVICE INSTALLED  
THE BATH ROOM IN THE ATTIC.



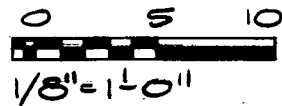
SECOND FLOOR PLAN



AS OF 1977

HS-4: PZ

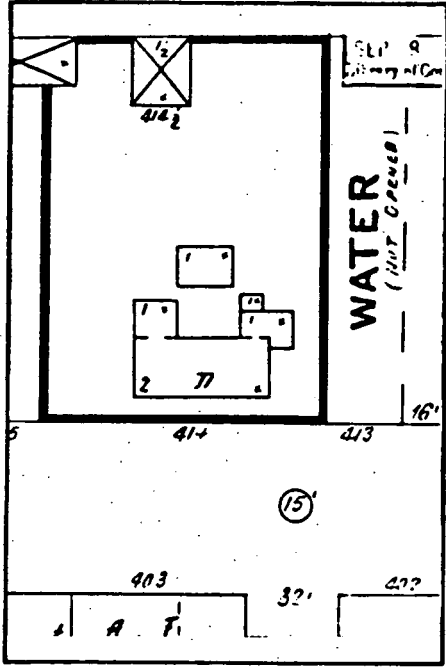
HANNAH VARNEY HOUSE HS-4



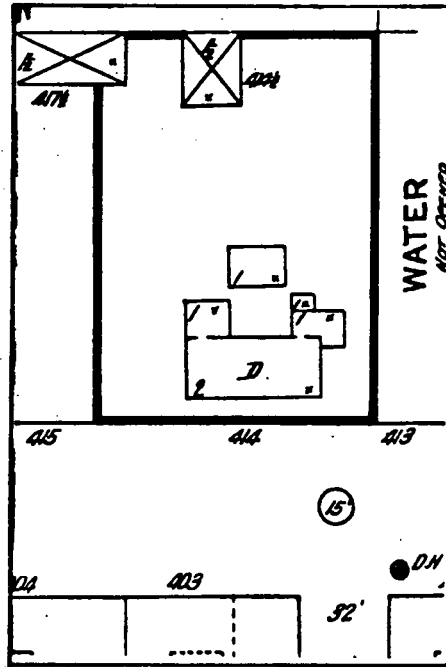
**SITE OF VARNEY HOUSE 4**

HS-4:PS

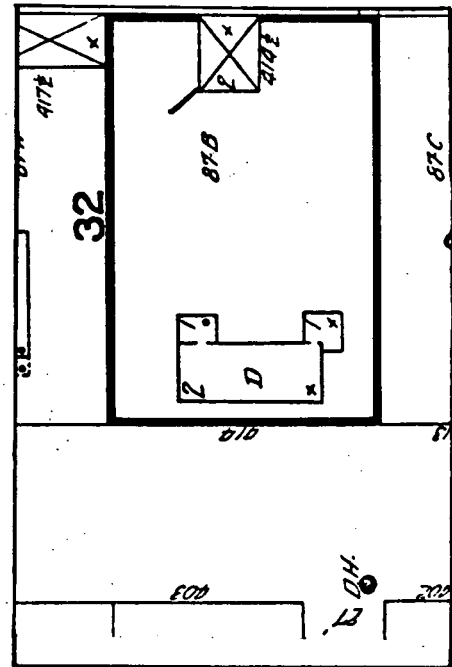
1906



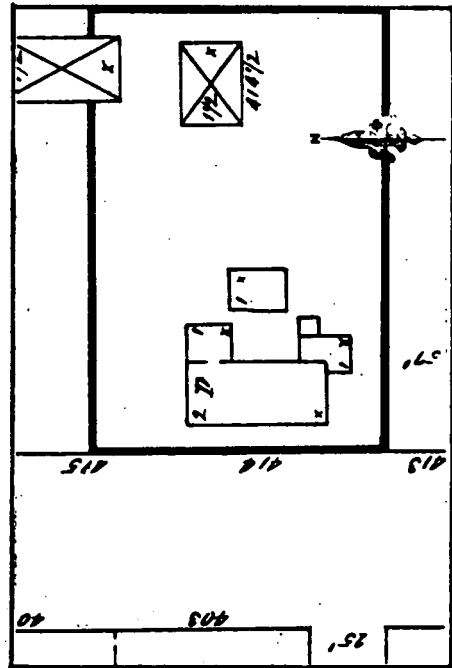
1912



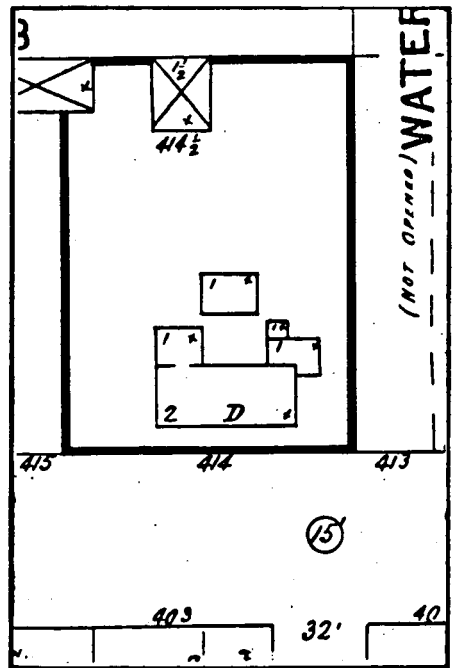
1927



1895



1900



M A I N

W E T H E R E L L

P E N N

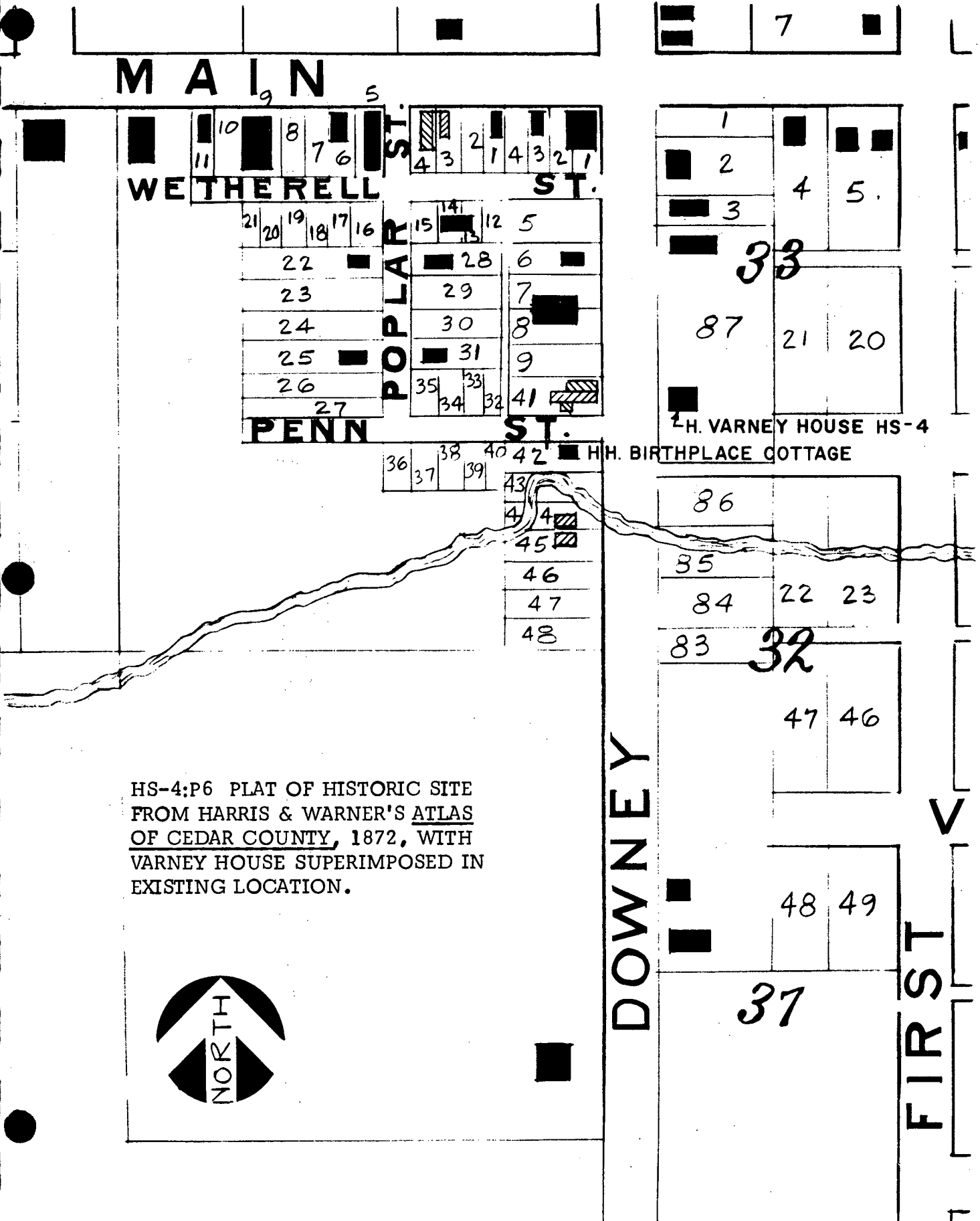
P O P L A R

S T.

D O W N E Y

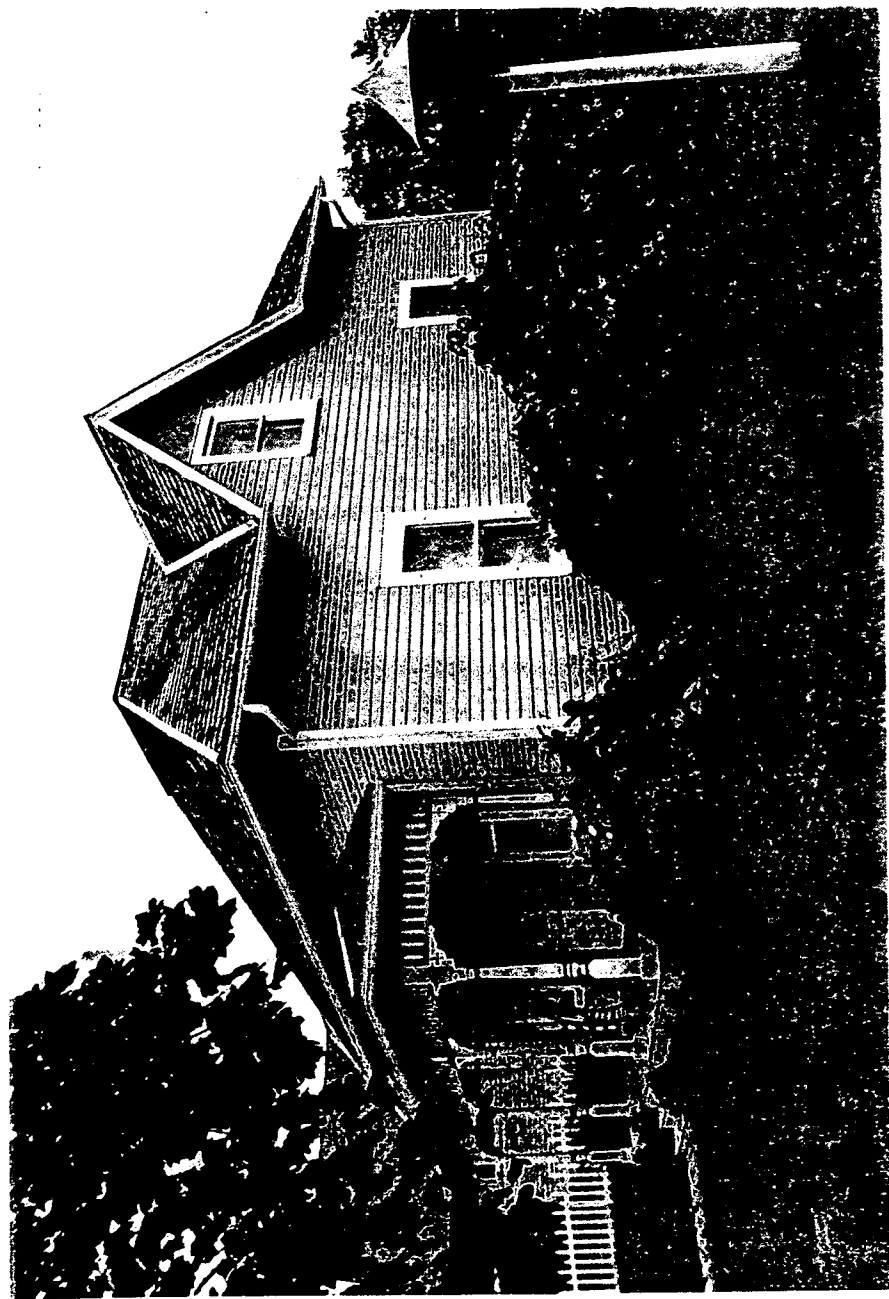
F I R S T

HS-4:P6 PLAT OF HISTORIC SITE FROM HARRIS & WARNER'S ATLAS OF CEDAR COUNTY, 1872, WITH VARNEY HOUSE SUPERIMPOSED IN EXISTING LOCATION.



HS-4:1, HANNAH VARNEY HOUSE, 1977. Existing view looking northeast. The original negative is at the Denver Service Center, National Park Service.

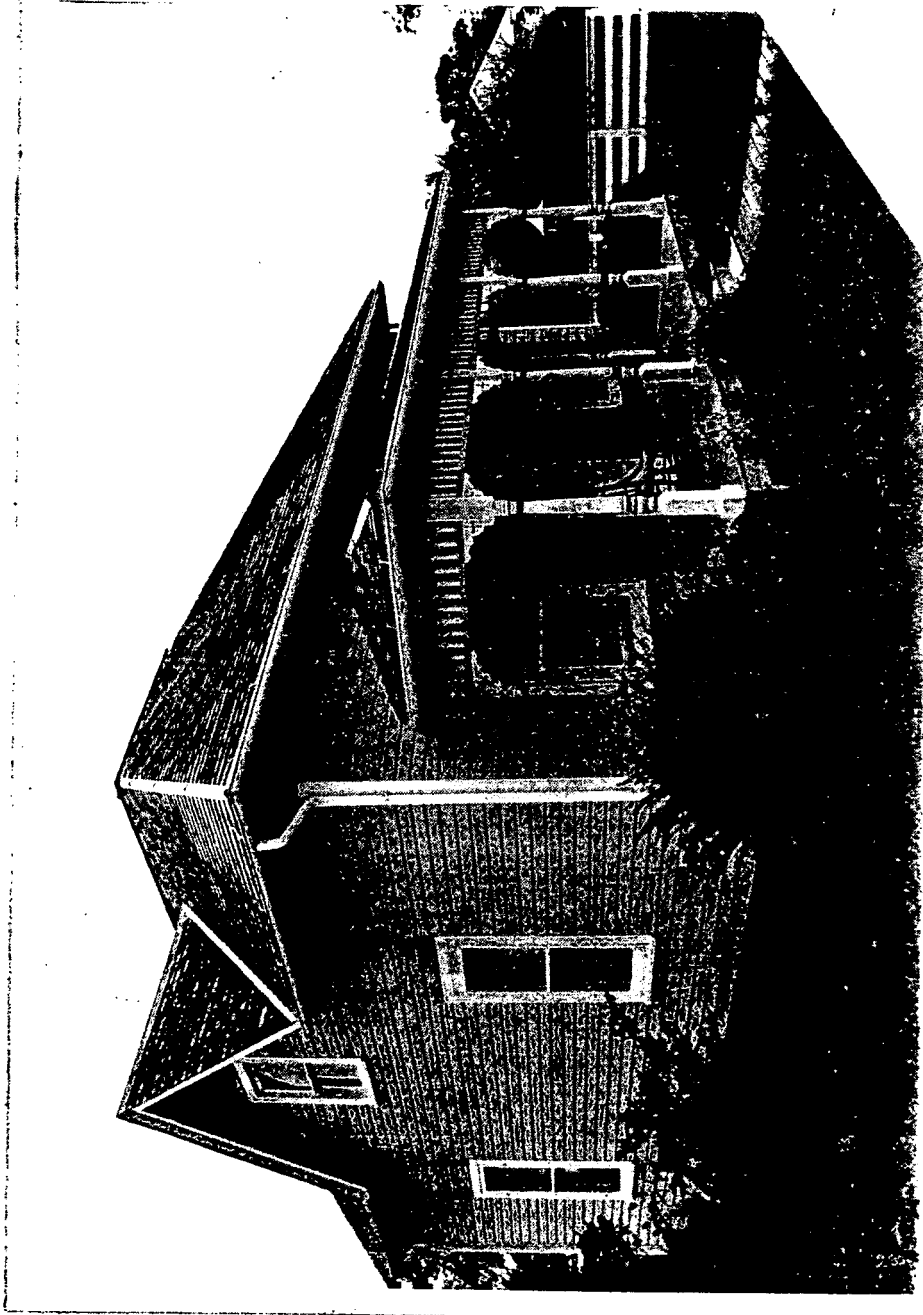
F. Krupka, photographer, Denver, Colorado



HS-4:2, HANNAH VARNEY HOUSE, 1977. Existing view looking southeast. The original negative is at the Denver Service Center, National Park Service.

F. Krupka, photographer, Denver, Colorado





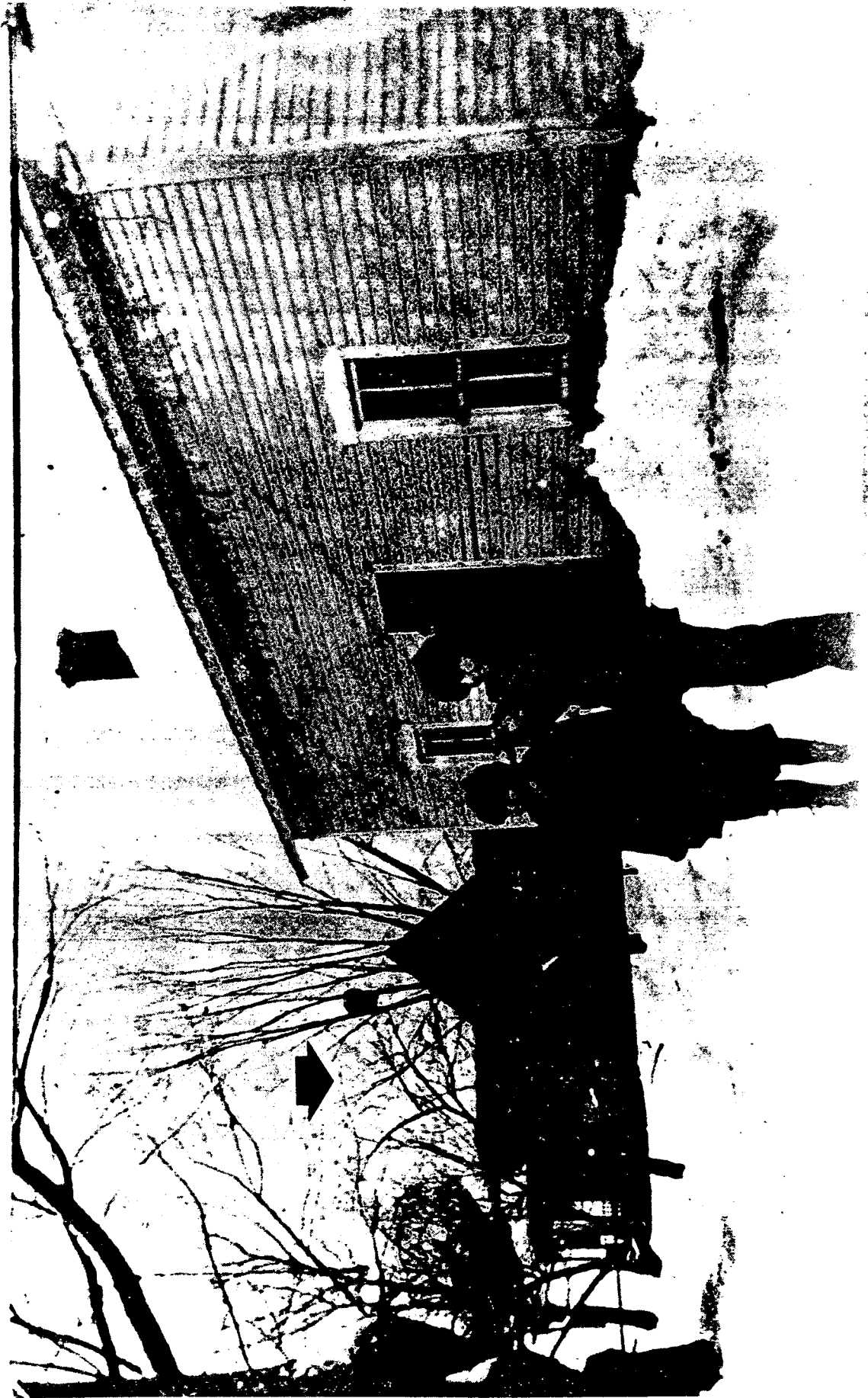
HS-4:3, HANNAH VARNEY HOUSE, ca. 1909. Detail from panoramic photograph 2 looking northwest. This photograph shows HS-4 at its original site. Clearly visible are the wood shingle roof, gutter type, chimney, and lean-to addition. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

Photographer unknown



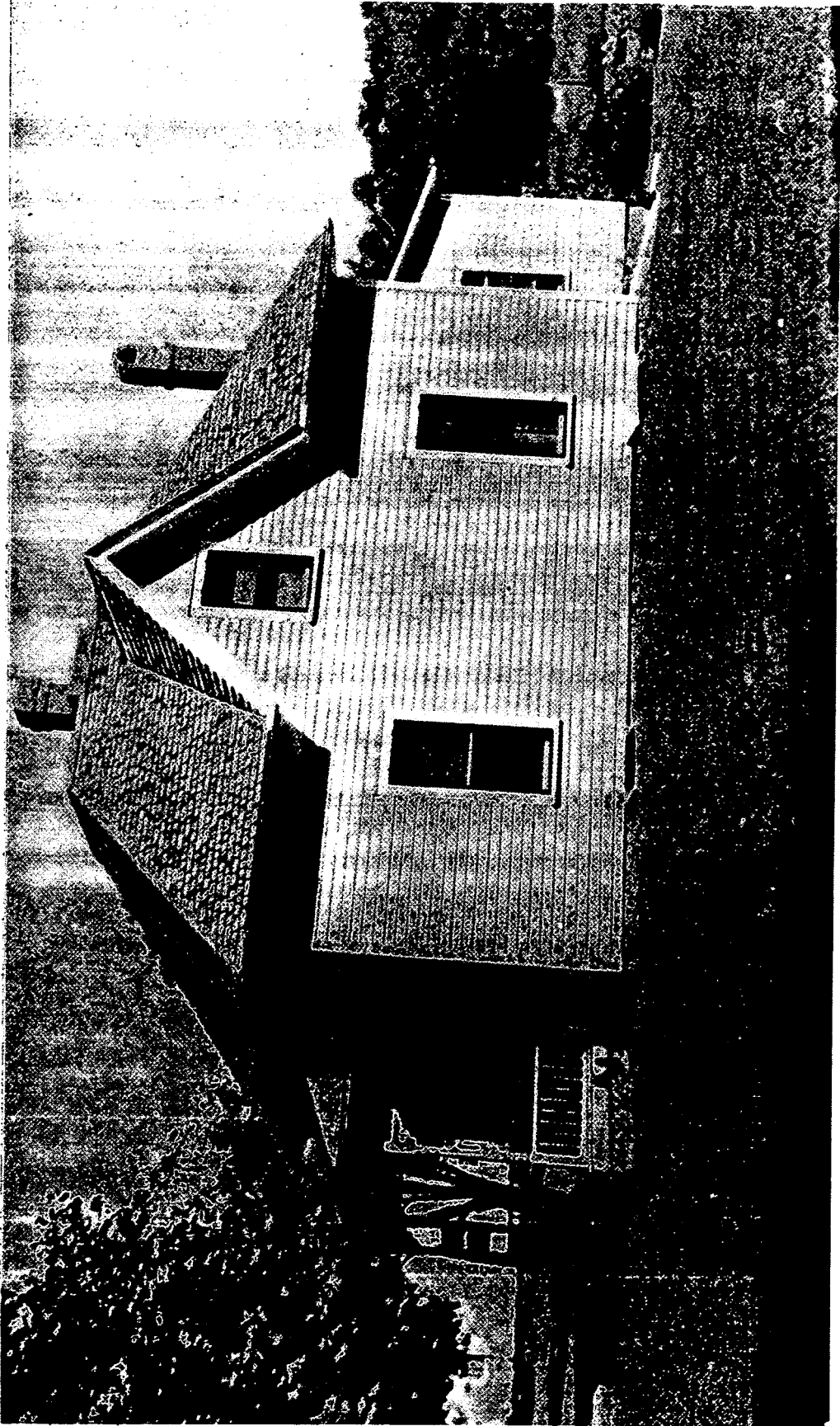
HS-4:4, HANNAH VARNEY HOUSE, ca. 1910. View looking northeast. This photograph shows HS-4 in its original site. Clearly visible are the original front porch and railings. The original photograph is with L. C. Rummells, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

Photographer unknown



HS-4:5, HANNAH VARNEY HOUSE, ca. 1930. View looking northeast. This shows the lean-to at the rear which was demolished when the house was moved to its present site. Note the handrail and balusters on the front porch, and the brick chimneys. The original photograph is located with Golda Gruwell, Seal Beach, California.

Photographer unknown



HS-4:6, HANNAH VARNEY HOUSE, ca. 1930. View looking southeast. This shows the lean-to and porch on the rear which were demolished when the house was moved to its present site. Note the pump, downspout arrangement, cistern, and handrail and balusters on the front porch. The original photograph is with Golda Gruwell, Seal Beach, California. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

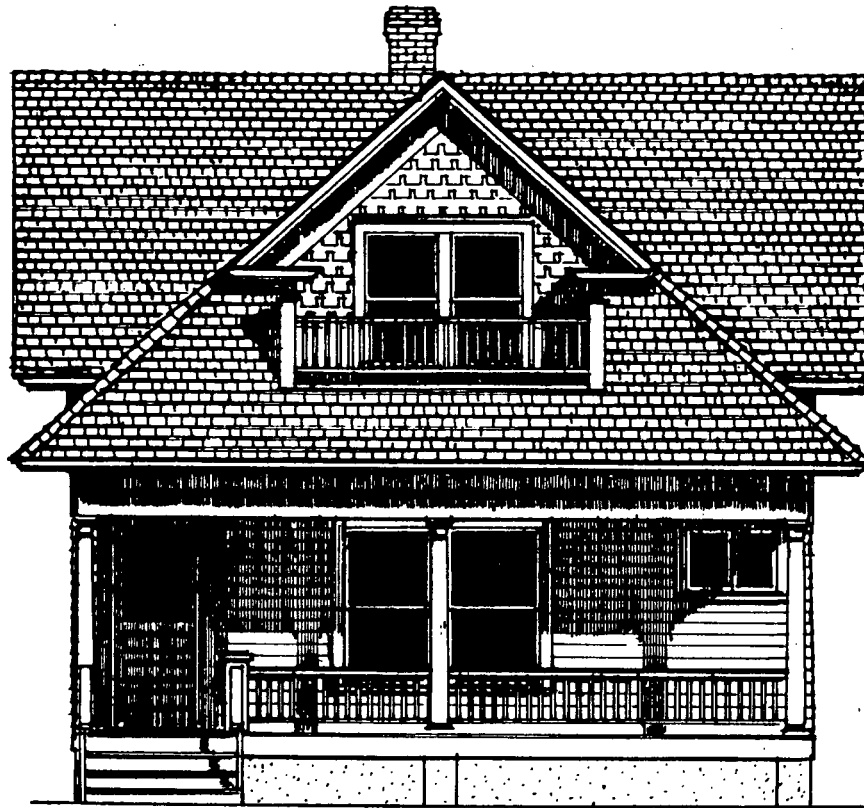
Photographer unknown







DR. L.J. LEECH HOUSE (HS-5)



ADMINISTRATIVE DATA

Historical Classification

The Dr. L.J. Leech house (HS-5), located in West Branch, Iowa, is classified as II-b, or third order of historical significance. It is listed on the National Register of Historic Places as part of the Herbert Hoover National Historic Site.

The structure is currently being used as a residence and is in good condition. Plan HS-5:P2 (volume 2, appendix F) and photographs HS-5:1 and 2 show existing conditions.

Proposed Use and Justification

The Leech house is the newest of the structures located in the historic zone of the national historic site. It was built in 1920 by Dr. L.J. Leech, who had previously owned and occupied the Laban Miles house to the north. The Leech house was not present during Herbert Hoover's years in West Branch.

As called for in the 1977 "Addendum to the Master Plan," the exterior of the Leech house will be partially restored to its original appearance. The interior will be adaptively restored to serve as a residence for Park Service personnel.<sup>1</sup>

The 1970 "Master Plan," as amended in 1977, directs that the historic zone of the national historic site be restored to the appearance of a typical eastern Iowa village of the 1880s. Although the Leech house was built after the historic period, it is entirely appropriate as a background structure that can be retained to provide a neighborhood setting for the historic structures associated with Hoover. This is reinforced by the facts that Dr. Leech was an important figure in the history of West Branch and that he was a resident there during the time of Herbert Hoover's life in the town.

The structure will add to the immediate scene of a typical eastern Iowa village of the period of Herbert Hoover's life in West Branch, while fulfilling the park's need to provide an onsite residence for Park Service personnel.

## ARCHITECTURAL DATA

### Documentation of Historical Research

Background Information. Newspaper accounts indicate that in June 1920, Dr. L.J. Leech sold the family home at 113 Downey Street (the Laban Miles house, HS-6) to his son, Albert. The doctor and his wife were to build a new house on the south 74 feet of Lot 87A, which Dr. Leech owned.<sup>2</sup> The new house was completed by September 1920, and Dr. Leech and his wife moved into their new home.<sup>3</sup>

The Sanborn maps of the historic zone show the site of the Leech house as vacant until 1927, when the present house is shown at its current location.

A composite set of two Sanborn maps showing Lot 87A in 1900 and 1927 is included as plan HS-5:P4. The 1927 Sanborn map also shows that Dr. Leech retained his barn, which he had built earlier.<sup>4</sup> In addition to the house, he built an unattached garage at the northeast side of the house.

Dr. Leech lived in this house until 1937, when he died and left the house and property to his son, Albert.<sup>5</sup>

1. USDI, NPS, "Addendum to the Master Plan," p. 14.
2. USDI, NPS, Bearss and Husted, "Core Area," p. 25.
3. West Branch Times, September 23, 1920.
4. Ibid., November 1, 1894.
5. USDI, NPS, Bearss and Husted, "Core Area," p. 32.

A comparison of historic photograph HS-5:3 (ca. 1925) to existing conditions (ca. 1967), when the National Park Service acquired the property, shows that no substantial alterations had been made to the exterior of the house except for the addition of an attached garage between 1925 and 1930.

Changes subsequent to National Park Service acquisition in 1967 include removal of the attached garage, enclosure of the northeast porch to enlarge and remodel the kitchen (1967), reroofing with wood shingles (1970), removal of the asphalt shingles on the gable ends (north and south) and installation of decorative wood shingles, stripping of the exterior (1978), and several repaintings.

Historic Photographs. The earliest available photograph (HS-5:3) of the Leech house is a portion of an original photograph, ca. 1925, showing the north and west elevations of the house. It clearly shows the asphalt shingle roof and gable ends, the original location of the drive and detached garage with vine arbor, and the open rear (northeast) porch.

Photograph HS-5:4 (ca. 1928) shows the northwest corner of the front porch and house. It also shows a contrast in color between the trim and the siding.

Photograph HS-5:5 (ca. 1930) shows the southeast corner of the house. It also shows that the garage is attached to the east elevation of the house, and the rear door now has a canopy over it.

#### Fabric and Site Investigaton

Exterior Walls. Visual examination of the northeast corner of the house shows where the original porch was located and its size.

Roofs. The solid sheathing roof construction indicates that originally the roofs were asphalt shingles.

Exterior Attachments. The foundation for an attached garage (1925-1930) is evident to the east of the house.

Interior Information. The first-floor framing in the northeast corner of the house further verifies the size of the original rear porch.

The southwest corner of the living room shows that originally there was a hall at the bottom of the stair.

The remainder of the first- and second-floor rooms appear to reflect their historic configuration (see plan HS-5:P1).

#### Treatment

The following work is proposed for the adaptive restoration of the Dr. L. J. Leech house, as described in the "Administrative Data" section.

Exterior. Partial restoration is proposed as follows:

Remove and rebuild the deteriorated south basement wall, plastering the exterior to match the existing foundation; repair and reuse the existing basement window sash.

Repair the existing plastered foundation wall where damaged or where new work has been done.

Remove the concrete-slab and concrete-block retaining walls at the rear (east) of the house; regrade and landscape this area, retaining all existing trees.

Provide a new cap for the newel posts on the second-floor, balcony-type porch.

Restore the four exterior elevations to their 1920 appearance, retaining the 1960s kitchen enclosure at the northeast corner of the house. This will include repairing and/or replacing all deteriorated clapboards and trim.

Provide an attached, exterior, below-grade concrete pit to conceal the air-conditioning condenser; plaster the exposed (above-grade) portion to match the foundation of the house, and install a metal safety grate and a removable, sloped, wooden winter cover.

Paint the exterior of the house, using the original colors (see appendix C).

Interior. The interior will be adaptively restored as follows:

Adapt and repair the existing basement as shown in plan HS-5:P3. This will include rebuilding the existing basement stair to eliminate the winder while providing adequate headroom and installing a new wood handrail.

Adapt the existing kitchen as shown in plan HS-5:P3.

Utility Systems. Modernizing the utility system is proposed as follows:

Remove completely the existing steam heat system and window air-conditioning units; provide new central heating and air-conditioning systems, sized as required and meeting all applicable codes.

Provide sufficient insulation to meet or exceed government energy conservation standards, if technically possible (see appendix A).

Summary

The most significant remaining alteration to the Leech house is the enclosed rear (northeast) porch. Since the house is not of the historic

period, and its use as a staff residence requires adequate kitchen facilities, it is not proposed to restore this porch. There have been only minor changes made on the interior since it was constructed by Dr. Leech in 1920.

The architectural work outlined in this section will bring the exterior of the Dr. Leech house to an appearance similar to when it was completed in 1920. Its style will be similar to many houses that existed during Hoover's life in West Branch. The interior changes will provide a modern residence needed by the National Park Service to house personnel. The proposed partial exterior restoration/adaptive interior restoration will provide a useful structure appropriate to the appearance of the historic site.

## ILLUSTRATIONS

### Plans

- HS-5:P1 As Built in 1920
- HS-5:P2 Existing Conditions (see volume 2, appendix F)
- HS-5:P3 Preliminary Design (see volume 2, appendix G)
- HS-5:P4 Composite of Sanborn Maps
- HS-5:P5 Plat of Historic Site

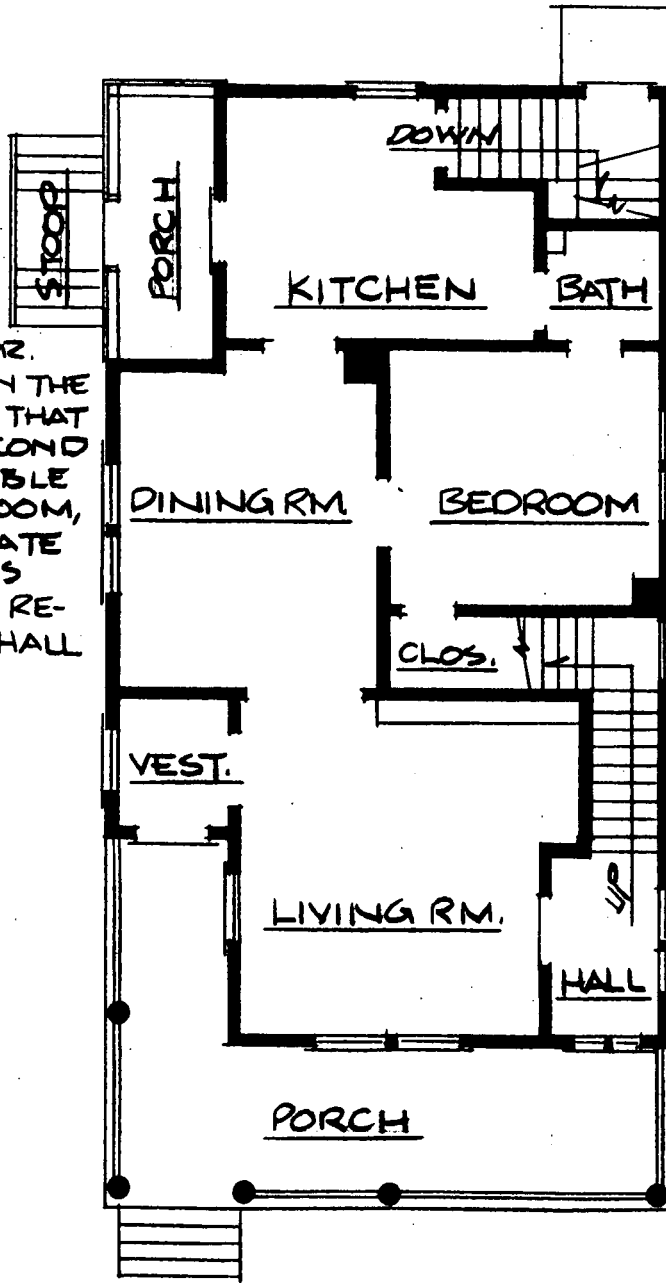
### Photographs

- HS-5:1 Existing view looking northeast
- HS-5:2 Existing view looking southeast
- HS-5:3 View looking southeast, ca. 1925
- HS-5:4 Details of front porch, ca. 1928
- HS-5:5 View of southeast corner, ca. 1930



THIS HOUSE WAS BUILT IN 1920 FOR DR. L. J. LEECH & HAS UNDERGONE ONLY MINOR CHANGES SINCE.

MRS. THOMAS REMEMBERS THAT DR. LEECH HAD A DESK IN THE FIRST FLOOR HALL, & THAT THE STAIR TO THE SECOND FLOOR WAS NOT VISIBLE FROM THE LIVING ROOM, WHICH WOULD INDICATE THAT THE STAIR WAS CLOSED IN. SHE ALSO REMEMBERS THAT THE HALL FLOOR WAS RAISED.



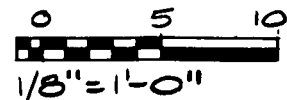
FIRST FLOOR PLAN



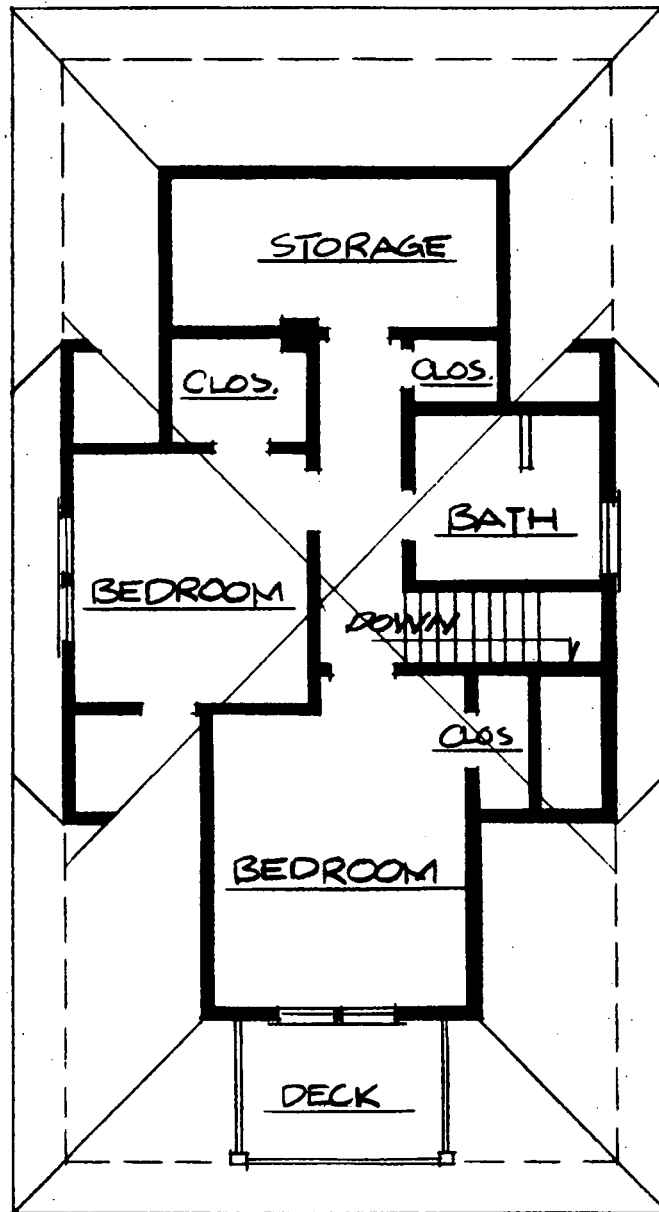
AS BUILT IN 1920

HS-5:PI

DR. L. J. LEECH HOUSE HS-5



THE SECOND FLOOR  
INTERIOR PARTITIONS  
ALL APPEAR TO BE  
ORIGINAL



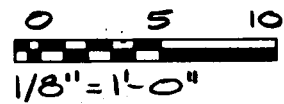
SECOND FLOOR PLAN



AS BUILT IN 1920

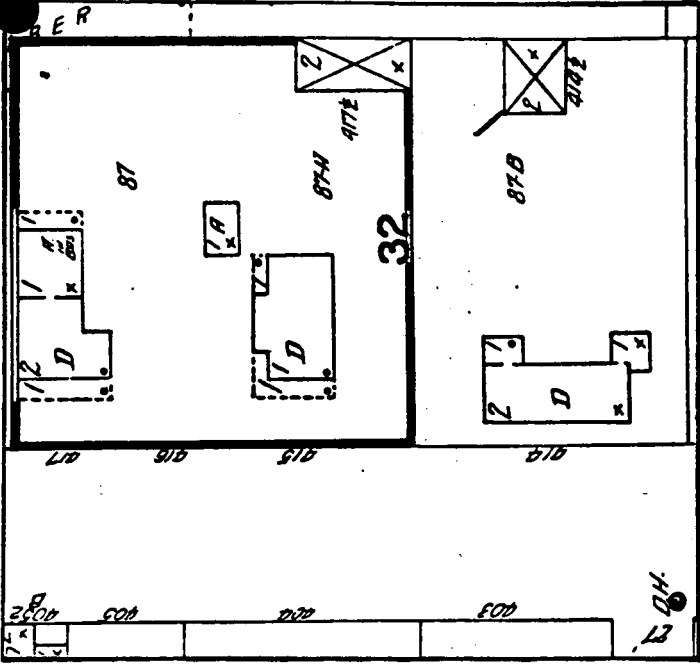
HS-5:PI

DR. L. J. LEECH HOUSE HS-5

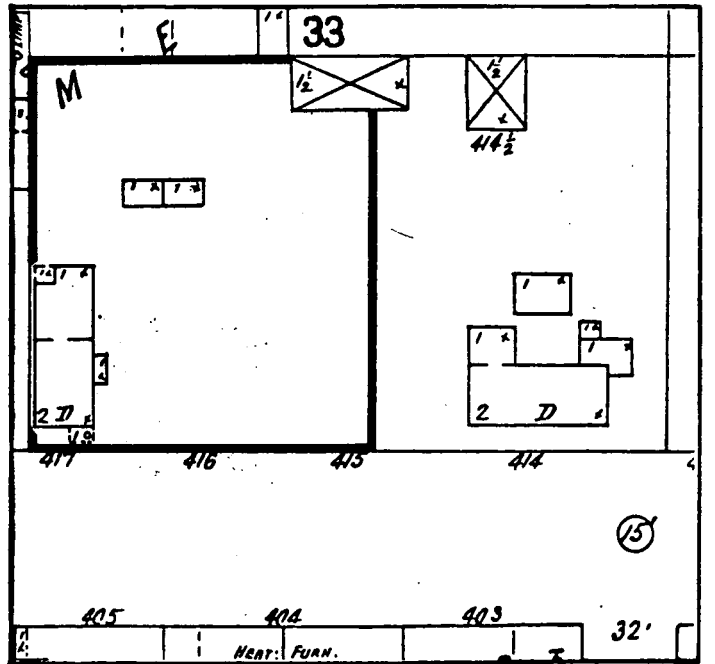


5

LEBOH  
HS-S: P4



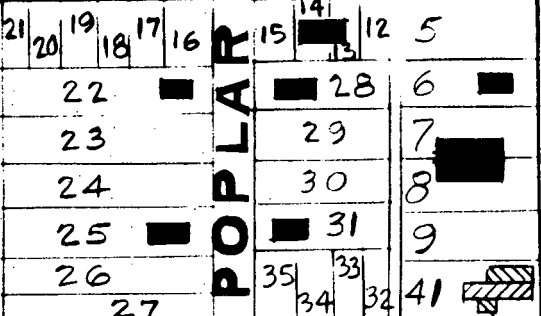
1900



**MAIN**

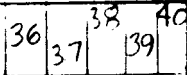
**WETHERELL**

**ST.**  
**POPLAR**  
**ST.**

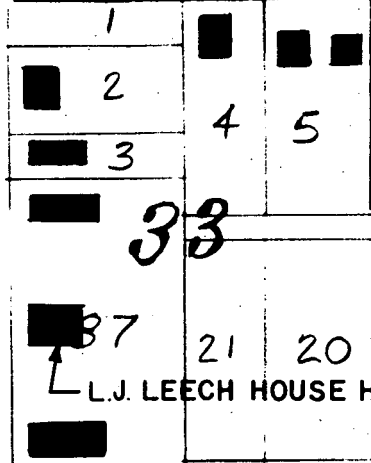


**PENN**

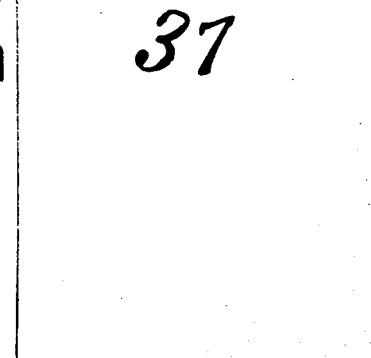
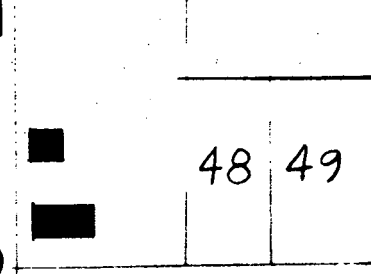
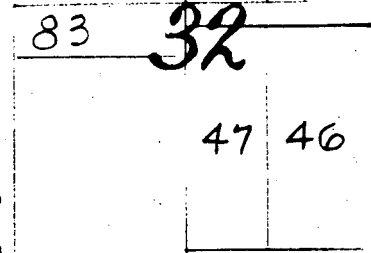
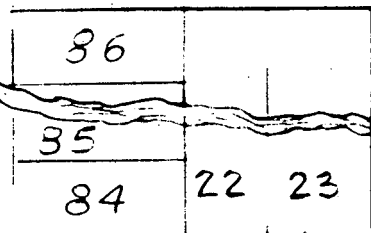
**ST.**



**HH. BIRTHPLACE COTTAGE**



L.J. LEECH HOUSE HS-5



**DOWNEY**

**FIRST**

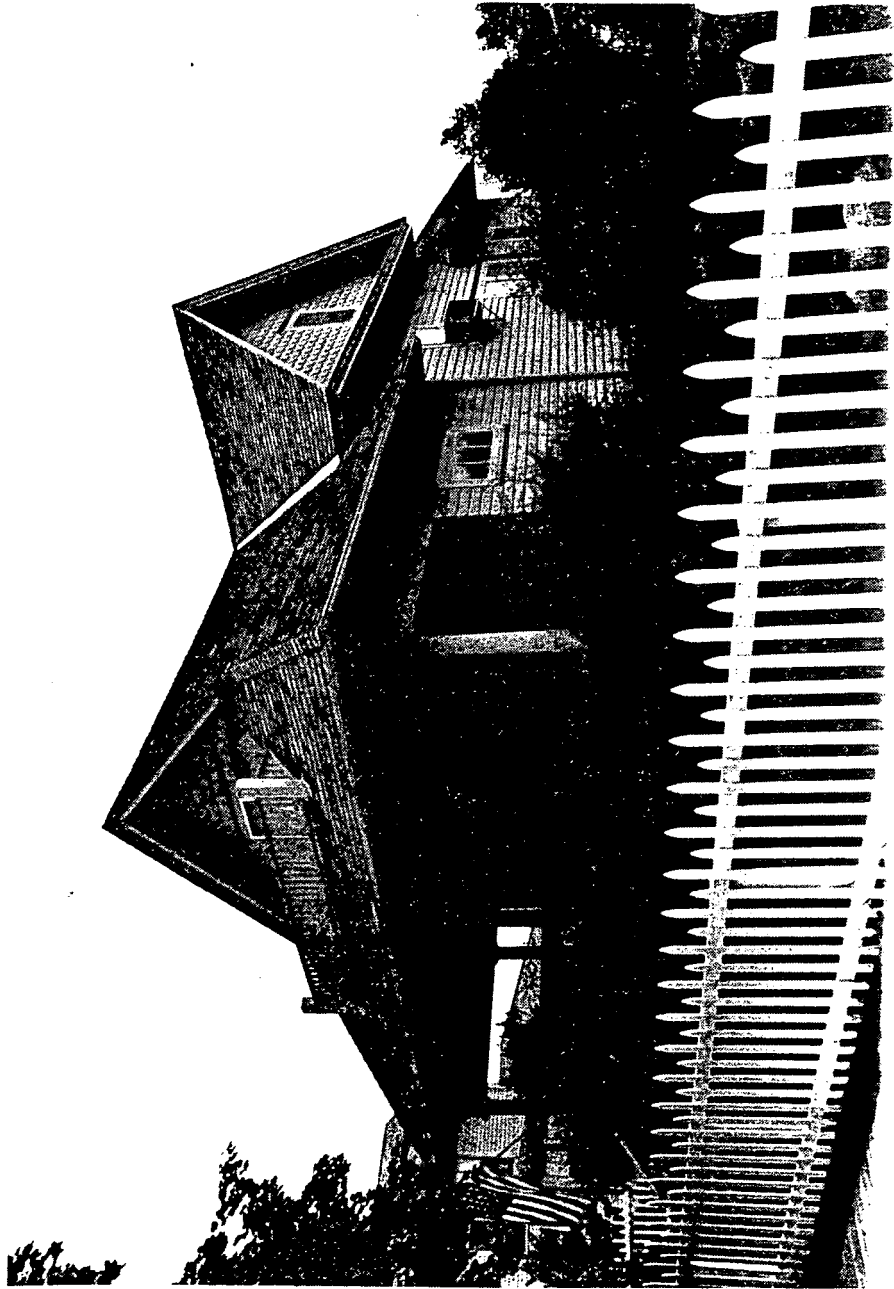
HS-5:P5 PLAT OF HISTORIC SITE FROM HARRIS & WARNER'S ATLAS OF CEDAR COUNTY, 1872, WITH LEECH HOUSE SUPERIMPOSED IN EXISTING LOCATION.



HS-5:1, DR. L. J. LEECH HOUSE, 1977. Existing view looking northeast. The original negative is at the Denver Service Center, National Park Service.

F. Krupka, photographer, Denver, Colorado

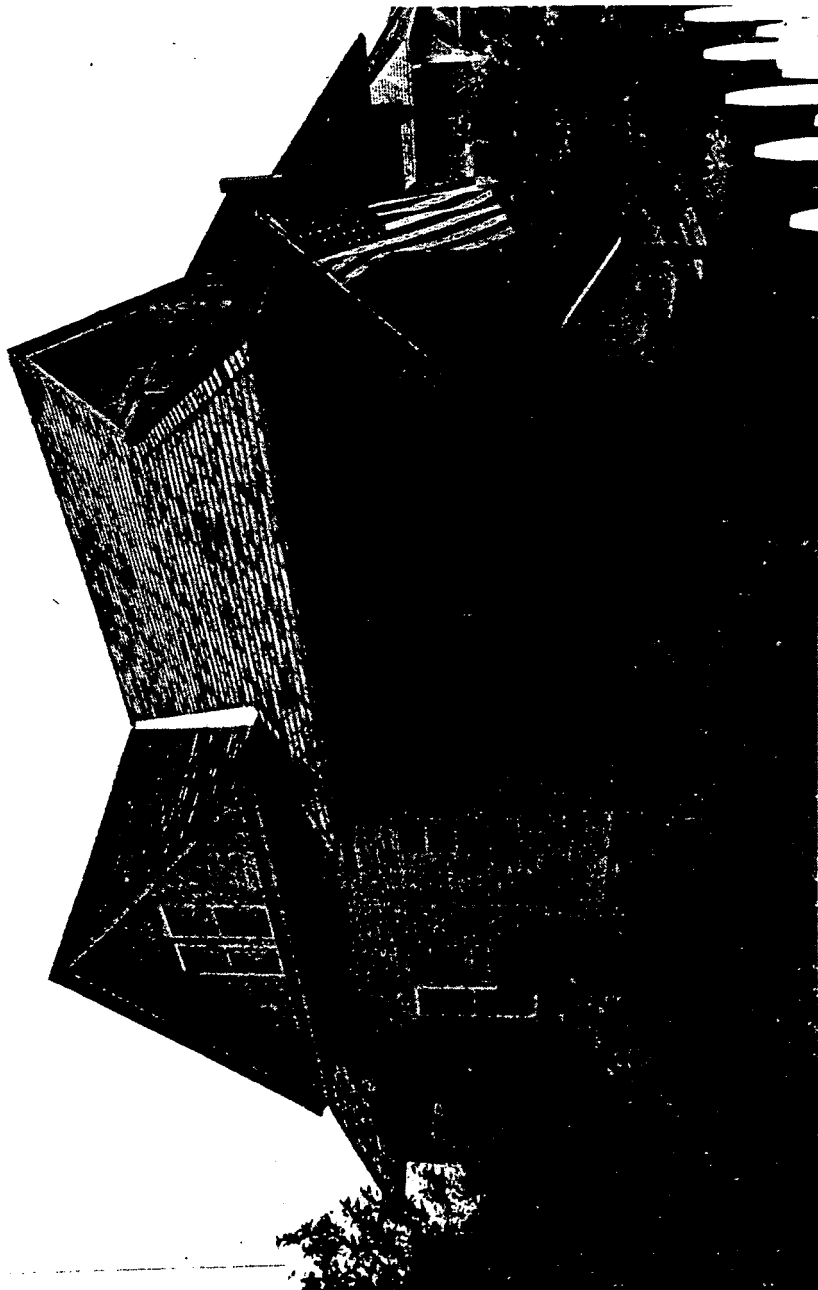




HS-5:2, DR. L. J. LEECH HOUSE, 1977. Existing view looking southeast. The original negative is at the Denver Service Center, National Park Service.

F. Krupka, photographer, Denver, Colorado





HS-5:3, DR. L. J. LEECH HOUSE, ca. 1925. Early view looking southeast. This is a portion of the original photograph and appears to have been taken soon after construction, since there is little landscaping around the house. Note the composition shingles on the roof and gable end. Note the original location of the garage and drive, with the vine arbor in front, and of the rear porch, which no longer exists. (See other historic photographs in appendix D for minor detail changes.) The original photograph is with G. Hoffman, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

Photographer unknown



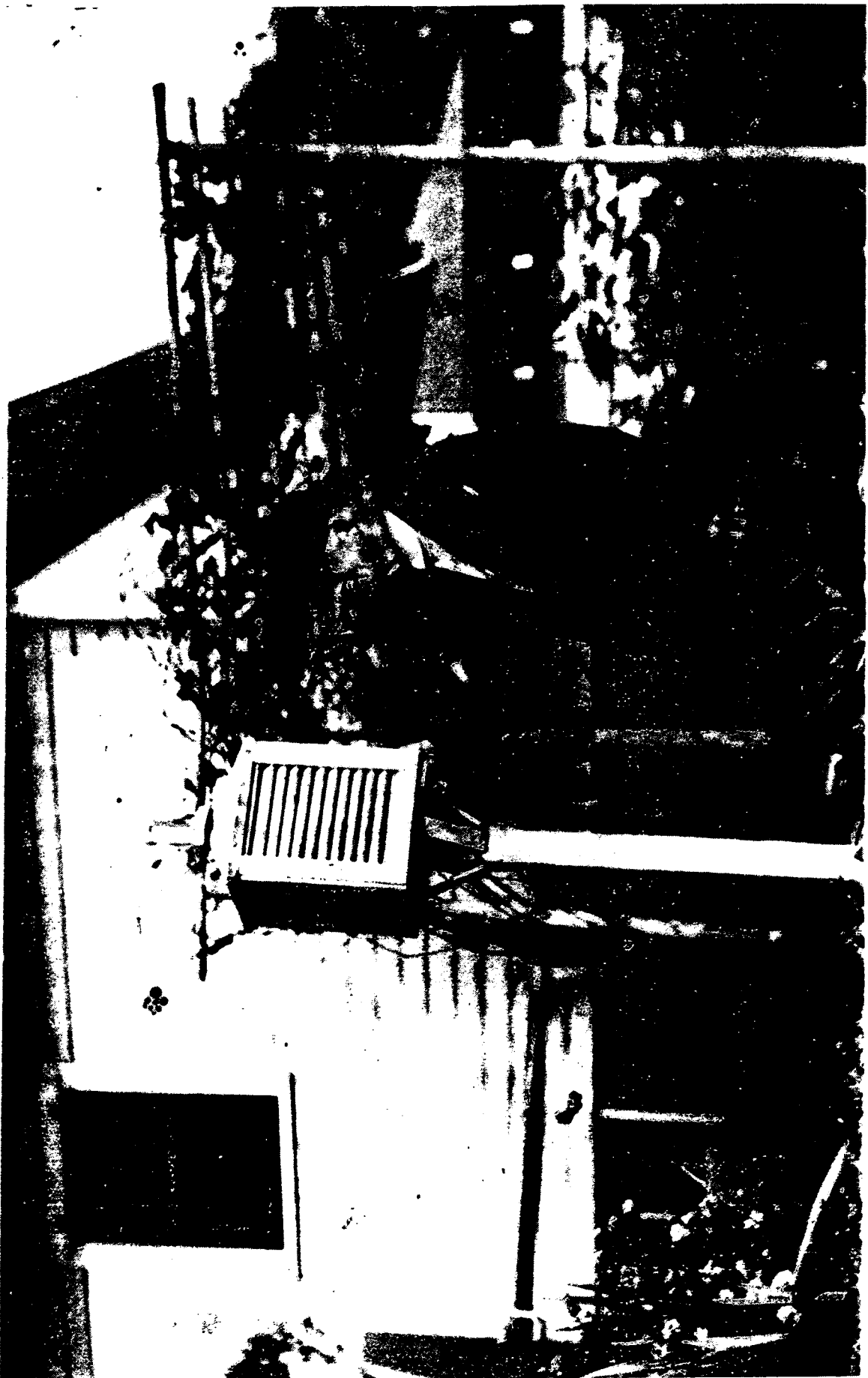
HS-5:4, DR. L. J. LEECH HOUSE, ca. 1928. This photograph shows details of the front porch. It also shows the trim as a darker color than the siding. The original photograph is at the Hoover Presidential Library, West Branch, Iowa.

Photographer unknown



HS-5:5, DR. L. J. LEECH HOUSE, ca. 1930. Early view of southeast corner (an accurate dating of this photograph is difficult). Note that the garage has been attached to the house and that a roof canopy has been added over the rear stoop. The remainder of this photograph shows site details. A copy of the negative is at the Herbert Hoover National Hoover National Historic Site, West Branch, Iowa.

Photographer unknown







## LABAN MILES HOUSE (HS-6)



### ADMINISTRATIVE DATA

#### Historical Classification

The Laban Miles house (HS-6), located in West Branch, Iowa, is classified as II-b, third order of historical significance. It is listed on the National Register of Historic Places as part of the Herbert Hoover National Historic Site.

The structure is currently unoccupied and, except for the stabilized/reconstructed foundation walls, is in deteriorated condition. Plan HS-6:P3 (volume 2, appendix F) and photographs HS-6:1 and 2 show existing conditions after the 1974 National Park Service stabilization work.

#### Proposed Use and Justification

Strategically located in the core area of the national historic site, the Laban Miles house is a structure that Hoover would have been familiar with throughout his life in West Branch. It has been altered many times since its construction as a small two-story frame house facing Downey Street. As called for in the 1977 "Addendum to the Master Plan," the exterior of the Laban Miles house will be partially restored to its

appearance late in the historic period, ca. 1880-1884.<sup>1</sup> Several additive intrusions will be removed. The interior of the house will be adaptively restored to serve as administrative offices for the site's interpretive division, as also called for in the 1977 addendum.<sup>2</sup>

The 1970 "Master Plan," as amended in 1977, directs that the historic zone be restored to the appearance of a typical eastern Iowa village of the 1880s.<sup>3</sup>

The Laban Miles House, located across Downey Street from the Garvin house, was constructed between 1879 and 1872. It is important historically since Herbert Hoover's aunt and uncle, Agnes and Laban Miles, resided there during his West Branch boyhood.<sup>4</sup> It is evident that Hoover would have been familiar with the house during his residence in the town, although it is doubtful he would have remembered his uncle's occupancy since he was only four years old when Miles left.

The restoration of the neighborhood houses around Herbert Hoover's home in West Branch will require improved interpretive services within the historic neighborhood. The Miles house is strategically located within the neighborhood and offers an excellent location for the site's interpretive staff, ensuring the easy availability to visitors of full interpretive services.

## ARCHITECTURAL DATA

### Documentation of Historical Research

Background Information. The earliest documentary evidence of the Laban Miles house is in Harris & Warner's Atlas of Cedar Country, showing West Branch in 1872. A copy of that plat, included as plan HS-6:P6, depicts the house as a rectangular block on the north side of lot 87.

The map is not of sufficient size to scale the house accurately, although it does verify that there was a structure at this location at the date of publication. The configuration on the map is close to plan HS-6:P1, which was derived from field examination and documentation of the house.

The house, as built ca. 1869 and as purchased by Laban and Agnes Miles in June 1875,<sup>5</sup> was a two-story frame house with a small porch and two

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1. USDI, NPS, "Addendum to the Master Plan," p. 14.
  2. Ibid., p. 17.
  3. Ibid., p. 14.
  4. Ibid., p. 17.
  5. CC, Deed Record I, p. 191.

chimneys. Miles occupied the house until 1878, when he and his family left West Branch<sup>6</sup> and the house was rented. In 1886 the house was purchased by Dr. L.J. Leech, another prominent West Branch citizen, who lived in the building until 1920.

The house, which now constitutes an important element of the site, has been altered many times since its original construction as a small two-story frame dwelling facing Downey Street. However, it is doubtful that any alterations had been made from original conditions by 1878, when Miles left, since it was still essentially a new house. It is also unlikely that alterations would have been made during the time it was being rented from 1878 to 1884.

Dr. Leech and his family moved into the Miles house in October 1884. Although he was unable to secure title to the property until February 1886, Dr. Leech hired a carpenter in April 1885.<sup>7</sup>

In April 1886, two months after securing title to the property, Dr. Leech had a single-story addition built on the rear of the dwelling,<sup>8</sup> and added the south bay window. This was just after Herbert Hoover left West Branch.

In 1901, a municipal street-widening project caused the house to be moved back (east) from Downey Street, a distance of 14 feet. It is also documented that in 1901, Dr. Leech made more improvements to his house.<sup>9</sup> He had the two-story ell, housing an entry hall and stairway, constructed on the southwest corner of the house, and the front porch converted to a veranda. He also had a new furnace installed during the same period.<sup>10</sup>

All of the changes that altered the house can be verified by the Sanborn maps for 1895, 1900, 1906, 1912, and 1927,<sup>11</sup> a composite set of which is

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6. USDI, NPS, Bearss and Husted, "Core Area," p. 37.

7. West Branch Local Record, April 30, 1885.

8. *Ibid.*, April 22, 1886.

9. West Branch Times, May 2 and 9, 1901.

10. *Ibid.*, July 17, 1901.

11. The Sanborn map of 1900 depicts a porch similar to that shown in photograph HS-6:3, dated 1890. This photograph shows the Laban Miles house in its original location, since the house was not moved back from the street until 1901. The second-story windows are shown in their

included as plan HS-6:P5. It should be noted that in each of these five maps major changes had been made.

In 1920 Dr. Leech subdivided the property, constructing for himself a new residence immediately to the south of the Laban Miles house. This new structure is now known as the Dr. Leech house (HS-5) and is included in the national historic site.

Further changes occurred between 1927 and the 1967 acquisition by the National Park Service. In summary, these pre-1967 changes included enclosure of the east porch; insertion of a basement garage under the east wing; various interior alterations and changes to the fencing, walks, and outbuildings; and site landscaping.

Post-1967 changes by the National Park Service include reconstructing and stabilizing the foundation; removing the basement garage, the historic chimneys, veranda porch, furnace, and mechanical/electrical systems; providing a new wood shingle roof, front porch, rear stoop, fences, and walks; and repainting the exterior.

Historic Photographs. The earliest available photograph (ca. 1890), included as photograph HS-6:3, is a view of the south and west elevations of the house. This photograph shows the original front porch and the original west facade windows, and it verifies that the south bay window was in place at this time. Shutters are clearly visible, as is a

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original location in this photograph and the first-floor (west facade) window shown is the original size and location.

Construction of the veranda-type porch and roof in 1901 by Dr. Leech required raising the second-story windows. Since the windows in photograph HS-6:3 remain as originally constructed, no veranda existed prior to the date of the photograph, 1890.

Further verification of the original porch size was found before the 1974 stabilization and partial restoration work by the National Park Service. Holes for the support of porch joists and rafters are conventionally found in the frame construction and sill members for porches built at the same time as the house. Such holes were located in the west wall of the Laban Miles house, approximately 6 feet o.c. and flanking the original entry door. This indicates a porch approximately 6 feet 6 inches wide, similar to that shown in the 1890 photograph, as being built with the house. No similar construction scars were found for the veranda porch, indicating this porch type was added later.

Since the porch shown in the 1890 photograph is the only known porch of that size and configuration, and since it conforms completely to the porch depicted in the 1900 Sanborn map, it can be concluded that they are the same porch. Thus, the veranda-type porch depicted by the 1895 Sanborn map is in error. Since no evidence has been found indicating the existence of an earlier porch, it may be concluded that the porch shown in the 1890 photograph is either original or dates from the last previously known period of change, 1886.

picket fence and landscaping on the south and west sides of the property. Also shown in this photograph are the original clapboards on the west facade, under the eaves, and the gutter and downspout types.

The next two photographs available (ca. 1905), included as photographs HS-6:4 and 5, show the north elevation and south rear stoop canopy, respectively.

Photograph HS-6:6 (ca. 1925) shows the veranda-type porch and ell at the southwest corner of the house, both of which were built by Dr. Leech in 1901.

### Fabric and Site Investigation

Exterior Walls. The original stone foundation was rebuilt and the remaining brick foundation walls replaced with new brick in 1974 by the National Park Service. The configuration of the stone foundation walls indicates that originally (prior to 1901 when Dr. Leech moved the house east) there was only a partial basement under the rear (east end) of the two-story portion of the house.

Selective removal of wood lath and plaster at the east one-story addition to the house exposed both wire and cut nails in the construction, indicating that when Dr. Leech built this addition in 1886 wire nails were starting to be used in this locality.

Examination also showed that the two openings (currently doors) in the first-floor east wall of the two-story part of the house are original, but their original use (as doors or as windows) has not been determined.

Selective removal of the plaster at the south bay window revealed wire nails, indicating that it was constructed later than the original house. Since the one-story addition, built in 1886, had both cut nails and wire nails, it can be concluded that the bay window was built after this addition. The 1890 photograph shows the bay window in place; therefore, it was constructed between 1886 and 1890 by Dr. Leech.

In 1974, the National Park Service moved the front (west) entrance door back to its original location. Examination of the original framing around this door, which is still exposed, verifies the location and overall size of the opening (which includes the sidelights).

Examination of the framing of the second-floor west windows revealed that they have been raised. Photograph HS-6:3 (ca. 1890) shows these windows in their original location, and since photograph HS-6:6 (ca. 1925) shows these windows raised with the veranda roof at their sills, it can be concluded that Dr. Leech raised these windows in 1901 to accommodate construction of the veranda roof.

The framing of the first-floor west window shows that it also is no original, but the exact date of this change is not known. Since it was changed between 1890 and 1925, it can be concluded that Dr. Leech enlarged this window sometime during his ownership.

Examination of the east second-floor windows and framing indicates that they were raised and moved to allow room for the hip roof over the one-story east addition built by Dr. Leech in 1886.

The north windows in the two-story portion, at both floors, and the south second-floor kitchen window all appear to be original.

Roofs. The three historic chimneys still exist in the attics. All were cut off below the roof in 1974, when the National Park Service installed a new wood-shingle roof.

Examination of the spaced-sheathing roof construction indicates that originally the roofs were covered with wood shingles.

Exterior Attachments. Both the front (west) porch and the rear (south) stoop and canopy were constructed in 1974 by the National Park Service.

Examination of the first-floor framing in the northeast corner of the basement shows that originally this was an exterior porch. This is verified by the 1895 and 1900 Sanborn maps.

Interior Information. Selective removal of portions of the wood lath and plaster at the second floor located all the original partitions and openings (see plan HS-6:P1). The location of the original stair to the first floor is also evident in the existing floor construction.

Most of the original first-floor interior partitions (two-story part) were located through selective removal of portions of the wood lath and plaster, although the locations of some of the openings are questionable (see plan HS-6:P1). The original opening between the entry and living room is evident in photograph HS-6:7 (note the double studs either side).

The location of the original stair to the basement (pre-1901) is evident in the first-floor framing at the southwest corner of the basement (see photograph HS-6:8). Photograph HS-6:9 shows the original (pre-1901) location of the stair in the basement. Note the brick arch on top of the original stone foundation, which was built to support the earth above.

The interior of the east addition, built by Dr. Leech in 1886, has been altered several times, but these changes were not verified since they do not relate to the historic period and no restoration of the interior is anticipated.

### Treatment

The following work is proposed for the adaptive restoration of the Laban Miles house.

Exterior. Partial restoration is proposed as follows:

Waterproof all exterior basement/foundation walls, and provide new perimeter and underfloor drain tile.

Repoint the new (1974) brick foundation, using mortar colored to match the brick.

Remove the nonhistoric (1901) ell at the southwest corner of the house (salvaging the stair for reuse), and reconstruct the exterior wall at its original location.

Remove the nonhistoric (1974) front (west) porch and reconstruct the historic (ca. 1880) porch.

Restore the four exterior elevations to their pre-1886 appearance, retaining the 1886 south bay and east addition. This will include repairing and/or replacing all deteriorated clapboards and trim; providing new shutters, storm windows, and screens for all windows, and storm doors and screens for all exterior doors; repairing all existing historic two-over-two window sash; and removing all nonhistoric windows and providing new ones to match the original in their historic locations.

Reconstruct three historic chimneys in their original locations.

Provide an attached, exterior, below-grade concrete pit to conceal the air-conditioning condenser; brick-veneer the exposed (above-grade) portion to match the foundation of the house; provide a metal safety grate and a removable, sloped, wooden winter cover.

Strip all exterior paint and repaint the exterior of the house, using historic colors (see appendix C).

Interior. The interior will be adaptively restored as follows:

Adapt the basement to provide change rooms and restrooms in the east portion for the site's interpretive staff. This will include replacing the existing uneven concrete slab and stripping, insulating, and finishing the exterior basement walls.

Remove the existing basement stair, and provide a wider stair (see plan HS-6:P4).

Adapt the first floor to provide office space for the site's interpretive staff as indicated. This will include the removing all existing wood lath and plaster, providing new gypsum lath and plaster, and repairing and/or replacing existing wood trim.

Reinstall the salvaged (1901) stair in the adaptively restored front (west) entry.

Repair all second-floor rooms, retaining the existing configuration with the exception of the adaptively restored stair location. This will include removing all existing wood lath and plaster, providing new gypsum lath and plaster, and repairing and/or replacing existing wood trim.

Remove the existing deteriorated wood finish flooring on the first and second floors; provide new wood flooring to match original.

Utility Systems. Modernizing the utility systems is proposed as follows:

Remove the existing mechanical/electrical systems; provide new heating, air-conditioning, plumbing, and electrical systems, sized as required and meeting all applicable codes.

Provide sufficient insulation to meet or exceed government energy conservation standards, if technically possible; insulate exterior walls during restoration of the interior; insulate the attic and basement throughout (see appendix A).

Security Systems. The following is proposed:

Install fire detection equipment to tie in with the existing, centrally monitored system.

Summary

The original house, constructed ca. 1869, was purchased by Laban and Agnes Miles in June 1875. It is doubtful that any major changes were made to the house prior to 1878, when Miles left, since it was still essentially a new house. It is also unlikely that alterations would have been made during the time it was being rented from 1878 to 1884.

The first documented changes to the house were made by Dr. Leech in 1885, although it is doubtful that these were more than minor repairs, since he had not yet secured title to the property. In April 1886, two months after securing title to the house, Dr. Leech had a single-story addition built on the rear of the house. It is likely that some interior alterations were made at the same time, but these were not researched, since no restoration of the interior is anticipated.

The evidence previously cited suggests that the south bay window was built by Dr. Leech between 1886 and 1890. Although apparently added immediately after the historic period, the south bay window is being retained because it adds to the functional usefulness of the structure, it was built in a style compatible with that of the historic period, and it exists intact.

Dr. Leech again made major improvements to his house in 1901. As previously cited, these changes included moving the house back (east) 14 feet from the street, because of a municipal street-widening project, adding a two-story ell at the southwest corner (housing a new hall and stairway to the second floor), and replacing the front porch with a veranda, as well as adding a central heating system later that year.

While it is not feasible to move the house back to its original location, it is proposed to remove the ell in order to present the house as it would have appeared to the community during and immediately after the historic period.



The architectural work outlined in this section will bring the exterior of the Laban Miles house to an appearance similar to that of the historic period. The interior changes will provide facilities much needed by the National Park Service to house the site's interpretive staff, ensuring the immediate availability to visitors of full interpretive services within the historic zone. The proposed partial exterior restoration/adaptive interior restoration will provide a useful structure appropriate to the appearance and purpose of the historic site.

## ILLUSTRATIONS

### Plans

- HS-6:P1 Original Conditions, ca. 1869-1872 with 1886 additions
- HS-6:P2 Ca. 1901
- HS-6:P3 Existing Conditions (see volume 2, appendix F)
- HS-6:P4 Preliminary Design (see volume 2, appendix G)
- HS-6:P5 Composite of Sanborn maps
- HS-6:P6 Plat of Historic Site

### Photographs

- HS-6:1 Existing view looking southwest
- HS-6:2 Existing view looking northeast
- HS-6:3 View looking northeast, ca. 1890
- HS-6:4 View looking southeast, ca. 1905
- HS-6:5 View looking northeast, ca. 1905
- HS-6:6 View looking southeast, ca. 1925
- HS-6:7 View of original framing between entry and living room
- HS-6:8 View of original stair opening through first floor
- HS-6:9 View of a portion of the original basement
- HS-6:10 View of the interior of the first floor

THE LABAN MILES HOUSE WAS BUILT BETWEEN 1869 & 1872. THE ORIGINAL HOUSE WAS 22FT X 28FT AND TWO STORIES. THE 1872 ATLAS OF CEDAR COUNTY, IOWA SHOWS THIS HOUSE IN EXISTANCE.

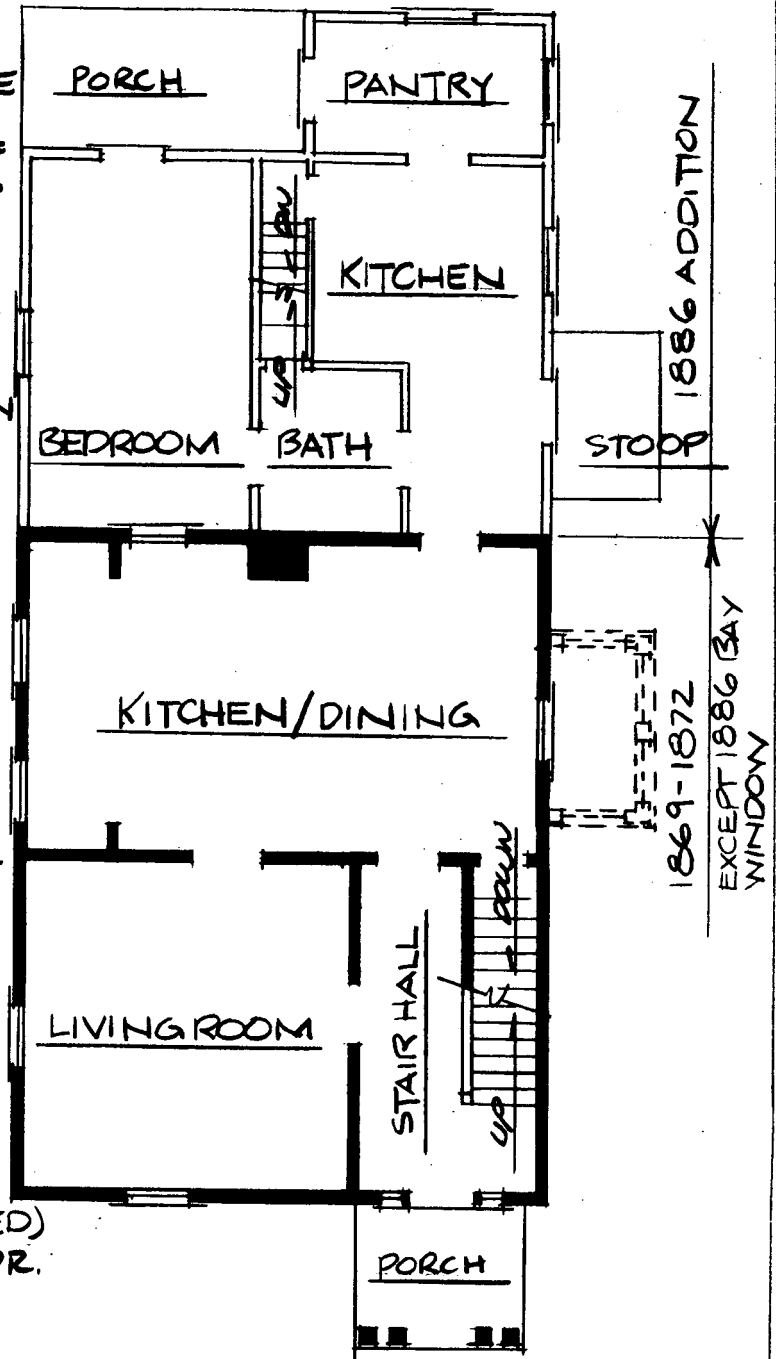
IN 1886, DR. LEECH ADDED THE ONE-STORY, 22FT X 22FT, ADDITION WITH A PORCH IN THE NORTHEAST CORNER. THE INTERIOR CONFIGURATION OF THIS ADDITION WAS VERIFIED BY FIELD EXAMINATION OF THE STRUCTURE ALTHOUGH SOME OF THE DOOR & WINDOW OPENINGS ARE CONJECTURE.

THE PORCH & THE EAST BSMT STAIR ARE EVIDENT IN THE FIRST FLOOR FRAMING.

THE LOCATION OF THE ORIGINAL STAIR TO THE BASEMENT IS EVIDENT IN THE EXIST FIRST FLOOR SYSTEM. THE REMAINDER OF THE STAIR IS CONJECTURE.

THE ORIGINAL PARTITIONS WERE LOCATED BY FIELD EXAMINATION.

THE BAY WINDOW (SHOWN DASHED) WAS PROBABLY ADDED BY DR. LEECH IN 1886.



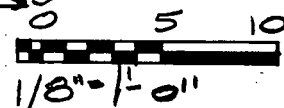
FIRST FLOOR PLAN



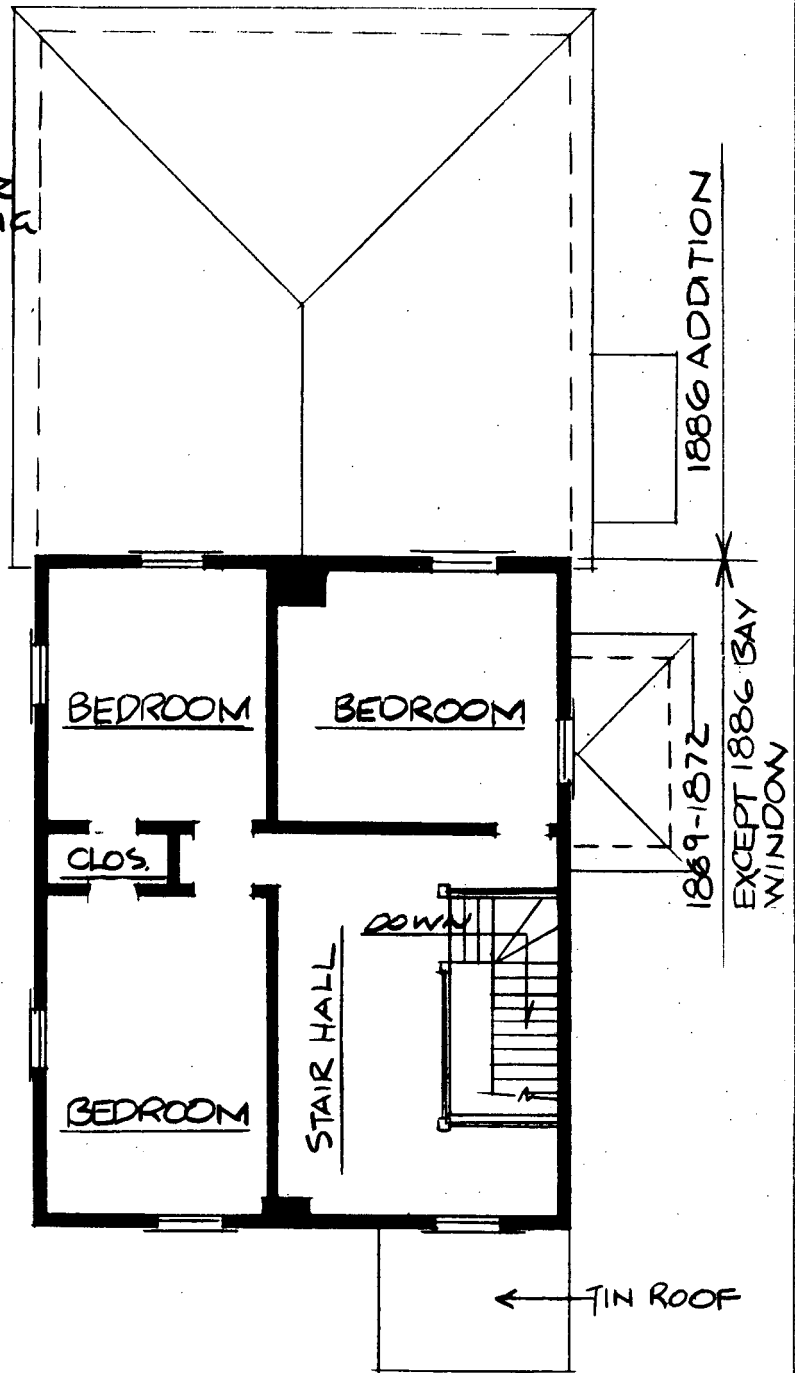
AS OF CIRCA 1869-1872 WITH 1886 ADDITIONS

HS-6/PI

LABAN MILES HOUSE HS-6



THE LOCATION OF THE SECOND FLOOR PARTITIONS & DOORS WAS DERIVED FROM EXTENSIVE FIELD EXAMINATION. THE STAIR OPENING THRU THE FLOOR IS EVIDENT IN THE FLRNG. THE STAIR & THE DESIGN OF THE RAIL AROUND IT IS CONJECTURE.



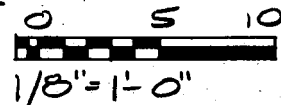
SECOND FLOOR PLAN



AS OF CIRCA 1869-1872 WITH 1886 ADDITIONS

HS-6:PI

LABAN MILES HOUSE HS-6



IN 1901 THE CITY WIDENED DOWNEY STREET REQUIRING DR. LEECH TO MOVE HIS HOUSE EAST 14 FT FROM ITS ORIGINAL LOCATION. AT THE SAME TIME HE ADDED A 7 FT x 15 FT, TWO-STORY, 'ELL' TO THE SOUTH-WEST CORNER TO HOUSE A NEW STAIR, THE SMALL FRONT PORCH WAS REPLACED WITH ONE EXTENDING THE FULL WIDTH OF THE WEST ELEVATION, NEW WINDOWS WERE INSTALLED ON THE WEST ELEVATION OF THE FIRST FLOOR, THE WEST GABLE WAS REMODELED TO MATCH THE NEW SOUTH GABLE, AND THE WINDOWS ON THE WEST ELEVATION OF THE SECOND FLOOR WERE RAISED TO ACCOMMODATE THE NEW PORCH ROOF.

THE 1906 SANBORN FIREMAP SHOWS THE SMALL PORCH AT THE NORTHEAST CORNER CLOSED IN.

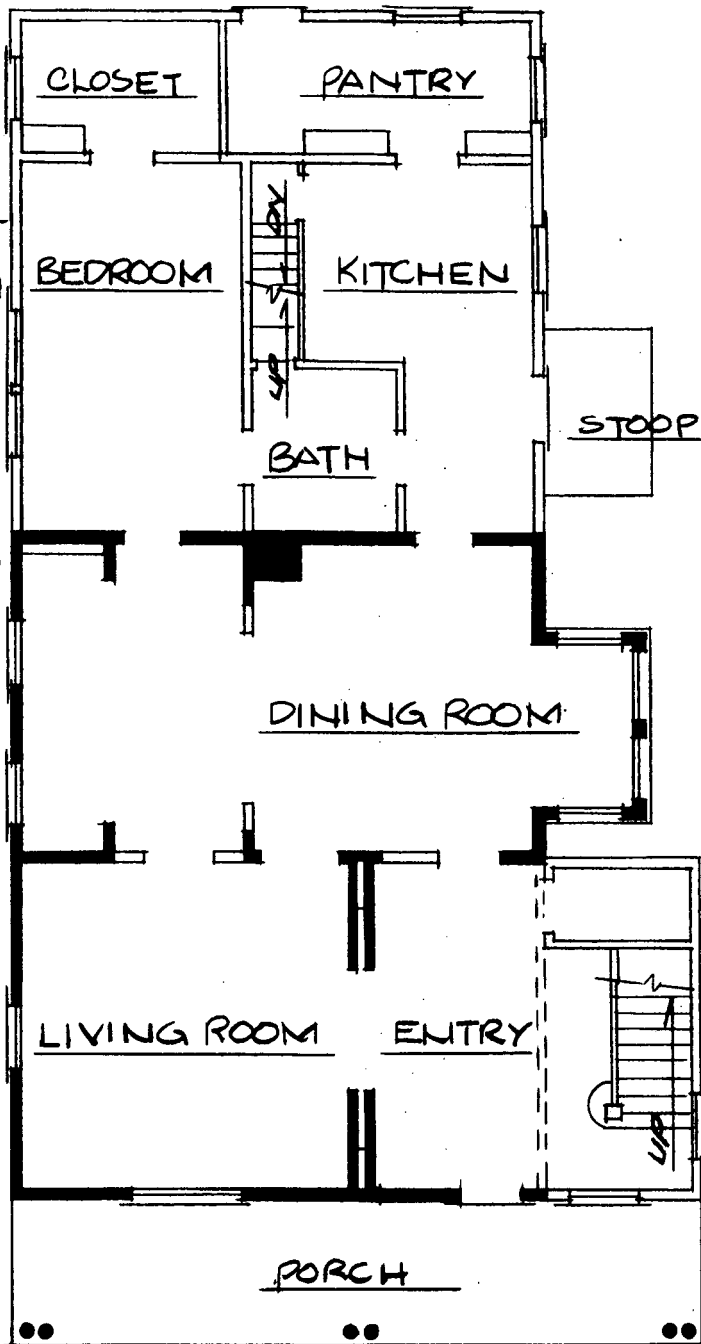
IN THE MID 1920'S A LEAN-TO THE FULL WIDTH OF THE EAST ELEVATION WAS ADDED AND, COMBINED WITH A PORTION OF THE BASEMENT, WAS USED FOR A GARAGE. THE ADDITION WAS REMOVED IN 1973 BY THE NATIONAL PARK SERVICE,

IN 1974 THE NATIONAL PARK SERVICE STABILIZED THE HOUSE BY PROVIDING A NEW FOUNDATION/BASEMENT, NEW WOOD SHINGLE ROOF, NEW FRONT PORCH & PAINTING THE EXTERIOR.

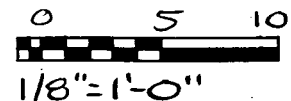
AS OF CIRCA 1901

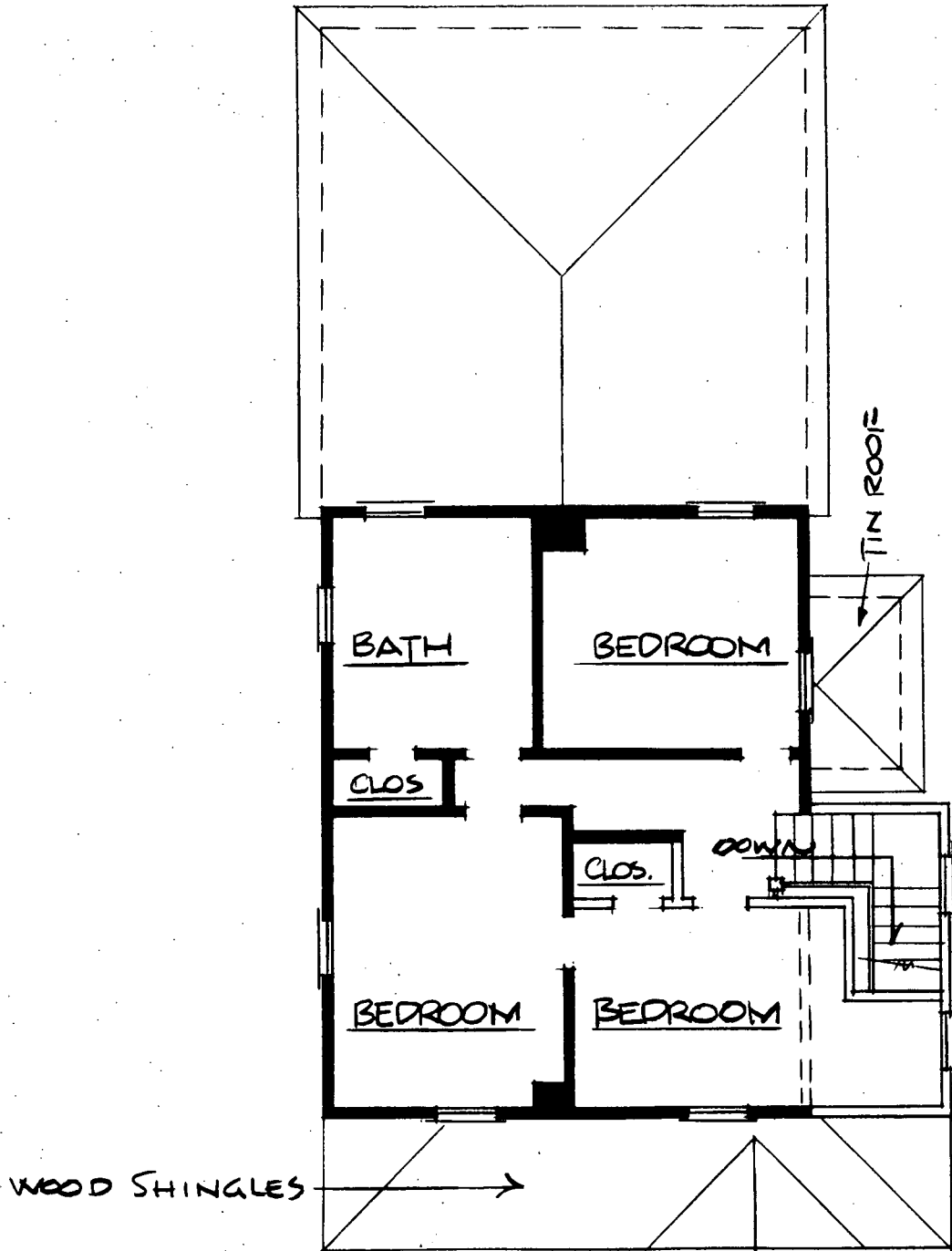
HS-6:P2

LABAN MILES HOUSE HS-6



FIRST FLOOR PLAN  NORTH

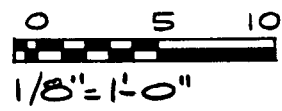




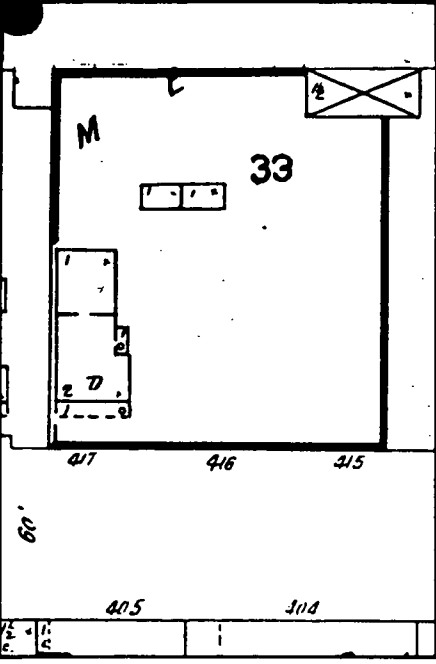
SECOND FLOOR PLAN



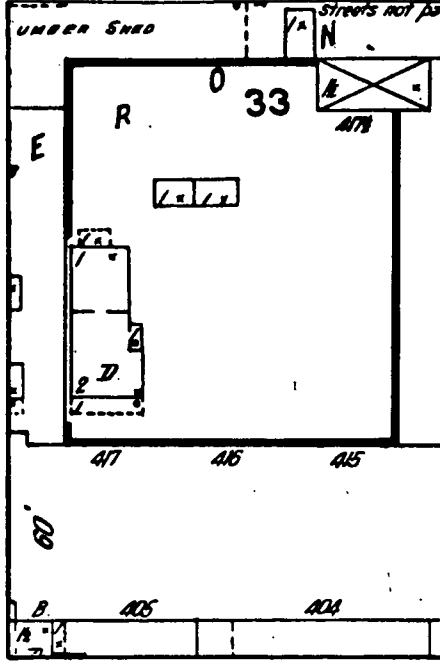
AS OF CIRCA 1901  
HS-6: P2  
LABAN MILES HOUSE HS-6



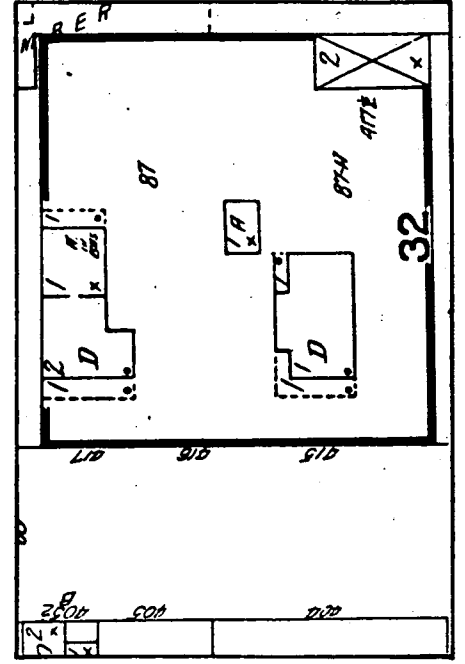
1906



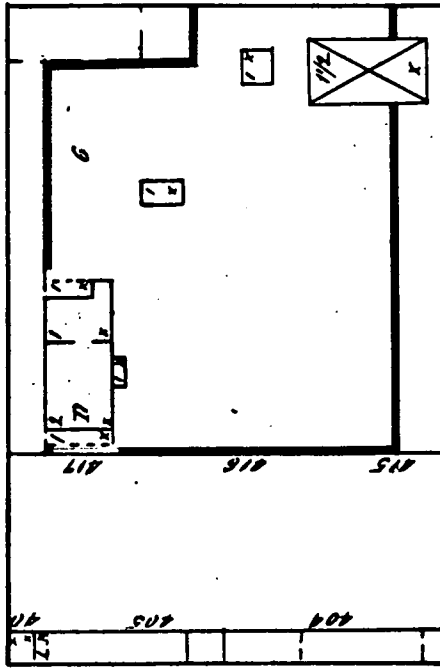
1912



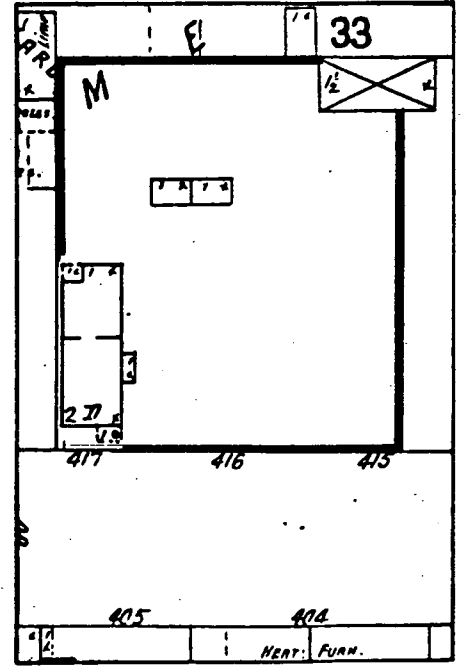
1927



1895



1900



M A I N

W E T H E R E L L

P O P L A R

P E N N

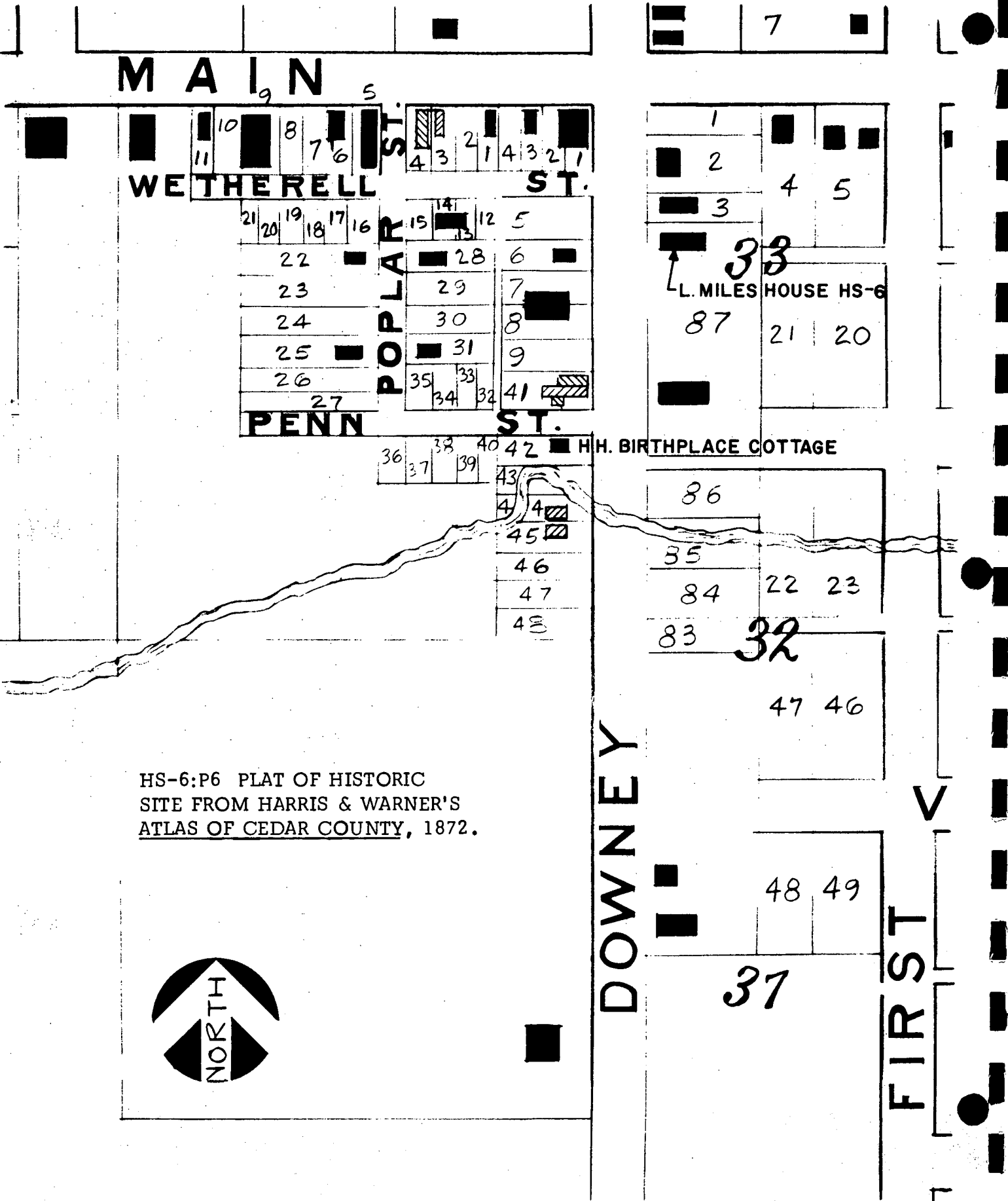
S T.

H. BIRTHPLACE COTTAGE

D O W N E Y

F I R S T

HS-6:P6 PLAT OF HISTORIC SITE FROM HARRIS & WARNER'S ATLAS OF CEDAR COUNTY, 1872.





HS-6:1, LABAN MILES HOUSE, 1977. Existing view looking northeast. The original negative is at the Denver Service Center, National Park Service.

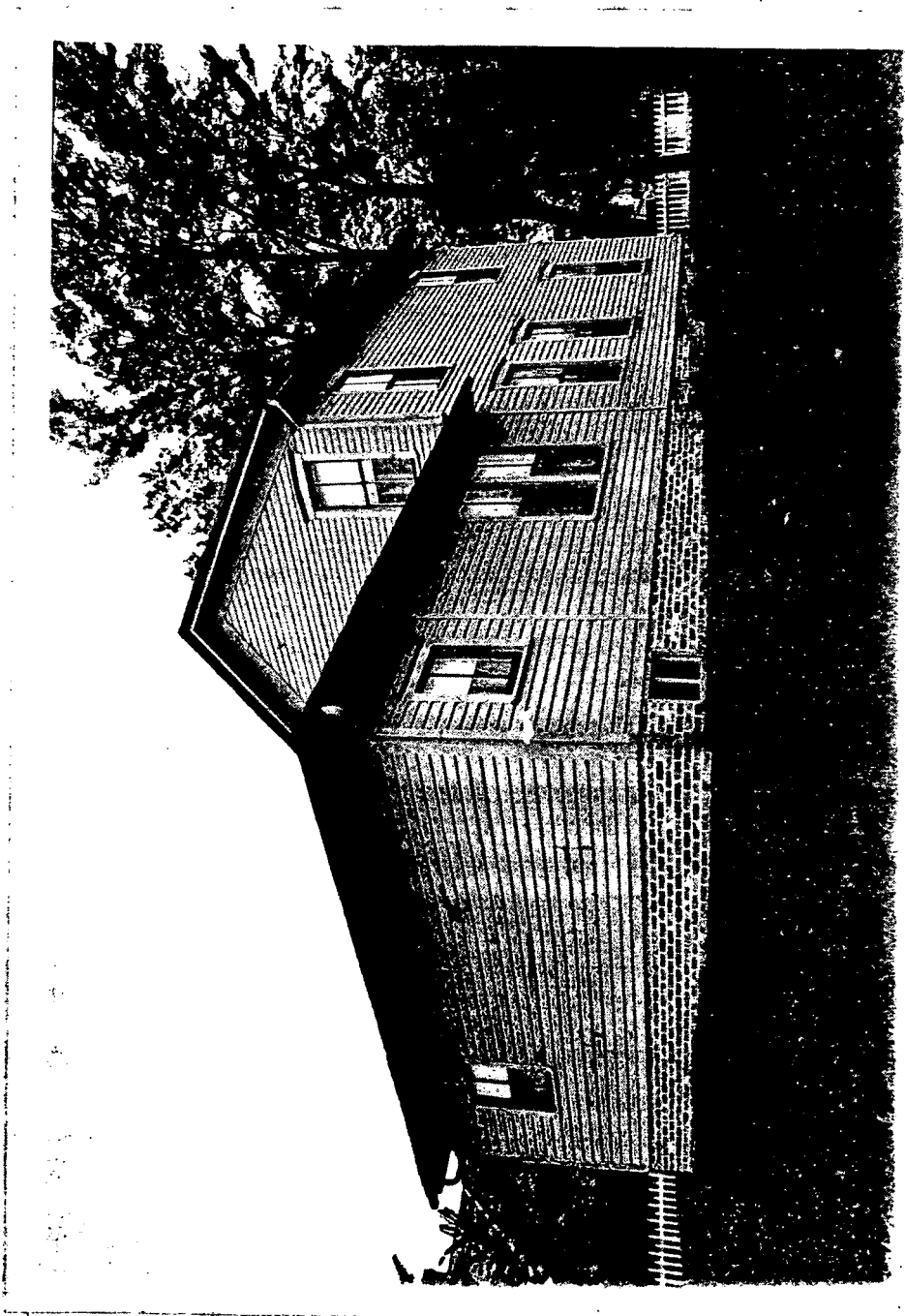
F. Krupka, photographer, Denver, Colorado





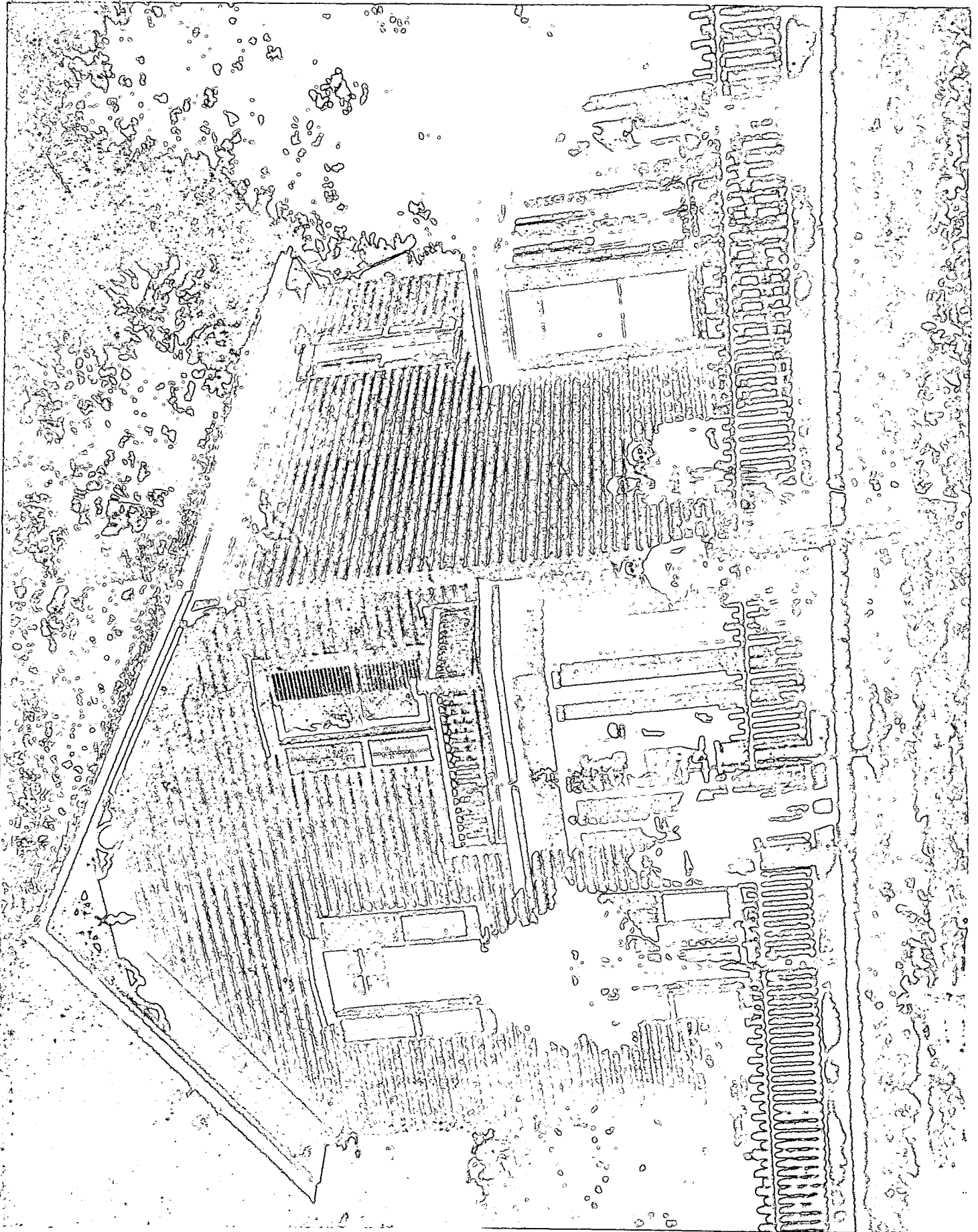
HS-6:2, LABAN MILES HOUSE, 1977. Existing view looking southwest. The original negative is at te Denver Service Center, National Park Service.

F. Krupka, photographer, Denver, Colorado



HS-6:3, LABAN MILES HOUSE, ca. 1890. View looking northeast. This photograph checks out with the 1895 and 1900 Sanborn fire maps, except for the length of the front porch. The young tree in the parking indicates that this photograph was taken while the house was at its original site. Note the following items, all of which are changed in 1901: front door with sidelight, west windows (both floors), gable end, shutters, and chimneys. The shutters and trim appear to be the same color, which is different from the siding. Note that the sash and front door appear to be the same color. Note the detail of the picket fence. The original photograph is with Mrs. E. Hemingway, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

Photographer unknown



HS-6:4, LABAN MILES HOUSE, ca. 1905. View looking southeast. This is a portion of the original photograph which shows the north elevation. The original photograph is with Karen Laszckak, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Banch, Iowa.

Photographer unknown





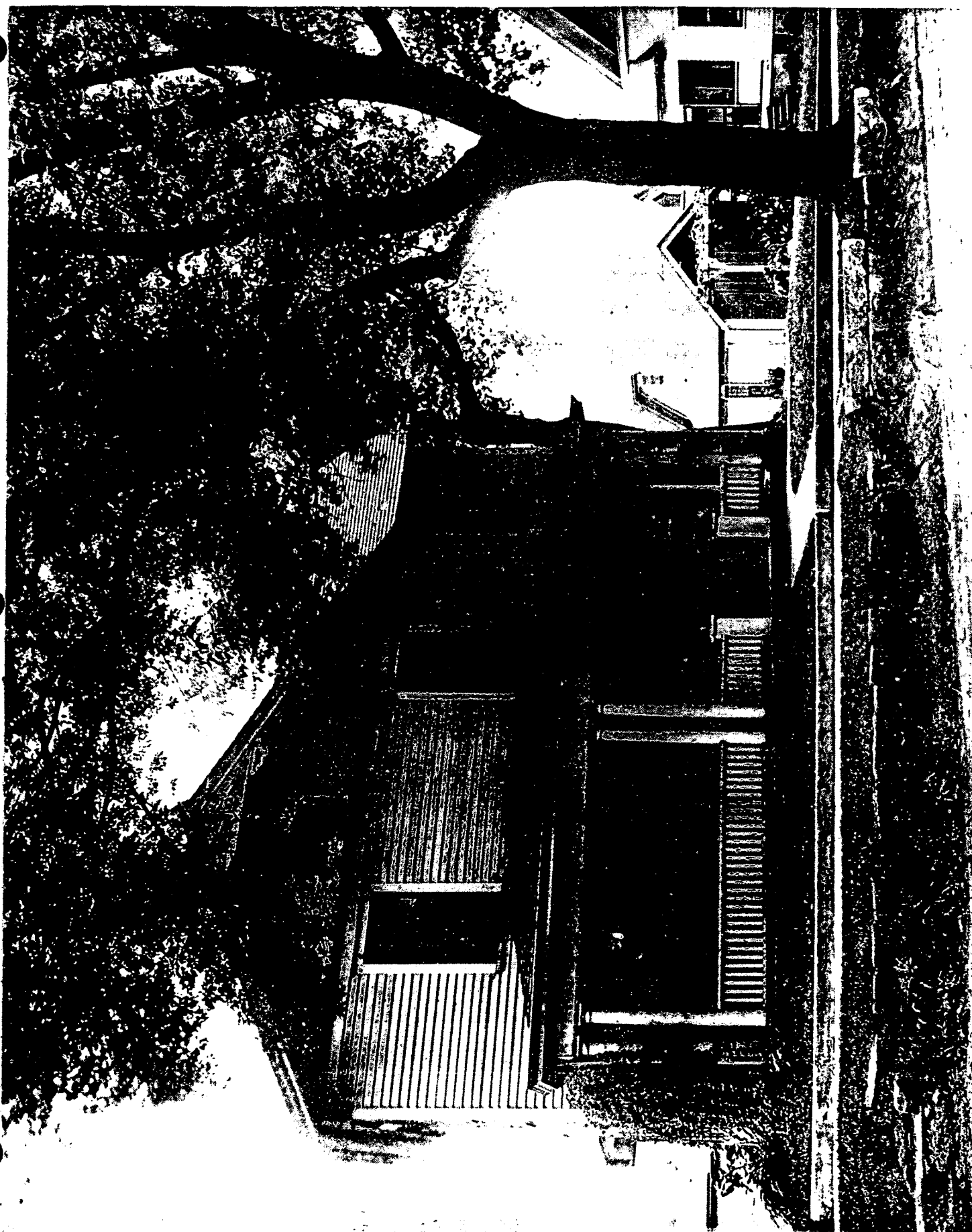
HS-6:5, LABAN MILES HOUSE, ca. 1905. View looking northeast. This is a portion of the original photograph, which shows the southeast corner of the house. Note the stoop canopy. The original photograph is with Karen Laszckak, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

Photographer unknown



HS-6:6, LABAN MILES HOUSE, ca. 1925. View looking southeast. This is a portion of the original photograph which shows a finial on the west elevation gable, and the veranda-type porch and southwest ell, both built by Dr. Leech in 1901. The original photograph is with Mrs. G. Hoffman, West Branch, Iowa. A copy of the original negative is at the Hoover Presidential Library, West Branch, Iowa.

Photographer unknown



HS-6:7, LABAN MILES HOUSE, 1978. This photograph shows the framing for the original door between the front entry and the living room. The original photograph and negative are at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

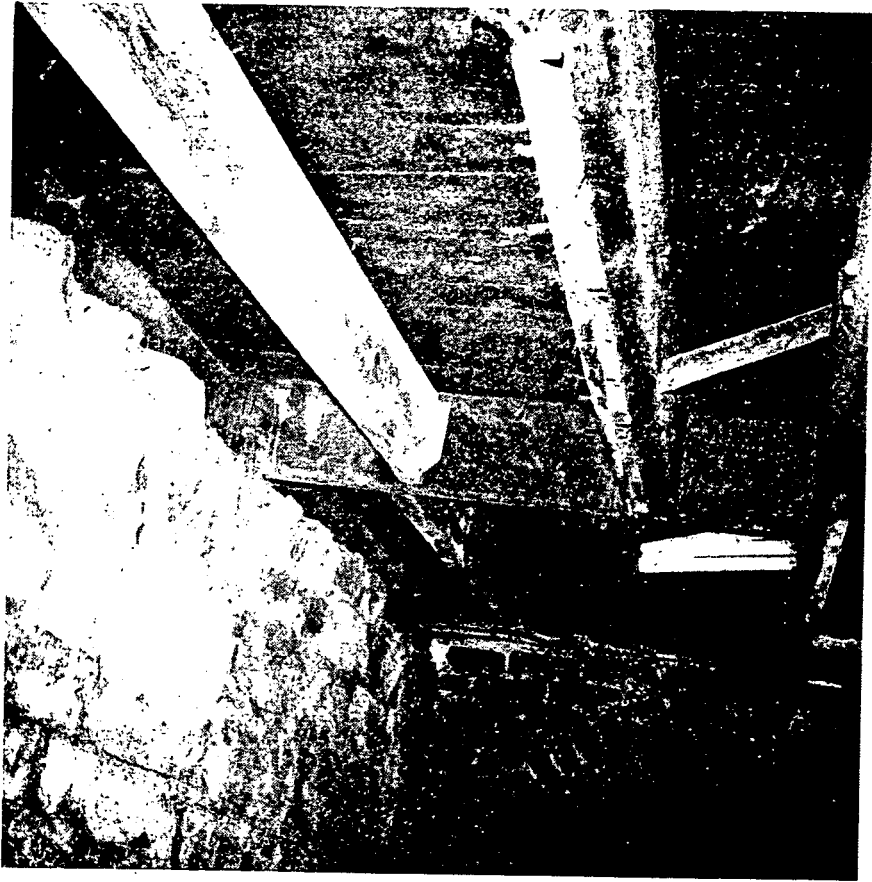
W. Wagner, photographer



HS6:8, LABAN MILES HOUSE, 1978. This photograph shows the first-floor framing for the original basement stair in the southwest corner of the house. The original photograph and negative are at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

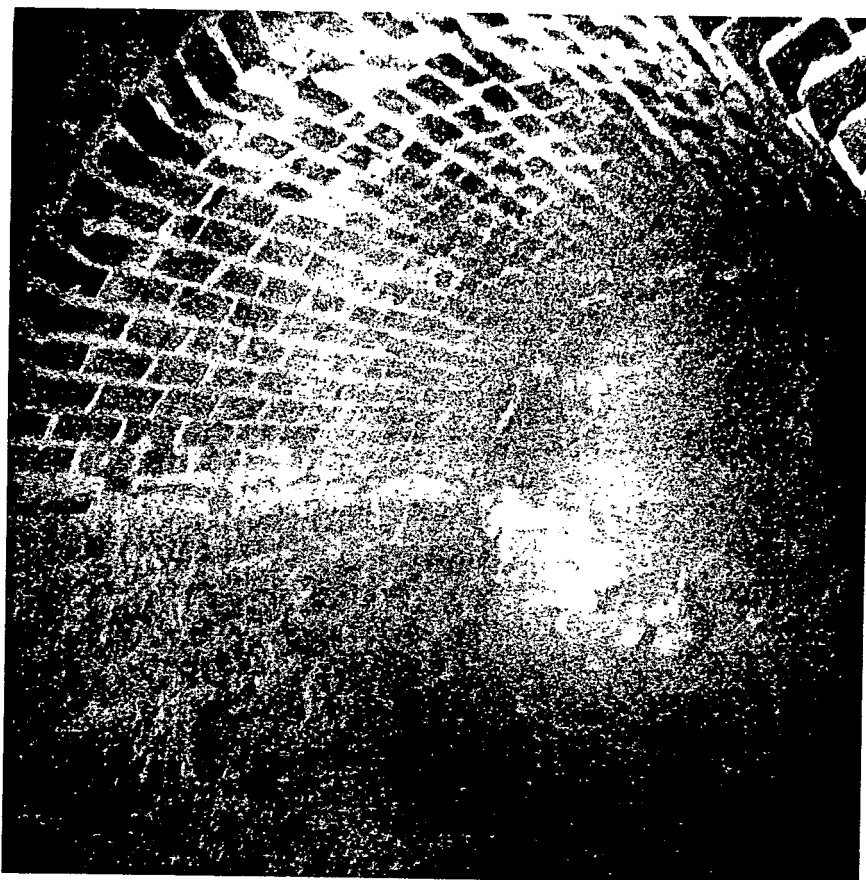
W. Wagner, photographer





HS-6:9, LABAN MILES HOUSE, 1978. This photograph shows the "tunnel" at the southwest corner of the house where the original basement stair was located before the house was moved east. The brick arch was built to carry the earth above. The original photograph and negative are at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

W. Wagner, photographer



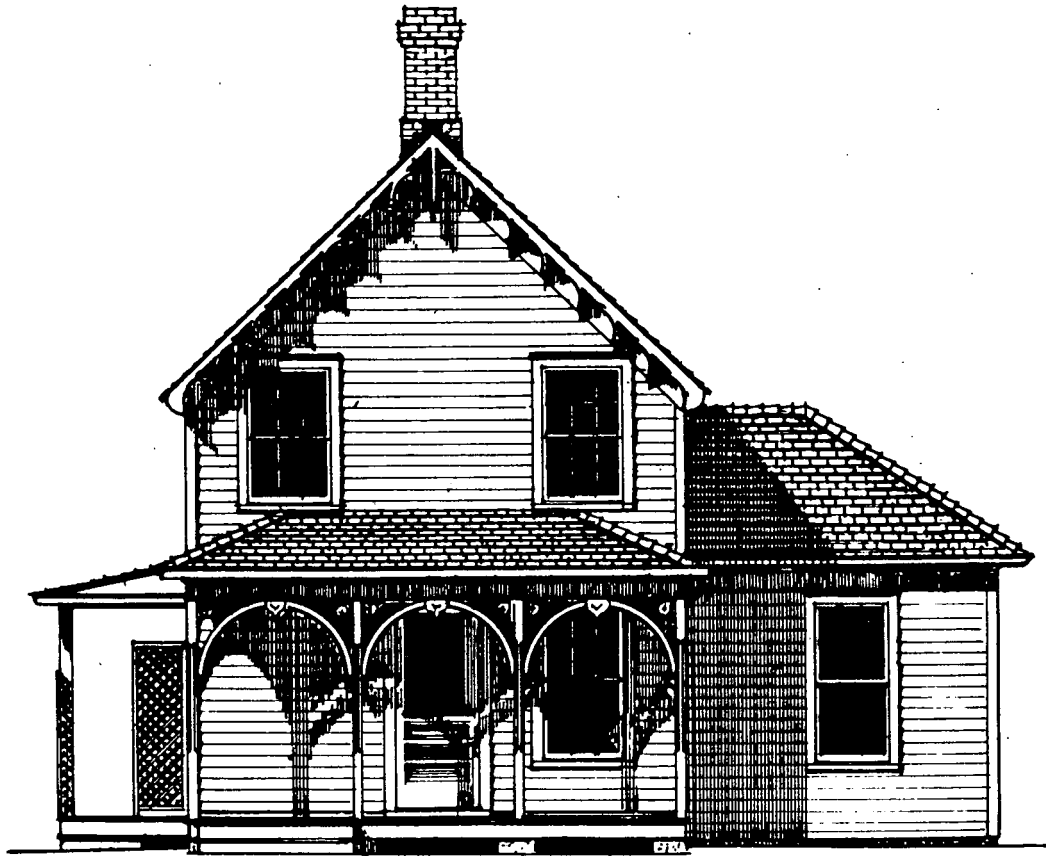
HS-6:10, LABAN MILES HOUSE, 1978. View, looking northeast on the first floor, shows the general condition of the house. Note where the trim stops on the jamb at the left of the photograph. This locates the height of the original opening in the dining room nook. The original photograph and negative are at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

W. Wagner, photographer





AMANDA GARVIN HOUSE (HS-7)



ADMINISTRATIVE DATA

Historical Classification

The Amanda Garvin house (HS-7), located in West Branch, Iowa, is classified as II-b, or third order of historical significance. It is listed on the National Register of Historic Places as part of the Herbert Hoover National Historic Site.

The structure is currently unoccupied and, except for the new foundation/basement, is in a deteriorated condition. Plan HS-7:P4 (volume 2, appendix F) and photographs HS-7:1 and 2 show existing conditions.

Proposed Use and Justification

Readily visible to the public from within the boundaries of the national historic site, the Amanda Garvin house will be partially restored to its appearance late in the historic period (1880s), as called for in the 1977 "Addendum to the Master Plan."

As also called for in the addendum, the interior will be adaptively restored to serve administrative purposes.<sup>1</sup> A management decision has since been made that the administrative use will be curatorial work area/storage and office space.

The 1970 "Master Plan," as amended 1977, directs that the historic zone be restored to the appearance of a typical eastern Iowa village of the period of Herbert Hoover's life in West Branch.

The Garvin house, as built (1870-1872) prior to Herbert Hoover's birth, was a small, two-story frame house with front and rear stoops, facing Downey Street. Its proximity to the birthplace cottage suggests that Hoover would have been familiar with it throughout his life in West Branch.

The interpretation of Herbert Hoover's life in West Branch and the restoration of the neighborhood houses will require additional space for curatorial work/storage to properly preserve historic artifacts of the site.

## ARCHITECTURAL DATA

### Documentation of Historical Research

Background Information. The earliest available documentaion relating to the Garvin house is a record of sale of the property, then lot 6, to Amanda Garvin on May 27, 1870.<sup>2</sup> The property was vacant at that time.<sup>3</sup> The Atlas of Cedar County, published by Harris & Warner in 1872, shows the main block of the existing structure, which is in place on lot 6 (see plan HS-7:P7). Therefore, the house was built between 1870 and 1872 and existed during Herbert Hoover's youth in West Branch.

Miss Garvin continued to live in the house until 1878, at which time she moved out and retained the property for rental purposes. In August 1885, David P. Reeves, who held the mortgage on the Garvin property, foreclosed owing to lack of payments.<sup>4</sup> Miss Garvin had mortgaged the property several times before, and since she was unable to make the house payments, it is unlikely that she would have made any improvements.

Reeves held the house until May 1886, when he sold it to Elisha and Isaac Haines, who used it for rental purposes. The Haineses subsequently made improvements to the property in April 1888. The local newspaper

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1. USDI, NPS, "Addendum to Master Plan," p. 16.

2. CC, Miscellaneous Record Book 7, pp. 233-34; CC, Deed Record H, pp. 84-95.

3. USDI, NPS, Bearss and Husted, "Core Area," p. 53.

4. Ibid., p. 54.



editor commented on the changes: "With a new picket fence, new porch, new kitchen and well, and other improvements the place . . . would hardly be known."<sup>5</sup> The Haineses sold their property in March 1889.

In the next two years (March 1889-June 1891) the house had three owners - the Bransons, Mrs. Elizabeth Branson, and George Albin. George Albin rented the house for ten months before buying it in June 1891. He continued to live in the house until his death in 1892. His wife lived in the house until 1896, at which time she rented it to Joseph Steer.<sup>6</sup> Since Albin was in poor health during the time that he resided in the house, it is unlikely that he made any changes to the property, and there were no documented changes made during the time his widow continued to live there.

In April 1897 LaFayette Randall purchased the house, and a year and one-half later, in August 1898, he built a small annex to the house.<sup>7</sup> Four years later, in October 1902, Randall had the roof reshingled.<sup>8</sup> Sometime between 1905 and 1910 the Randalls moved, and the house was rented.

On September 10, 1912, Harry Gruwell bought the property. Mrs. Golda Gruwell remembers that the Randalls had a front door with frosted glass/etched design installed, and that the side porch was built by her husband.<sup>9</sup>

All of the changes/additions which altered the house can be verified by the Sanborn maps for 1895, 1900, 1906, 1912, and 1927--a composite set of which is included as plan HS-7:P6.

No research documenting ownership of the Amanda Garvin house has been done for the years after the Gruwells sold the house in 1915 until acquisition of the property by the National Park Service in 1967. A comparison of ca. 1910 historic photographs to existing conditions ca. 1967 shows only minor changes to the exterior of the house during that time. These include enlarging and enclosing the side porch and adding a rear enclosed porch, as well as altering the fencing and walks, outbuildings, and site landscaping.

Changes subsequent to National Park Service acquisition in 1967 include reroofing with wood shingles, elimination of two nonhistoric windows on the south elevation, installation of a new foundation (including a partial

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5. West Branch Local Record, April 19, 1888.

6. USDI, NPS, Bearss and Husted, "Core Area," pp. 59-60.

7. West Branch Times, August 25, 1898.

8. *Ibid.*, October 9, 1902.

9. Telephone interview with Mrs. Golda Gruwell by Edwin Bearss, September 1, 1970.

basement) and new exterior basement access stairs, removal of the rear (west) and side (south) enclosed porches and construction of a new stoop and canopy on the south, removal of all existing mechanical and electrical equipment, construction of a new chimney, and several repaintings. These changes primarily involved work on parts of the building previously altered from their historic appearance, or dating from after the historic period; therefore, their elimination does not appreciably affect the accuracy of the exterior partial restoration work proposed.

Historic Photographs. The earliest available photograph (ca. 1890), included as photograph HS-7:3, is a view of the southeast corner of the house, showing the front elevation and main porch. This photograph shows the configuration and off-center location of the front steps, and also the south side of the east porch has no lattice work. A contrast in color between the trim and siding is also visible, and the street boardwalk is varying widths.

Two other historic photographs, HS-7:4 and HS-5:5, both taken ca. 1910, were primarily illustrations of the Methodist Episcopal church, but they clearly show the south elevation of the Garvin house, including the six-over-six window sash, size and location of original chimney, lattice work surrounding and enclosing the south porch, and location of the pump next to the south porch.

#### Fabric and Site Investigation

Exterior Walls. A portion of the interior wood lath and plaster around the base of all the walls was removed during the 1976-1977 stabilization program undertaken by the National Park Service, and this--combined with the selective removal of some additional plaster--revealed that the original house was constructed using balloon-type framing (5/4 by 6 members let into the studs to carry the second-floor joists and 5/4 by 6s let into the studs diagonally for corner bracing) and consisted of the two-story portion of the house. The fact that the clapboards are nailed directly to the studs on the two-story portion (no sheathing), and the north and west additions both have wood sheathing, verifies that they were both later additions. Further reinforcing this is the presence of wood clapboards on the exterior walls of the two-story part, above the ceilings of both additions.

Selective removal of a portion of the interior lath and plaster on the north, west, and south walls of the original kitchen/dining room (see plan HS-7:P1) exposed framing which indicates that originally there was a wide, short window in each of these walls, possibly a casement or sliding type (see photographs HS-7:6 and HS-7:7), and that the door to the west is in its original location (originally it would have been an exterior door). These window openings were closed in soon after the original house was built, since cut lath nails were used (probably in 1888, when the west kitchen addition was constructed).

Examination of the exterior openings in the original living room verified that they were original, although the sash and the front door are not historic.

Examination of the second-floor exterior openings showed that they are original, with the exception of the north window and the two south windows, which were closed in by the National Park Service in 1976-1977. The sash on these windows are not original.

Roofs. The original chimney, documented by historic photographs, will be reconstructed in its original location. The construction of a new chimney (basement to roof) by the National Park Service in 1976-1977 precludes the possibility of locating the original chimney in the building.

Examination of the spaced-sheathing roof construction indicates that originally it was covered with wood shingles.

Exterior Attachments. Examination of the east porch roof construction and the exterior wall behind it indicates that this porch was not built at the same time as the original house. Nail holes in the original studs indicate that wood clapboards were removed to facilitate construction of the porch roof (see photograph HS-7:8). The fact that the porch roof was constructed using cut nails indicates that it was added soon after the original house, probably by Haines in 1888.

A notch in the corner board at the southwest corner of the original two-story portion indicates where the south porch roof originally adjoined the house.

Interior Information. The basement/foundation walls and first-floor framing are all new (1977, by National Park Service).

Although most of the flooring has been removed at the first-floor level, a portion of the original 1- by 5-inch tongue-and-groove floorboards still exists in the closet under the stair to the second floor. These boards are laid parallel to the south wall. The 1- by 5-inch tongue-and-groove flooring at the second floor is original, as revealed by examination of the existing wall construction above the east porch ceiling (see photograph HS-7:8). These boards are also laid parallel to the south wall.

Scars on the first-floor walls indicate that the partition between the two original first-floor rooms was originally constructed of rough sawn 2 by 4s laid flat, creating a finished wall thickness of 3 inches, the same as the remainder of the original interior partitions in the house. It is probable that there was a single door in this partition between these rooms.<sup>10</sup>

The wood lath and plaster on the underside of the stair, inside the first-floor closet, shows that it is original. Cut nails of the same size

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10. In the stabilization program executed by the National Park Service in 1976-1977, modern studs were used in such a manner as to make a 5-inch finished wall thickness instead of 3 inches. Also, a double opening was built instead of a single door.

and configuration as in the original house were used, and the plaster has a rough finish.

The closet door and hardware are original and in the correct location.

The plaster in the original kitchen/dining room shows that it has a smooth-finish putty coat, indicating that this room has been replastered.

The first-floor stair door appears to be original, and the hardware is of the historic period, although not in the correct location. The second-floor doors are not original, but their openings are.

The location of circular openings in the second floor for metal chimney flues indicates that at one time there was provision for two stoves on the first floor. (The one in the east room has been plugged.) One was probably a coal cooking stove in the kitchen, and the other a removable heater in the living room. Both flues would have extended through the second floor and up several more feet before actually entering the chimney near the ceiling (thus heating the second floor by radiation from the metal flue). The kitchen flue would have been lowered to enter the chimney at the first-floor ceiling during the summer months. Selective removal of a portion of the wood lath and plaster at the center wall of the second floor revealed framing (wire nails) which supported the chimney halfway between the floor and the ceiling, indicating (and verifying) that at some period of time the chimney did not extend through to the first floor (see photograph HS-7:9). There is not enough evidence remaining on the interior to determine the exact original configuration of the chimney.

### Treatment

The work proposed to provide for the adaptive restoration of the Amanda Garvin house, as described in the "Administrative Data" section, follows.

Exterior. Partial restoration is proposed as follows:

Restore the front (east) porch to its ca. 1888 appearance.

Remove the existing nonhistoric (1976) rear (south) stoop and canopy, and reconstruct the historic (ca. 1888) porch and lattice work.

Restore the four exterior elevations to their pre-1888 appearance, retaining the 1888 front porch and west addition and 1898 north addition. This will include repairing and/or replacing all deteriorated clapboards and trim; providing new storm windows and screens for all windows, and storm doors and screens for all exterior doors; repairing all existing sash in the 1888 and 1898 additions, and replacing all nonhistoric sash in the original part of the house with new six-over-six sash to match the original in their historic locations.

Remove the existing nonhistoric (1976) chimney to below the roof, and reconstruct the chimney to match its historic appearance.

Provide an attached, exterior, below-grade concrete pit to conceal the air-conditioning condenser; brick veneer the exposed (above-grade) portion to match the foundation of the house; provide a metal safety grate and a removable, sloped, wooden winter cover.

Strip all exterior paint and repaint the house using historic colors (see appendix C).

Interior. The interior will be adaptively restored as follows:

Replace the existing cracked and heaved basement concrete slab.

Adapt the existing first floor to provide curatorial work area, office space, and storage as indicated. This will include removing all existing wood lath and plaster and providing new gypsum lath and plaster; repairing and/or replacing existing wood trim; and providing a new subfloor with finish wood flooring to match the existing second floor.

Repair the existing stairway to the second floor; replace worn-out treads and risers, and provide a new handrail.

Repair all second-floor rooms; retain the existing configuration, and adapt to serve as curatorial storage. This will include removing all existing wood lath and plaster, and providing new gypsum lath and plaster; repairing and/or replacing existing wood trim; and repairing existing wood flooring.

Utility Systems. Modernizing of the utility systems is proposed as follows:

Remove the existing mechanical and electrical systems; provide new heating, air-conditioning, plumbing, and electrical systems, sized as required and meeting all applicable codes.

Provide sufficient insulation to meet or exceed government energy conservation standards, if technically possible; insulate exterior walls (whenever possible) during restoration of the interior; provide attic insulation throughout (see appendix A).

Security Systems. Security systems will be installed as follows:

Install fire detection equipment to tie in with existing, centrally monitored system.

Install intrusion detection equipment to tie in with existing, centrally monitored system.

## Summary

Based on analysis of the data available, the structure is defined as it existed during the historic period.

The exterior of the house, built by Amanda Garvin in 1870-1872, remained unchanged until sold to Haines in 1886. Thus, in Hoover's time the house existed as it was originally built.

The first major changes to the house that have been documented were made by Haines in 1888. The evidence previously cited indicates that these included adding a new picket fence, new porch, new kitchen, and new well. The physical evidence cited indicates that it was the front (east) porch that Haines added. It is likely that interior alterations were made at the same time, but these were not researched since no restoration of the interior is anticipated. It is probable that Haines also would have painted the house after the rather extensive alterations.

The second major documented changes to the house were made by Randall in 1898. The evidence previously cited indicates that this included the addition of the north bedroom. In 1902 Randall had the roof reshingled, but whether or not he made the change from wood to asphalt shingles at this time is not known.

There were several other alterations made to the house, but these have since been removed and do not affect the partial restoration of the exterior of the house.

The front porch and west kitchen addition are being retained and restored to their original condition because they will add to the functional usefulness of the structure, because they were built close to the historic period, and because they still exist intact. The north bedroom addition will be retained and restored to its original condition because it will add to the functional usefulness of the structure and is not readily visible to the public from the historic zone.

The architectural work outlined in this section will bring the exterior of the Amanda Garvin house to an appearance similar to that of the historic period. The interior changes will provide facilities much needed by the National Park Service staff to properly preserve historic artifacts of the site. The proposed partial exterior restoration/adaptive interior restoration will provide a useful structure appropriate to the appearance and purpose of the historic site.

## ILLUSTRATIONS

### Plans

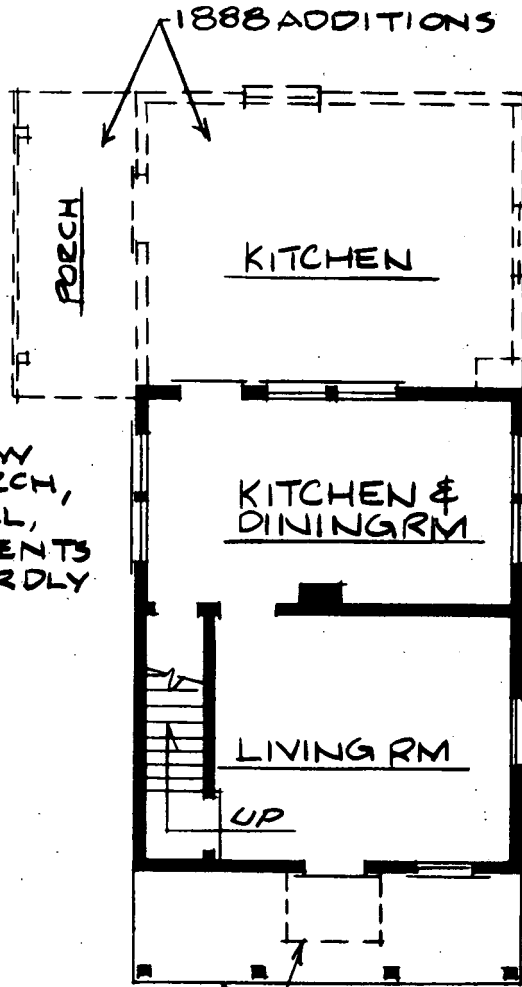
HS-7:P1	Original Conditions, ca. 1872 with 1888 additions
HS-7:P2	Ca. 1898
HS-7:P3	Ca. 1967
HS-7:P4	Existing Conditions (see volume 2, appendix F)
HS-7:P5	Preliminary Design (see volume 2, appendix G)
HS-7:P6	Composite of Sanborn maps
HS-7:P7	Plat of Historic Site

### Photographs

HS-7:1	Existing view looking southwest
HS-7:2	Existing view looking northeast
HS-7:3	View looking north, ca. 1890
HS-7:4	View looking northwest, ca. 1910
HS-7:5	View looking northwest, ca. 1910
HS-7:6	View looking west at the west wall of the original kitchen/dining room
HS-7:7	View looking south at the original north exterior wall
HS-7:8	View of the east exterior wall above the porch ceiling
HS-7:9	View looking east at the center partition - second floor

THE 1872 ATLAS OF CEDAR COUNTY, IOWA SHOWS THIS HOUSE AS EXISTING ON LOT 6.

IN APRIL OF 1888 THE NEW OWNERS, THE J. HAINESS, MADE IMPROVEMENTS TO THE HOUSE. THE WEST BRANCH LOCAL RECORD STATED "... WITH A NEW PICKET FENCE, NEW PORCH, NEW KITCHEN, AND WELL, AND OTHER IMPROVEMENTS THE PLACE... WOULD HARDLY BE KNOWN.



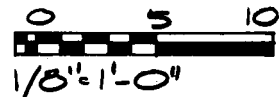
1888 PORCH - ORIG. POSSIBLY A STOOP AS SHOWN DASHED

FIRST FLOOR PLAN  NORTH

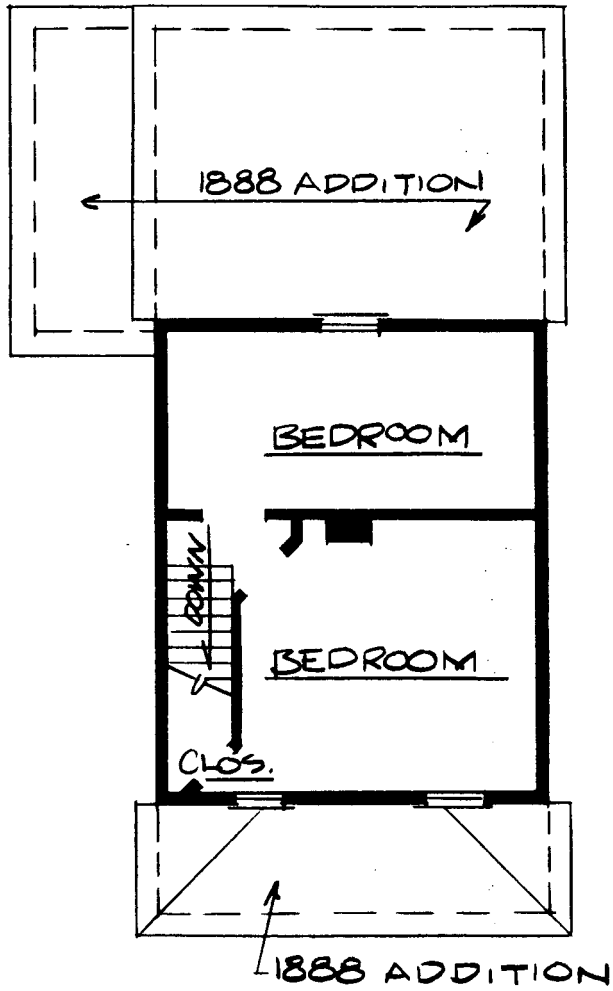
AS OF 1872 WITH 1888 ADDITIONS SHOWN DASHED


HS-7:PI

AMANDA GARVIN COTTAGE HS-7





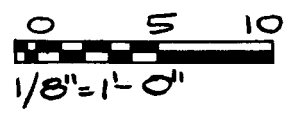


SECOND FLOOR PLAN  NORTH

AS OF 1872 WITH 1888 ADDITIONS SHOWN DASHED

HS-7:PI

AMANDA GARVIN COTTAGE HS-7

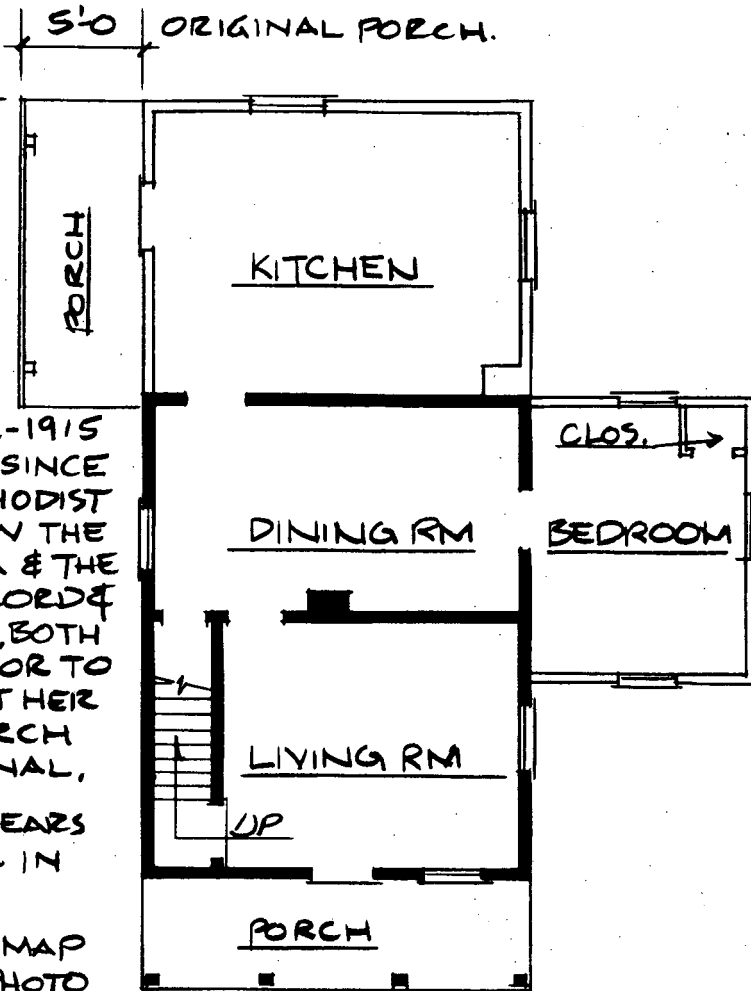


IN 1897 THE RANDALLS BOUGHT THE COTTAGE AND IN 1898 ADDED A 10'x12' BEDROOM, W/ A CLOSET, ON THE NORTH SIDE OF THE HOUSE.

MRS. GRUWELL RECALLS THE THE SIDE PORCH WAS BUILT BY HER HUSBAND BETWEEN 1912-1915 & CLOSED IN AFTER 1915. SINCE PHOTOGRAPHS OF THE METHODIST CHURCH, CIRCA 1910, SHOW THE REAR PORCH AS EXISTING & THE WEST BRANCH LOCAL RECORD & THE SANBORN FIRE MAPS, BOTH INDICATE IT EXISTED PRIOR TO THIS, IT IS ASSUMED THAT HER HUSBAND REBUILT TO PORCH WIDER THAN THE ORIGINAL.

THE ORIGINAL PORCH APPEARS TO BE ABOUT 5'-0" WIDE IN PHOTOGRAPHS.

THE 1927 SANBORN FIRE MAP & MRS. GRUWELL'S 1930 PHOTO SHOW THE PORCH CLOSED IN, & ABOUT 7'-0" WIDE.



FIRST FLOOR PLAN



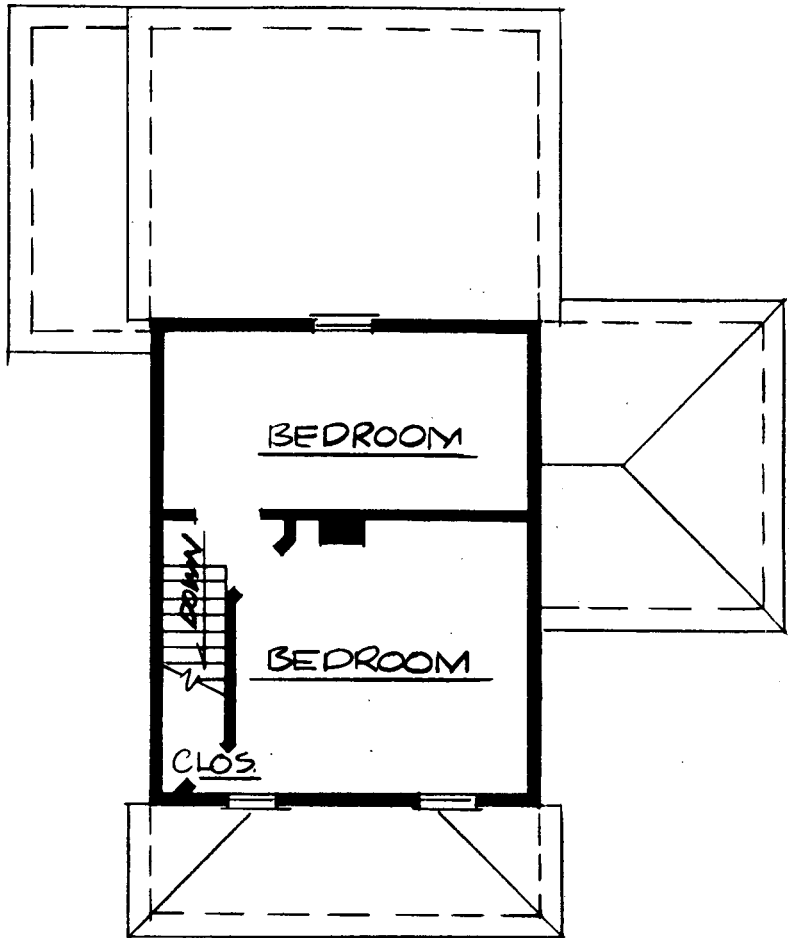
NORTH

AS OF CIRCA 1898

HS-7:P2

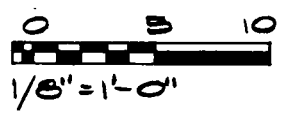
AMANDA GARVIN COTTAGE HS-7





SECOND FLOOR PLAN  NORTH

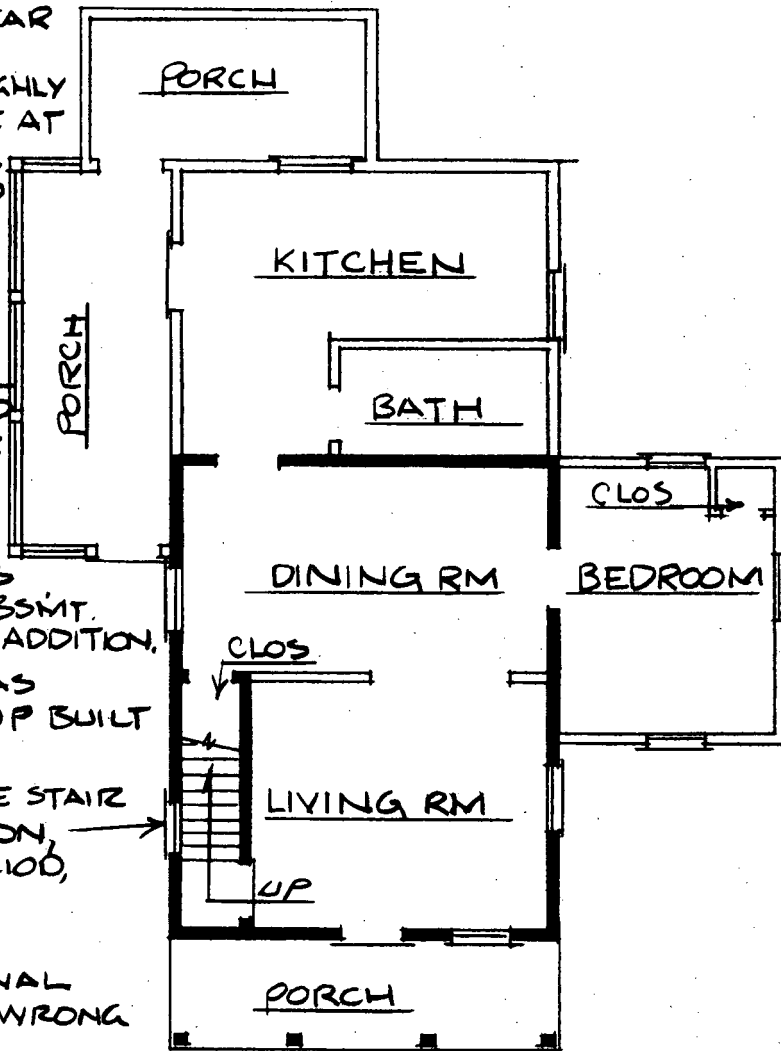
AS OF CIRCA 1898  
HS-7:PZ  
AMANDA GARVIN COTTAGE HS-7




THE EXACT DATE THE REAR PORCH WAS BUILT IS UNKNOWN. THIS IS ROUGHLY THE PLAN OF THE HOUSE AT THE TIME THE NATIONAL PARK SERVICE ACQUIRED IT IN 1967. THE KITCHEN FLOOR WAS REMOVED IN 1975 BECAUSE OF ROTTING.

IN 1976-77 THE NATIONAL PARK SERVICE INSTIGATED SOME REPAIRS UNDER THE EMERGENCY STABILIZATION PROGRAM WHICH INCLUDED:

- 1) THE WEST PORCH WAS DEMOLISHED & A NEW BSMT. BUILT UNDER THE WEST ADDITION.
- 2) THE SOUTH PORCH WAS DEMOLISHED & A STOOP BUILT IN ITS PLACE.
- 3) TWO WINDOWS, BY THE STAIR ON THE SOUTH ELEVATION, WHICH WERE LATE PERIOD, WERE CLOSED IN.
- 4) A NEW CHIMNEY WAS CONSTRUCTED IN ORIGINAL LOCATION (ALTHOUGH WRONG SIZE)



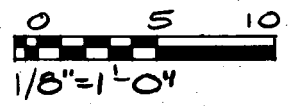
THE HOUSE AFTER STABILIZATION IS THE SAME AS THE 1898 PLAN W/ THE EXCEPTION OF THE REAR STOOP.

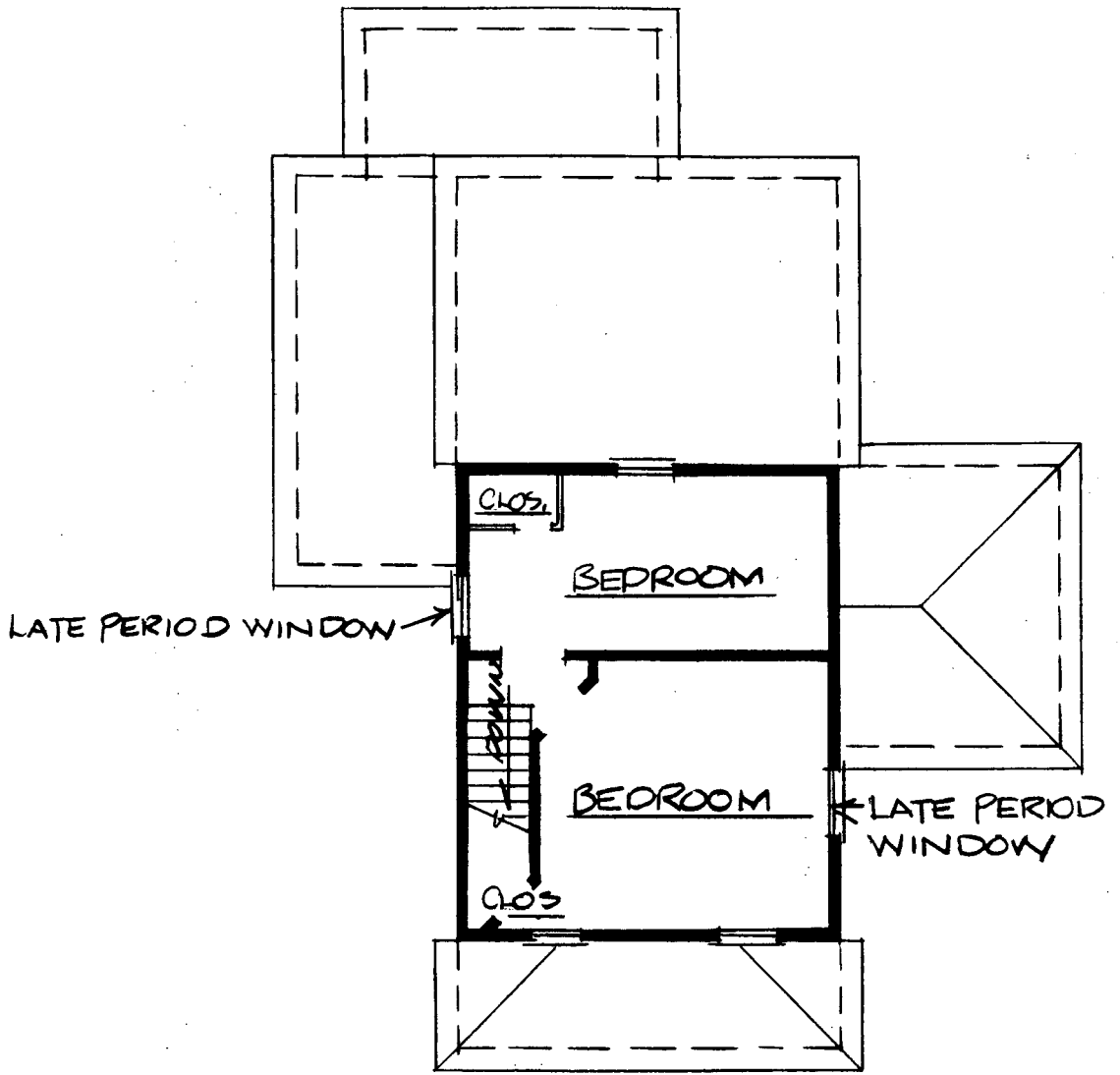
FIRST FLOOR PLAN  NORTH

AS OF 1967

HS-7:P3

AMANDA GARVIN COTTAGE HS-7





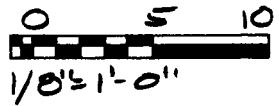
SECOND FLOOR PLAN



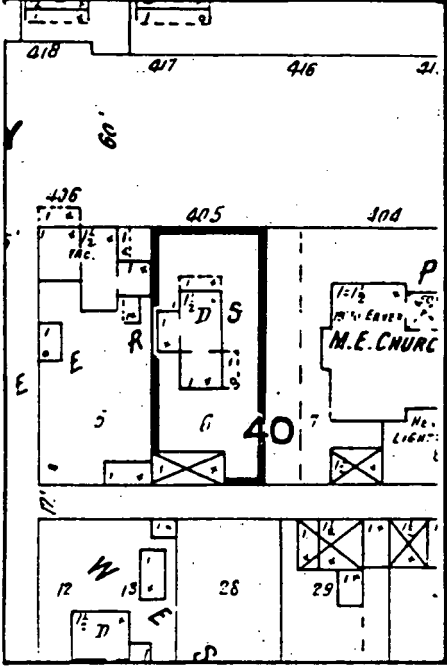
AS OF 1967

HS-7:P3

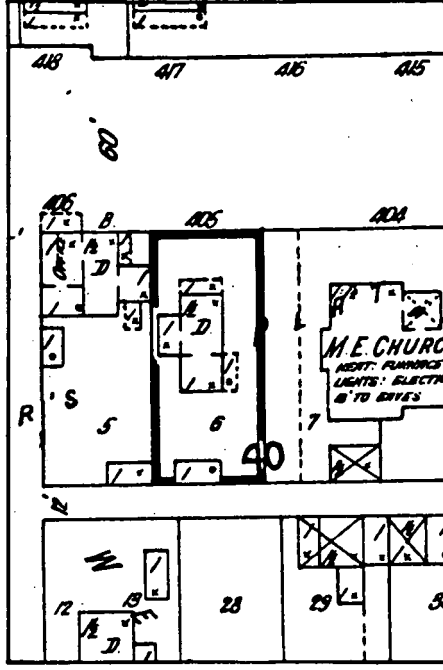
AMANDA GARVIN COTTAGE HS-7



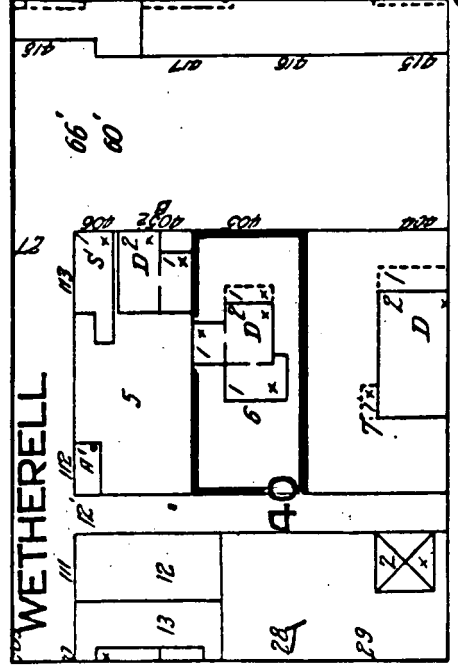
1906



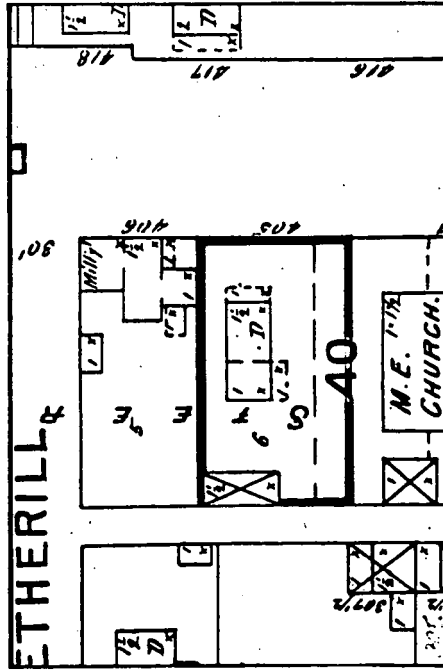
1912



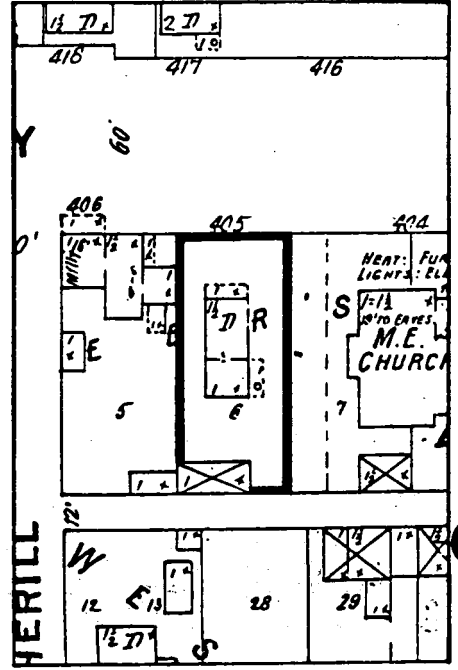
1927



1895



1900



M A I N

W E T H E R E L L

P O P L A R

P E N N

S T.

S T.

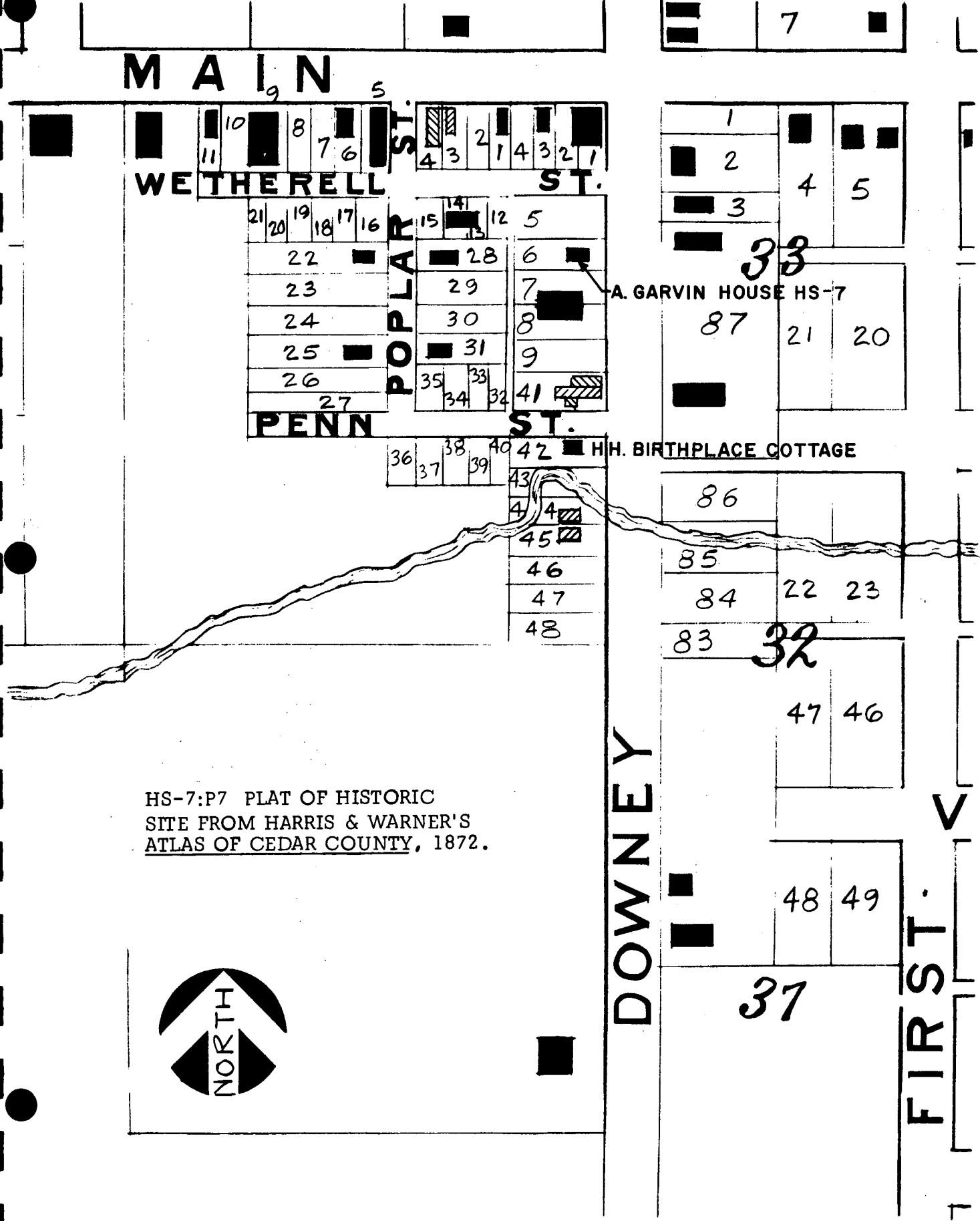
A. GARVIN HOUSE HS-7

H. BIRTHPLACE COTTAGE

D O W N E Y

F I R S T

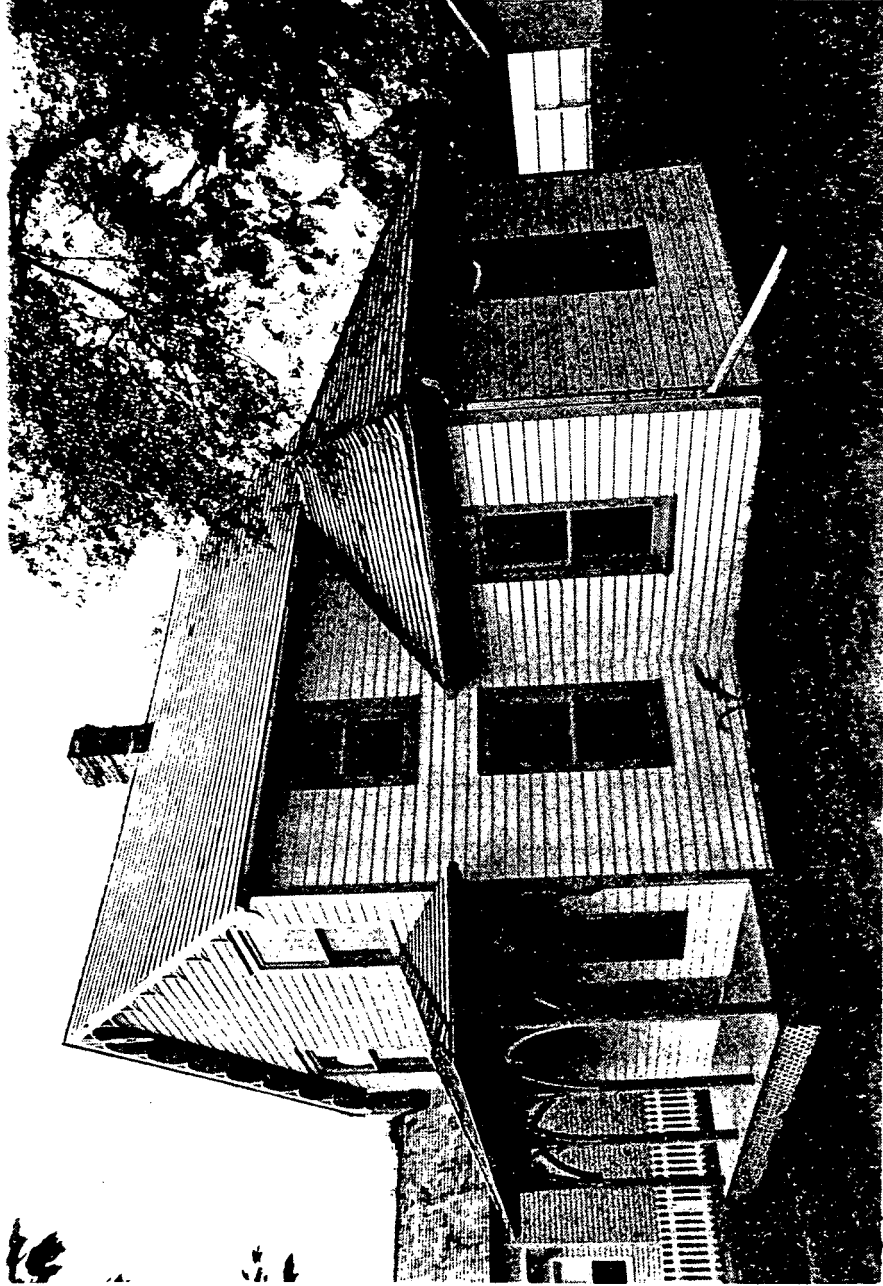
HS-7:P7 PLAT OF HISTORIC SITE FROM HARRIS & WARNER'S ATLAS OF CEDAR COUNTY, 1872.



HS-7:1, AMANDA GARVIN HOUSE, 1977. Existing view looking southwest. The original negative is at the Denver Service Center, National Park Service.

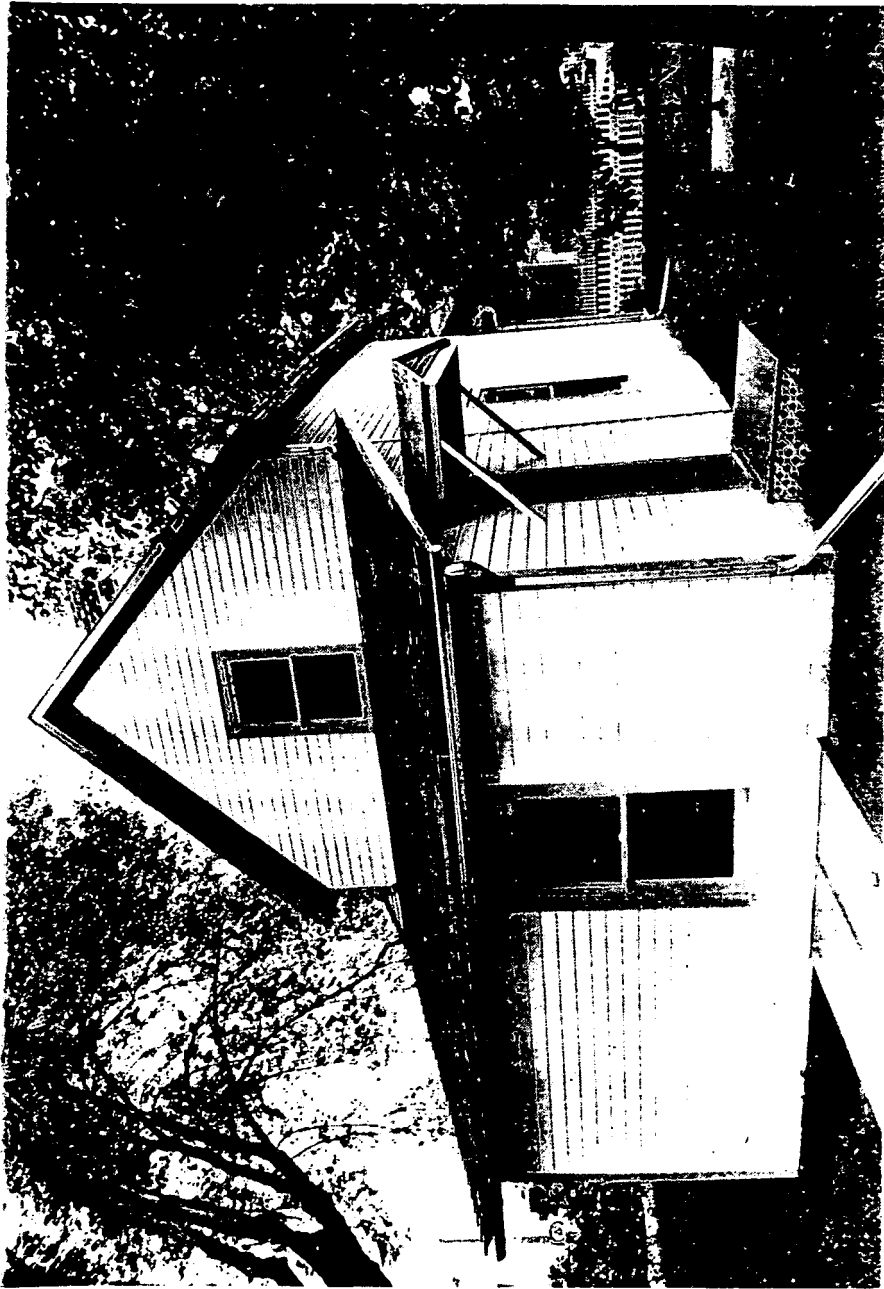
F. Krupka, photographer, Denver, Colorado





HS-7:2, AMANDA GARVIN HOUSE, 1977. Existing view looking northeast. The original negative is at the Denver Service Center, National Park Service.

F. Krupka, photographer, Denver, Colorado



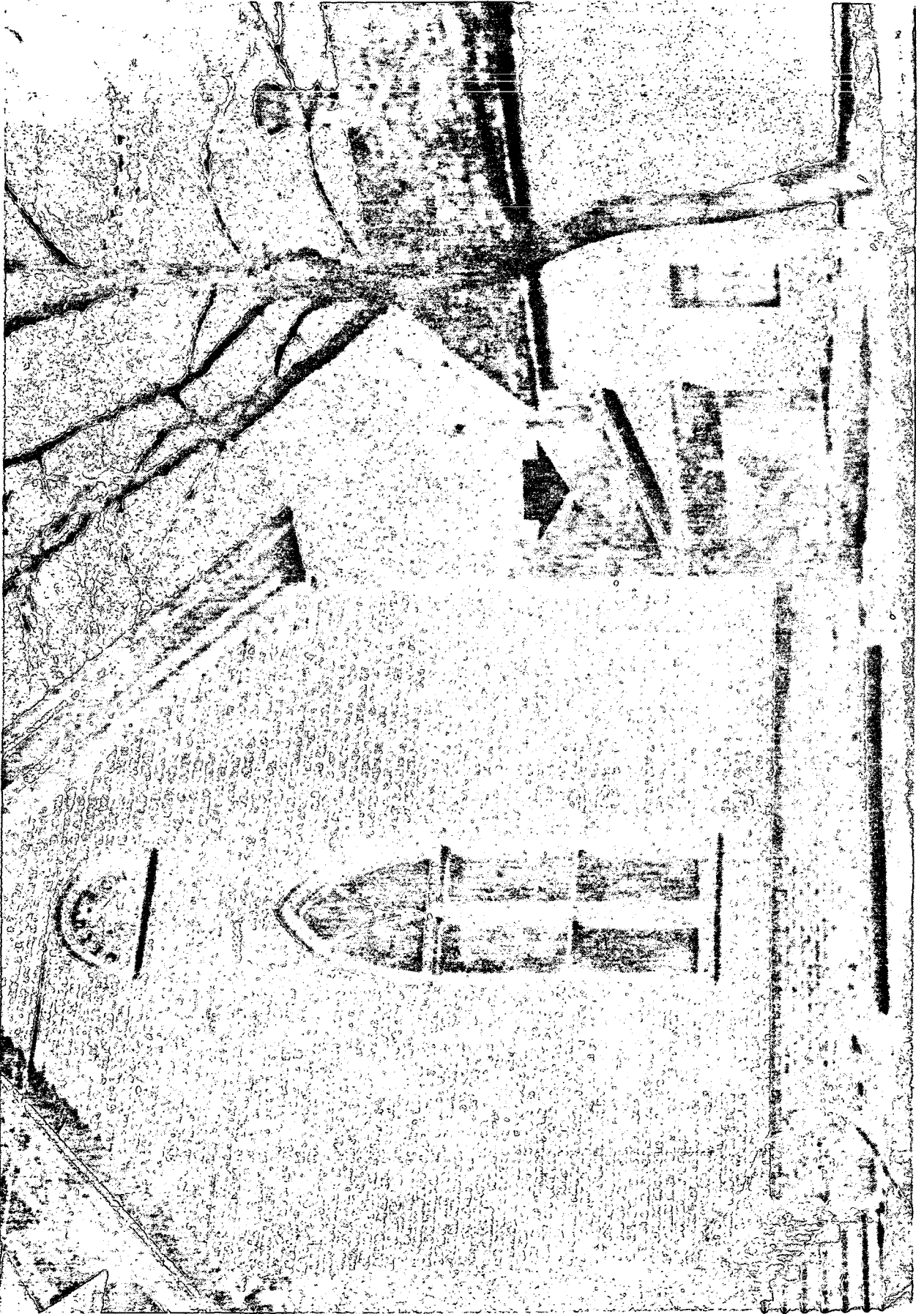
HS-7:3, AMANDA GARVIN HOUSE, 1890-1900. View looking north. This photograph was taken after the Methodist church was altered between 1885 and 1890. Note that the Garvin porch is open under the south side and the steps are not central on the porch. This photograph shows a contrast in the paint colors between the siding and the trim. Note that the boardwalk is varying widths in the photograph. The original photograph is with G. Speight, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

E.M. Savage, Photographer



HS-7:4, AMANDA GARVIN HOUSE, Ca. 1910. This is a portion of the original photograph looking northwest. This photograph shows six-over-six window sash. Note the rear porch with lattice screen and the location of the pump. Note the size of the chimney. The original photograph is at the West Branch Heritage Foundation, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

Photographer unknown



HS-7:5, AMANDA GARVIN HOUSE, ca. 1910. This is a portion of the original photograph looking northwest. This photograph is similar to HS-7:4. Note the better detail of the rear porch lattice screen and pump. The original photograph is with G. Speight, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

Photographer, unknown





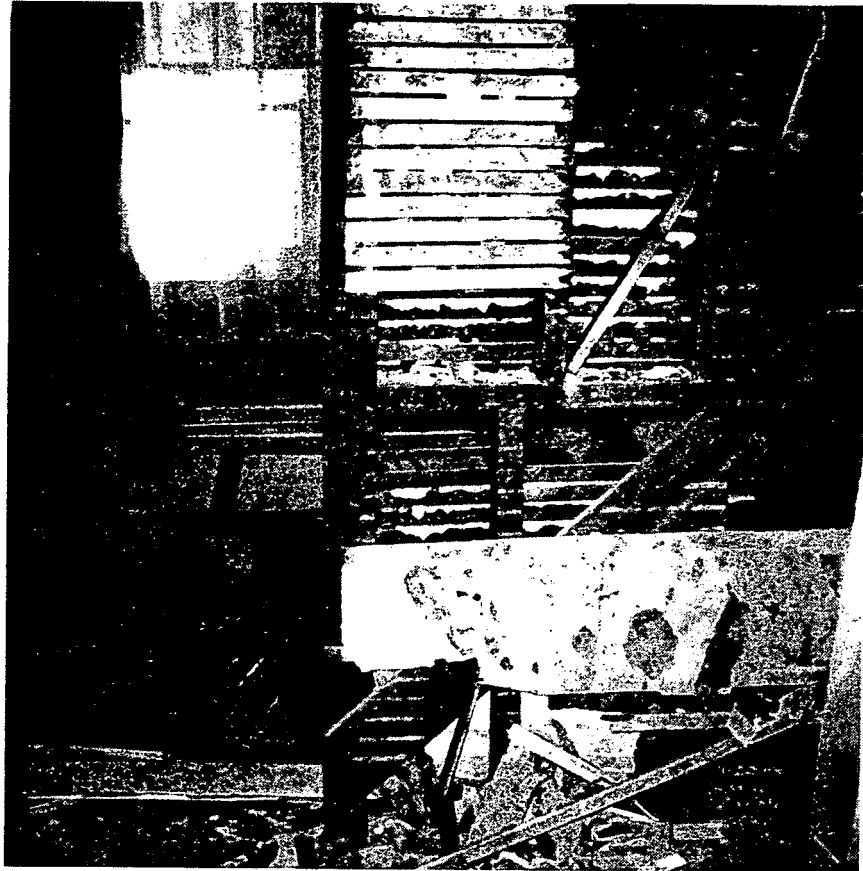
HS-7:6, AMANDA GARVIN HOUSE, 1978. View looking west shows the sill member for the original west window of the house. The original photograph and negative are at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

M. Barnes, photographer



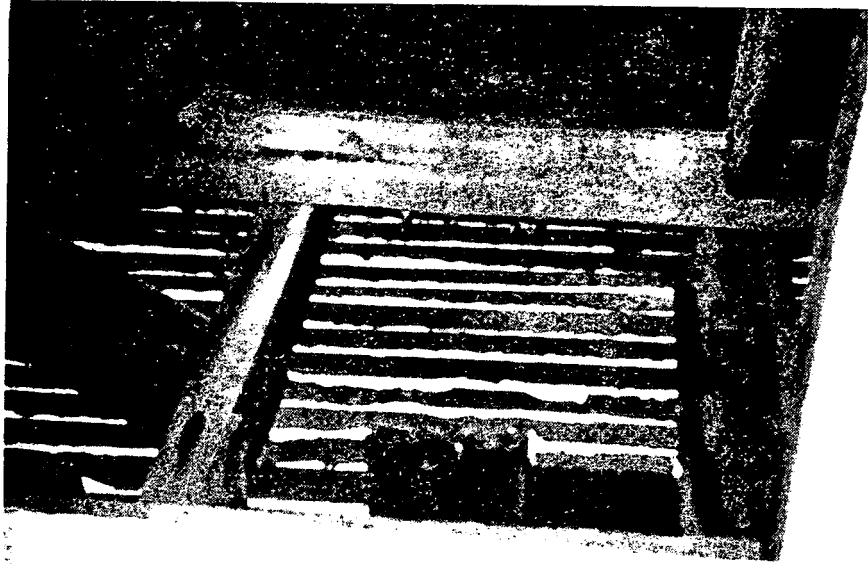
HS-7:7, AMANDA GARVIN HOUSE, 1978. View looking south shows a portion of the sill member and framing for the north window of the original kitchen/dining room of the house. The original photograph and negative are at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

M. Barnes, photographer



HS-7:8, AMANDA GARVIN HOUSE, 1978. This photograph, looking above the ceiling of the east porch, shows the original flooring and wall construction at the second floor. The original photograph and negative are at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

M. Barnes, photographer



HS-7:9, AMANDA GARVIN HOUSE, 1978. View looking east at the center partition of the second floor and showing the framing where the chimney was supported at one time. Note that the studs in this wall are laid flat, making a finish wall thickness of approximately 3 inches. The original photograph and negative are located at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

M. Barnes, photographer

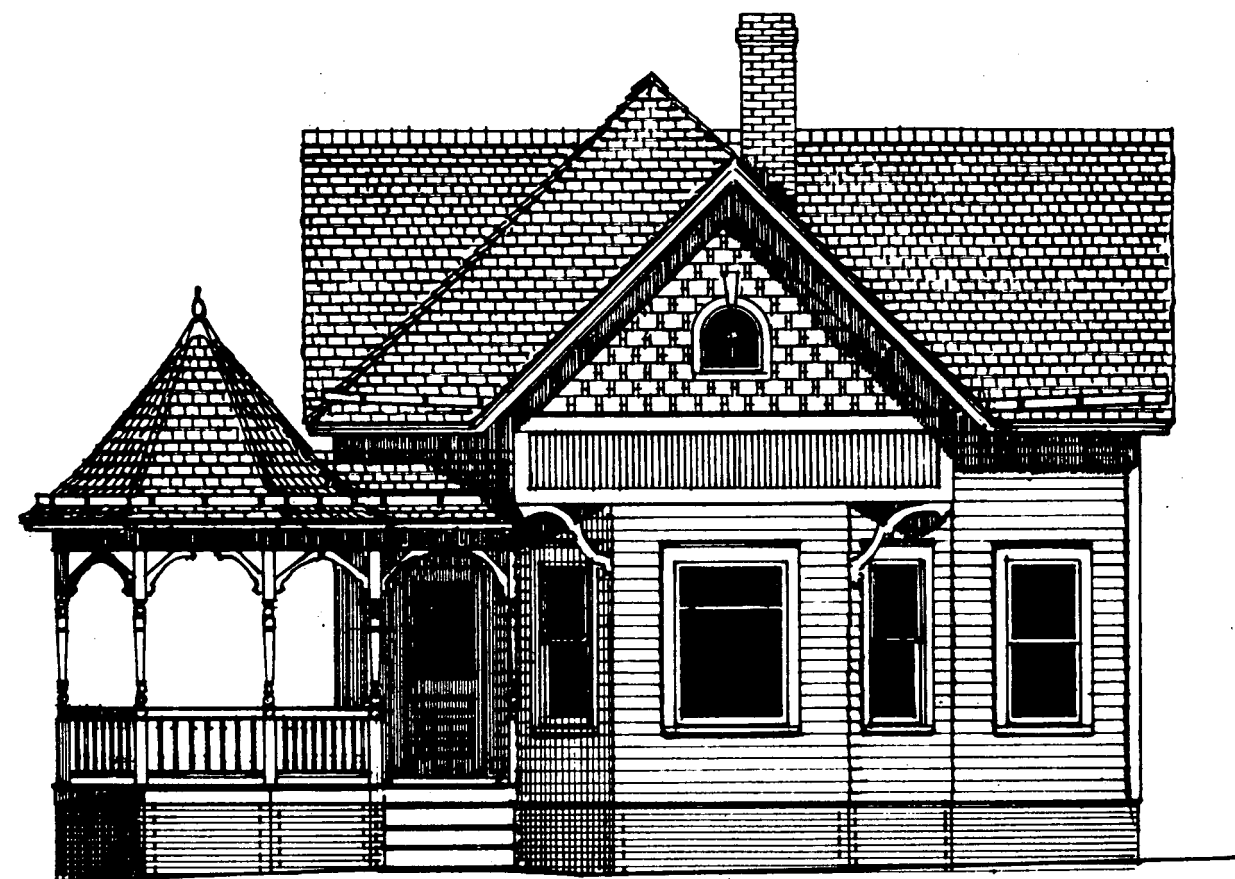






(

CHARLES E. SMITH HOUSE (HS-8)



ADMINISTRATIVE DATA

Historical Classification

The C. E Smith house (HS-8), located in West Branch, Iowa, is classified as II-b, or third order of historical significance. It is listed on the National Register of Historic Places as part of the Herbert Hoover National Historic Site.

The structure is currently unoccupied and in fair condition. Plan HS-8:P2 (volume 2, appendix F) and photographs HS-8:1 and 2 show existing conditions.

Proposed Use and Justification

Although the Charles E. Smith house was not present during Herbert Hoover's tenure in West Branch, its plan is similar to houses that he would have known during his boyhood. As called for in the 1977 "Addendum to the Master Plan," the exterior of the house will be partially

restored to its original appearance. The interior will be adaptively restored to serve as a residence for Park Service personnel.<sup>1</sup>

The 1970 "Master Plan," as amended in 1977, directs that the historic zone be restored to the appearance of a typical eastern Iowa village of the 1880s.<sup>2</sup>

The Charles E. Smith house was built in 1903, and it was moved to its present site on the west side of Downey Street in 1969 by the National Park Service to serve as a background structure to re-create the scene of a typical eastern Iowa village of the period of Herbert Hoover's life in West Branch.

The house was built 19 years after Mr. Hoover left West Branch, so he would not have been familiar with it. The house occupies the site of the Methodist Episcopal church, which was an important part of the community during Hoover's life in West Branch. Thus, the retention of the Smith house, built in a style compatible with the remainder of the neighborhood, will add to the immediate scene.

## ARCHITECTURAL DATA

### Documentation of Historical Research

Background Information. Newspaper accounts indicate that C. E. Smith built the house in 1903.<sup>3</sup> He purchased the lot where the house originally stood in July of that year, and the structure was enclosed by November.<sup>4</sup> By the end of 1903, the Smiths were occupying their new home on the east side of south Downey Street, south of the P. T. Smith house.<sup>5</sup> The house remained there until it was moved to its present location in 1969, after acquisition by the National Park Service.

The Sanborn maps of the historic zone (1895, 1900, 1906, 1912, and 1927) show that the present house site was originally occupied by the Methodist Episcopal church and then by a private residence (from 1927 to 1969). The Sanborn maps do not include the area where the Smith house originally stood.

The Smiths lived in the house until their deaths in 1934.<sup>6</sup> During their ownership they made several changes, which included the addition of the

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1. USDI, NPS, "Addendum to the Master Plan," p. 14.

2. Ibid.

3. West Branch Times, July 9, 1903.

4. Ibid., November 5, 1903.

5. Ibid.

6. USDI, NPS, Bearss and Husted, "Core Area," p. 77.

summer kitchen (pre-1914) and the west kitchen bay windows (1915-1919).<sup>7</sup>

L. C. Rummells bought the house from Charles Smith's heirs in 1936, and during his one-year ownership, he remodeled the pantry into a breakfast nook.<sup>8</sup>

Whether the pergola is original is not documented, but it is known that it existed during the first decades of the 20th century.<sup>9</sup>

There were several owners of the Smith house from 1937 to 1969, when it was acquired by the National Park Service, but there were no documented changes during this time.

When the National Park Service moved the Smith house in 1969, the summer kitchen, porch, and pergola were removed. Changes subsequent to the National Park Service acquisition include constructing a new basement/foundation, painting, reroofing with wood shingles, moving the kitchen bay window to the center of the wall, installing new, metal-lined, wooden gutters around the octagonal porch, and reconstructing one of the historic chimneys.

Historic Photographs. All of the historic photographs show the Charles E. Smith house at its original site. Therefore, the directions given are not the same as the original ones.

The earliest available photograph, HS-8:3 (ca. 1909), showing the northwest corner of the house and front porch, clearly indicates the contrasting shades of color on the house and the wooden gutters with metal downspouts. Also it is evident that the summer kitchen had not yet been built.

Photograph HS-8:4 (ca. 1915) shows the wood gutter detail, location of the rear (east) chimney, and the finial on the octagonal porch roof.

Two other historic photographs, HS-8:5 and HS-8:6, both taken ca. 1915, show details of the original front porch and steps and the location of the original west chimney.

Photograph HS-8:7 (ca. 1917), looking east, shows the front door and storm. The steps are painted the same shade as the porch deck, and there is a concrete sidewalk up to the porch steps.

Photographs HS-8:8 and 9, both taken ca. 1934, show details of the rear porch, railings, steps, walk, columns, and entrance to the summer kitchen. Also shown are details of the pergola and trellises by the rear porch.

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7. Ibid., p. 79.

8. Ibid.

9. Ibid., p. 80.

Photographs HS-8:10 and 11, taken ca. 1969, show two sides of the summer kitchen and its relationship to the bay window, house, and rear porch. HS-8:10 shows clearly the original rear porch (except for railing, balusters, and steps) in dilapidated condition.

### Fabric and Site Investigation

Exterior Walls. Field examination of the exterior walls has not revealed any evidence of alterations other than those made by the National Park Service in 1969, after removal of the summer kitchen and rear porch. This included centering the kitchen bay window and repairing the clapboards and trim.

Roofs. Examination of the spaced-sheathing roof construction indicates that originally the house had a wood shingle surface.

Exterior Attachments. The front (southeast) porch indicates that it was original to the house, although the brick foundation, lattice work, wood shingle roof, and front steps were reconstructed in 1969 by the National Park Service.

The fact that the exterior door on the west is approximately 3 feet off the ground indicates that there was a porch there originally.

Interior Information. The existing concrete/brick-veneer basement/foundation walls were constructed in 1969 by the National Park Service when the house was moved to its present site.

The existing brick chimney towards the front of the house is new (1969), although it is probably in its original location.

### Treatment

The following work is proposed for the adaptive restoration of the Charles E. Smith house, as described in the "Administrative Data" section.

Exterior. Partial restoration is proposed as follows:

Provide new perimeter drain tile along all exterior basement/foundation walls.

Age and repoint the new (1969) brick-veneer foundation, using mortar colored to match the brick.

Reconstruct the historic (1903) rear (northwest) porch and steps.

Repair and/or replace deteriorated beaded-ceiling boards on the front (east) octagonal porch; remove the existing nonhistoric (1969) front steps and reconstruct new front steps as shown in historic photographs.

Restore the four exterior elevations to their 1903 appearance, retaining the west kitchen bay window in its present location. This will include repairing and/or replacing all deteriorated clapboards and trim; providing new storm windows and screens for all windows, and screen doors for all exterior doors; and repairing all existing historic sash.

Reconstruct the historic chimney in its original location.

Provide new, metal-lined, wooden roof gutters to match those shown in historic photographs.

Provide a detached, exterior concrete pit under the front (east) porch to conceal the air-conditioning condenser.

Strip all exterior paint, and repaint the house using historic colors (see appendix C).

Interior. The interior will be adaptively restored as follows:

Reinforce the existing, undersized first-floor joists in the west portion of the house (under the existing kitchen) as required to ensure adequate support for the uses outlined for the first floor.

Provide for residential laundry facilities in the basement as indicated in HS-8:P3.

Adapt the first floor to provide a modern residence as indicated. This will include removing the existing kitchen/breakfast nook and providing a new one-half bath and family room; altering the existing first-floor bedroom to provide a new kitchen; removing all existing wood lath and plaster and providing new gypsum lath and plaster; and repairing and/or replacing existing wood trim.

Adapt the second floor as required to provide modern bath facilities in the west room and direct access to the east bedroom. This will include removing all existing wood lath and plaster, providing new gypsum lath and plaster, and repairing and/or replacing existing wood trim.

Remove the existing, deteriorated, wood finish flooring (first and second floors), and provide new wood flooring to match original.

Utility System. Modernizing the utility system is proposed as follows:

Remove the existing mechanical and electrical systems; provide new heating, air-conditioning, plumbing, and electrical systems, sized as required and meeting all applicable codes.

Provide sufficient insulation to meet or exceed government energy conservation standards, if technically possible; insulate exterior walls during adaptive restoration of the interior; insulate attic throughout (see appendix A).

Security System. Installation of the security system will be performed as follows:

Install residential smoke alarms as required to meet all applicable codes.

### Summary

The most obvious and significant change to the Smith house is its new location. Only minor alterations have been made to the interior of the house since it was constructed by Charles E. Smith in 1903.

Since the house was constructed in a style compatible with the rest of the neighborhood, it is proposed to partially restore the exterior to near-original condition, which will include rebuilding the rear porch, and to modernize the interior to provide a suitable residence.

The architectural work outlined in this section will bring the exterior of the Charles Smith house very close to its condition when completed in 1903. The interior changes will provide a modern residence to house onsite maintenance/security personnel. The proposed partial exterior restoration/adaptive interior restoration will provide a useful structure appropriate to the appearance and function of the historic site.



## ILLUSTRATIONS

### Plans

HS-8:P1	Original Conditions, 1903 to 1936
HS-8:P2	Existing Conditions (see volume 2, appendix F)
HS-8:P3	Preliminary Design (see volume 2, appendix G)
HS-8:P4	Plat of Historic Site

### Photographs

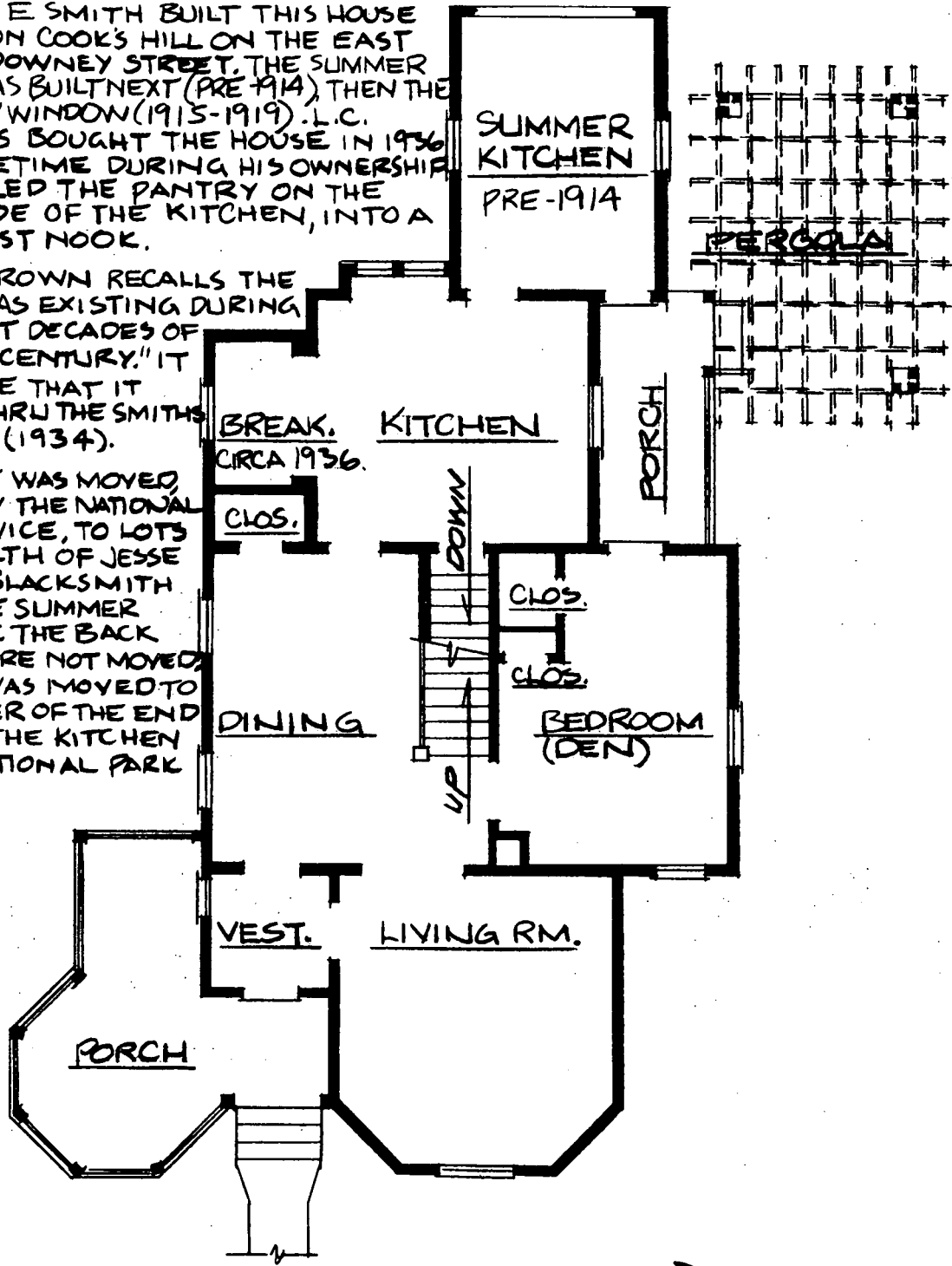
HS-8:1	Existing view looking northwest
HS-8:2	Existing view looking southeast
HS-8:3	View looking southeast, ca. 1909
HS-8:4	View looking southwest, ca. 1915
HS-8:5	View looking southeast, ca. 1915
HS-8:6	View looking east, ca. 1915
HS-8:7	View looking east, 1917
HS-8:8	View looking northeast, ca. 1934
HS-8:9	View looking northeast, ca. 1934
HS-8:10	View looking northwest, 1969 (original location)
HS-8:11	View looking southwest, 1969 (original location)

(Note: Captions for photographs HS-8:3-11 give compass directions for the original house.)

CHARLES E SMITH BUILT THIS HOUSE IN 1903, ON COOK'S HILL ON THE EAST SIDE OF DOWNEY STREET. THE SUMMER KITCHEN WAS BUILT NEXT (PRE-1914), THEN THE WEST BAY WINDOW (1915-1919). L.C. RUMMELS BOUGHT THE HOUSE IN 1936 AND SOMETIME DURING HIS OWNERSHIP REMODELED THE PANTRY ON THE NORTH SIDE OF THE KITCHEN, INTO A BREAKFAST NOOK.

GLENN BROWN RECALLS THE PERGOLA AS EXISTING DURING THE "FIRST DECADES OF THE 20<sup>TH</sup> CENTURY." IT IS POSSIBLE THAT IT LASTED THRU THE SMITHS LIFETIME (1934).

THE HOUSE WAS MOVED IN 1969, BY THE NATIONAL PARK SERVICE, TO LOTS 8 & 9 NORTH OF JESSE HOOVERS BLACKSMITH SHOP. THE SUMMER KITCHEN & THE BACK PORCH WERE NOT MOVED. THE BAY WAS MOVED TO THE CENTER OF THE END WALL OF THE KITCHEN BY THE NATIONAL PARK SERVICE.



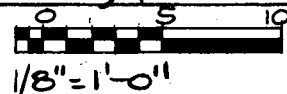
FIRST FLOOR PLAN

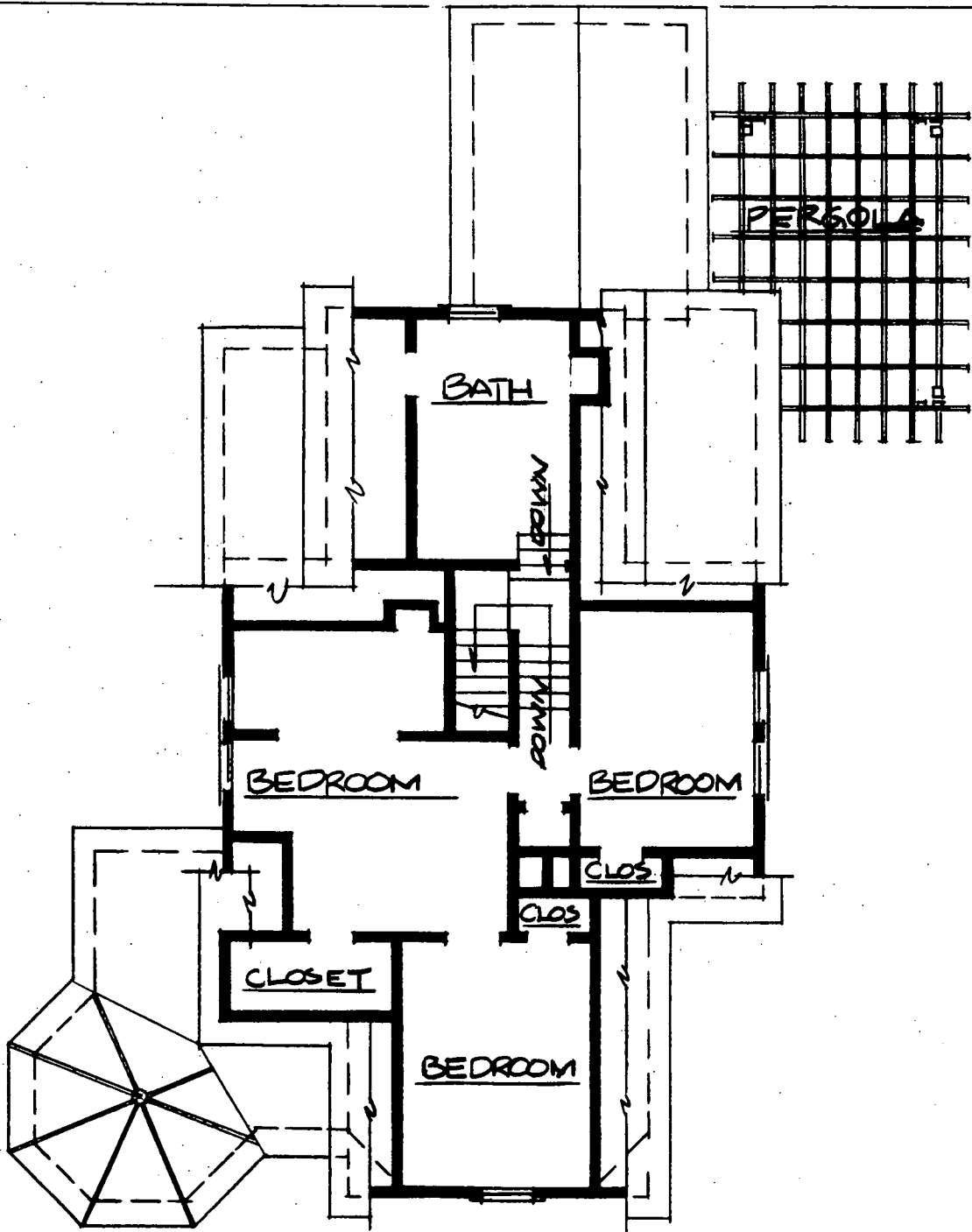


AS BUILT IN 1903 (EXCEPT BAY & SUMMER KITCHEN) TO 1936

HS-8:PI

C.E. SMITH HOUSE HS-8





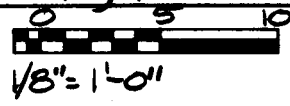
SECOND FLOOR PLAN



AS BUILT IN 1903 (EXCEPT BAY & SUMMER KITCHEN) TO 1936

HS-8:PI

C.E. SMITH HOUSE HS-8



MAIN ST

WETHERELL ST

POPLAR ST

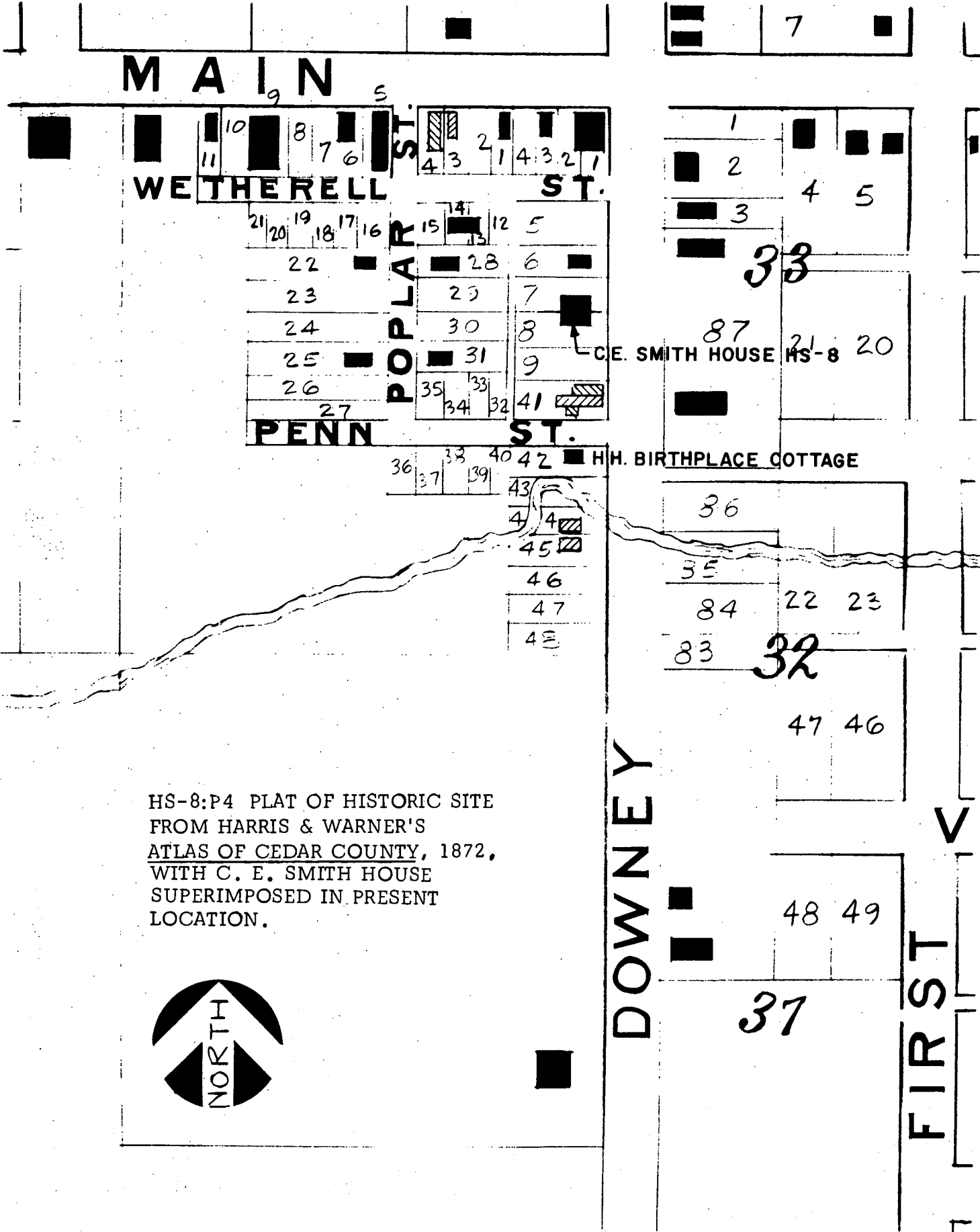
PENN ST

ST

DOWNEY

FIRST

HS-8:P4 PLAT OF HISTORIC SITE FROM HARRIS & WARNER'S ATLAS OF CEDAR COUNTY, 1872, WITH C. E. SMITH HOUSE SUPERIMPOSED IN PRESENT LOCATION.



CE. SMITH HOUSE HS-8

H. BIRTHPLACE COTTAGE

33

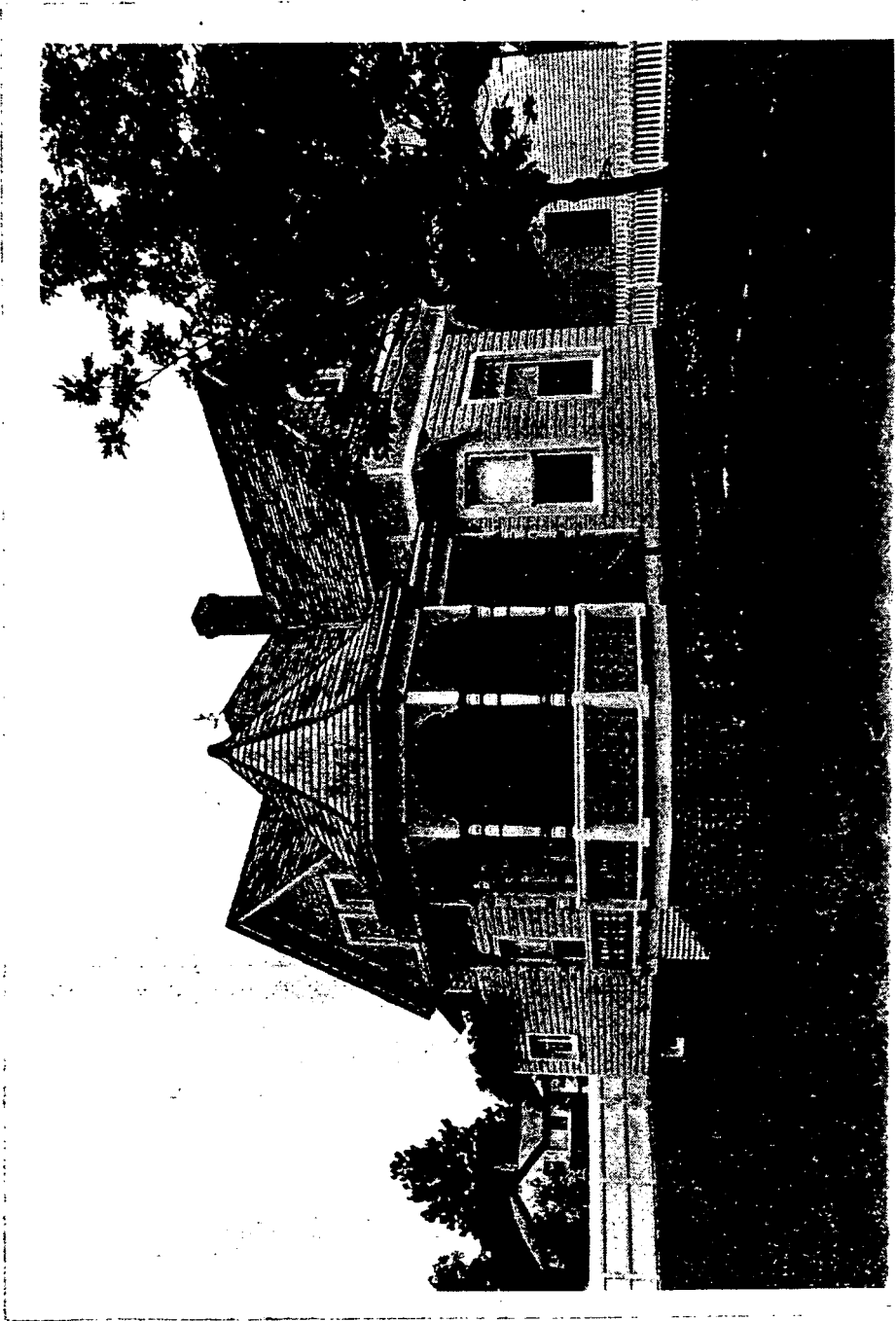
32

37



HS-8:1, CHARLES E. SMITH HOUSE, 1977. Existing view looking northwest. The original location of this house was on the east side of Downey Street on Cook's Hill. The house was moved to its present site in 1969 by the National Park Service. The original negative is at the Denver Service Center, National Park Service.

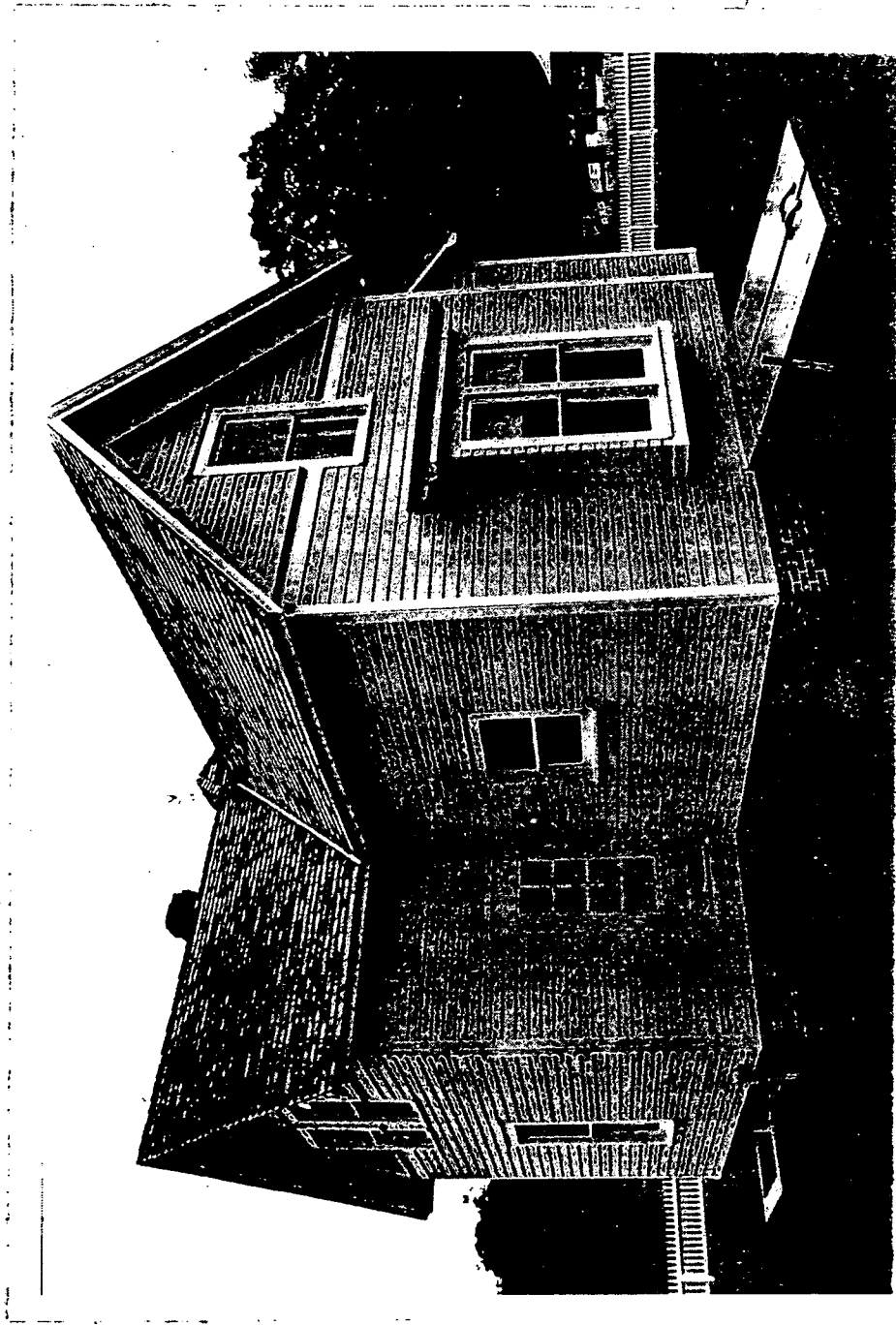
F. Krupka, photographer, Denver, Colorado



HS-8:2, CHARLES E. SMITH HOUSE, 1977. Existing view looking southeast. The original location of this house was on the east side of Downey Street on Cook's Hill. The house was moved to its present site in 1969 by the National Park Service. The original negative is at the Denver Service Center, National Park Service.

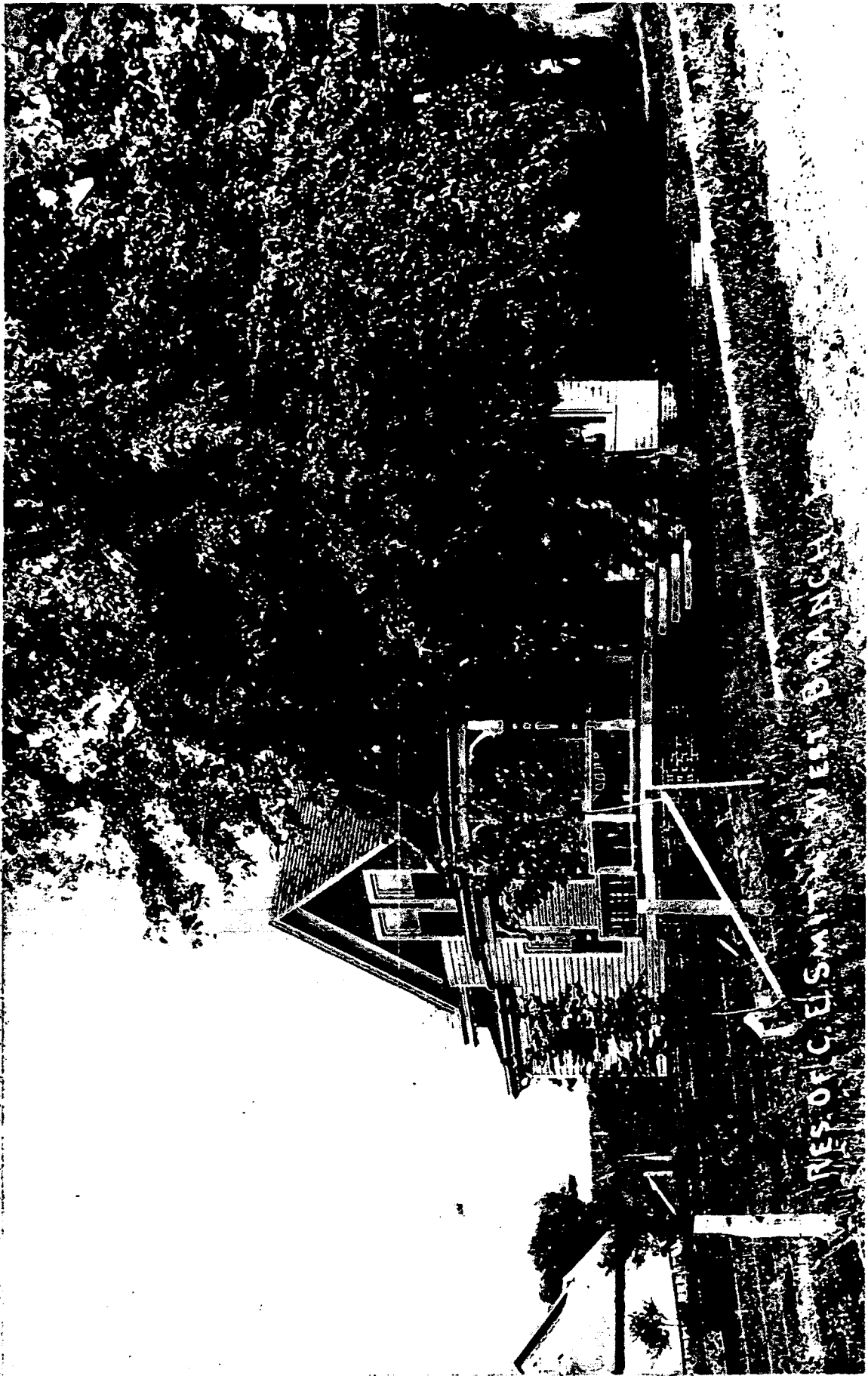
F. Krupka, photographer, Denver, Colorado





HS-8:3, CHARLES E. SMITH HOUSE, 1909. View looking southeast prior to the house being moved to its present site. This photograph shows in detail the contrasting colors of the house. Copies of the original photograph are at the West Branch Heritage Society, West Branch, Iowa, and with Sig Larson, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

T.T. Hathaway, photographer



RES. OF C. E. SMITH & WEST BARRACKE



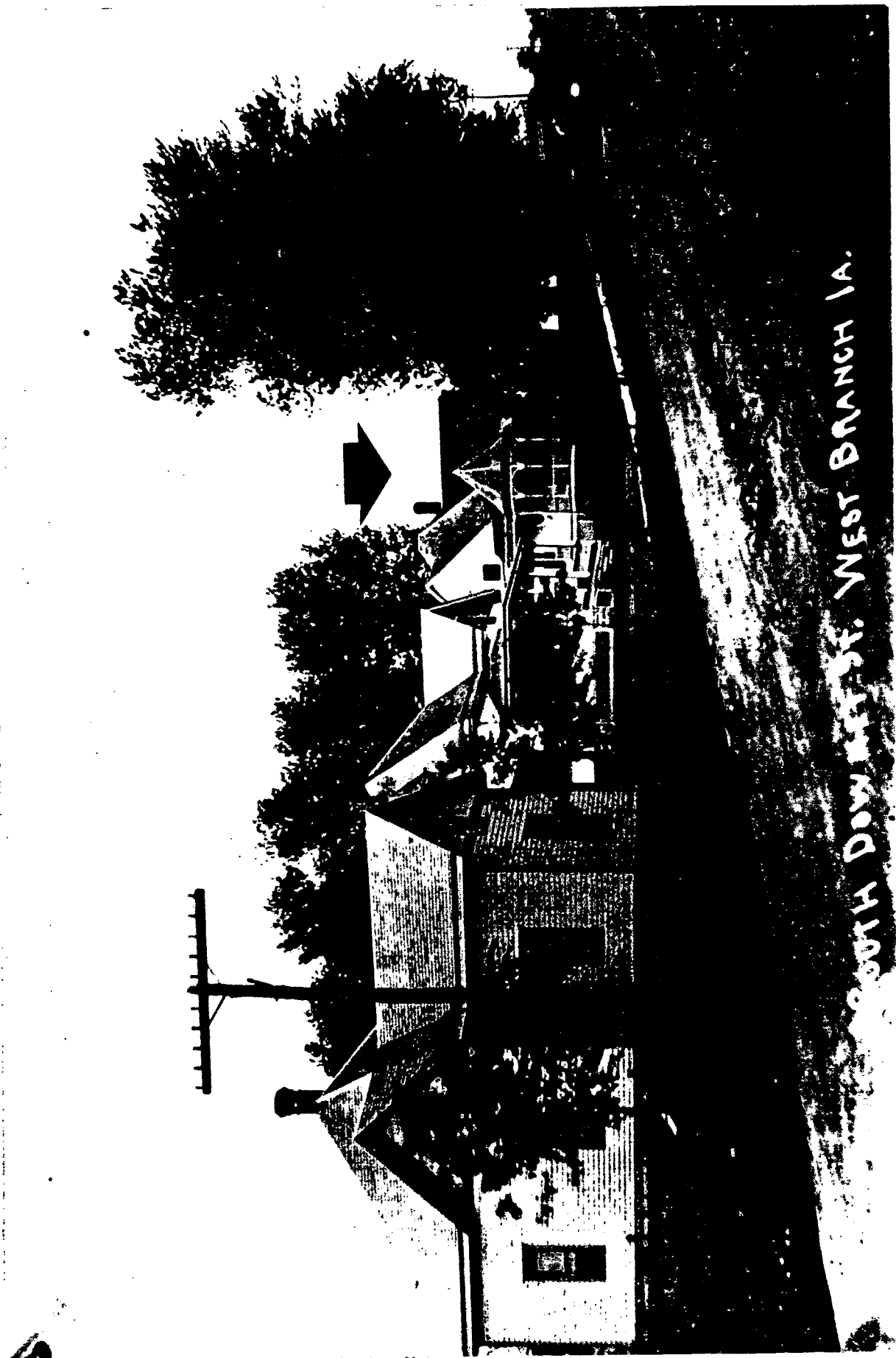
HS-8:4, CHARLES E. SMITH HOUSE, ca. 1915. View looking southwest prior to the house being moved to its present site. This photograph is similar to HS-8:4. Note the gutter detail and the location of the chimney. Also note the detail of the finial on the porch roof. The original photograph is with G. Brown, West Branch, Iowa. A copy of the negative is at Herbert Hoover National Historic Site, West Branch, Iowa.

Photographer unknown



HS-8:5, CHARLES E. SMITH HOUSE, ca. 1915. View looking southeast prior to the house being moved to its present site. Note the location of the chimney. The original photograph is with G. Brown, West Branch, Iowa. A copy of the negative is with S. Larson, West Branch, Iowa.

Photographer unknown

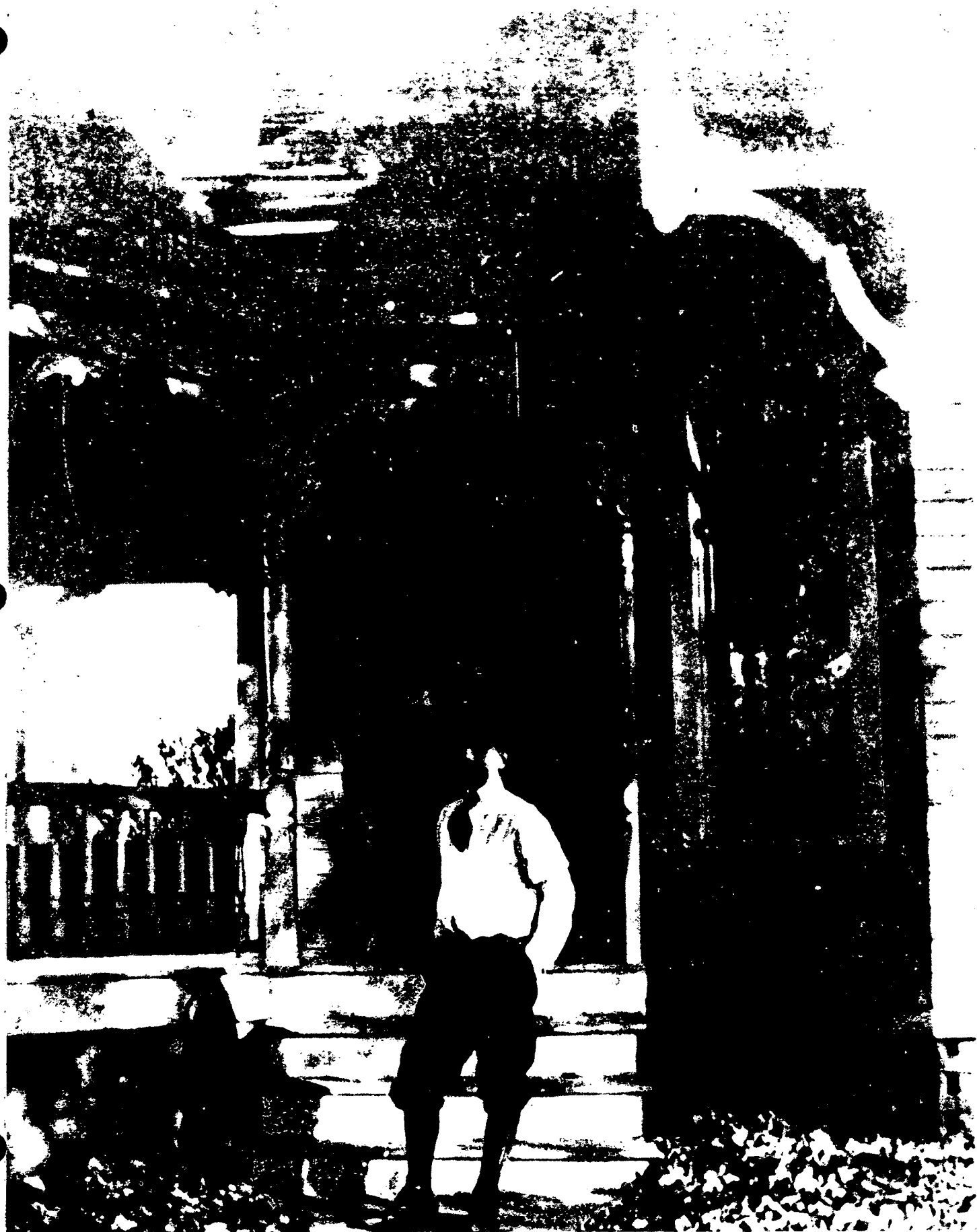


SOUTH DOWN HET ST. WEST BRANCH IA.

HS-8:6, CHARLES E. SMITH HOUSE, ca. 1915. View looking east prior to the house being moved to its present site. Note that there is no handrail on the front steps. The original photograph is with Mrs. A. Moore, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

Photographer unknown





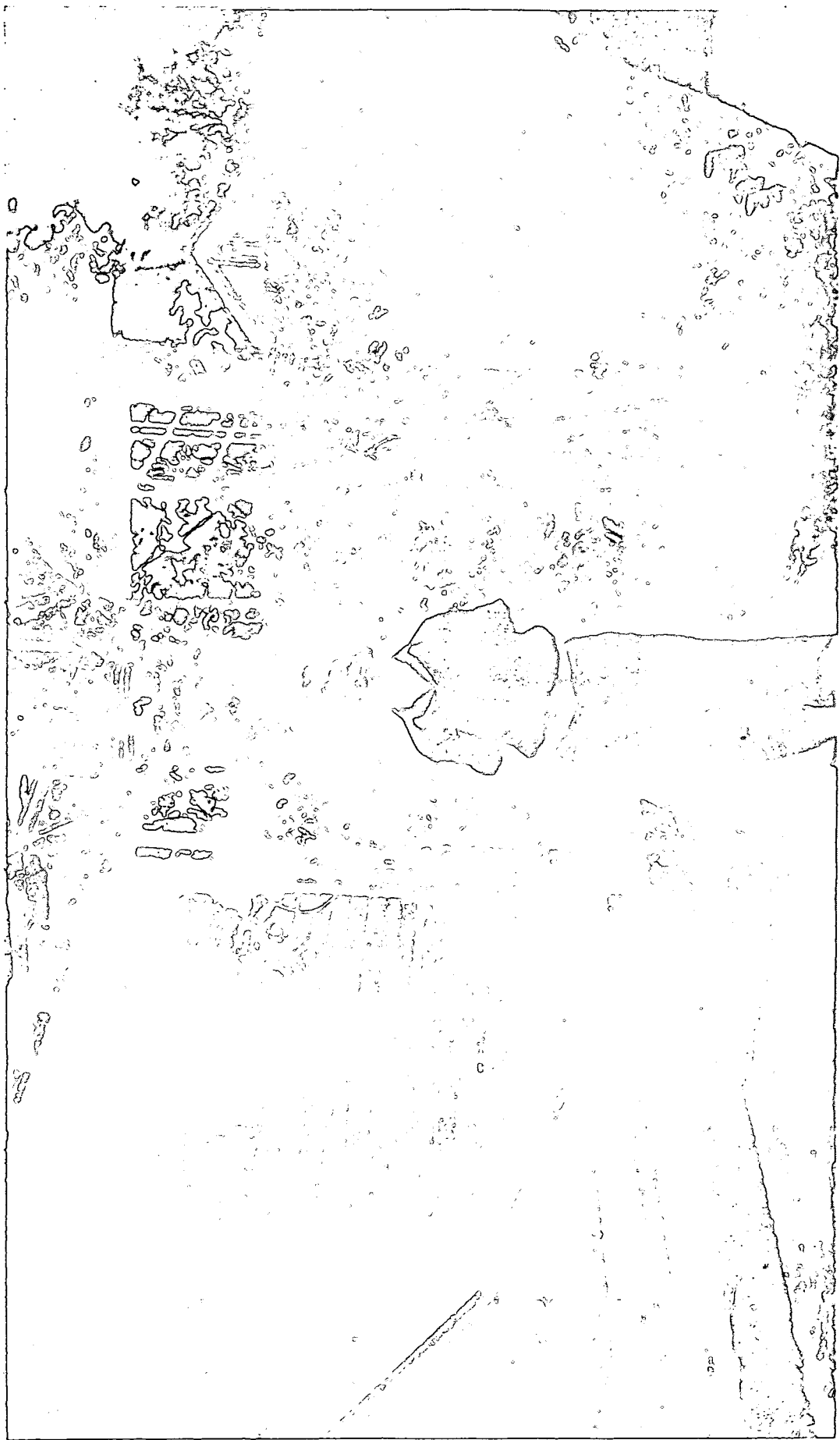
HS-8:7, CHARLES E. SMITH HOUSE, 1917. View looking east before the house was moved to its present site. This photograph shows the front porch and door. Note that the treads on the steps are painted the same shade as the porch deck. Also note the sidewalk. The original photograph is located with Mrs. A. Moore, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

Photographer unknown



HS-8:8, CHARLES E. SMITH HOUSE, ca. 1934. View looking northeast prior to the house being moved to its present site. This photograph shows details of the rear porch steps, walk, porch columns, and entrance to the summer kitchen. This also shows details of the pergola and trellis (the trellis will not be reconstructed at this time). The original photograph is with Mrs. A. Moore, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

Photographer unknown



HS-8:9, CHARLES E. SMITH HOUSE, ca. 1934. View looking northeast prior to the house being moved to its present site. This photograph shows a good detail of the lattice work under the rear porch and of the kitchen door trim. Note that there are no balusters on this porch, and a flower box appears to be built-in on the rail. The original photograph is with Mrs. A. Moore, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

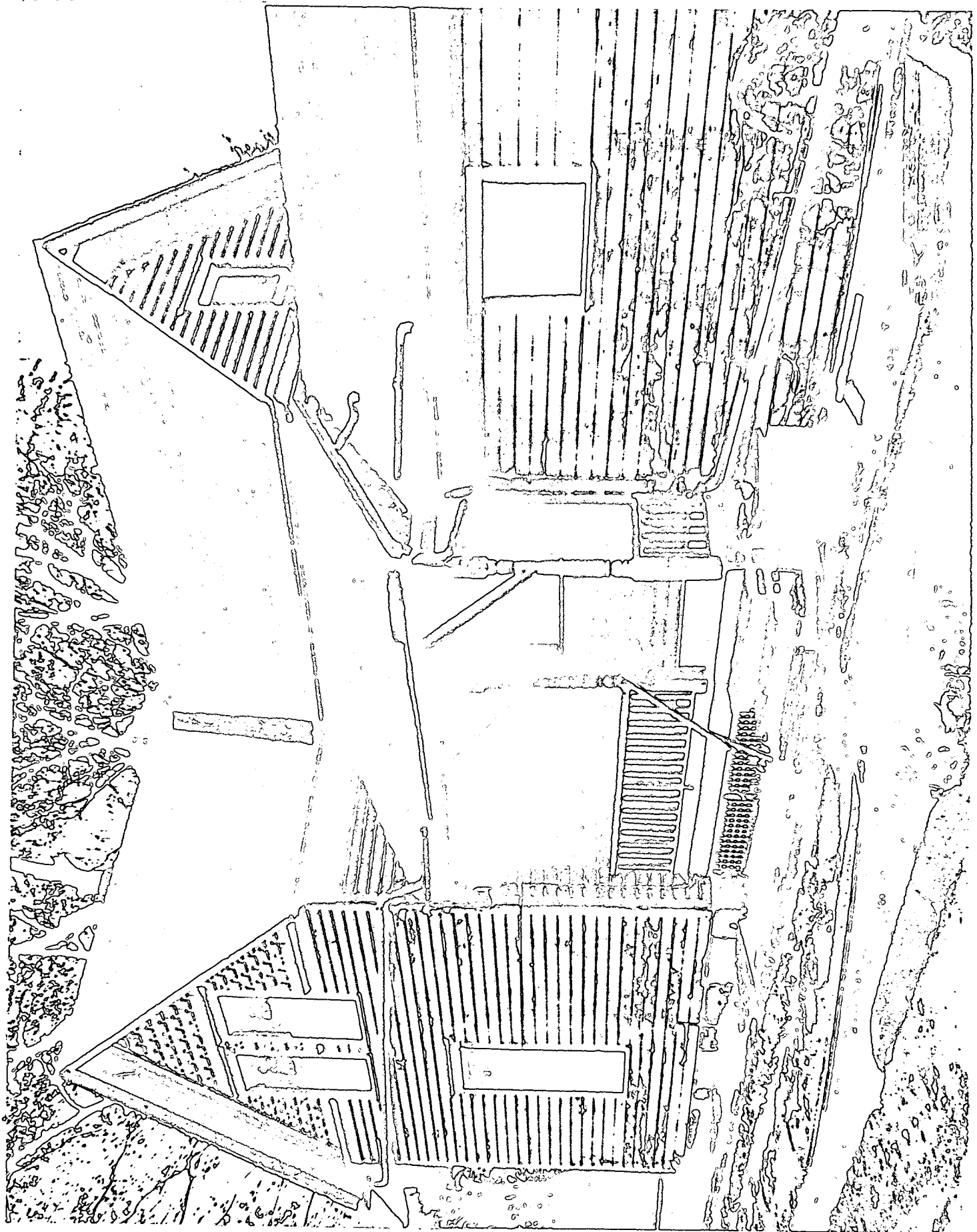
Photographer unknown



HS-8:10, CHARLES E. SMITH HOUSE, 1969. View looking northwest prior to the house being moved to its present site. This photograph shows good details of the rear porch, the basic configuration of which is original (1903). Note the location of the cistern and walkways. The original negative is at Herbert Hoover National Historic Site, West Branch, Iowa.

Glennie Murray Wall, photographer, Denver, Colorado





HS-8:11, CHARLES E. SMITH HOUSE, 1969. View looking southwest prior to the house being moved to its present site. Note the location of the summer kitchen addition in relationship to the bay window. The original negative is at Herbert Hoover National Historic Site, West Branch, Iowa.

Glennie Murray Wall, photographer, Denver, Colorado





JAMES STAPLES HOUSE (HS-9)



ADMINISTRATIVE DATA

Historical Classification

The James Staples house (HS-9), located in West Branch, Iowa, is classified as II-b, or third order of historical significance. It is listed on the National Register of Historic Places as part of the Herbert Hoover National Historic Site.

The structure is currently occupied and in good condition. Plan HS-9:P4 (volume 2, appendix F) and photographs HS-9:1, 2, 3, 4, and 5 show existing conditions.

Proposed Use and Justification

The James Staples house is on the periphery of, and forms the northwest boundary for, the historic zone. Although the house has been substantially altered since its construction, the original portion, with which Mr. Hoover would have been familiar during his life in West Branch, is that which is most visible to the public. The exterior of the James Staples house will be partially restored to its appearance late in the

1880s historic period, as called for in the 1977 "Addendum to the Master Plan."<sup>1</sup>

The interior of the James Staples house will be adaptively restored to serve as a residence for Park Service personnel, as also called for in the addendum.<sup>2</sup>

The 1970 "Master Plan," as amended in 1977, directs that the historic zone be restored to the appearance of a typical eastern Iowa village of the period of Herbert Hoover's life in West Branch.

The James Staples house was built by John Wetherell between 1869 and 1872, two years before Hoover's birth. Therefore, Mr. Hoover would have been familiar with the house throughout his residence in the town.

The house has had several additions (to the north and west away from the historic zone), but these were made after Hoover left West Branch. Therefore, the original portion of the house will be viewed by the visiting public from within the historic site.

The house will add to the immediate scene of a typical eastern Iowa village of the period of Herbert Hoover's life in West Branch, while providing an onsite residence for Park Service personnel.

## ARCHITECTURAL DATA

### Documentation of Historical Research

Background Information. The earliest documentary evidence of the James Staples house is in Harris & Warner's Atlas of Cedar County, which shows West Branch in 1872. A copy of that plat, included as photograph HS-9:7, depicts the house as a rectangular block on lot 22, somewhat smaller than the Hayhurst house, located three lots south on lot 25. A plat of West Branch on May 29, 1869, by Joseph Steer, as attorney for John M. Wetherell, shows no structure on lot 22.<sup>3</sup> Therefore, the house was built by John M. Wetherell between 1869 and 1872.

The house and its lot, plus lots 16, 17, and 18 immediately to the north of it, were purchased by Eliza Staples in October 1876. The sale was free of all encumbrances except a lease assigned to J.M. Rummells to expire December 15, 1876;<sup>4</sup> therefore, the Staples did not actually occupy

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1. USDI, NPS, "Addendum to the Master Plan," p. 14.
  2. Ibid.
  3. CC, Deed Book C, p. 499, cited by USDI, NPS, Bearss and Husted, "Core Area," p. 89.
  4. Ibid., p. 86.

the house until very late in 1876. The Staples remained in the house until their deaths (Eliza in 1882, and James in 1891).

Dr. Staples's heirs later sold the house to William Wren in February 1893. Newspaper accounts state that Wren, upon taking possession, made several improvements to his property.<sup>5</sup> What those improvements consisted of is not known, although they were probably minor, intended to dress-up the property for resale, because he sold the house in August 1893 to Edward Randall.<sup>6</sup>

Randall retained possession until June 1899, when he sold the property to his daughter,<sup>7</sup> who sold it to Dr. I.J. Bailey in October 1900.<sup>8</sup>

Dr. Bailey owned the house and used it for rental purposes until his death in 1910,<sup>9</sup> when O.C. Pennock purchased it from the Bailey estate and, according to oral history, moved into the house in 1912.<sup>10</sup> Soon after acquiring the property, the Pennocks made a major addition to the house. A two-story ell, about 18 feet square, was added to the north elevation. On the east elevation of the ell was a big front porch. The annex at the rear of the main structure, housing a kitchen and porch, was also altered and extended to the west several feet, the side porch being enclosed.<sup>11</sup>

All of the changes that altered the house can be verified by the Sanborn maps for 1895, 1900, 1906, 1912, and 1927, a composite set of which is included as plan HS-9:P6.

Further changes occurred between 1912 and 1967, when the National Park Service acquired the property. In summary, these pre-1967 changes included reroofing the house with asphalt shingles (1929-1946), enclosing the big front porch and installing storm windows (1946-1967), making several interior alterations, periodic painting, changing the fences, walks, outbuildings, and site landscaping.

Post-1967 changes by the National Park Service include remodeling and updating the first and second floors, providing a new wood shingle roof (except west one-story addition), and repainting of the exterior.

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5. West Branch Times, February 23, 1893.

6. CC, Deed Record T, p. 541.

7. USDI, NPS, Bearss and Husted, "Core Area," p. 92.

8. CC, Deed Record U, p. 92.

9. USID, NPS, Bearss and Husted, "Core Area," p. 94.

10. Personal interview with Adelbert Pennock (son of O.C. Pennock) by Edwin Bearss, August 4 and 16, 1970.

11. USDI, NPS, Bearss and Husted, "Core Area," p. 95.

Historic Photographs. The earliest available photograph (ca. 1878), the only one of this house dating from the historic period and included as photograph HS-9:6, shows the north and east elevations. Clearly evident in this photograph are the original north and east windows with shutters and six-over-six sash, a small front stoop/steps, a chimney in the center of the main block of the house, and an addition on the west, which did not line up with the rest of the house (see 1895 Sanborn map).

The next photograph available (ca. 1890), included as HS-9:7, shows essentially the same elements as HS-9:6, but the front stoop and steps can be seen more clearly.

Photograph HS-9:8 shows a portion of the rear kitchen addition before it was enlarged by the Pennocks, and its chimney.

The next two photographs, HS-9:9 (ca. 1905) and HS-9:10 (ca. 1920), are both of the kitchen addition, one before Pennock enlarged it and the other after, and they show that the kitchen chimney does not center on the roof ridge and that the ridge appears to be metal.

#### Fabric and Site Investigation

Exterior Walls. Examination of the stone foundation has verified that originally the Staples house consisted of only the small two-story portion (currently the southeast block). The one-story addition to the west also has a stone foundation, similar in detail (although not constructed as well), indicating that it was built soon after the main house, probably by Dr. Staples. After Staples's wife died (1882) he had another couple move in with him, so it is doubtful he would have added to a house that was already too large for one person. Therefore, this addition would have been built between 1876 and 1882. This was verified when, during the 1977 remodeling by the National Park Service, original board sheathing was found on the addition side of the west kitchen wall.

Examination of the wall framing around the passage between the existing kitchen and first-floor bedroom shows that this originally was an exterior door.

The framing around the existing rear exterior door shows that originally it was a window.

Visual examination of the south bay window verified that the construction was different from the remainder of the two-story block, and therefore not original.

Roofs. A patch visible in the roof sheathing over the original two-story house shows where the first chimney went through the roof. The chimney is also still visible at the second floor, further verifying its initial location.

Examination of the spaced-sheathing roof construction indicates that originally the roof was covered with wood shingles.



Exterior Attachments. The construction and configuration of the foundation walls and first-floor framing, under the south portion of the west addition, indicates that this was first a porch.

The porch on the northeast was added ca. 1912. The concrete stoop, sidewalks, and brick planter were all added later.

Interior Information. The original first-floor partitions and openings were located by evidence found during the 1977 remodeling by the National Park Service (see plan HS-9:P1).

Examination of the wall below the original chimney indicates that the chimney did not extend through to the first floor.

The construction of the north portion of the west addition, and the use of cut nails similar in style to those of the original house, further substantiate that this addition was probably built by Staples between 1876 and 1882.

Most of the original second-story partitions and openings were located by evidence found during the 1977 remodeling by the National Park Service (see plan HS-9:P1).

### Treatment

The following work is proposed for the adaptive restoration of the James Staples house, as described in the "Administration Data" section.

Exterior. Partial restoration is proposed as follows:

Remove all plaster from the original stone foundation (southeast two-story portion); repair and repoint stone as required.

Remove the existing, deteriorated, nonhistoric exterior basement stair on the west side of the north addition, and reconstruct a new concrete stair (stone-veneered, above-grade) with wood doors as indicated in plan HS-9:P5.

Remove the nonhistoric enclosed porch, brick planter, concrete stoop/steps, and concrete sidewalk/patio from the east elevation of the house; reconstruct the historic (ca. 1878) wood stoop/steps and exterior wall as indicated in HS-9:P5.

Restore the four exterior elevations to their appearance during the historic period, retaining the ca. 1912 north addition and enlarged/enclosed west addition. This will include repairing and/or replacing all deteriorated clapboards and trim; providing new shutters (for 1878 windows), storm windows and screens for all windows, and storm doors and screens for all exterior doors; and repairing all existing window sash in the 1912 additions. All nonhistoric windows and sash in the original portion of the house will be replaced with new six-over-six sash of historic size and location. The existing east entrance door will be reworked to reflect its historic appearance by providing sidelights and transom.

Remove the existing, nonhistoric (ca. 1912), brick chimney, and reconstruct two historic chimneys in their original locations.

Roof the west, one-story addition with wood shingles.

Provide an attached, exterior, below-grade concrete pit to conceal the air-conditioning condenser; apply stone veneer to the exposed (i.e. above-grade) portion to match the foundation of the house; provide a metal safety grate and a removable, sloped, wooden winter cover.

Provide new stone areaways as required to match the foundation of the house.

Paint the exterior of the house using historic colors (see appednix C).

Interior. The interior will be adaptively restored as follows:

Remove the existing, uneven, wood basement stair, and replace with evenly spaced treads and risers.

Adapt and repair the first floor as required to accommodate the exterior alterations.

No work is anticipated on the second floor because of remodeling by the National Park Service in 1977.

Utility System. Modernizing the utility system is proposed as follows:

Provide sufficient insulation to meet or exceed government energy conservation standards, if technically possible (see appendix A).

### Summary

The exterior of the house, built by John Wetherell between 1869 and 1872, remained unchanged until sold to Eliza (and James) Staples in 1886. The physical evidence suggests that the original one-story addition was built soon after the original house, although probably not by Wetherell, since he used the house as rental property and it was still new. This would indicate that it was built by Staples between 1876 and 1882. The next documented changes to the house did not occur until 1893, and therefore, with the exception of the west one-story addition, the house in Hoover's time was as originally built.

The second major documented changes to the house were made by Pennock about 1912. These changes were primarily additions. The evidence previously cited indicates that the changes included adding the ell to the north with its large front porch, enlarging the west kitchen addition, and enclosing the side porch. It is also possible that Pennock added the south bay window, but since Adelbert Pennock (son of O.C. Pennock) in interviews with historian Edwin Bearss August 4 and 16, 1970, remembers the bay window being in place when he moved in (1912), it was more likely added by Wren in 1893 to improve the marketability of the house.

It is proposed to remove the south bay window, since it was constructed after the historic period and is on the portion of the house most visible to the visiting public. The west addition and north elevation ell will be retained and restored to their original appearance because demolition costs would be high; besides they add to the functional usefulness of the house, and they face away from the historic zone.

The architectural work outlined in this section will bring the exterior of the Staples house to an appearance similar to that of the historic period. The interior changes will provide a modern residence needed by the National Park Service to house onsite management and security personnel. The proposed partial exterior restoration/adaptive interior restoration will provide a useful structure appropriate to the appearance and purpose of the historic site.

## ILLUSTRATIONS

### Plans

HS-9:P1	Original Conditions, ca. 1869-1872
HS-9:P2	Ca. 1895
HS-9:P3	Ca. 1967
HS-9:P4	Existing Conditions (see volume 2, appendix F)
HS-9:P5	Preliminary Design (see volume 2, appendix G)
HS-9:P6	Composite of Sanborn maps
HS-9:P7	Plat of Historic Site

### Photographs

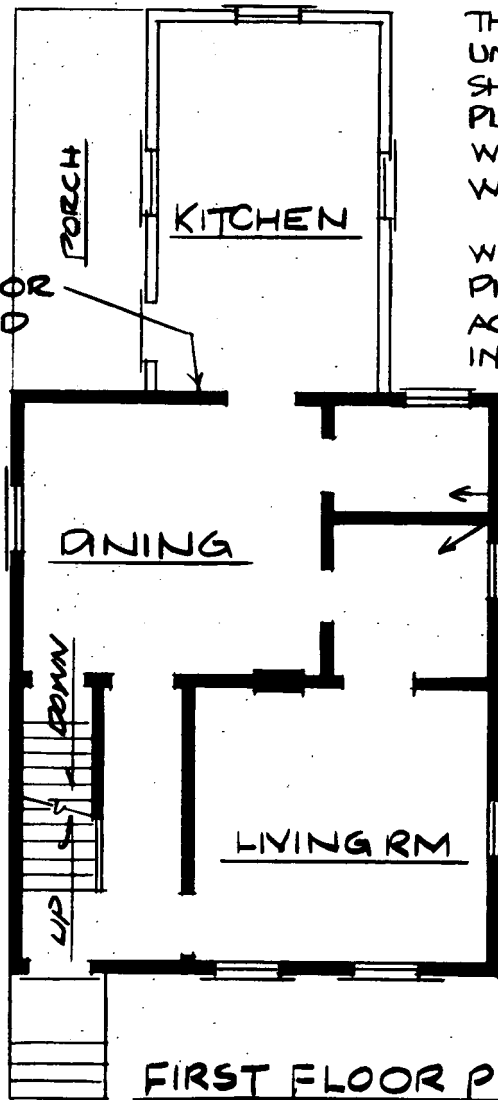
HS-9:1	Existing view looking northwest
HS-9:2	Existing view looking southeast
HS-9:3	Existing east elevation
HS-9:4	Existing partial north elevation
HS-9:5	Existing view looking southeast
HS-9:6	View looking southwest, ca. 1878
HS-9:7	View looking southwest, ca. 1890
HS-9:8	View looking southwest, ca. 1900
HS-9:9	View looking south, ca. 1905
HS-9:10	View looking south, ca. 1920

THE JAMES STAPLES HOUSE WAS BUILT BETWEEN 1869 & 1872. THE 1872 ATLAS OF CEDAR COUNTY, IOWA SHOWS THIS HOUSE IN EXISTANCE

THE ORIGINAL TWO-STORY UNIT WAS 20 FT x 24 FT AND SHORTLY AFTER IT WAS COMPLETED A ONE-STORY KITCHEN WING WAS ADDED TO THE WEST.

WREN INSTALLED A NEW PICKET FENCE WHEN HE ACQUIRED THE PROPERTY IN 1893

ORIGINAL EXTERIOR SHEATHING FOUND ON THIS WALL



USE UNKNOWN

THE ORIGINAL CONFIGURATION OF THE INTERIOR WAS DERIVED FROM FIELD EXAMINATION OF THE HOUSE.

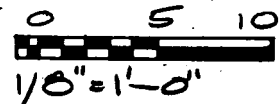
FIRST FLOOR PLAN

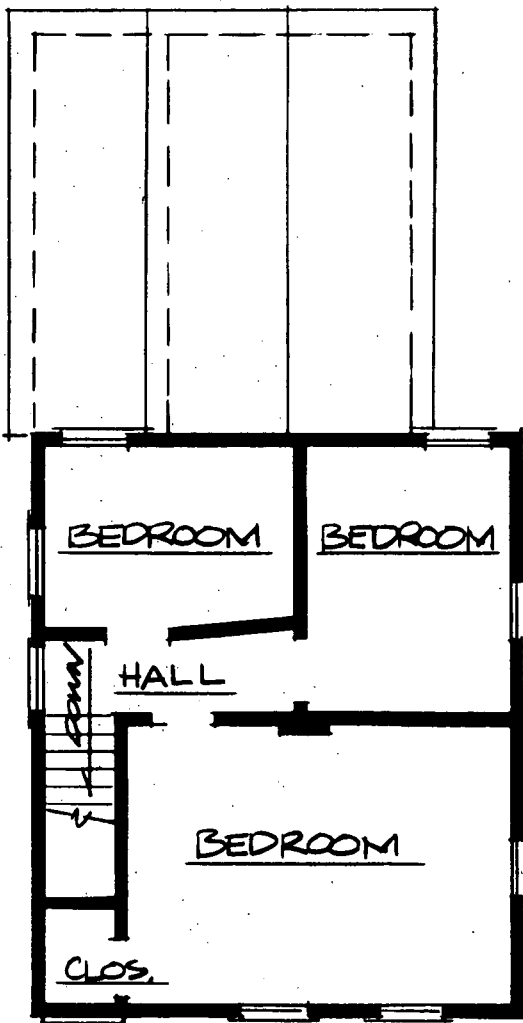


AS BUILT 1869-1872 (EXCEPT WEST ADDITION)

HS-9:PI

JAMES STAPLES HOUSE HS-9



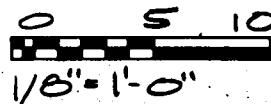


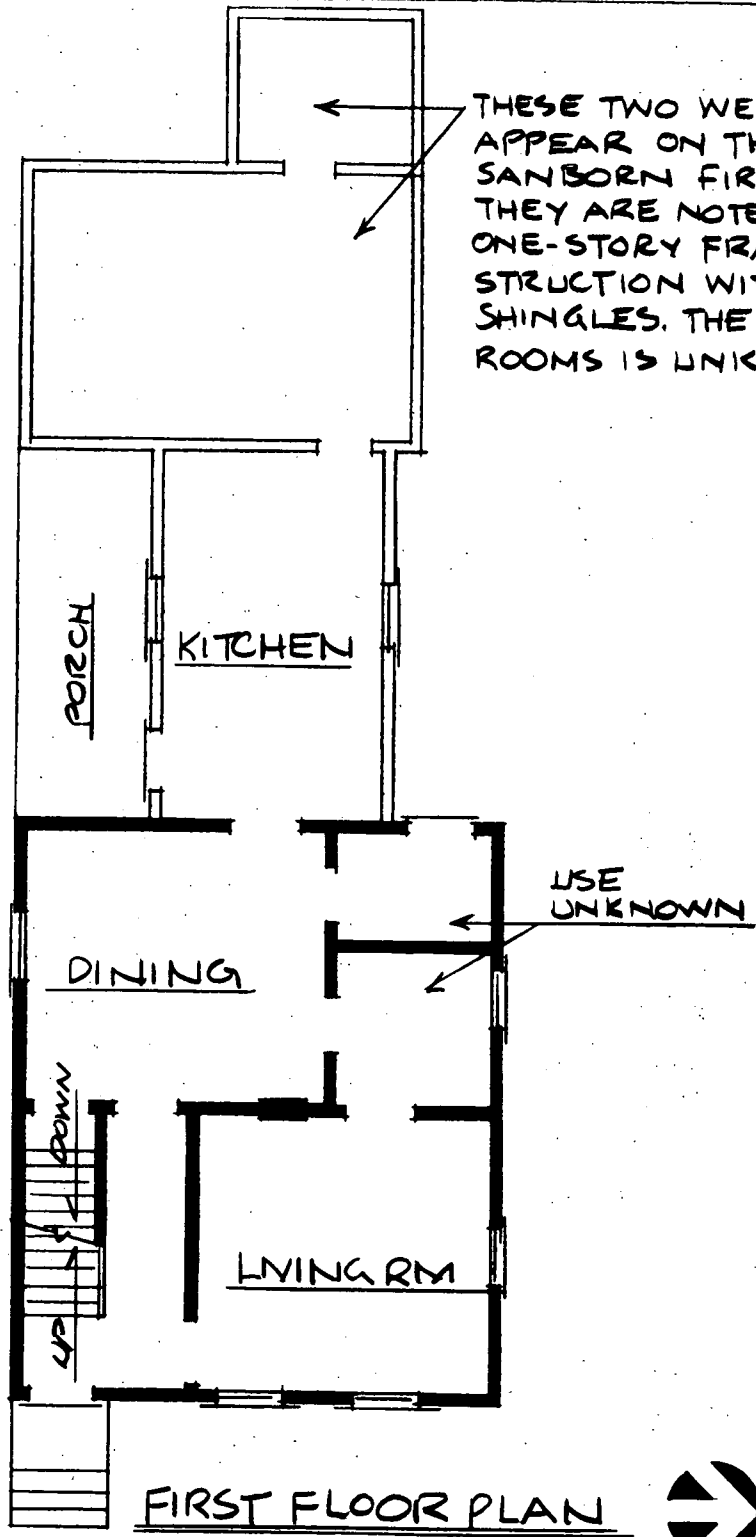
SECOND FLOOR PLAN

AS BUILT 1869-1872 (EXCEPT WEST ADDITION)

HS-9:PI

JAMES STAPLES HOUSE HS-9

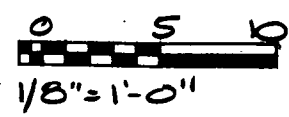




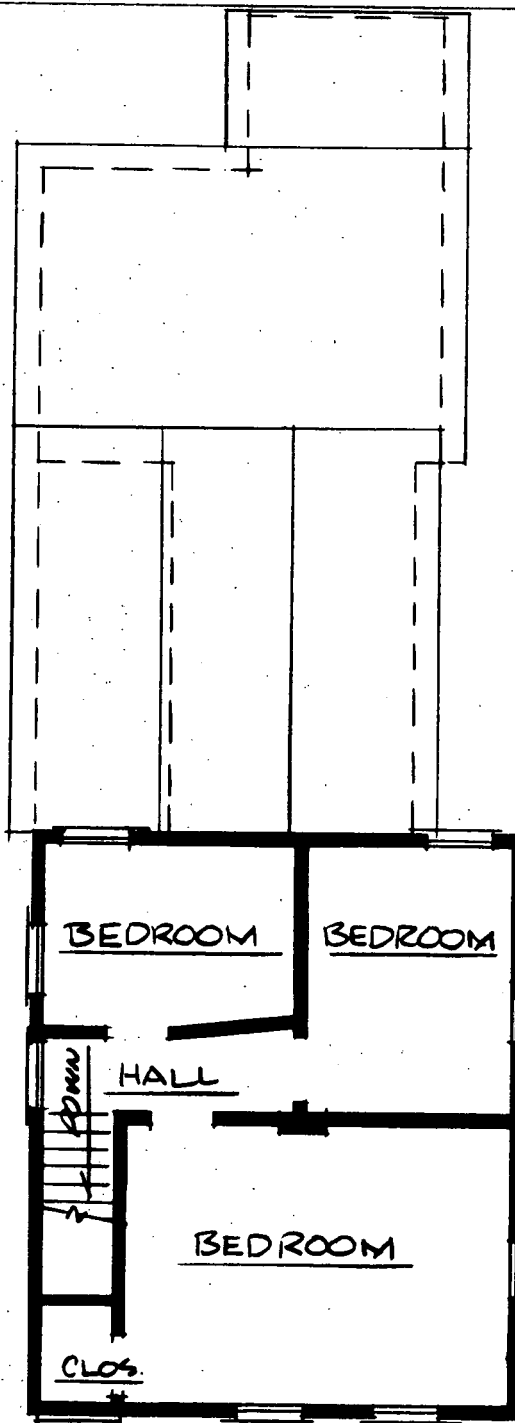
THESE TWO WEST ROOMS APPEAR ON THE 1895-1912 SANBORN FIRE MAPS. THEY ARE NOTED AS BEING ONE-STORY FRAME CONSTRUCTION WITH WOOD SHINGLES. THE USE OF THESE ROOMS IS UNKNOWN.

USE UNKNOWN

FIRST FLOOR PLAN

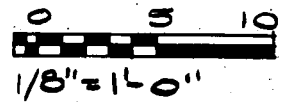


AS OF 1895  
HS-9: P2  
JAMES STAPLES HOUSE HS-9



SANBORN MAPS INDICATE  
WOOD SHINGLE ROOFS.

SECOND FLOOR PLAN



AS OF 1895  
HS-9:P2  
JAMES STAPLES HOUSE HS-9

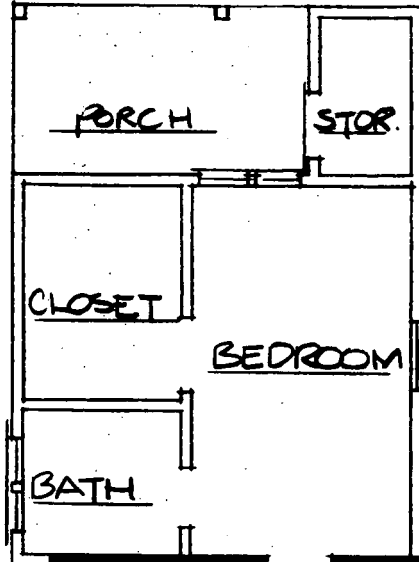


THE PENNOCKS BOUGHT THE STAPLES HOUSE IN 1912 AND SOON AFTER MOVING IN MADE MAJOR CHANGES TO THE HOUSE WHICH

INCLUDED ADDING AN 18FT SQ. ADDITION TO THE NORTH, ENLARGING & ENCLOSED THE WEST ADDITION AND ADDING A PORCH THE ENTIRE LENGTH OF THE EAST ELEVATION. THE 1927 SANBORN FIRE MAP CONFIRMS THESE CHANGES.

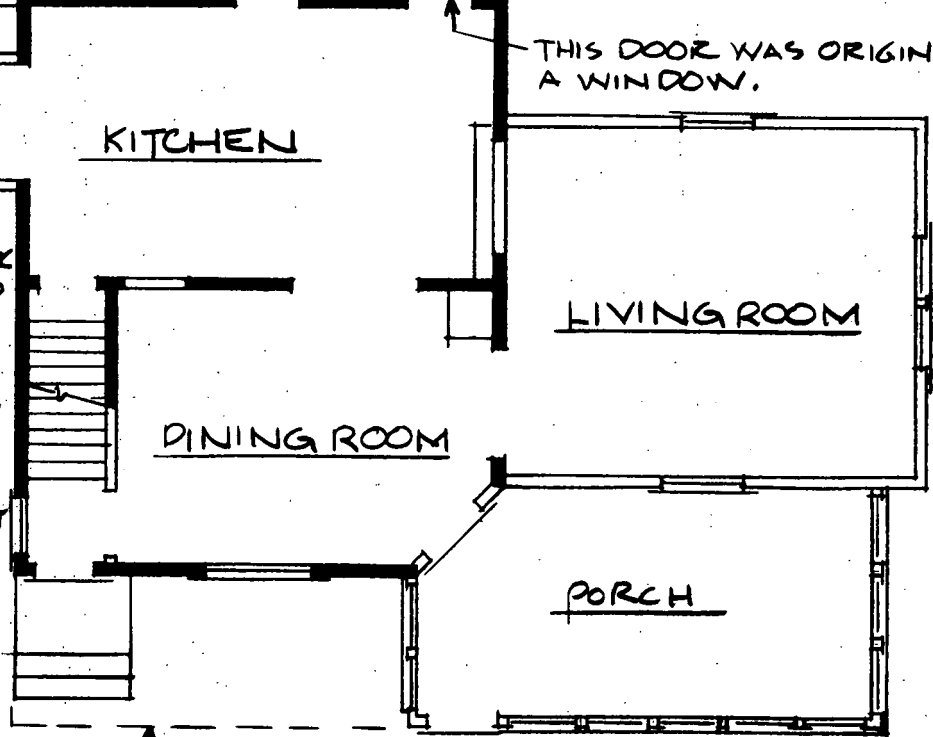
THE RUMMELLS ACQUIRED THE PROPERTY IN 1929 AND SCREENED IN THE EAST PORCH.

WHEN THE ENDSLEYS ACQUIRED THE PROPERTY IN 1946 THEY ENCLOSED THE PORCH WITH STORM WINDOWS.



THE PENNOCKS STATED THAT THE BAY WINDOW EXISTED IN 1912.

THE NATIONAL PARK SERVICE ACQUIRED THE PROPERTY IN 1969 AND TREATED FOR TERMITES. IN 1978 THE ENTIRE SECOND FLOOR & THE WEST ADDITION TO THE FIRST FLOOR WERE REMODELED BY PARK STAFF.

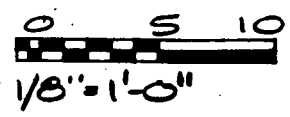


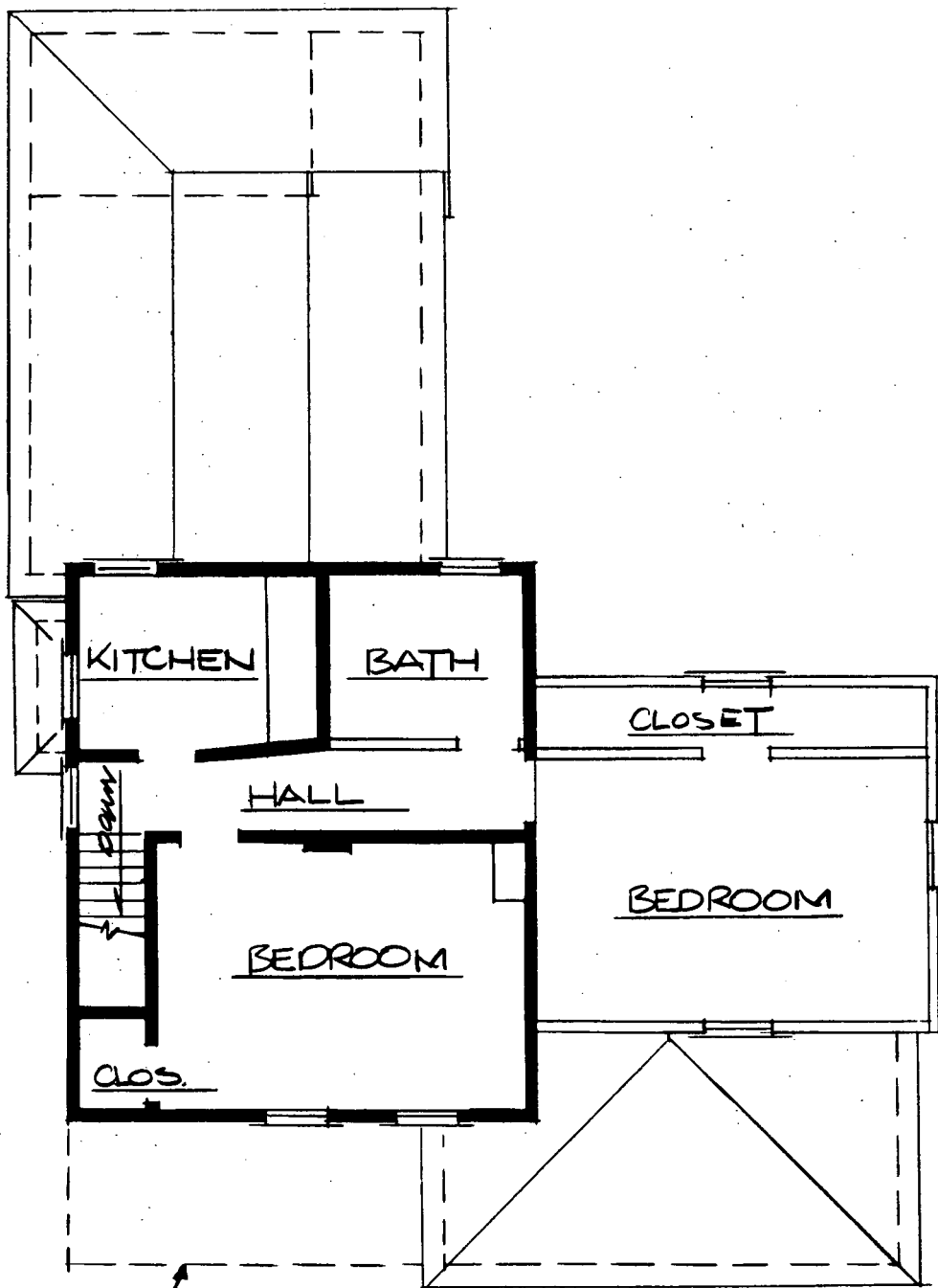
OUTLINE OF 1912 PORCH

FIRST FLOOR PLAN



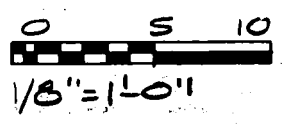
AS OF CIRCA 1967  
 HS-9: P3  
 JAMES STAPLES HOUSE HS-9



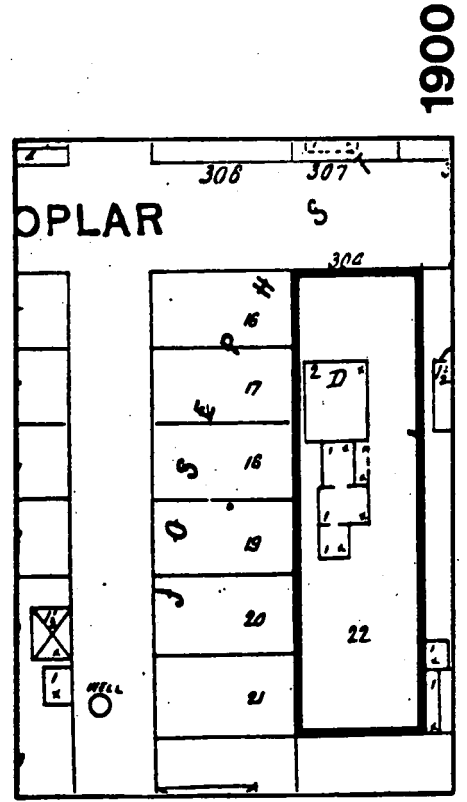
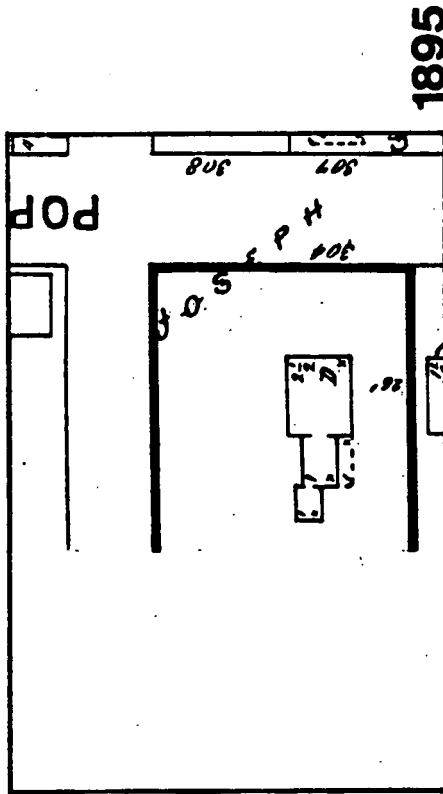
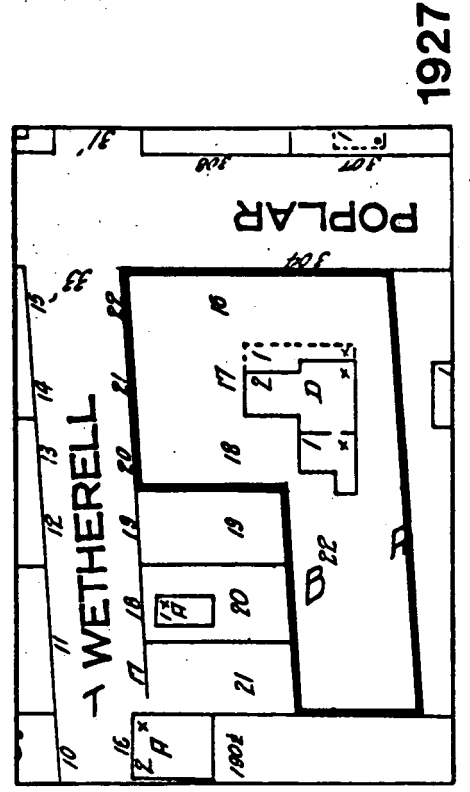
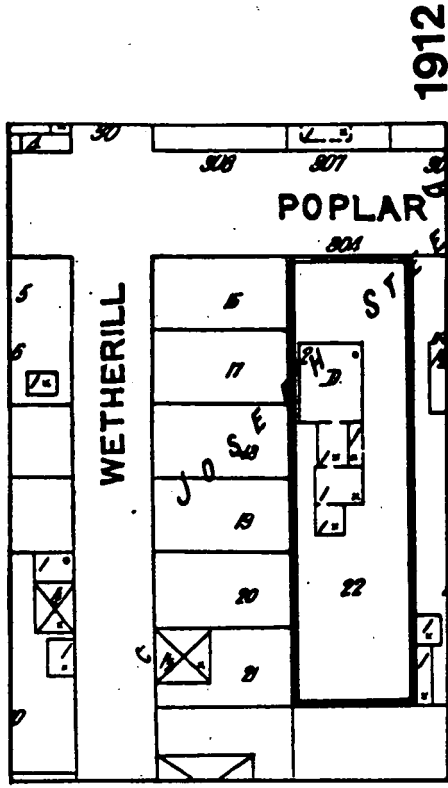
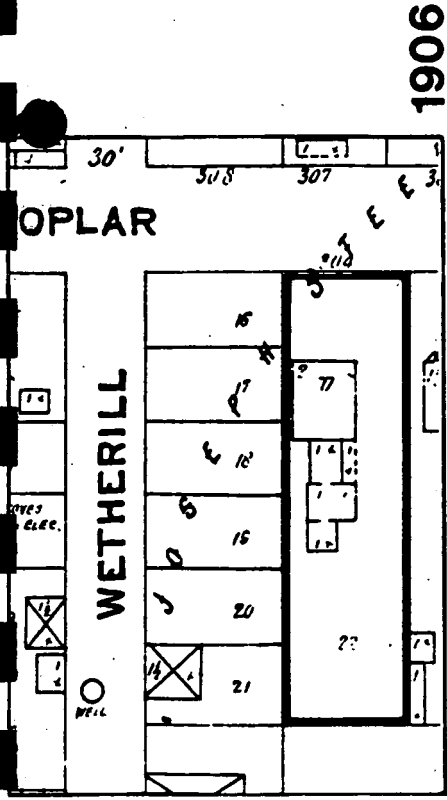


OUTLINE OF 1912 PORCH

SECOND FLOOR PLAN



AS OF CIRCA 1967  
 HS-9, P3  
JAMES STAPLES HOUSE HS9



MAIN

WETHERELL ST.

J. STAPLES HOUSE HS-9

POPLAR ST.

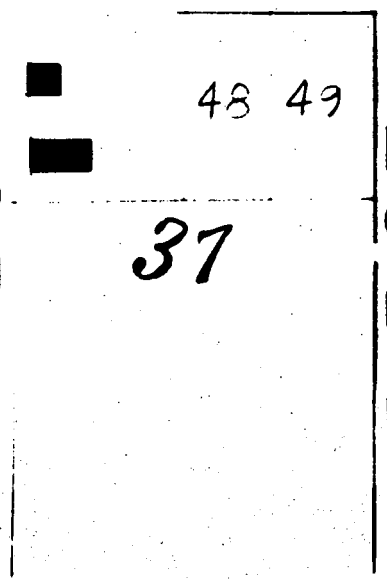
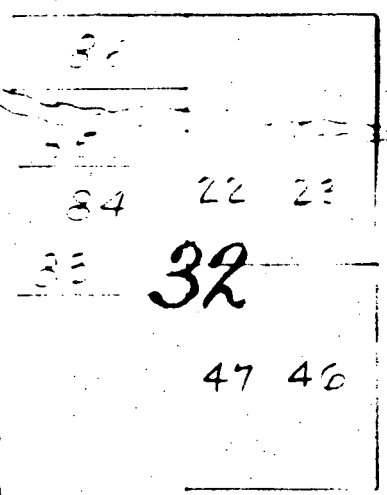
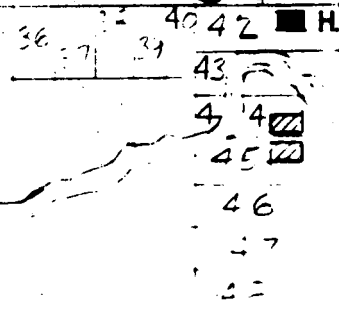
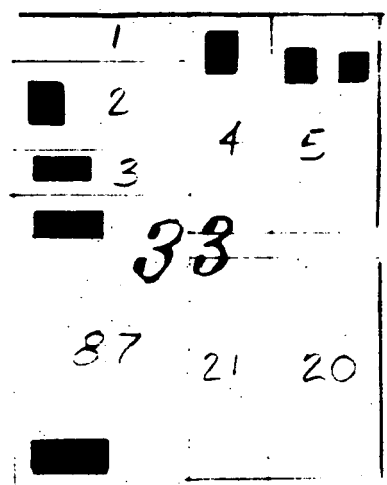
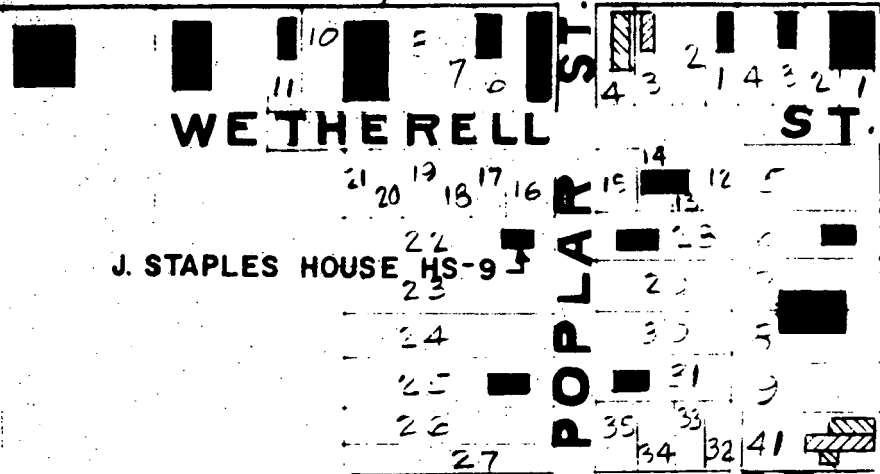
PENN ST.

H.H. BIRTHPLACE COTTAGE

DOWNEY

FIRST

HS-9:P7 - PLAT OF HISTORIC SITE FROM HARRIS & WARNER'S ATLAS OF CEDAR COUNTY, 1872.



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HS-9:1, JAMES STAPLES HOUSE, 1977. Existing view looking northwest. The original negative is at the Denver Service Center, National Park Service.

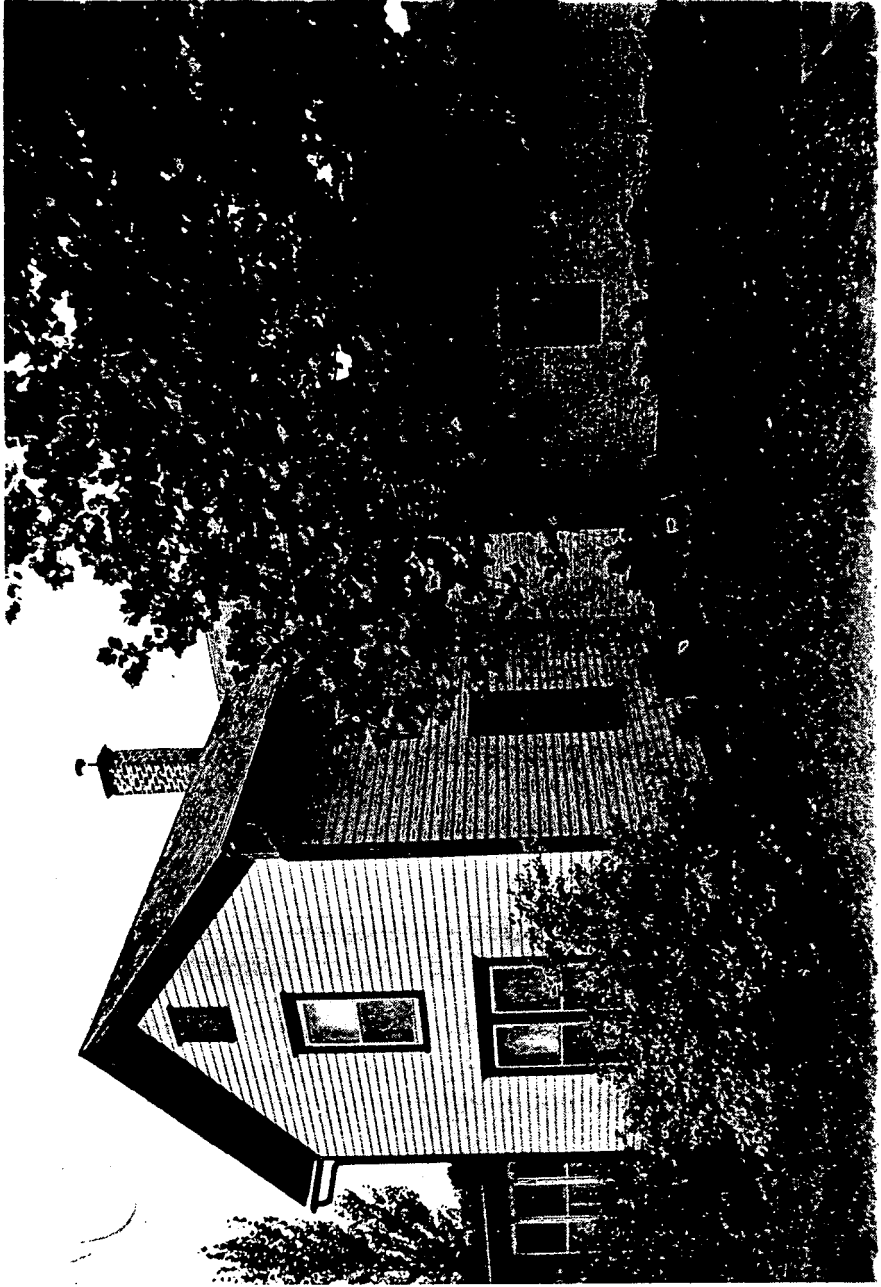
F. Krupka, photographer, Denver, Colorado



HS-9:2, JAMES STAPLES HOUSE, 1977. Existing view looking southeast. The original negative is at the Denver Service Center, National Park Service.

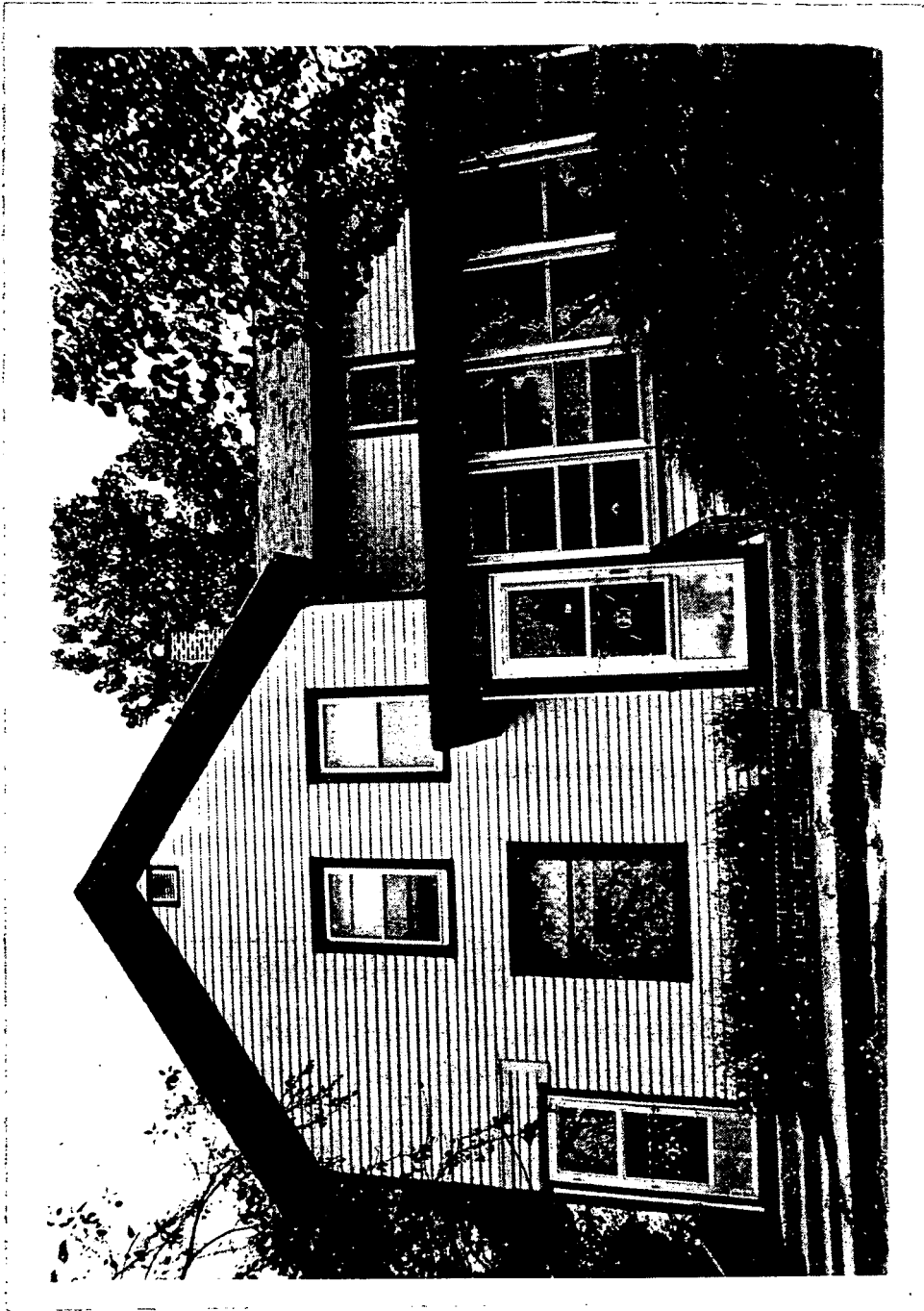
F. Krupka, photographer, Denver, Colorado





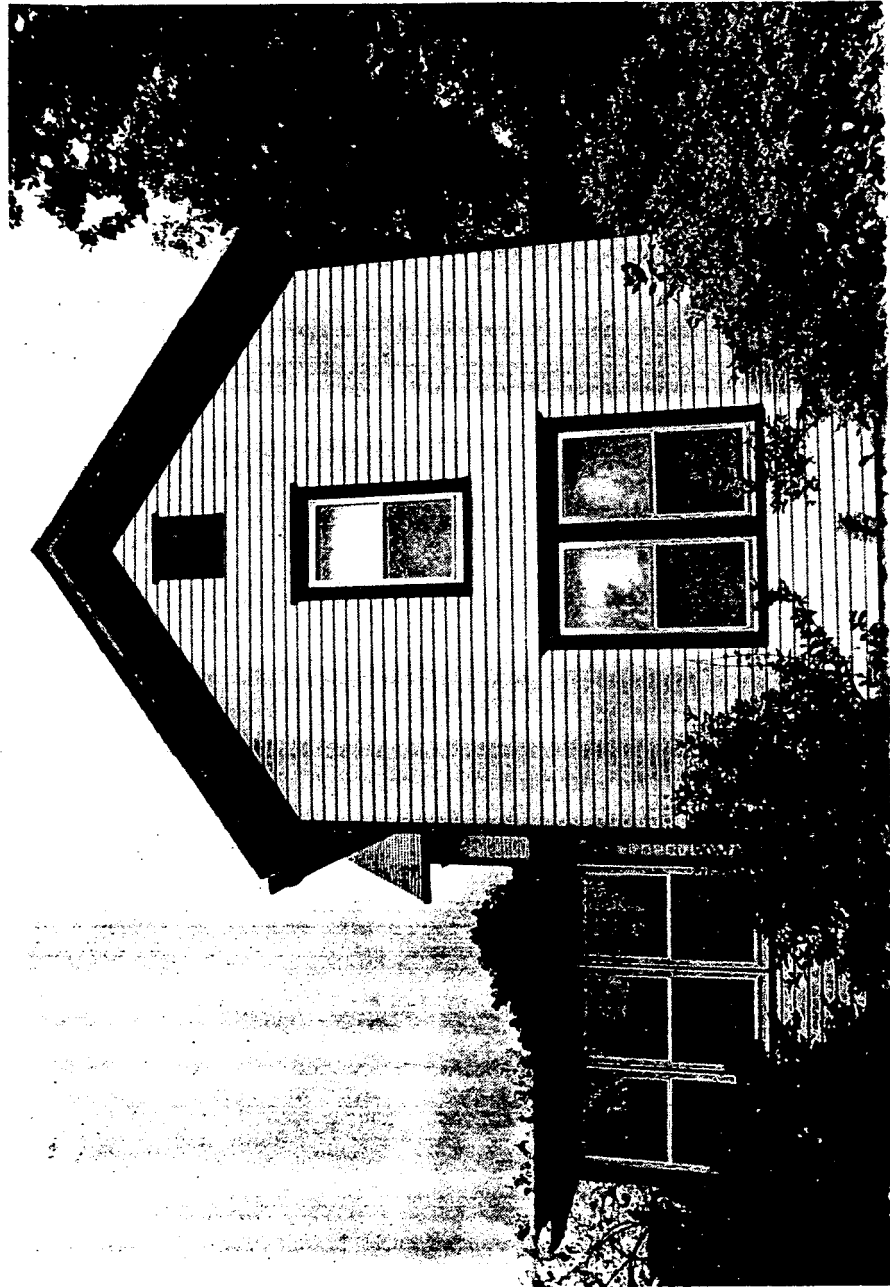
HS-9:3, JAMES STAPLES HOUSE, 1977. Existing view looking west. The original negative is at the Denver Service Center, National Park Service.

F. Krupka, photographer, Denver, Colorado



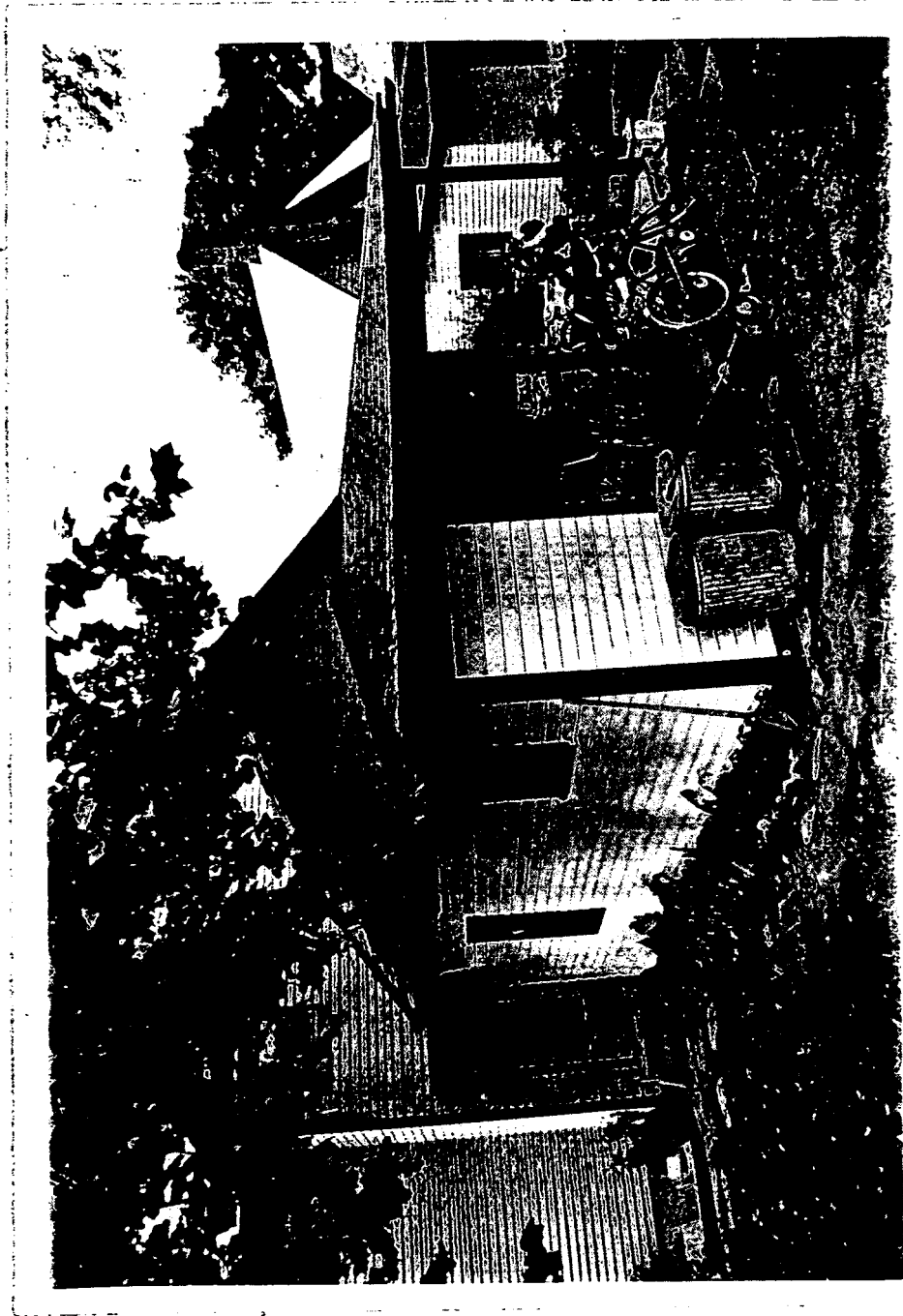
HS-9:4, JAMES STAPLES HOUSE, 1977. Existing view looking south. The original negative is at the Denver Service Center, National Park Service.

F. Krupka, photographer, Denver, Colorado



HS-9:5, JAMES STAPLES HOUSE, 1977. Existing view of the rear, looking southeast. The original negative is at the Denver Service Center, National Park Service.

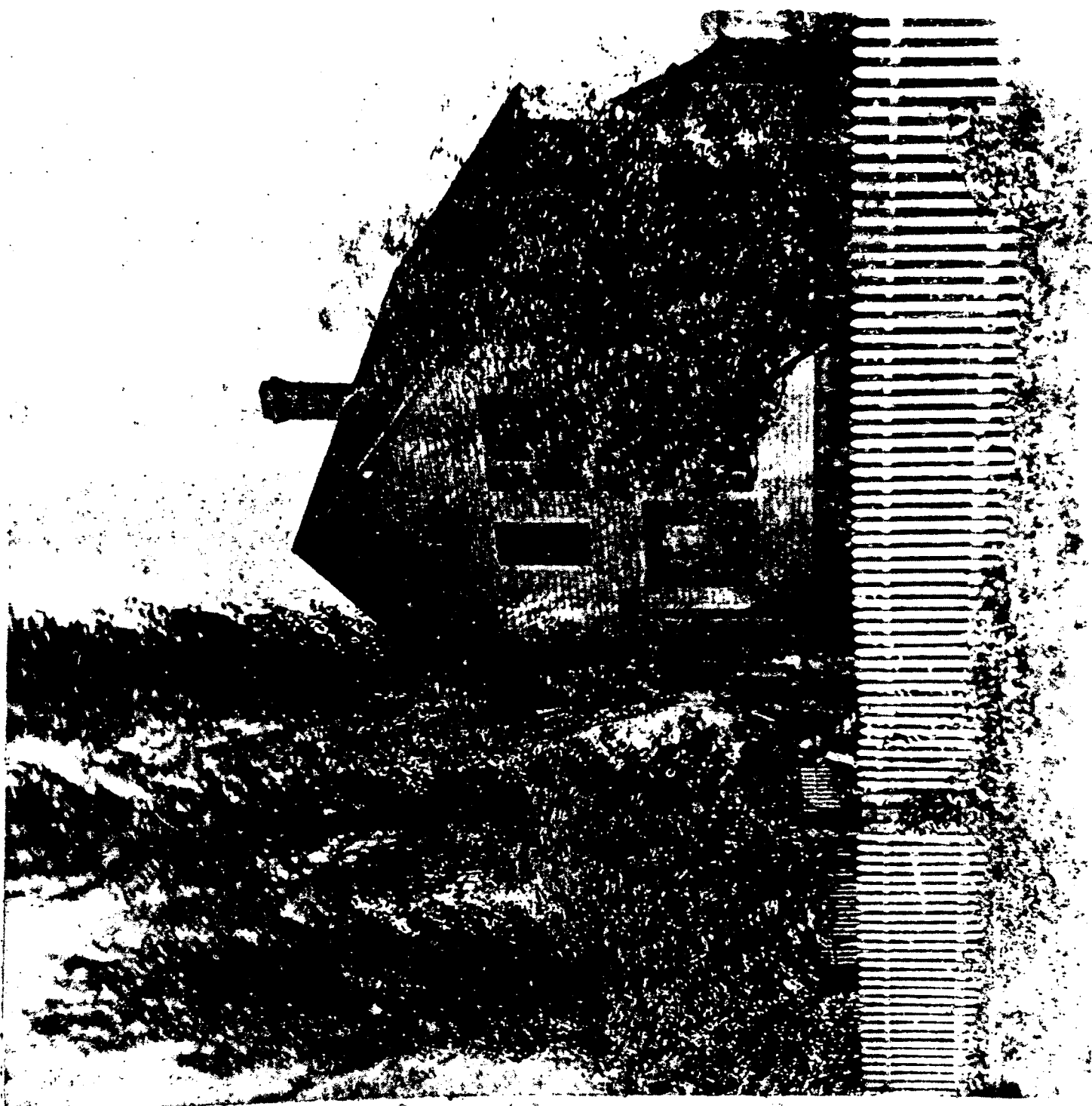
F. Krupka, photographer, Denver, Colorado



HS-9:6, JAMES STAPLES HOUSE, 1878. View looking southwest. This photograph shows the original front entrance with decorative screen door, painted sidelight, and pediment over the door. Note the window size, location, and six-over-six sash and shutters. By use of reverse perspective, this photograph verifies the plan of the rear addition shown on the 1895 Sanborn map. The lean-to on the rear addition was much larger than the existing one. Note the use of boards-and-battens on the north side of the lean-to, rather than siding. Note chimney size, detail and location, and the northwest eave which shows what appears to be a downspout elbow. A copy of the negative is at the Herbert Hoover National Historic Site, West Branch, Iowa, and the Hoover Presidential Library, West Branch, Iowa (reference 1878-5).

Wm. Miles, photographer

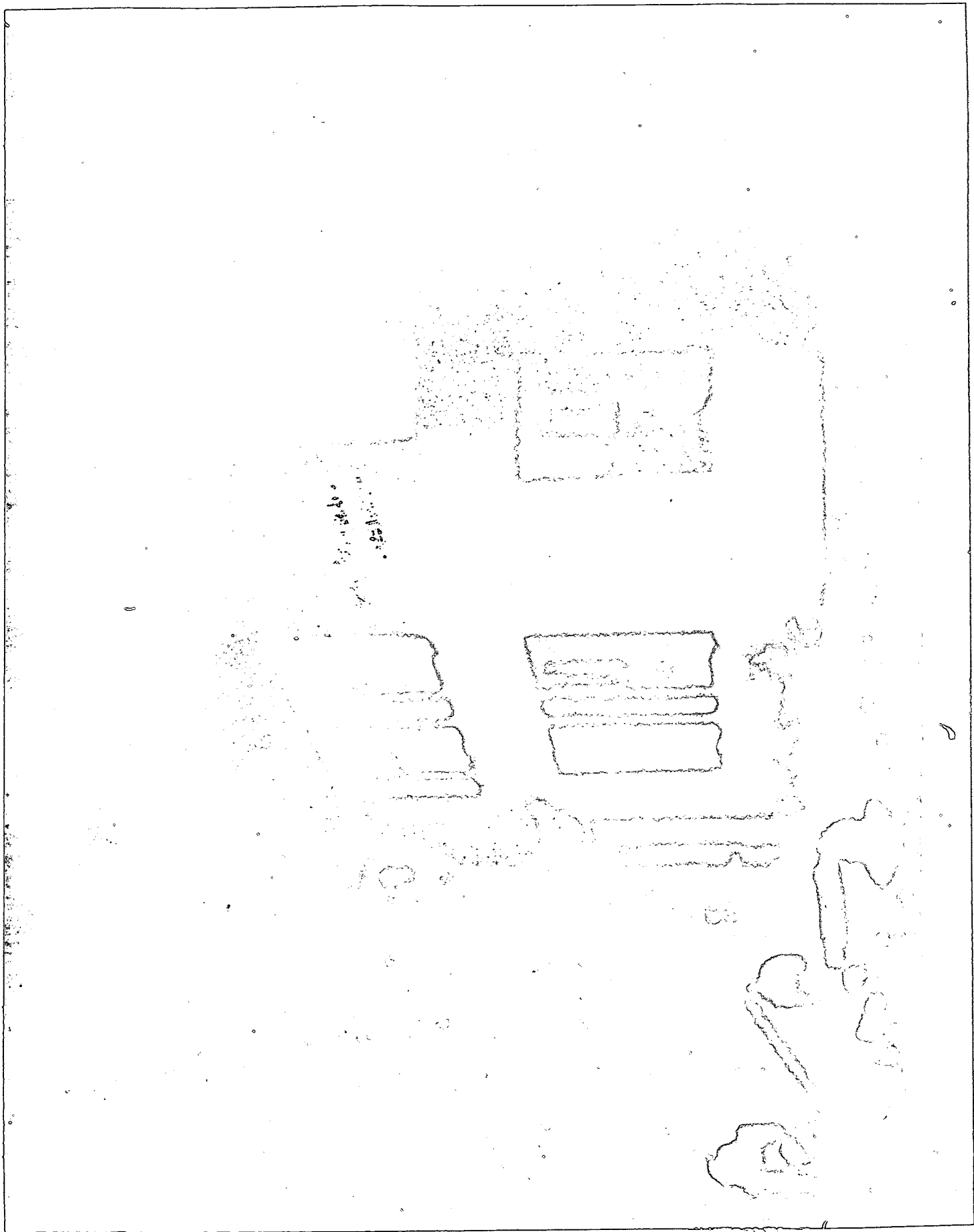




BY W. M. MILLS.

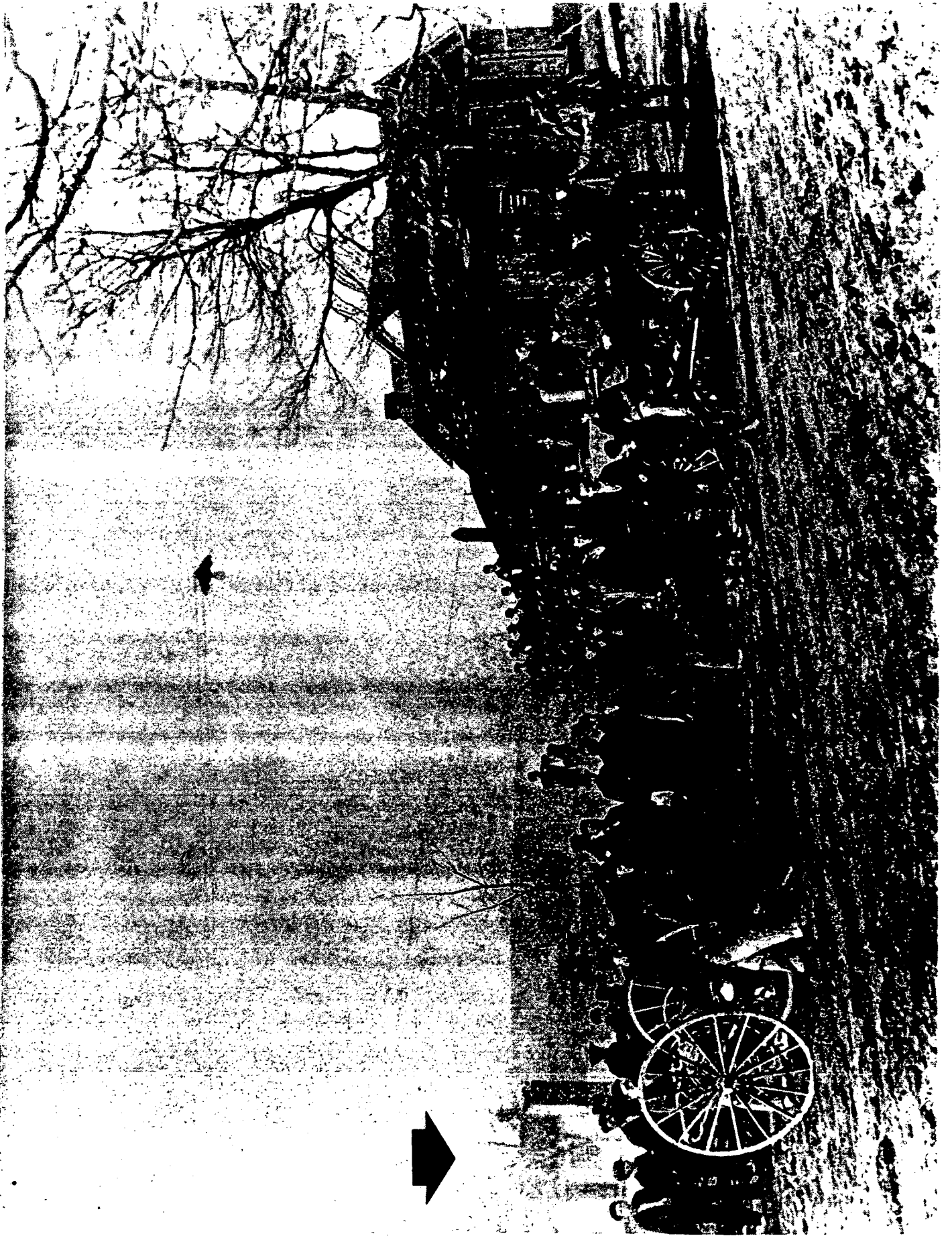
HS-9:7, JAMES STAPLES HOUSE, ca. 1890. View looking southwest. This photograph is similar to HS-9:6 and shows better details of the front entrance and the north windows. The house appears to have been painted since the last photograph dated 1878. The original photograph is at Herbert Hoover National Historic Site, West Branch, Iowa (reference 1890-22).

Photographer unknown



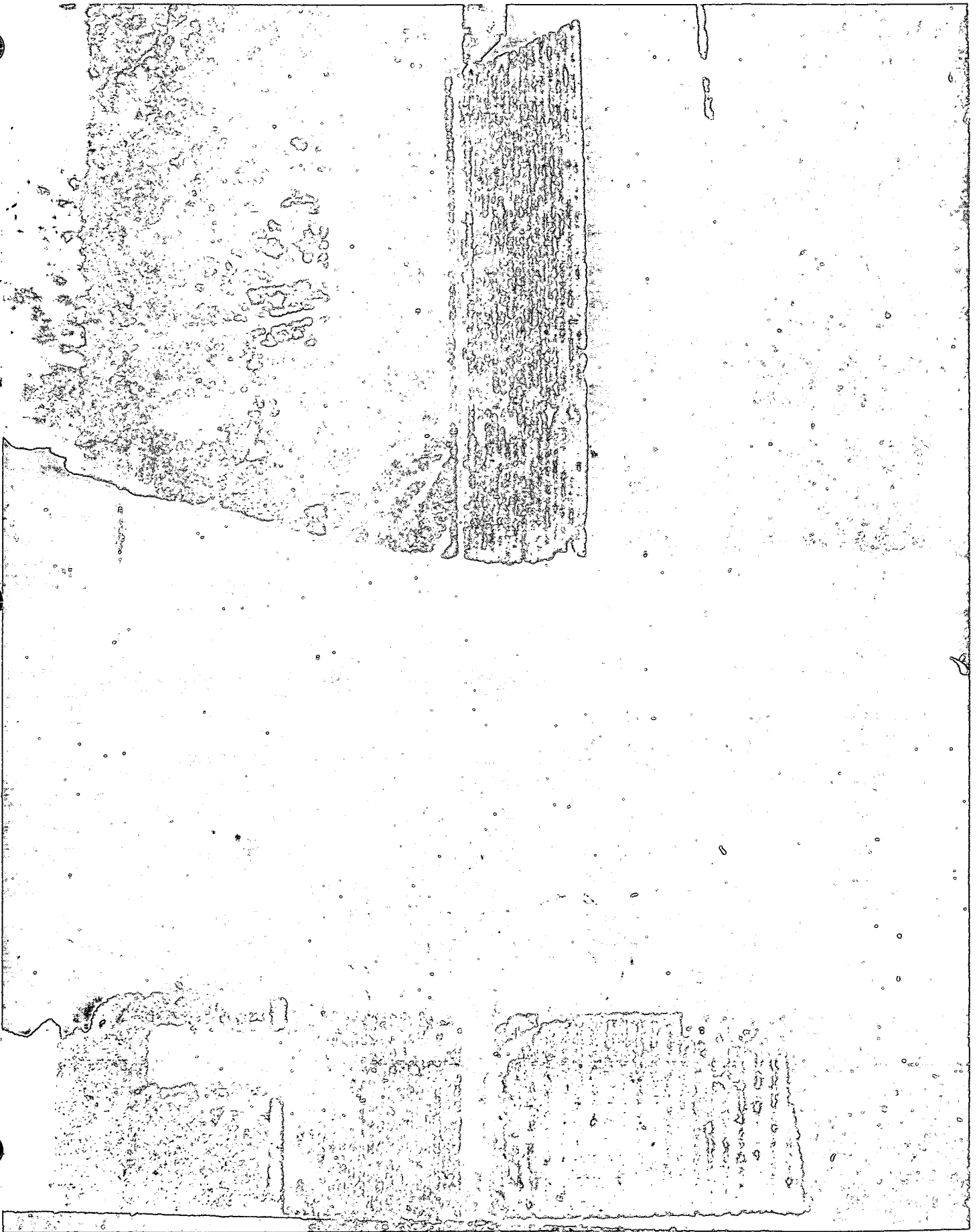
HS-9:8, JAMES STAPLES HOUSE, ca. 1900. View looking southwest. This photograph shows a portion of the rear kitchen addition, before it was enlarged by the Pennocks, and its chimney. The original photograph is at the West Branch Heritage Society, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

I.M. Lane, photographer



HS-9:9, JAMES STAPLES HOUSE, ca. 1905. View looking south at the west portion of the house. Note that the chimney does not appear to center on the ridge. It is believed that the long structure to the right of the tree is the coal shed southwest of the Hayhurst house, which shows on the 1900, 1906, and 1912 Sanborn maps. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa (reference 1905-69).

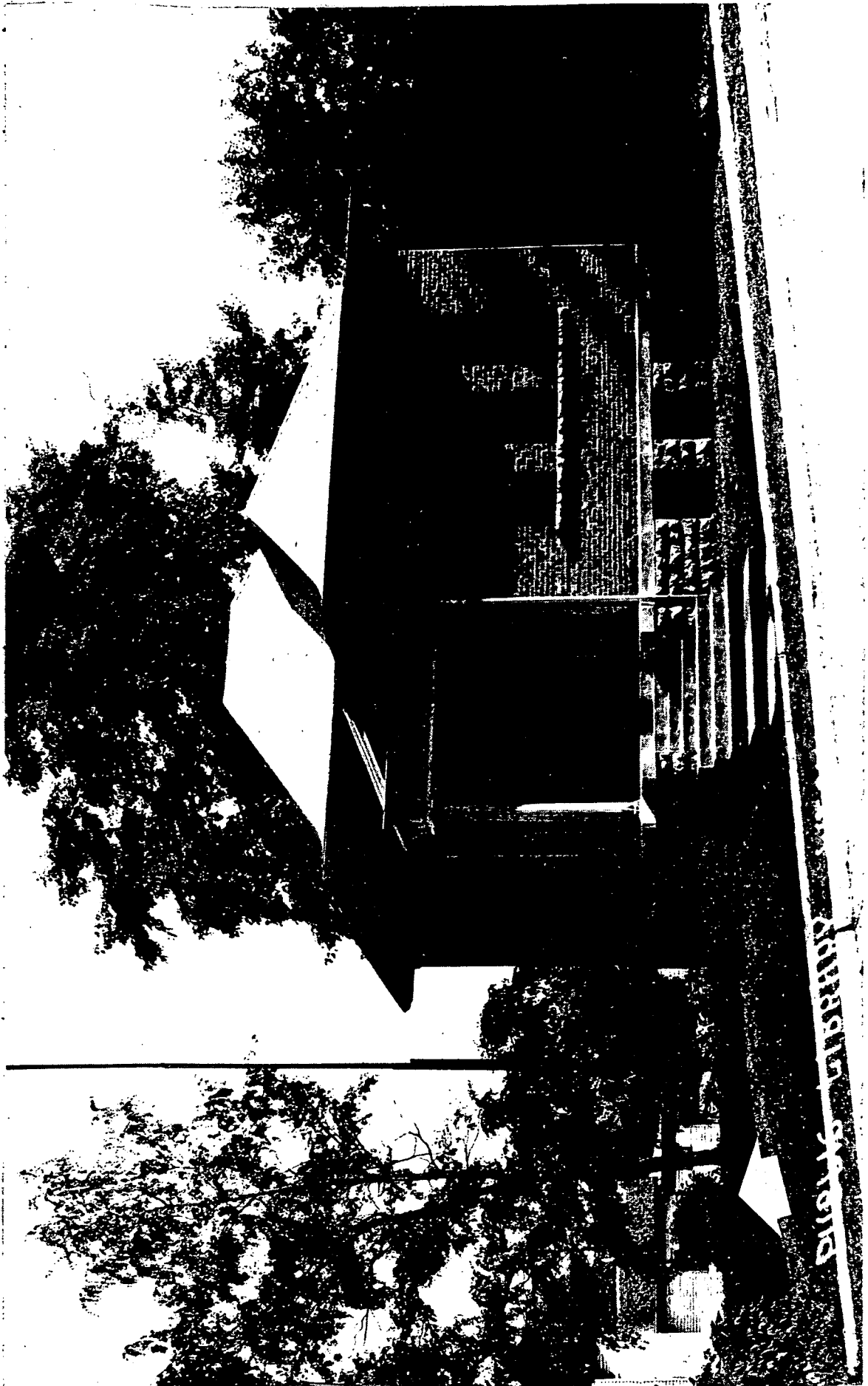
Photographer unknown



HS-9:10, JAMES STAPLES HOUSE, ca. 1920. View looking south at the public library. This is a portion of the original photograph which shows that the rear portion of the Staples house has remained unchanged for the last 48 years. Also visible is the chimney, which does not center on the ridge; the ridge appears to be metal. The original photograph is with G. Speight, West Branch, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa.

Photographer unknown





APR 1964



E.S. HAYHURST HOUSE (HS-10)



ADMINISTRATIVE DATA

Historical Classification

The E.S. Hayhurst house (HS-10), located in West Branch, Iowa, is classified as II-b, or third order of historical significance. It is listed on the National Register of Historic Places as part of the Herbert Hoover National Historic Site.

The structure is currently being used as a residence and is in good condition. Plan HS-10:P5 (volume 2, appendix F) and photographs HS-10:1, 2, and 3 show existing conditions.

Proposed Use and Justification

The E.S. Hayhurst house forms the southwest boundary for the historic zone. It is within sight of Herbert Hoover's birthplace cottage and his father's reconstructed blacksmith shop. Although the house has been substantially altered since its construction, Mr. Hoover would have been familiar with the original portion. As called for in the 1977 "Addendum to the Master Plan," the exterior of the Hayhurst house will be partially restored to its appearance late in the historic period of the 1880s, and

several added intrusions will be removed. The interior of the house will be adaptively restored to serve as a residence for Park Service personnel, as also called for in the addendum.<sup>1</sup>

The 1970 "Master Plan," as amended in 1977, directs that the historic zone be restored to the appearance of a typical eastern Iowa village of the period of Herbert Hoover's life in West Branch.

The E.S. Hayhurst house was built between 1870 and 1872 and was standing in 1874, the year Herbert Hoover was born. The proximity of the Hayhurst house to the birthplace cottage and Jesse Hoover's blacksmith shop implies that Mr. Hoover would have been familiar with the house and its occupants during his residency in the town.

The house will add to the immediate scene of a typical eastern Iowa village of the period of Herbert Hoover's life in West Branch, while fulfilling the park's need to provide an onsite residence for management/security personnel.

## ARCHITECTURAL DATA

### Documentation of Historical Research

Background Information. The earliest documentary evidence available of the E.S. Hayhurst house is in Harris & Warner's Atlas of Cedar County, which shows West Branch in 1872. A copy of that plat, included as plan HS-10:P8, depicts the house as a rectangular block that is wholly included on lot 25. A plat of West Branch made on May 29, 1869, by Joseph Steer, as attorney for John M. Wetherell, shows no structure on lot 25.<sup>2</sup> On October 10, 1870, lots 25, 26, 27, and a 1.44-acre tract, were sold to E.S. Hayhurst for \$325;<sup>3</sup> therefore, the house was apparently built by Hayhurst between 1870 and 1872.

By 1878, the Hayhursts had left West Branch, their house and property having been repossessed by the Wetherells and used as rental property.<sup>4</sup> On April 19, 1890, Mary S. Wetherell sold lots 25 and 26, with the improvements, to Joseph Cook.<sup>5</sup>

Mrs. Harry Gruwell, who visited the house as a child in the early 1890s, when it was occupied by her uncle, Joseph Cook, prepared a sketch plan of the house from memory; it is included as plan HS-10:P9. This plan is

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1. USDI, NPS, "Addendum to the Master plan," pp. 14, 17.

2. CC, Deed Book G, p. 142.

3. USDI, NPS, Bearss and Husted, "Core Area," p. 101.

4. Ibid., p. 105.

5. Ibid.

similar to that depicted on the 1872 Atlas of Cedar County and historic plan HS-10:P1, derived from field examination of the house and indicating that only minor changes had been made to the house up to this time.

Two years after he purchased the house, Cook and his wife borrowed \$450 from Sarah Haines on July 28, 1892, to "effect repairs and help finance the purchase." The loan was secured with a mortgage on the lots, and a promissory note was due on May 1, 1895, at 7 percent interest.<sup>6</sup> This would indicate that the Cooks made some improvements to the house. These are verified by the 1895 Sanborn map (HS-10:P7), which shows an ell on the south and an addition to the southwest; therefore, Mrs. Gruwell's recollections must predate 1892. That improvements were made by the Cooks is further substantiated by the fact that when the house was sold in 1896, to Van Buren Butler, its value had about doubled the sale price of six years earlier.<sup>7</sup> This increase was despite the fact that the United States was in a depression during 1896.

All of the major changes which altered the house can be verified by the Sanborn maps for 1895, 1900, 1906, 1912, and 1927, a composite set of which is included as HS-10:P7.

The 1900 Sanborn map shows the addition of two porches on the east indicating there were two entrances, and the 1906 map shows that the addition to the southwest had been removed. The work required for this removal is that which is documented at about this time.<sup>8</sup>

No additional research (beyond that conducted by Bearss) to document ownership of the E.S. Hayhurst house has been conducted for the years between 1918, when Van Butler moved out, and 1967, when the National Park Service acquired the property. A comparison of photographs HS-10:1 through 8 shows that several changes had been made to the house prior to 1967. In summary, these pre-1967 changes included the removal of the two east side and one south side porches, the construction of a brick patio and concrete stoop, the addition of a picture window and brick planter on the south elevation, several other window alterations, removal of the historic chimneys and construction of a metal chimney, enlarging and changing the west addition several times, several interior alterations, periodically painting the house, changes to the fencing, walks, outbuildings, and site landscaping.

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6. CC, Mortgage Record, p. 209.

7. CC, Deed Record U, p. 13.

8. USDI, NPS, Bearss and Husted, "Core Area," pp. 111-12. Bearss states that sometime between 1903 and 1909, Van Butler had a 16 x 16 foot ell built on the south elevation of his home. He does not give a source for this statement. It cannot be correct since the 16 x 16 foot ell is shown on both the 1895 and 1900 Sanborn maps, prior to the dates Bearss cites. Therefore, it can be concluded that if Bearss found documentation for work done on the house, it was for removal of the southwest addition rather than construction of the ell.

Changes subsequent to National Park Service acquisition in 1967 include several repaintings of the exterior, remodeling and updating of the first and second floors, elimination of the one-half second-floor windows on the east side and west side of the south ell, provision of a new wood-shingle roof, and changes to the site landscaping.

Historic Photographs. The earliest available photograph (HS-10:4) of the Hayhurst house is an enlargement of the 1909 panoramic photograph (2) of West Branch looking northwest and shows the south elevation of the ell and a portion of the east elevation. Evident in this photograph are the locations of the two historic chimneys and the window arrangements on these elevations.

The next photograph available (HS-10:5), ca. 1912 looking west, shows the front porches which were built between 1895 and 1900. It is not proposed to reconstruct these since they were not of the historic period. Also visible in this photograph is the front door in the original portion of the house and wood gutters on the porch roofs (which would have been similar to those existing on the house).

Two other historic photographs, HS-10:6 and HS-10:7, both taken ca. 1938, looking northwest, verify the configuration of the south ell elevation windows and the existence of the one-half window over the east porch.

Historic photograph HS-10:8, ca. 1950 looking northeast, shows that the windows in the south ell have not yet been altered. A comparison of this photograph with aerial photograph 3 shows that the second-floor west windows of the original north wing have been altered.

#### Fabric and Site Investigation

Exterior Walls. Visual examination of the exterior of the house has not revealed any alterations other than those previously cited.

Roofs. The original chimneys, as documented by historic photographs, will be reconstructed.

Examination of the spaced-sheathing roof construction over the two-story portions indicates that originally these roofs were wood shingles. The garage and one-story additions were asphalt shingles.

Exterior Attachments. The southeast patio/porch and the south concrete stoop are all relatively new (ca. 1950).

Interior Information. The interior of the house has been renovated by the National Park Service to provide a usable residence. Since the interior will not be restored, no attempt was made to locate the original interior partitions.

## Treatment

The following work is proposed to provide for the adaptive restoration of the E.S. Hayhurt house, as described in the "Administrative Data" section.

### Exterior. Partial restoration is proposed as follows:

Enlarge and deepen the existing basement space, as indicated in the Preliminary Design drawing (HS-10:P5), to eliminate storage and water seepage problems. This will include plastering the new concrete-block basement/foundation walls and all existing concrete foundation walls where exposed above grade.

Remove the existing brick patio/porch and flagstone walk from the east elevation, the west garage addition, the south brick planter, concrete stoop, steps, and walk; reconstruct three wooden stoops in their original locations.

Restore the four exterior elevation to their appearance during the historic period, retaining the existing south wing (1892-1895) and rear (west) additions (1892-1895). This will include repairing and/or replacing all deteriorated clapboards and trim; providing new storm windows and screens for all windows, and storm doors and screens for all exterior doors; replacing all nonhistoric windows and sash with new ones of historic size and location; and reconstructing a false door on the exterior of the east end of the north two-story portion of the house, as indicated.

Remove the existing nonhistoric metal chimney, and reconstruct two historic brick chimneys in their original locations.

Provide new, metal-lined, wooden roof gutters to match those shown in historic photographs.

Provide an attached, exterior, below-grade concrete pit to conceal the air-conditioning condenser; plaster the exposed (above-grade) portion to match the foundation of the house; provide a metal safety grate and a removable, sloped, wooden winter cover.

Paint the exterior of the house using historic colors (see appendix C).

### Interior. The interior will be adaptively restored as follows:

Remove the existing wood basement stair, and reconstruct a new stair as required after installation of the new basement; provide laundry facilities in the new basement, as shown.

Adapt the west portion of the first floor to provide more usable bathroom space, with appropriate closets and storage.

Adapt and repair the interior as required to accommodate the exterior alterations.

Utilities Systems. Modernizing the utility system will be undertaken as follows:

Extend and update the existing mechanical and electrical systems as required to accommodate the changes made, meeting all applicable codes.

Provide sufficient insulation to meet or exceed government energy conservation standards, if technically possible (see appendix A).

### Summary

The exterior of the original house was constructed between 1870 and 1872 by E.S. Hayhurst. It is doubtful that Hayhurst would have made any alterations to the house before he left West Branch in 1878, not only because it was new, but also because he could not meet his mortgage payments and lost the house by 1878. It is also unlikely that any changes were made during the time it was being rented from 1878 to 1890. Thus, in Hoover's time the house looked as it did when it was built.

The first documented changes to the house were made by Joseph Cook between 1892 and 1895. These changes included the construction of the south ell, the west kitchen wing, and a southwest addition. The southwest addition was removed between 1903 and 1909. Even though the ell and the west kitchen addition postdate the historic period, it is not proposed to remove them because they add to the usefulness of the house, the cost of demolition would be high, and both are in very good condition. These additions were built in a style compatible with the original and will not detract from the house; therefore, each will be restored to its original appearance.

The 1950 garage addition to the west is not in keeping with the purpose of the historic site to create the appearance of a typical eastern Iowa village in the early 1880s, so it will be removed.

The architectural work outlined in this section will bring the exterior of the Hayhurst house to an appearance similar to that during the historic period. The interior changes will provide a modern residence needed by the National Park Service to house onsite management and security personnel. The proposed partial exterior restoration/adaptive interior restoration will provide a useful structure that is appropriate to the appearance and purpose of the historic site.



## ILLUSTRATIONS

### Plans

HS-10:P1	Original Conditions ca. 1870-1872
HS-10:P2	Ca. 1900
HS-10:P3	Ca. 1932-1949
HS-10:P4	As of 1978
HS-10:P5	Existing Conditions (see volume 2, appendix F)
HS-10:P6	Preliminary Design (see volume 2, appendix G)
HS-10:P7	Composite of Sanborn maps
HS-10:P8	Plat of Historic Site
HS-10:P9	Mrs. Gruwell's ca. 1890 Sketch Plan

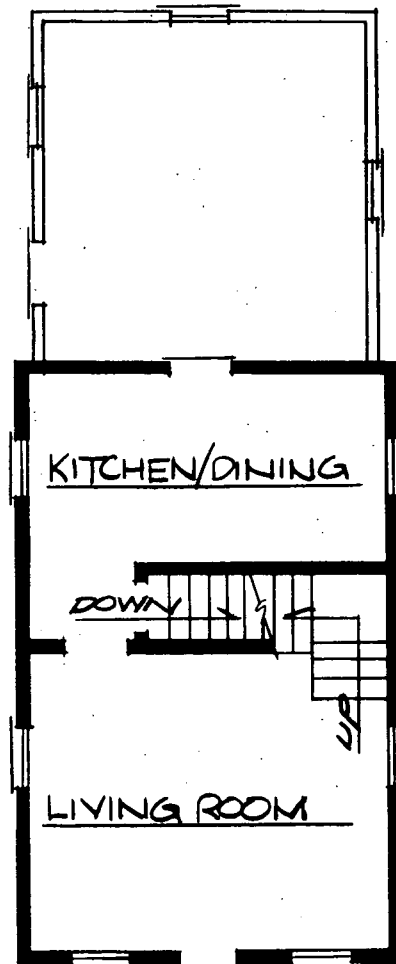
### Photographs

HS-10:1	Existing view looking northwest, 1978
HS-10:2	Existing view looking northeast, 1977
HS-10:3	Existing view looking southwest, 1977
HS-10:4	Detail from panoramic photograph 2, ca. 1909
HS-10:5	View looking west, Grand Army of the Republic group photograph, ca. 1912
HS-10:6	View looking northwest, ca. 1938
HS-10:7	View looking northwest, ca. 1938
HS-10:8	View looking northeast, ca. 1950

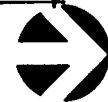
THE HAYHURST HOUSE WAS BUILT BETWEEN 1870 & 1872.

IT IS FELT THAT THE WEST WING, SHOWN HERE, IS NOT ORIGINAL, SINCE FIELD EXAMINATION OF THE JAMES STAPLES HOUSE, WHICH WAS BUILT ABOUT THE SAME TIME AND BY POSSIBLY THE SAME CARPENTER, INDICATED THAT THE WEST KITCHEN WING WAS NOT ORIGINAL. THE 1872 ATLAS OF CEDAR COUNTY TENDS TO VERIFY THIS, AS IT INDICATES A HOUSE OF ABOUT THE SIZE OF THE TWO-STORY PORTION.

THERE IS SOME DOUBT AS TO WHETHER THE STAIRS SHOWN HERE ARE IN THE CORRECT LOCATION. IN ALL OF THE OTHER HOUSES IN THE PARK, OF THE SAME VINTAGE & OF COMPARABLE SIZE, THE STAIR IS LOCATED TO THE SIDE OF THE HOUSE, ALLOWING THE CHIMNEY IN THE MIDDLE TO SERVE BOTH ROOMS.



FIRST FLOOR PLAN

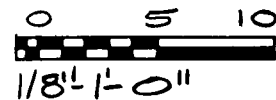


NORTH

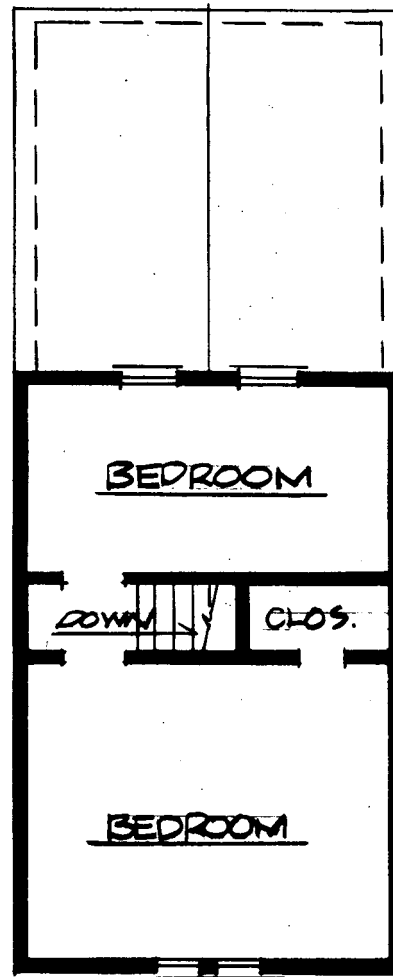
AS BUILT IN 1870-1872

HS-10:PI

ES. HAYHURST HOUSE HS-10



THE SECOND FLOOR INTERIOR IS  
CONJECTURE



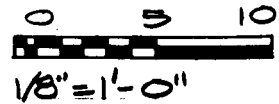
SECOND FLOOR PLAN

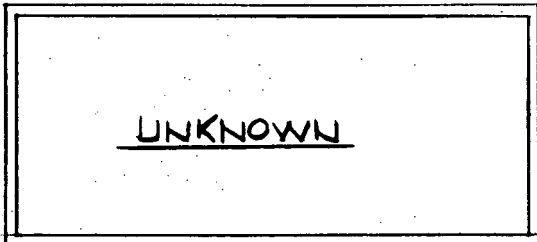


AS BUILT IN 1870-1872

HS-10:PI

ES. HAYHURST HOUSE HS-10



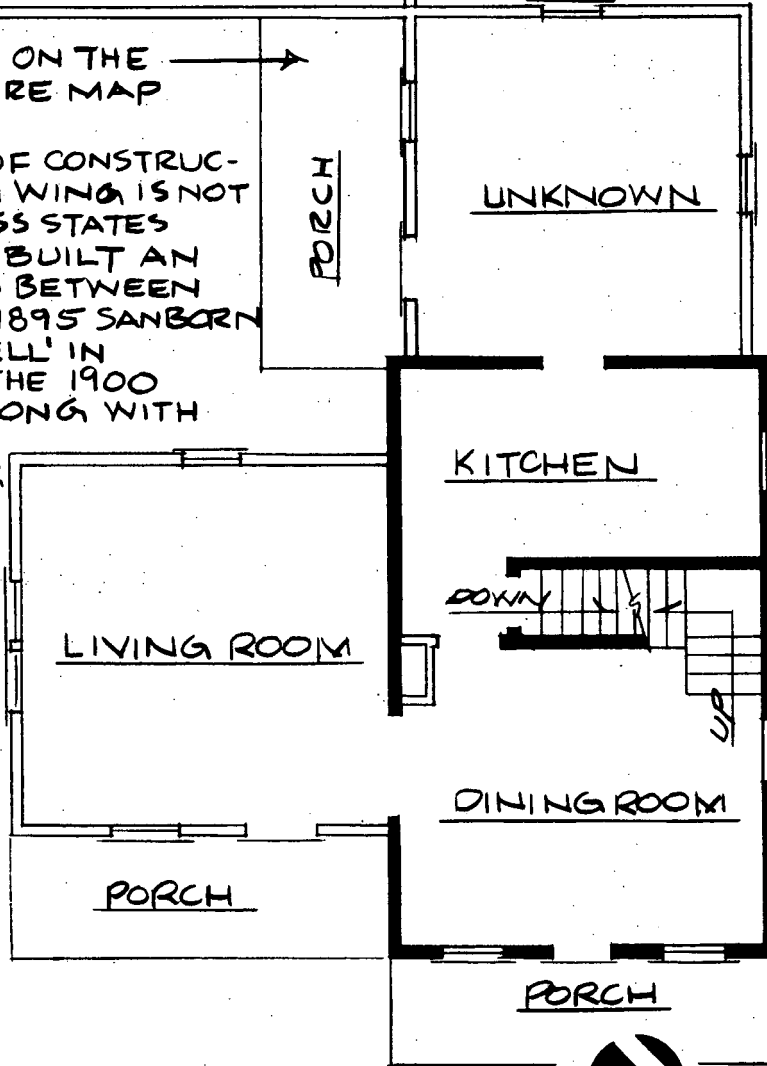


THE 1895 & 1900 SANBORN FIRE MAPS SHOW A 22 FT x 10 FT. ADDITION TOUCHING AT THE SOUTHWEST CORNER OF THE HOUSE ALTHOUGH ITS PURPOSE IS UNKNOWN.

THIS PORCH SHOWS ON THE 1895 SANBORN FIRE MAP

THE EXACT DATE OF CONSTRUCTION OF THE SOUTH WING IS NOT KNOWN. ED BEARSS STATES THAT VAN BUTLER BUILT AN 'ELL' AND PORCHES BETWEEN 1903 & 1909. THE 1895 SANBORN MAP SHOWS THE 'ELL' IN EXISTENCE AND THE 1900 SANBORN MAP ALONG WITH A PHOTOGRAPH OF VAN BUTLER'S GAR FRIENDS, DATED 1912, SHOW THE PORCHES.

THE 1895 & 1900 SANBORN MAPS ALSO NOTE THAT ALL ROOFS ARE WOOD SHINGLE.

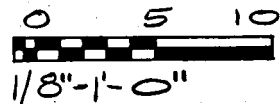


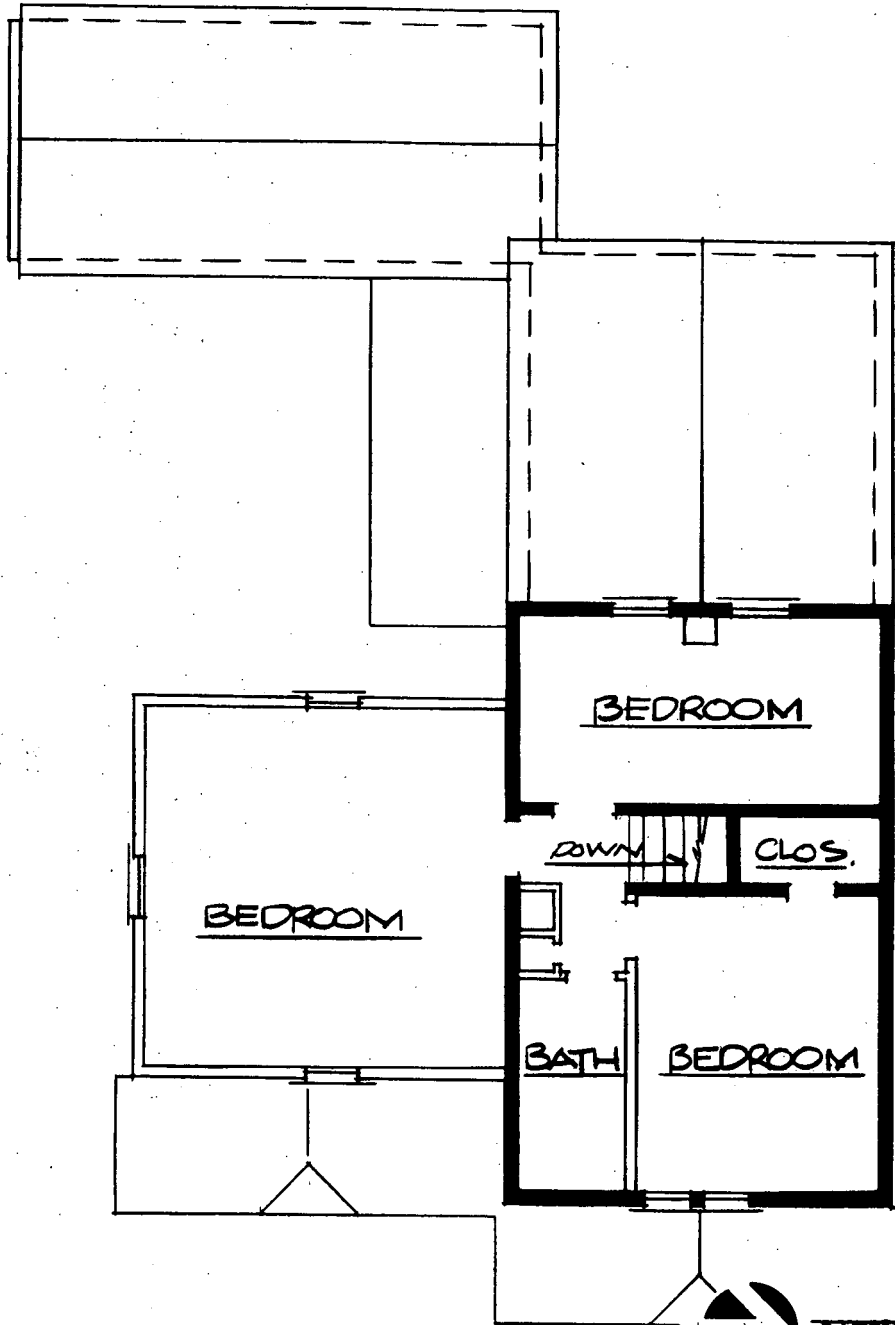
FIRST FLOOR PLAN

AS OF CIRCA 1900

HS-10: P2

E.S. HAYHURST HOUSE HS-10





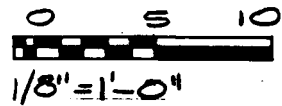
SECOND FLOOR PLAN



AS OF CIRCA 1900

HS-10:P2

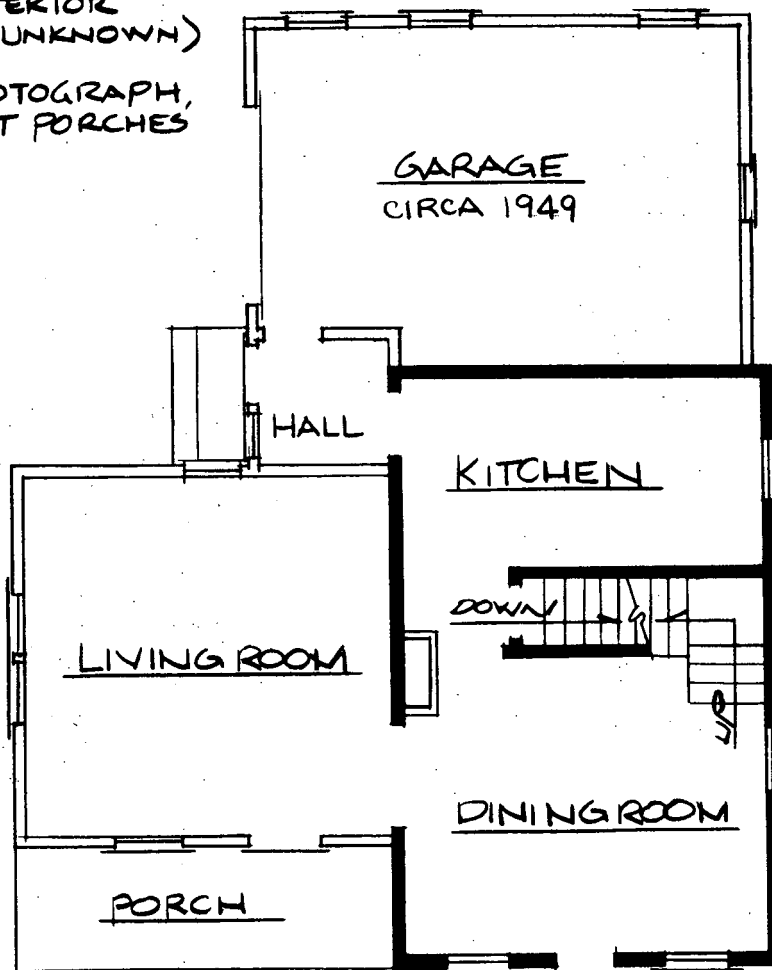
E.S. HAYHURST HOUSE HS-10



THE 1927 SANBORN FIRE MAP SHOWS THE WEST WING AS ONE-STORY WITH A SOUTH PORCH, THE SAME AS ON THE 1895 SANBORN MAP. THIS ALSO SHOWS THE SOUTH, FRONT, PORCH AS EXISTING. A PHOTOGRAPH USED BY GRANT WOOD FOR HIS 1909 PAINTING, SHOWS BOTH FRONT PORCHES.

AN AERIAL PHOTOGRAPH, DATED 1949, SHOWS THE WEST WING ALTERED TO A GARAGE (THE INTERIOR ARRANGEMENT IS UNKNOWN)

A 1952 AERIAL PHOTOGRAPH, SHOWS BOTH FRONT PORCHES GONE.



THIS PORCH REMOVED  
CIRCA 1912-1927

FIRST FLOOR PLAN

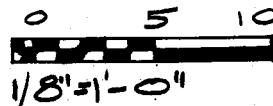


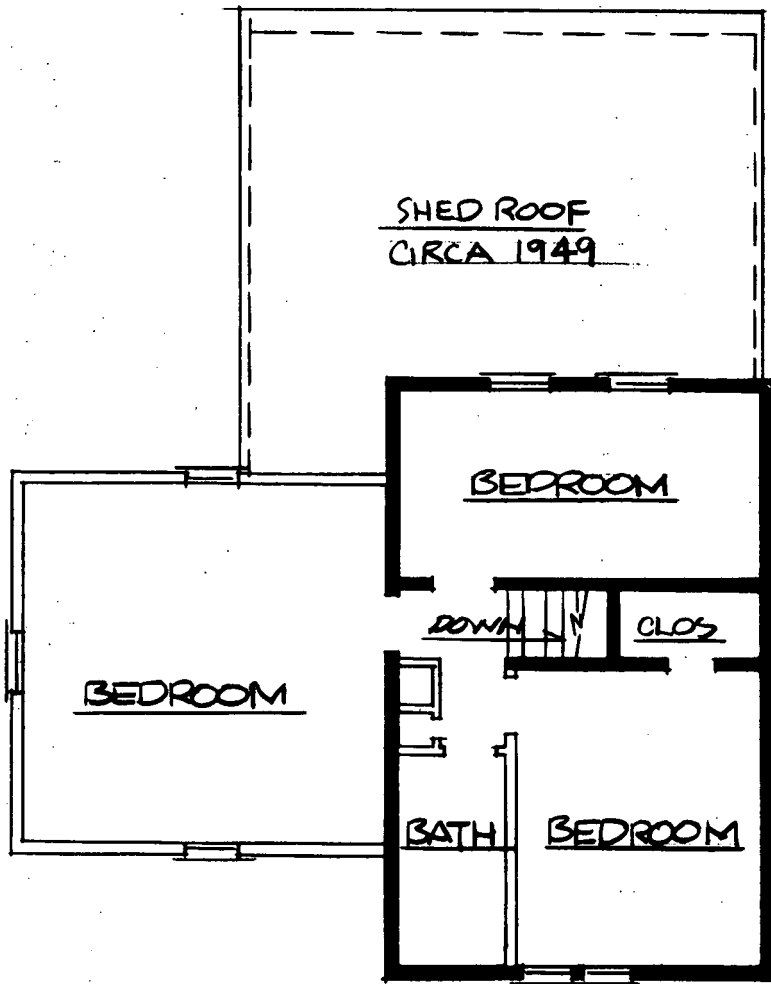
NORTH

AS OF CIRCA 1932-1949

HS-10:P3

E.S. HAYHURST HOUSE HS-10





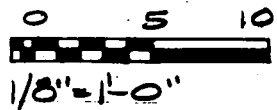
SECOND FLOOR PLAN



AS OF CIRCA 1932-1949

HS-10: P3

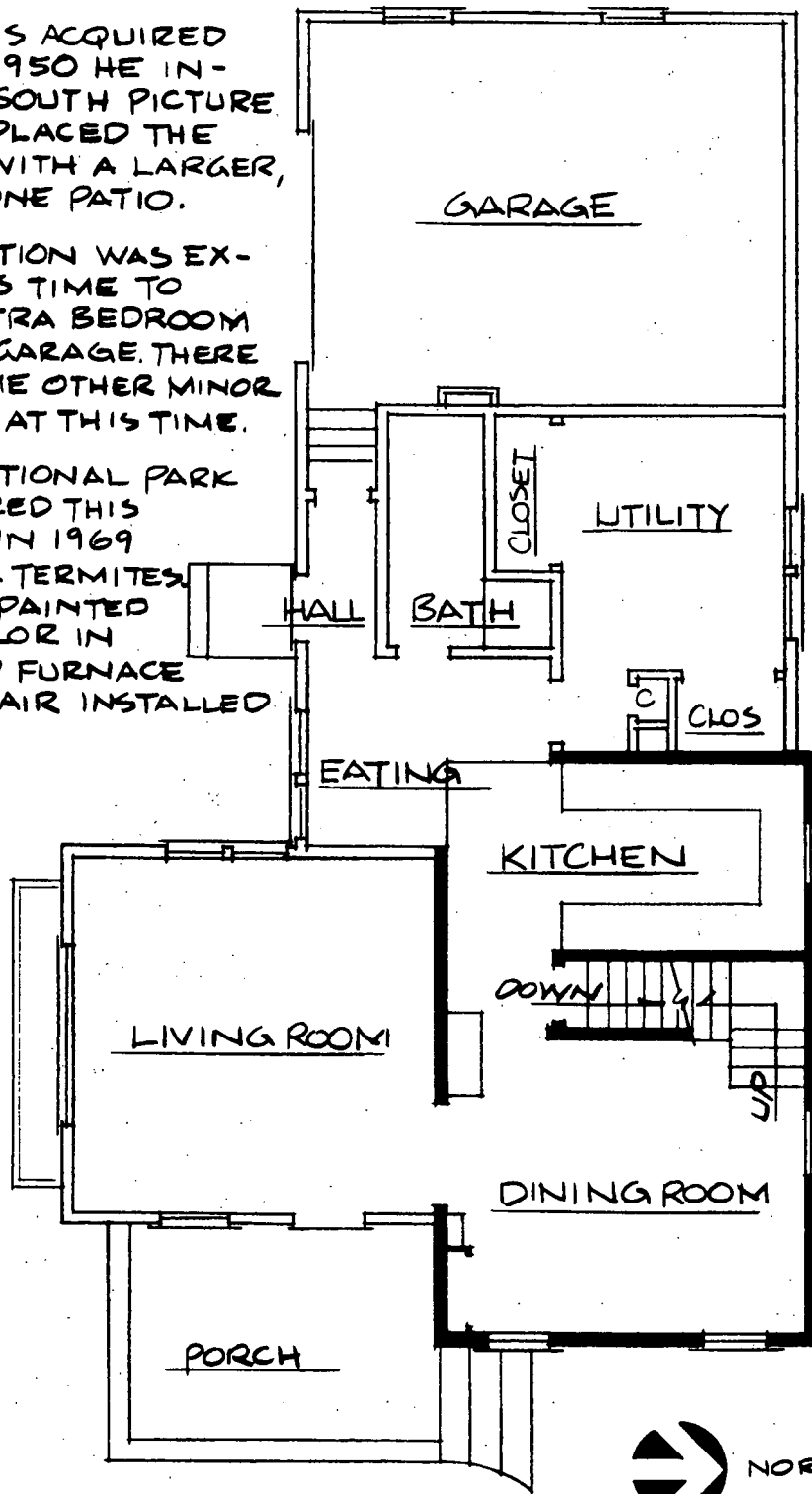
E.S. HAYHURST HOUSE HS-10



WHEN TOM DAVIS ACQUIRED THIS HOUSE IN 1950 HE INSTALLED THE SOUTH PICTURE WINDOW & REPLACED THE FRONT PORCH WITH A LARGER, BRICK/FLAGSTONE PATIO.

THE WEST ADDITION WAS EXTENDED AT THIS TIME TO PROVIDE AN EXTRA BEDROOM AND A LARGER GARAGE. THERE WERE ALSO SOME OTHER MINOR CHANGES MADE AT THIS TIME.

IN 1968 THE NATIONAL PARK SERVICE ACQUIRED THIS PROPERTY AND IN 1969 TREATED IT FOR TERMITES. THE HOUSE WAS PAINTED ITS PRESENT COLOR IN 1973 AND A NEW FURNACE WITH CENTRAL AIR INSTALLED IN 1974.

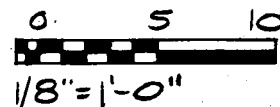


AS OF 1978

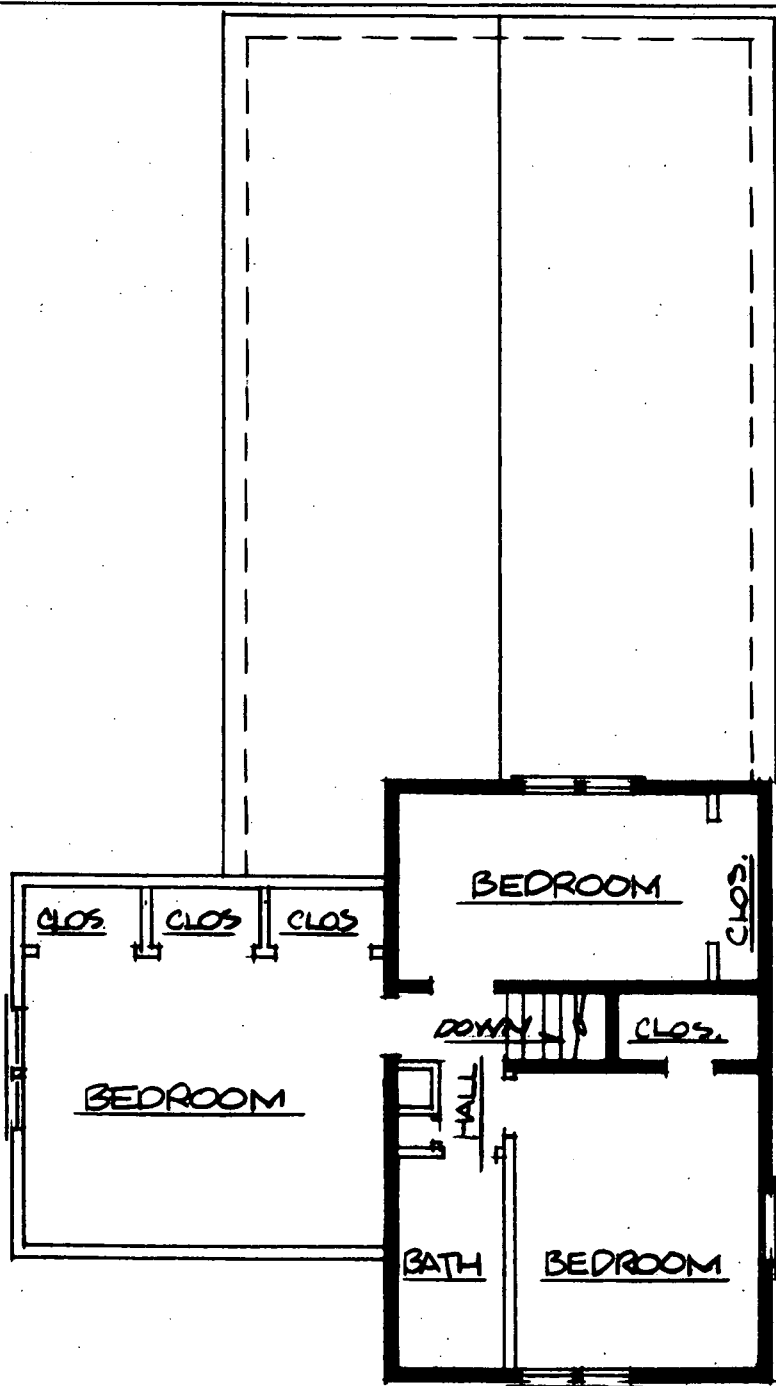
HS-10:PA

E.S. HAYHURST HOUSE HS-10

FIRST FLOOR PLAN







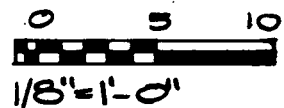
SECOND FLOOR PLAN



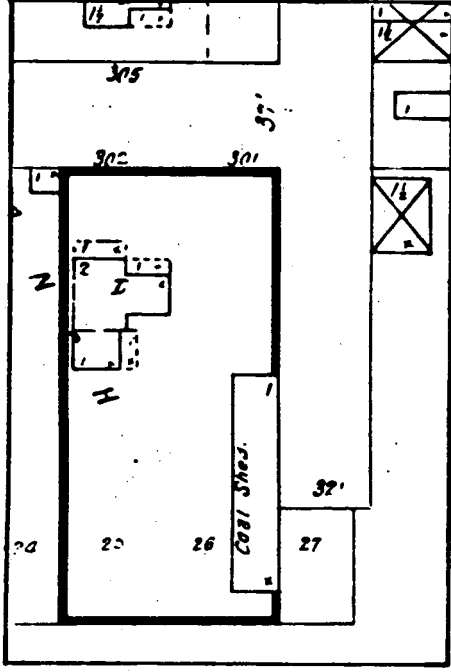
AS OF 1978

HS-10:P4

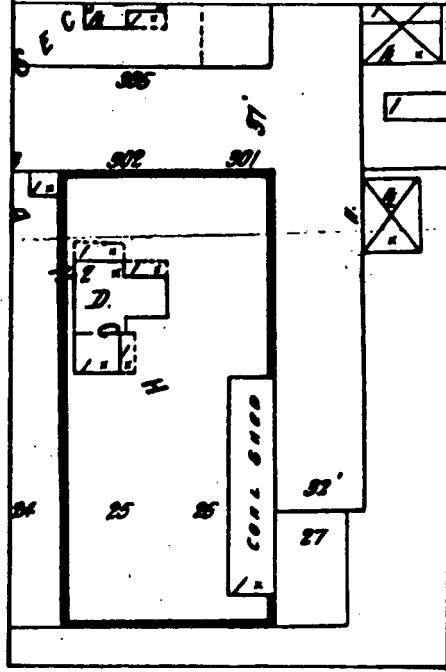
E.S. HAYHURST HOUSE HS-10



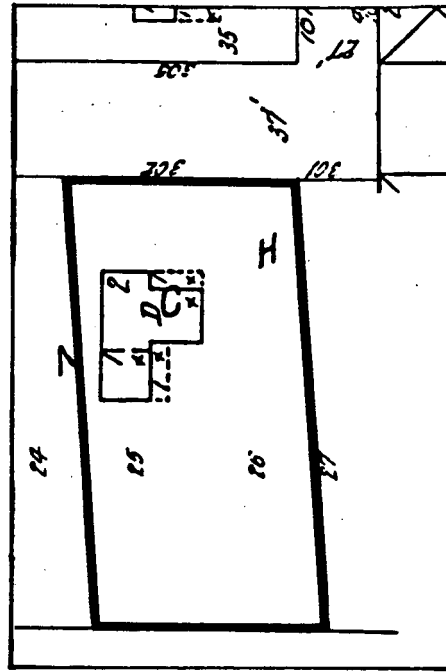
1906



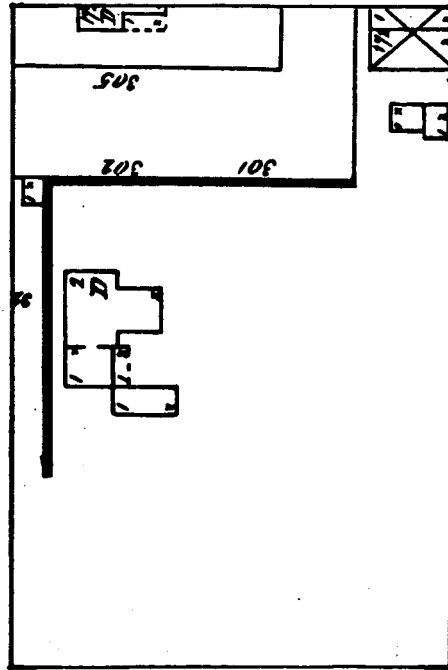
1912



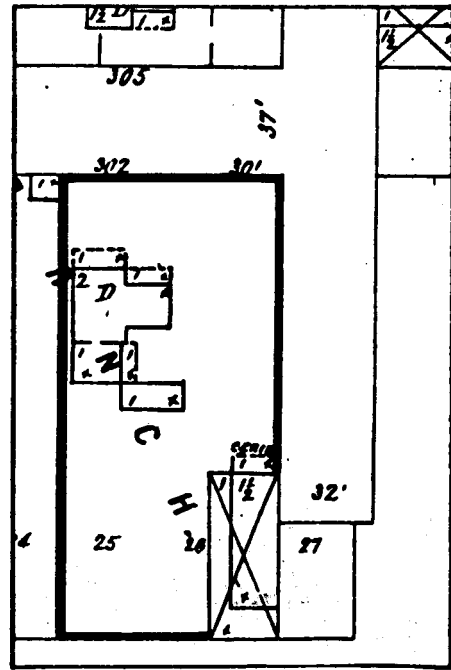
1927



1895



1900



MAIN ST.

WETHERELL ST.

POPLAR ST.

PENN ST.

ST.

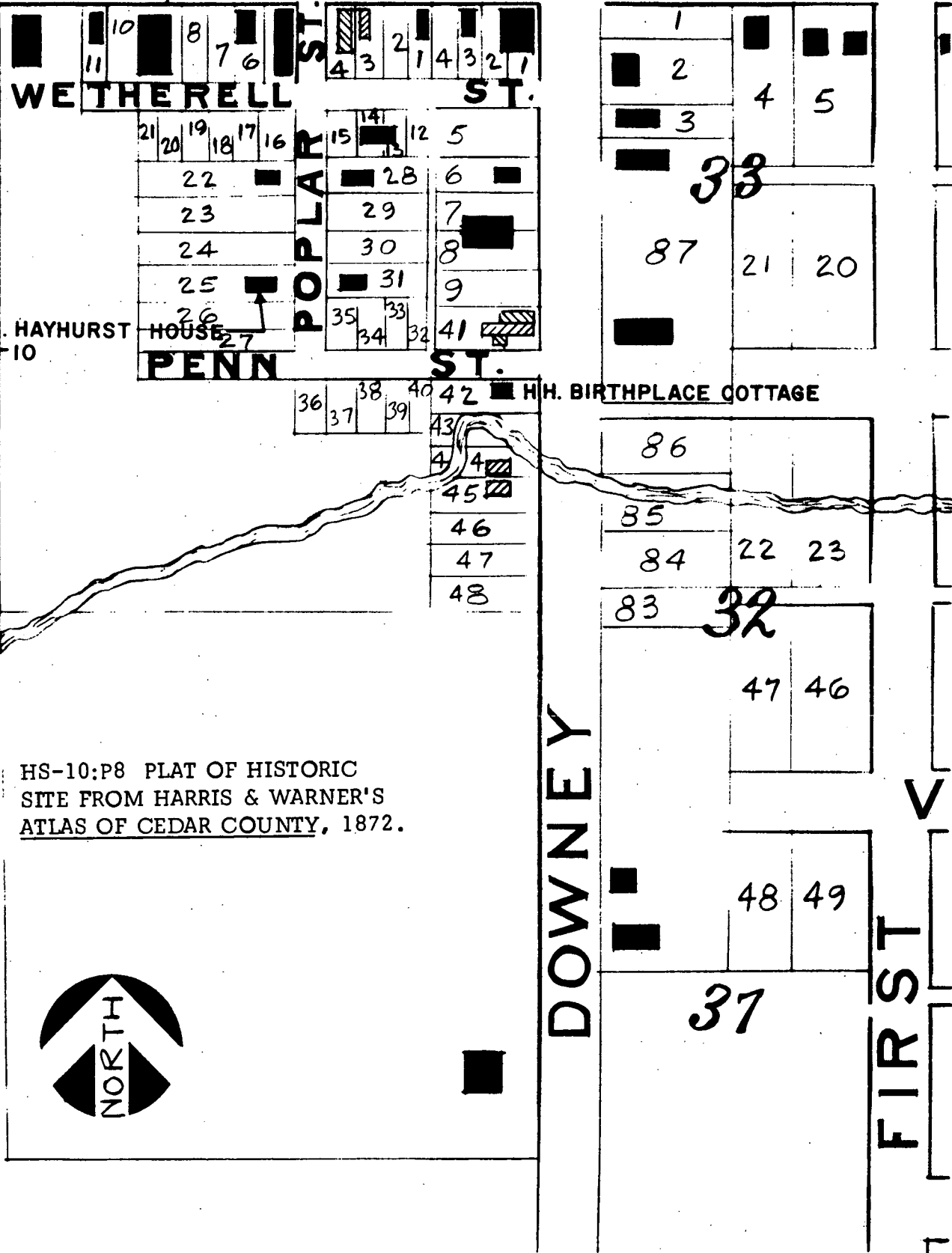
DOWNEY

FIRST

E.S. HAYHURST HOUSE HS-10

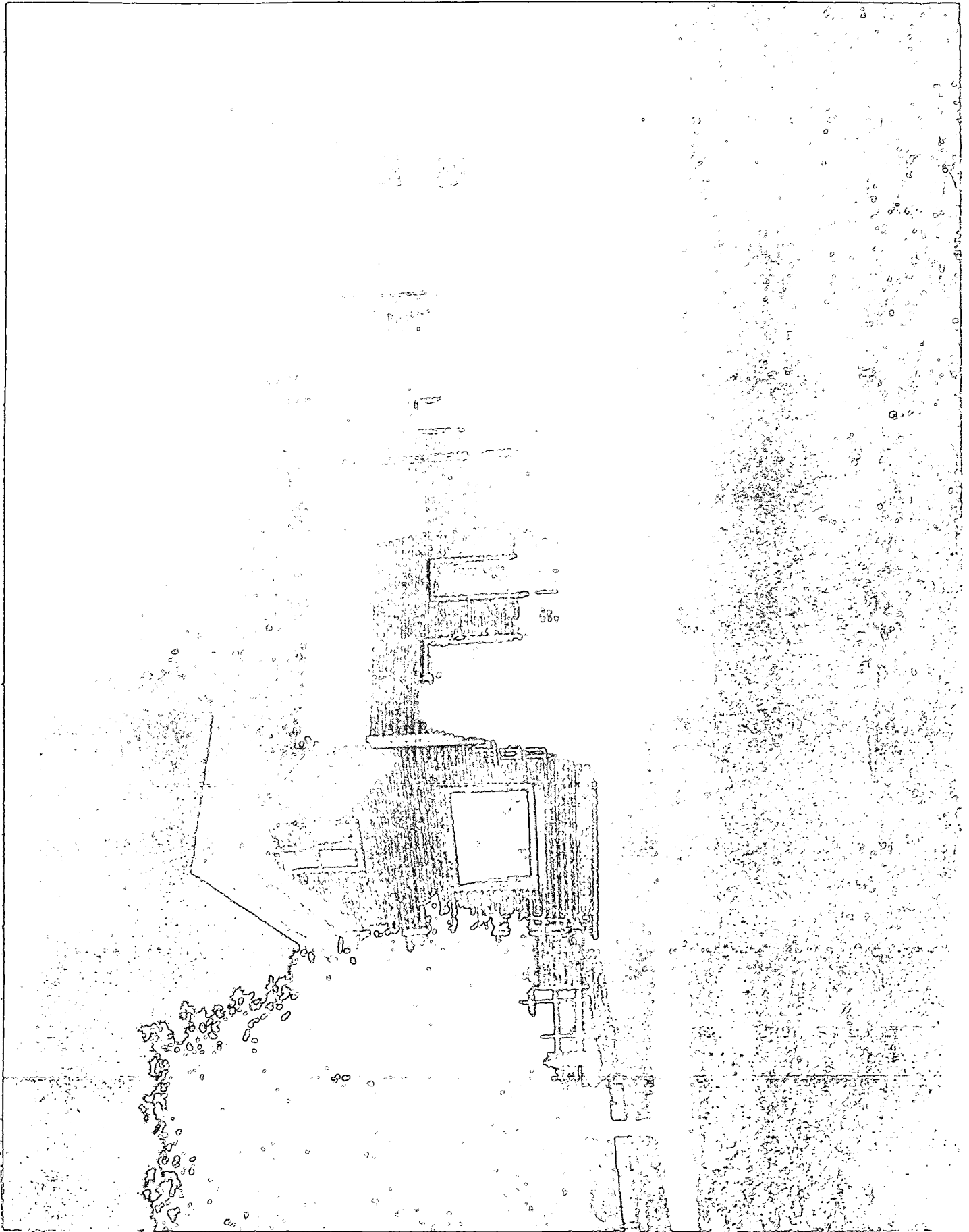
H.H. BIRTHPLACE COTTAGE

HS-10:P8 PLAT OF HISTORIC SITE FROM HARRIS & WARNER'S ATLAS OF CEDAR COUNTY, 1872.



HS-10:1, E.S. HAYHURST HOUSE, 1978. Existing view looking northwest. The original negative is at the Denver Service Center, National Park Service.

W. Wagner, photographer, Des Moines, Iowa



HS-10:2, E.S. HAYHURST HOUSE, 1977. Existing view looking northeast. The original negative is at the Denver Service Center, National Park Service.

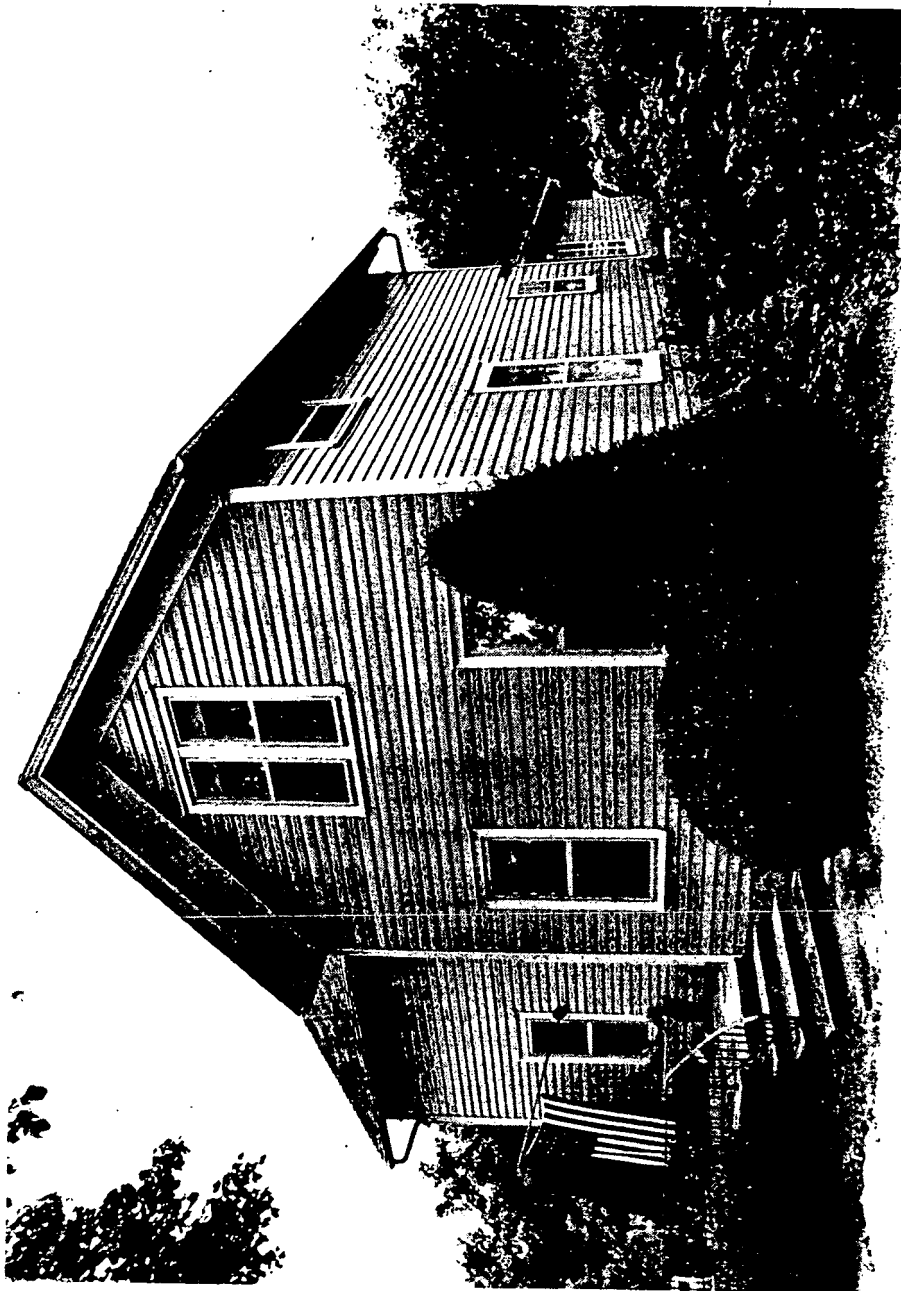
F. Krupka, photographer, Denver, Colorado



HS-10:3, E.S. HAYHURST HOUSE, 1977. Existing view looking southwest. The original negative is at the Denver Service Center, National Park Service.

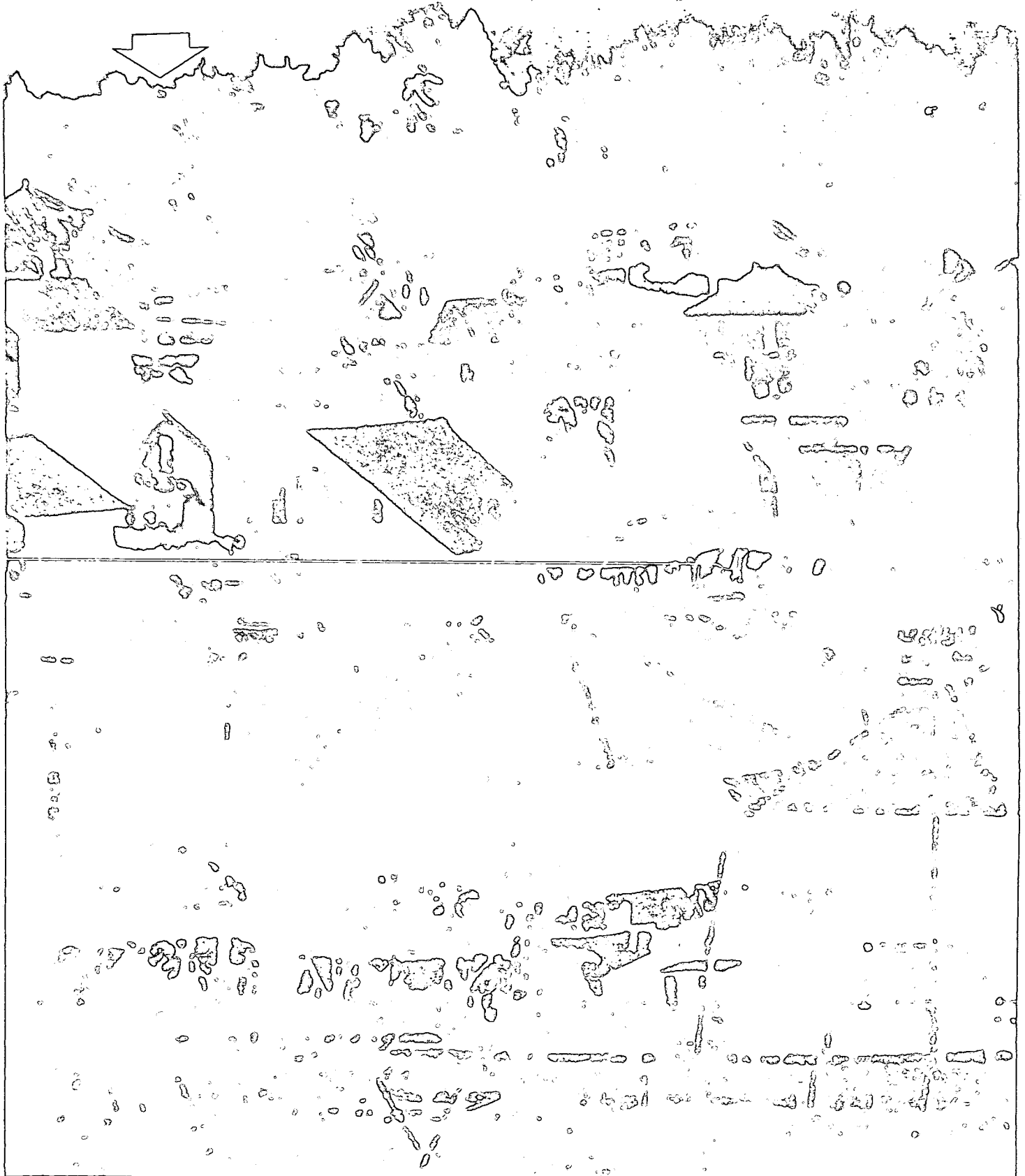
F. Krupka, photographer, Denver, Colorado





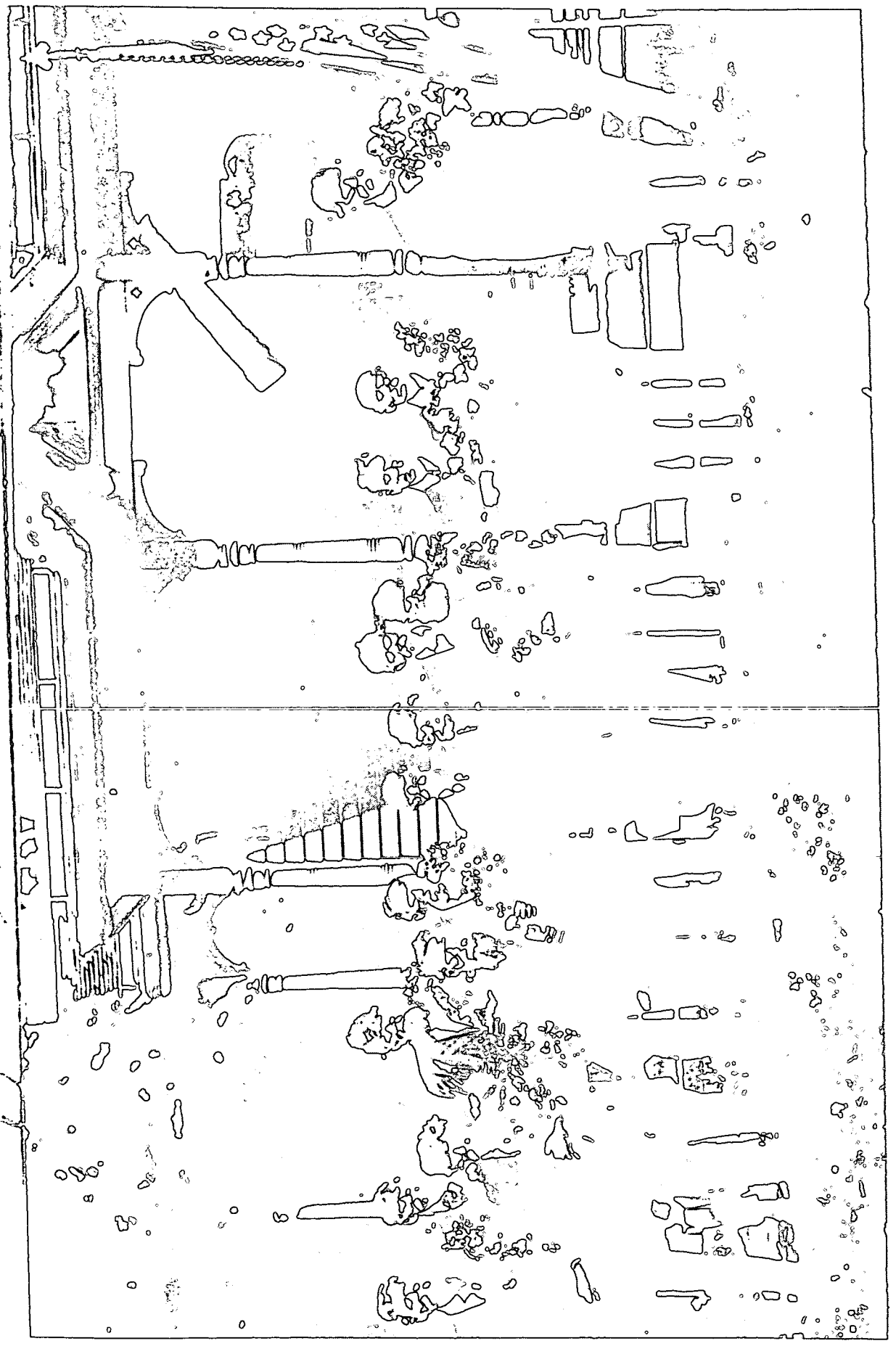
HS-10:4, E.S. HAYHURST HOUSE, 1909. This photograph is a detail from panoramic photograph 2, looking northwest, which shows the Hayhurst house above and to the left of the large barn in the center of the photograph. The photograph shows two chimneys and the window arrangement of the south elevation of the south two-story addition. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa (reference 1909-15).

T.T. Hathaway, photographer



HS-10:5, E.S. HAYHURST HOUSE, 1912. View looking west. This photograph shows the original door opening on the north wing. Note the wood gutter detail even though the porches are not of the historic period. The original photograph is with Ross Sayles, Rural West Branch, Iowa. A copy of the original negative is at the Hoover Presidential Library, West Branch, Iowa (reference 1912-28).

Photographer unknown



HS-10:6, E.S. HAYHURST HOUSE, 1938. View looking northwest. This photograph verifies the window arrangement of the south elevation of the south addition. The original photograph is from M. Stratton's albums at the Hoover Presidential Library, West Branch, Iowa. A copy of the negative is also located at the library (reference 1938-4A).

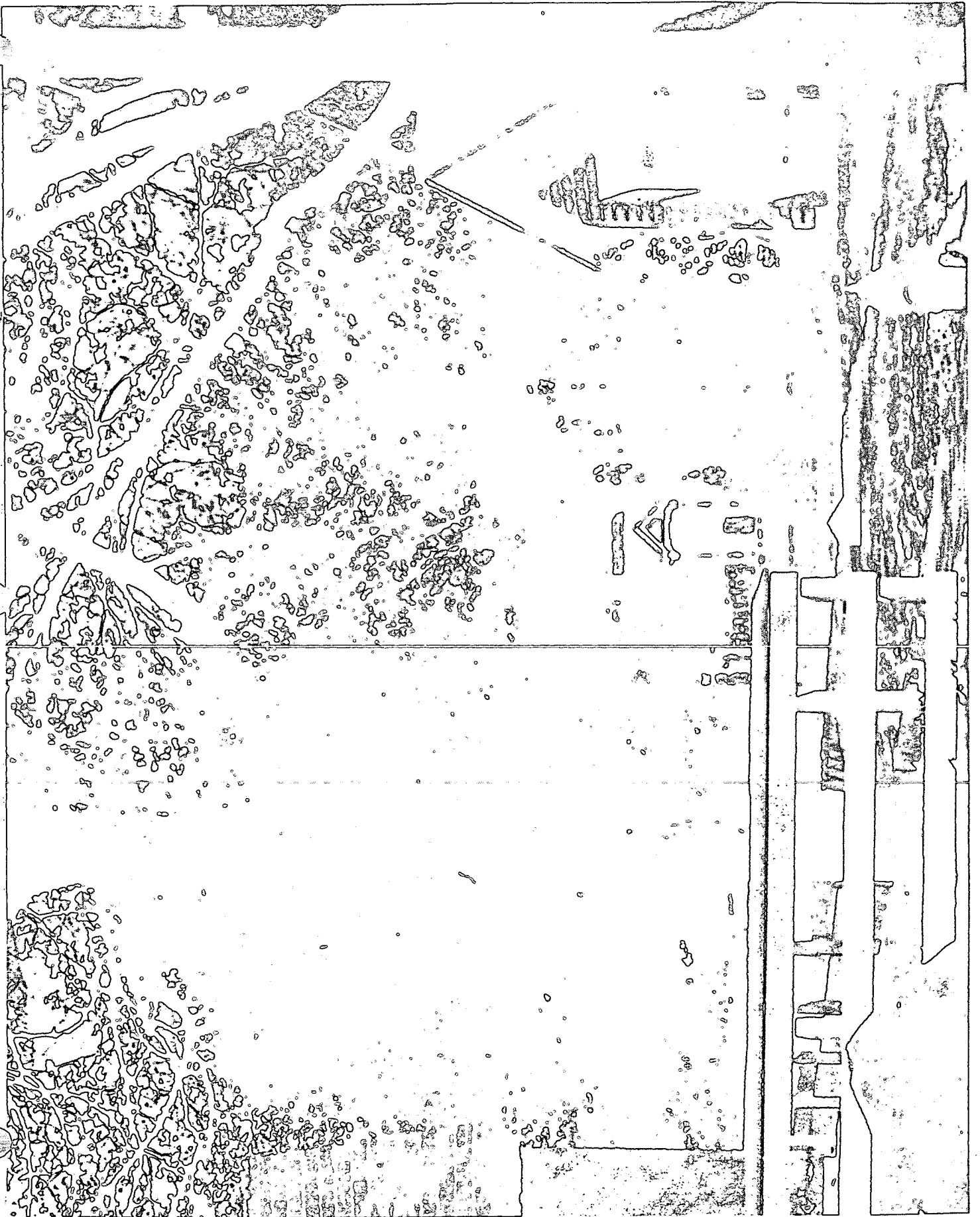
Photographer unknown



HS-10:7, E.S. HAYHURST HOUSE, ca. 1938. View looking northwest. This photograph clearly shows the one-half window above the porch roof of the south two-story wing. The original photograph is with E. Witmer, Wilton Junction, Iowa. A copy of the negative is at the Hoover Presidential Library, West Branch, Iowa (reference 1938-5A).

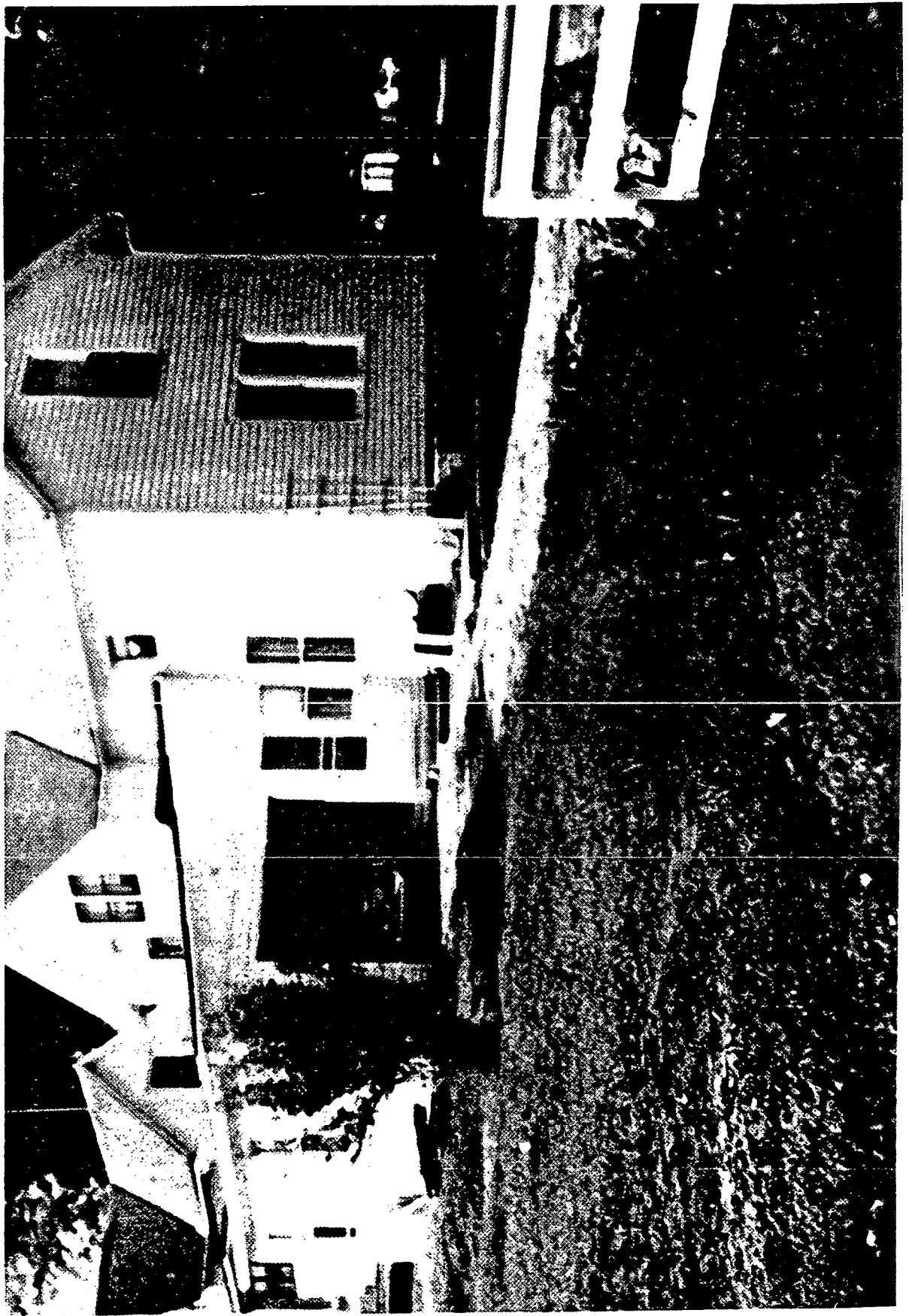
Photographer unknown





HS-10:8, E.S. HAYHURST HOUSE, ca. 1950. View looking northeast. The windows shown on the south and west elevations of the south two-story wing appear to be original. The windows in the west elevation gable of the original wing appear to be altered (see aerial photograph 3). A copy of the photograph is at Herbert Hoover National Historic Site, West Branch, Iowa (reference N. 9-18).

T. Davis, photographer





ISAAC MILES FARMHOUSE (HS-11)



ADMINISTRATIVE DATA

Historical Classification

The Isaac Miles farmhouse (HS-11), located in West Branch, Iowa, is classified as II-b, or third order of historical significance. It is listed on the National Register of Historic Places as part of the Herbert Hoover National Historic Site.

The structure is currently occupied and in good condition. Plan HS-11:P2 (volume 2, appendix F) and photographs HS-11:1 and 2 show existing conditions.

Proposed Use and Justification

Readily visible to the public from Interstate 80, the exterior of the Isaac Miles farmhouse will be partially restored to its appearance in the 1880s, as called for in the 1977 "Addendum to the Master Plan."<sup>1</sup>

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1. USDI, NPS, "Addendum to the Master Plan," p. 14.

The interior of the farmhouse will be adaptively restored to serve as a residence for Park Service maintenance/security personnel.<sup>2</sup>

The 1970 "Master Plan," as amended in 1977, directs that the historic zone be restored to the appearance of a typical eastern Iowa village of the period of Herbert Hoover's life in West Branch.

The Isaac Miles farmhouse was constructed in 1877, and it is typical of many of the farms found around West Branch during the historic period. It is important historically because Isaac Miles was a relative of Herbert Hoover's, and it is likely that Mr. Hoover would have been familiar with the house during his residency in the town.

The house has had several changes to it, but the only addition which will remain is on the northwest corner and is not readily visible to the approaching public. The restored house will add to the immediate scene of a typical eastern Iowa village of the 1880s, while fulfilling the park's need to provide an onsite residence for maintenance/security personnel.

## ARCHITECTURAL DATA

### Documentation of Historical Research

Background Information. Isaac Miles arrived in West Branch in April 1874, the year that Herbert Hoover was born.<sup>3</sup> Three years later (1877) he married and moved to the farm owned by his wife, where he built the house that still stands south of West Branch.<sup>4</sup>

Newspaper accounts of the time note that Miles built a house, barn, and other improvements in the spring and summer of 1877.<sup>5</sup> As soon as the two-story frame house was completed, Miles and his family moved in and occupied it during the time that Herbert Hoover lived in West Branch.

There is no description of the original farmhouse, but it is known that Miles retained a hired man who, in addition to his salary, was provided with room and board.<sup>6</sup> This was common practice on farms of the late 19th century, and frequently a hired man's room was built over the kitchen and could not be reached from the other second-floor rooms.

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2. Ibid., p. 17.

3. USDI, NPS, Bearss and Husted, "Core Area," p. 126.

4. Ibid.

5. Ibid.

6. U.S. Department of Commerce, Bureau of the Census, Tenth Census, Schedule 2, "Production of Agriculture in Springdale Township, Cedar County, Iowa."

There were no documented changes to the property from the time Miles traded his farm in March 1887 until September 1893, when Oliver Holloway, the owner at that time, hired a man to dig a well behind the house.<sup>7</sup>

The next documented changes to the house occurred in 1946, when the John Kofrons took possession of the farm. During the period 1946-1947, the Kofrons made several changes to the house. These alterations included removing the east bay window and reusing the windows in the east wall of the living room, removing the old chimney in the center of the house and constructing a new brick chimney adjoining the north elevation, and enclosing the front (east) porch.<sup>8</sup> Mrs. Kofron recalls that "the east and south bays were identical."<sup>9</sup>

The Kofrons retained possession of the farm until 1962, when they sold the property to the Greater Iowa Corporation.<sup>10</sup> There were no documented changes to the house from the 1946-1947 renovation by the Kofrons until acquisition by the National Park Service in 1969.

Post-1969 changes by the National Park Service include remodeling and updating the first floor, providing a new wood-shingle roof over the two-story portion and a metal roof over the one-story portion, and repainting the exterior.

Historic Photographs. The only available photographs that show the farmhouse were taken ca. 1950. Photograph HS-11:3 shows an open front porch, which is presumed to be original, and photograph HS-11:4 shows the south elevation and bay window (which exists intact).

#### Fabric and Site Investigation

Exterior Walls. Some minor archeological work at the east exterior wall of the living room uncovered the original stone foundation for the east bay (see photograph HS-11:5). The location of the bay window was further verified by examination of the east basement wall, where the recess for the original bay window was located.

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7. West Branch Times, September 14, 1893.

8. USDI, NPS, Bearss and Husted, "Core Area," pp. 141-42. There were several other alterations made by the Kofrons, but these are sufficiently covered by Bearss and will not be reiterated here as they do not specifically apply to the adaptive restoration effort.

9. Personal interviews with Mrs. Kofron by Edwin Bearss, July 14, 1969, and August 21, 1970.

10. USDI, NPS, Bearss and Husted, "Core Area," p. 141.

Examination of the east living room window sash verified that they are identical to the south bay window sash, substantiating Mrs. Kofron's recollection that these were taken from the original east bay.

Roofs: A patch visible in the roof sheathing over the two-story part of the house indicates where the original chimney went through the roof (south of the stair to the second floor).

Examination of the spaced-sheathing roof construction over the two-story part of the house indicates that originally the roof was covered with wood shingles.

Exterior Attachments. Examination of the front (east) porch roof construction reveals that it was original with the house, although the remainder of the porch has been substantially altered.

Interior Information. Examination of the northwest basement walls and first-floor framing indicates that this portion was not original. The location of the original basement stair is evident in the first-floor framing under the southwest stair to the second floor.

Examination of the living room verified Mrs. Kofron's recollection that originally this was two rooms.

Selective removal of a portion of the wood lath and plaster in the southwest hired man's room showed that it was built with cut nails, similar to those used in the remainder of the house, indicating that this portion of the house was original.

The attic framing over the main stair to the second floor shows no evidence of alterations, indicating that this stair is original.

### Treatment

The following work is proposed to provide for the adaptive restoration of the Isaac Miles farmhouse, as described in the "Administrative Data" section.

Exterior. Partial restoration is proposed as follows:

Provide new perimeter and underfloor drain tile at the time the basement floor slab is replaced.

Reconstruct the original east bay window in its correct location.

Remove the existing (1950s) enclosed front porch at the southeast, but retain the roof, which is original; reconstruct the historic (ca. 1877) front porch.

Remove the nonhistoric (1946-1947) attached brick chimney from the north elevation; reconstruct the historic chimney in its original location.



Restore the four exterior elevations to their appearance during the historic period, retaining the (1946-1947) northwest addition. This will include repairing and/or replacing all deteriorated clapboards and trim; providing new storm windows and screens for all windows, and storm doors and screens for all exterior doors; repairing all existing historic two-over-two window sash; and removing nonhistoric sash and providing new sash to match original.

Provide an attached, exterior, below-grade concrete pit to conceal the air-conditioning condenser; plaster the exposed (above-grade) portion to match the foundation of the house; provide a metal safety grate and a removable, sloped, wooden winter cover.

Paint the exterior of the house, using historic colors (see appendix C).

Interior. The interior will be adaptively restored as follows (see the Preliminary Design, HS-11:P3):

Remove the existing, deteriorated basement floor and provide a new concrete slab; construct a new bathroom in the southeast basement room, as indicated.

Rework and update the present first-floor bath, reusing the existing fixtures where possible.

Remove and rebuild the present stairs to the second floor (from the dining room) to provide direct access from the rear entry area.

Remove the present stair from the kitchen to the second floor and adapt the kitchen.

Adapt the second floor to provide a half-bath between the two northside bedrooms; provide a new linen closet off the enlarged hallway and a clothes closet on the south wall of the northeast bedroom.

Enlarge the closet on the north side of the master bedroom, and provide an access door to the southwest room.

Utility Systems. Modernizing the utility system is proposed, as follows:

Extend and update the existing mechanical and electrical systems as required to accommodate the changes made, meeting all applicable codes.

Provide sufficient insulation to meet or exceed government energy conservation standards, if technically possible (see appendix A).

Security Systems. The installation of security systems will be performed as follows:

Install residential smoke alarms as required to meet all applicable codes.

### Summary

The exterior of the house, built by Isaac Miles in 1877, probably remained unchanged during his ownership from 1877 to 1893. Thus, in Hoover's time the house existed as it did when originally built.

The most obvious change to the house is the northwest addition. This addition will be retained and restored to its original appearance since it is not readily visible to visitors from I-80, and it adds to the usefulness of the house.

The architectural work outlined in this section will bring the exterior of the Miles farmhouse to an appearance similar to that of the historic period. The interior changes will provide a modern residence needed by the National Park Service to house onsite management/security personnel. The proposed partial exterior restoration/adaptive interior restoration will provide a useful structure appropriate to the appearance and purpose of the historic site.

## ILLUSTRATIONS

### Plans

- HS-11:P1 Original Conditions, ca. 1877
- HS-11:P2 Existing Conditions (see volume 2, appendix F)
- HS-11:P3 Preliminary Design (see volume 2, appendix G)
- HS-11:P4 Plat of Historic Site

### Photographs

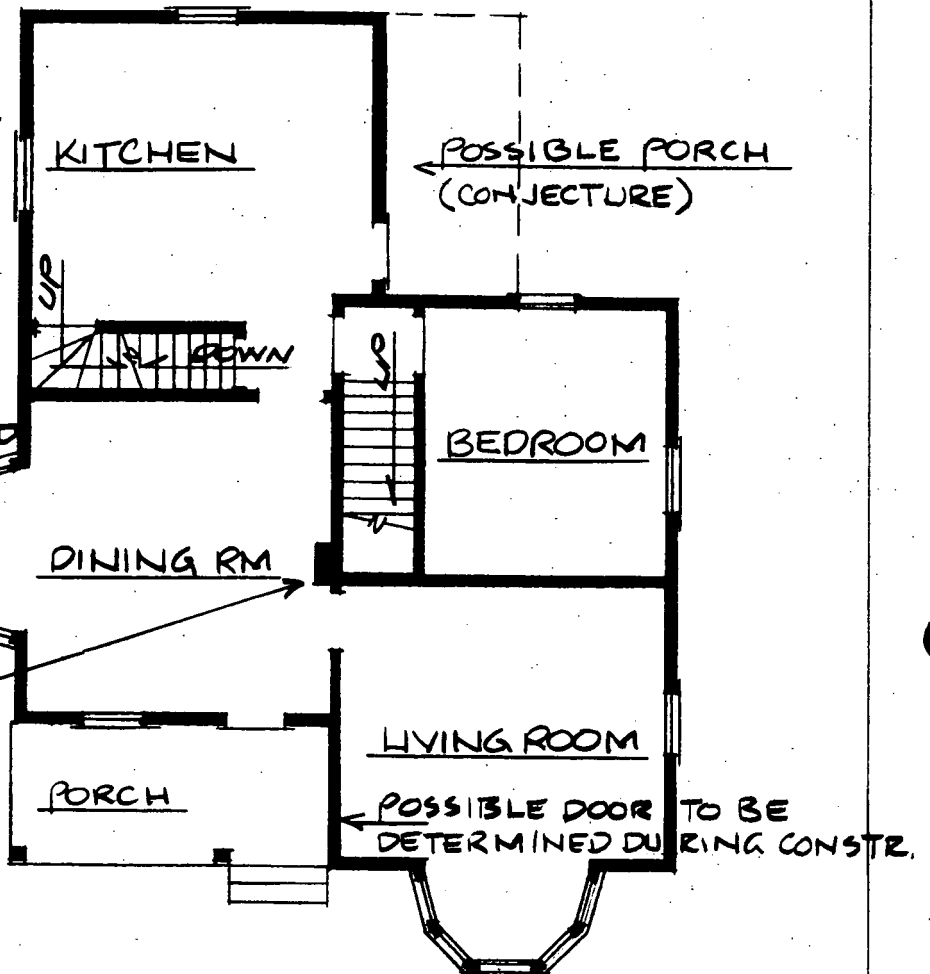
- HS-11:1 Existing view looking northwest
- HS-11:2 Existing view looking southeast
- HS-11:3 View looking west, ca. 1950
- HS-11:4 View looking northeast, ca. 1950
- HS-11:5 View of the original east bay window foundation

ISAAC MILES BUILT THIS HOUSE IN 1877 ON HIS WIFE'S FARM. IT HAD TWO IDENTICAL BAYS, ONE OFF OF THE LIVING ROOM & THE OTHER OFF OF THE DINING ROOM.

THE FRONT PORCH WAS OPEN & THERE MAY HAVE BEEN A REAR PORCH.

IT HAS BEEN RECORDED THAT THE CHIMNEY WAS LOCATED IN THE CENTER OF THE HOUSE.

PROBABLE CHIMNEY LOCATION



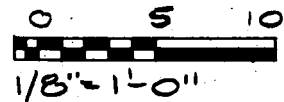
FIRST FLOOR PLAN

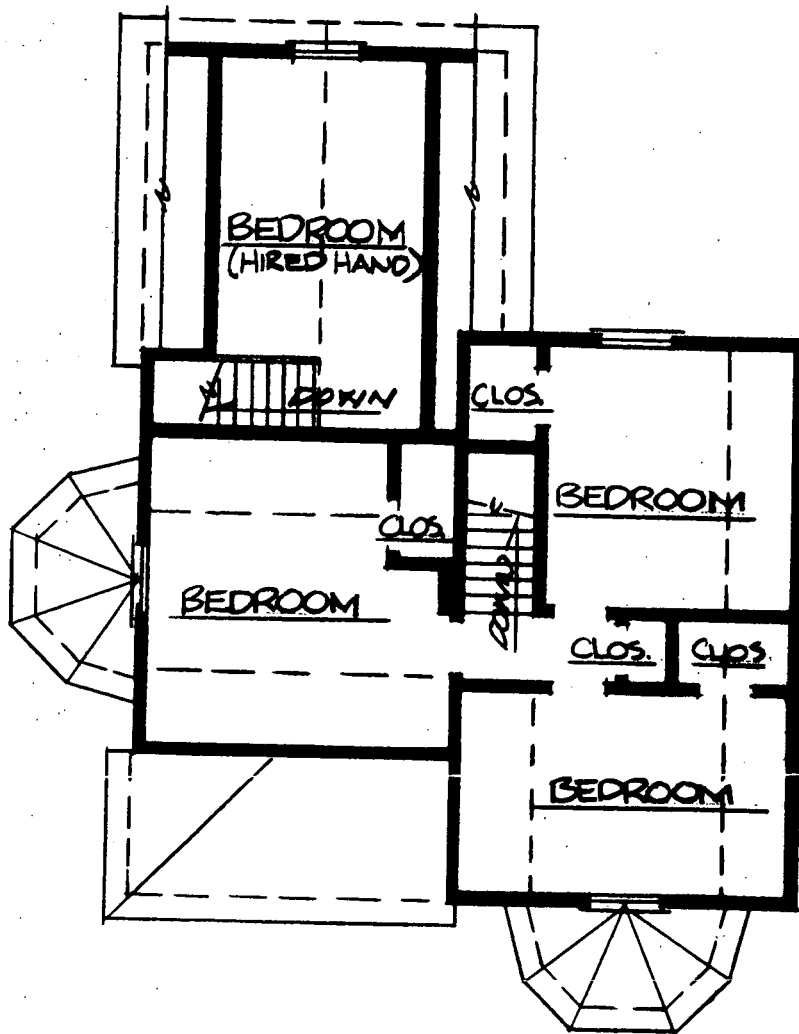


AS BUILT IN 1877

HS-11:PI

ISAAC MILES FARMHOUSE HS-11





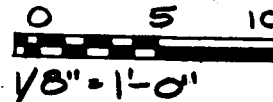
SECOND FLOOR PLAN



AS BUILT IN 1877

HS-11:PI

ISAAC MILES FARMHOUSE HS-11



MAIN

WETHERELL ST.

POPLAR ST.

PENN ST.

ST.

DOWNEY

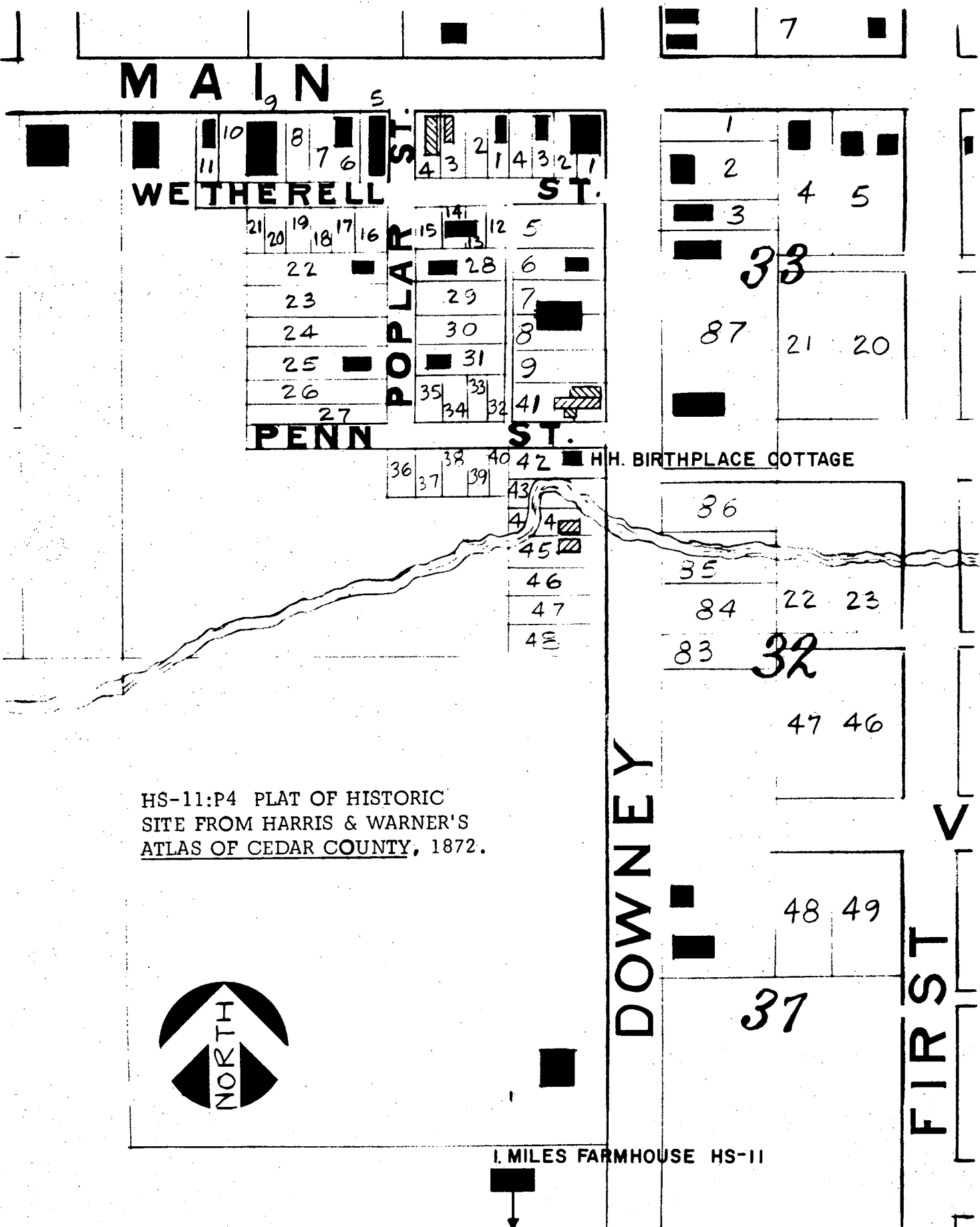
FIRST

V

HS-11:P4 PLAT OF HISTORIC SITE FROM HARRIS & WARNER'S ATLAS OF CEDAR COUNTY, 1872.



I. MILES FARMHOUSE HS-11

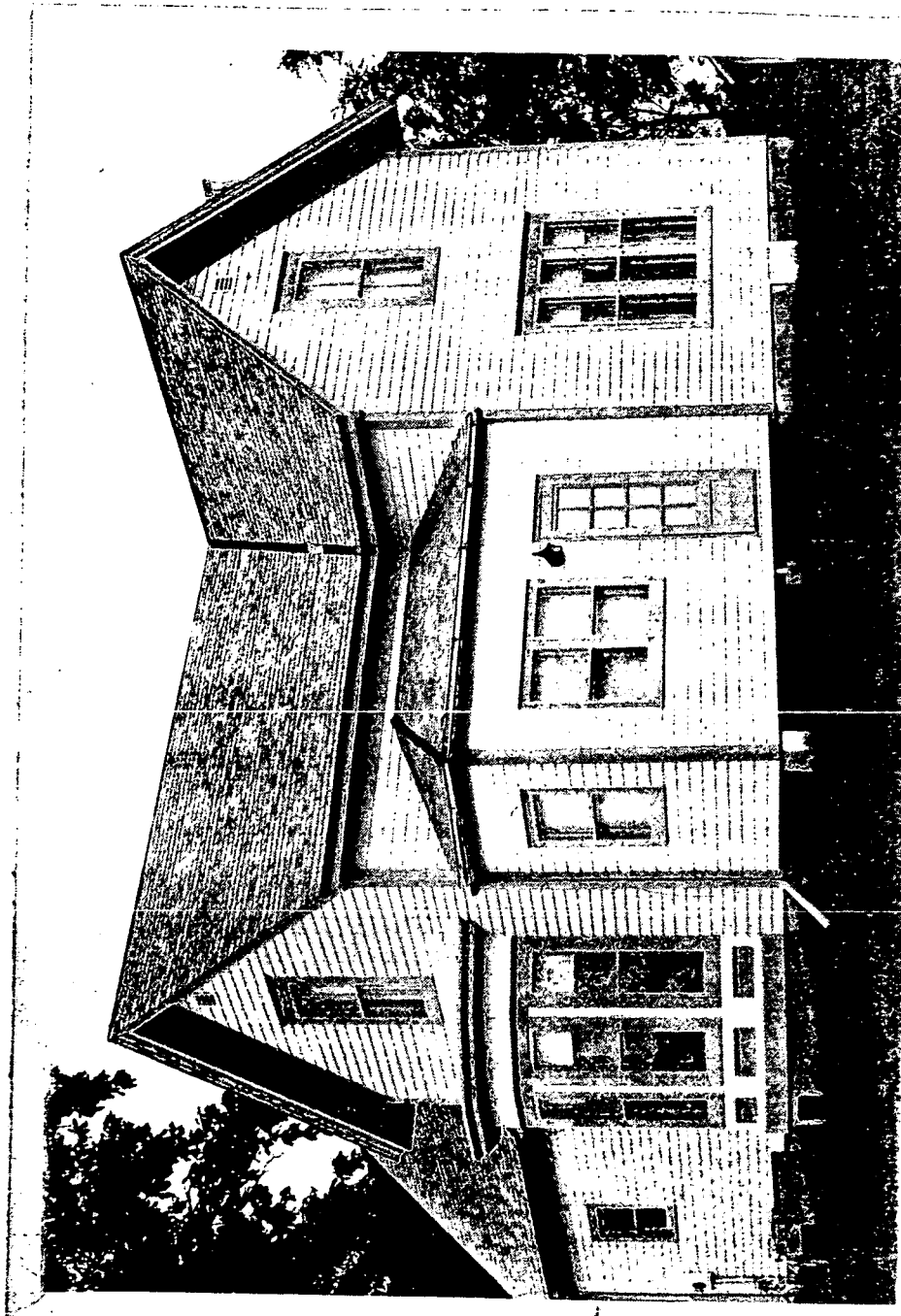




HS-11:1, ISAAC MILES FARMHOUSE, 1977. Existing view looking northwest. A copy of the negative is at the Denver Service Center, National Park Service.

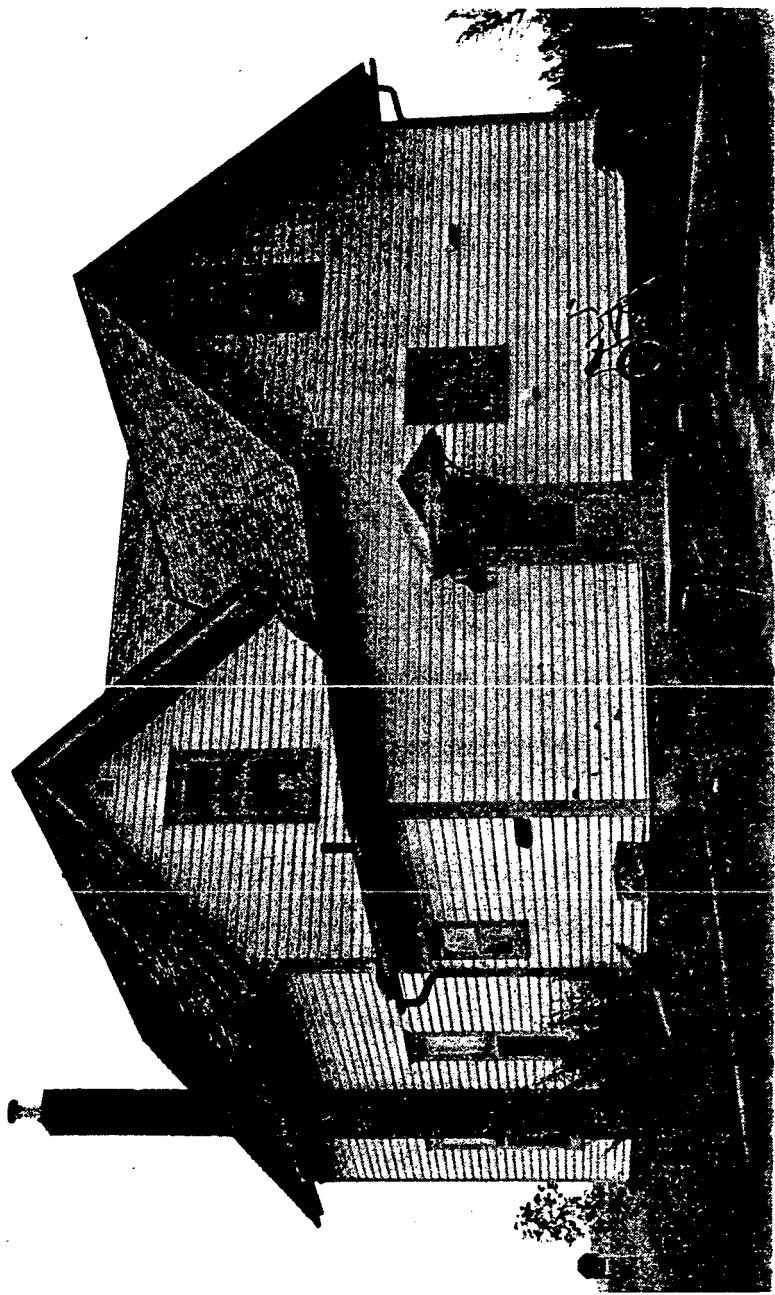
F. Krupka, photographer, Denver, Colorado





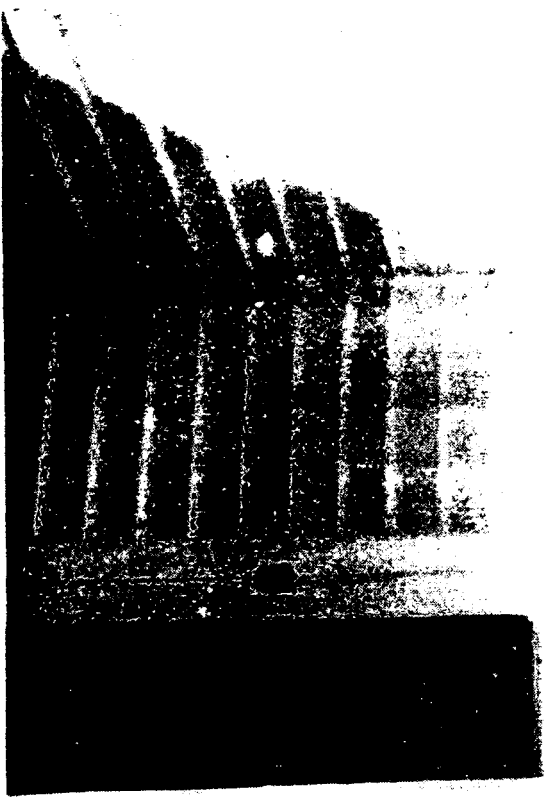
HS-11:2, ISAAC MILES FARMHOUSE, 1977. Existing view looking southeast. A copy of the negative is at the Denver Service Center, National Park Service.

F. Krupka, photographer, Denver, Colorado



HS-11:3, ISAAC MILES FARMHOUSE, ca. 1950. View looking west. This photograph shows the east porch before it was closed in. A copy of the photograph is at Herbert Hoover National Historic Site, West Branch, Iowa (reference NPS 8-15, plate 48).

John Kofron, photographer, West Branch, Iowa



HS-11:4, ISAAC MILES FARMHOUSE, ca. 1950. View looking northeast. This photograph shows the south bay window. In an interview with Ed Bearss in 1969, Mrs. Kofron stated that she remembered the east and south bay windows as being identical. Mrs. Kofron also stated that in 1946-1947 the east bay window was removed and the three windows salvaged and reinstalled in the living room as they now exist (see photograph HS-11:1). The old chimney in the center of the house was removed and a new one built outside on the north, and the front was enclosed. A copy of the negative is at Herbert Hoover National Historic Site, West Branch, Iowa (reference NPS 8-15, plate 47).

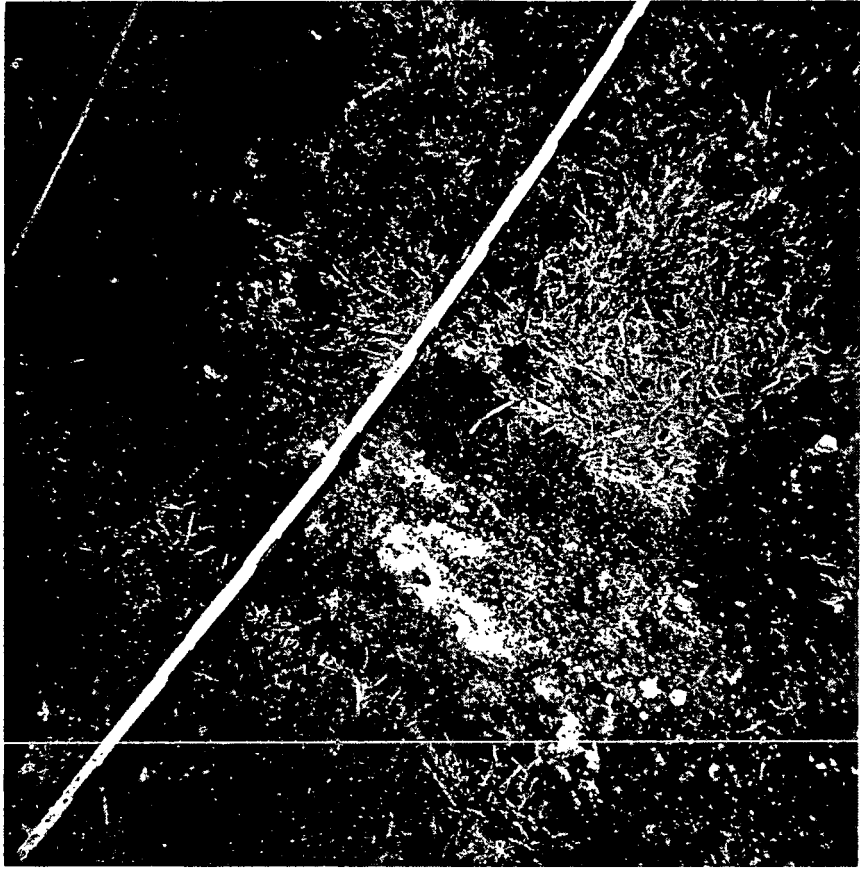
John Kofron, photographer, West Branch, Iowa



HS-11:5, ISAAC MILES FARMHOUSE, 1978. This photograph shows a portion of the original stone foundation for the east bay window. The original photograph and negative are at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

W. Wagner, photographer







DAVID MACKEY HOUSE (HS-18)



ADMINISTRATIVE DATA

Historical Classification

The David Mackey house (HS-18), located in West Branch, Iowa, is classified as II-b, or third order of historical significance. It is listed on the National Register of Historic Places as part of Herbert Hoover National Historic Site.

The structure is currently occupied and in good condition. Plan HS-18:P4 (volume 2, appendix F) and photographs HS-18:1 and 2 show existing conditions.

Proposed Use and Justification

The David Mackey house is readily visible to the public from within the boundaries of the national historic site, and the exterior will be partially restored to its late 1880s appearance, as called for in the 1977 "Addendum to the Master Plan."<sup>1</sup> The interior will be adaptively restored to serve as

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1. USDI, NPS, "Addendum to the Master Plan," p. 14.

a residence for National Park Service maintenance/security personnel.<sup>2</sup> The 1970 "Master Plan," as amended in 1977, directs that the historic zone be restored to the appearance of a typical eastern Iowa village during the period of Herbert Hoover life in West Branch.

The David Mackey house, one of the oldest of the core area houses, was constructed between 1869 and 1871. It is important historically because its builder was mayor of West Branch in 1879.<sup>3</sup> Therefore, it is evident that Mr. Hoover would have been familiar with the house during his residency in the town.

The house will add to the immediate scene of a typical eastern Iowa village of the period of Herbert Hoover's life in West Branch, while fulfilling the park's need to provide an onsite residence for maintenance/security personnel.

## ARCHITECTURAL DATA

### Documentation of Historical Research

Background Information. The earliest documentary evidence showing the David Mackey house is Harris & Warner's Atlas of Cedar County, which shows West Branch in 1872. A copy of that plat, included as plan HS-18:P7, depicts the house as a rectangular block on lot 28.

In 1869 John M. Wetherell subdivided the 5 acres he had recently purchased from Joseph Steer in West Branch. On September 23 of the same year, he sold lot 28 to David Mackey. Five days later Mackey purchased lot 29.<sup>4</sup> On May 22, 1871, Mackey mortgaged the lots, along with the improvements, to John Wetherell for \$300.<sup>5</sup> Therefore, the house was apparently built between 1869 and 1871 by David Mackey.

Mackey, widowed since 1872, sold his house and lots on September 19, 1876, to John Zalaskey.<sup>6</sup> Because Mackey's wife died only one year after he had built the house, it is doubtful that Mackey made any improvements or additions during his ownership.

Less than 2 years later, on April 6, 1878, Zalaskey sold the property to Laban Miles and Charles Townsend.<sup>7</sup> Miles and Townsend were

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2. Ibid., p. 16.

3. USDI, NPS, Bearss and Husted, "Core Area," p. 148.

4. CC, Deed Record G, pp. 249-50.

5. CC, Mortgage Record A, p. 271.

6. CC, Deed Record H, pp. 573-74.

7. CC, Deed Record K, pp. 65-66.

speculators, and they may have made some minor improvements to the property to increase its value, although there is no available record. On April 27, 1878, they sold the property to D. Marshall Yetter, Mackey's brother-in-law.<sup>8</sup>

Yetter had the house remodeled and his two lots enclosed with a picket fence in 1880.<sup>9</sup> No description of that remodeling has been found, although it is possible that it included the addition of the east one-story wing. Yetter left West Branch in April 1883, and the house was sold July 7, 1883, to Mrs. Elizabeth Hussey, who was 75 years old.<sup>10</sup>

Mrs. Gruwell, who lived next door to the Mackey house in the 1890s, recalls that the house was a small, two-story frame dwelling, with a door in the middle of the front facade and a window on either side. There was a front porch with slim pillars, and there were windows in both the north and south elevations of the first floor, two in the north elevation and one in the south.<sup>11</sup>

Mrs. Mattie Savage, a widow, bought the house and moved in during April 1899.<sup>12</sup> She lived in the house for 11 years before marrying A.C. Hunter in 1909.<sup>13</sup> Mr. Hunter was in the concrete-block business, and in the last week of March 1914, he added a bay window to the south elevation, put in larger windows throughout the structure, and made other improvements. During the summer he added a concrete-block porch to the cottage.<sup>14</sup>

As recalled by local resident Glenn Brown in the summer of 1970, Hunter used concrete blocks to build a porch railing and columns. The railing consisted of a number of rows of blocks, laid with open bond. In the 1920s, Hunter rebuilt the porch, again using concrete blocks. No changes have since occurred to the porch.<sup>15</sup>

The other improvements made by Hunter probably included enlarging the east addition and adding north and south windows to the second floor.

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8. Ibid., pp. 74-75.

9. West Branch Local Record, April 29 and May 13, 1880.

10. Ibid., July 12, 1863.

11. USDI, NPS, Bearss and Husted, "Core Area," p. 163.

12. Ibid., p. 161.

13. Ibid., p. 162.

14. West Branch Times, March 26, 1914.

15. USDI, NPS, Bearss and Husted, "Core Area," p. 164.

Most of the changes can be verified on the Sanborn maps for 1895, 1900, 1906, 1912, and 1927, a composite set of which is included as plan HS-18:P6. It should be noted that the house is shown as a one and one-half story house until the 1927 map, when it is shown as a two-story house. (The Sanborn maps typically indicate one and one-half story houses for structures with windows only in the second-floor gables.) Also on the 1927 map, the east one-story addition is shown as enlarged.

No additional research (beyond that conducted by Bearss) to document ownership of the David Mackey house has been conducted for the years between 1914, when Hunter undertook alterations, to 1967, when the National Park Service acquired the property, although a comparison of the previously cited documents with existing conditions (ca. 1967) indicates that some changes to the house were made prior to 1967. In summary, these pre-1967 changes include adding a carport with concrete slab (ca. 1940s), installing a wrought-iron railing around the front (west) porch, changing the roof of the east addition from a shed-type roof to a gable, periodically painting the house, changing the fencing, walks, outbuildings, and site landscaping.

Changes subsequent to National Park Service acquisition in 1967 include remodeling the first and second floors, repainting the exterior, installing a new furnace with central air conditioning, reroofing with a new wood-shingle roof, building a picket fence, changing the site landscaping, and removing the carport roof.

Historic Photographs. No photographs have been located showing the Mackey house during the historic period.

Photograph HS-18:3 (ca. 1938), looking northwest, shows a portion of the Mackey house, with the original chimney on the two-story part of the house.

Aerial photographs 1 and 3, ca. 1932 and 1949, respectively, also show the original chimney (see appendix D). Aerial photograph 1 shows a shed-type roof for the east one-story addition, which was probably original (ca. 1880).

#### Fabric and Site Investigation

Exterior Walls. Examination of the partial basement area shows that it is original, although the floor level has been altered. The foundation for the original part of the house is stone and brick (plastered on the exterior), while the east addition is concrete block. Because Hunter was in the concrete-block business and because he enlarged the east addition, he probably replaced the entire east addition foundation in 1914.

Selective removal of a few exterior clapboards on the west elevation (first-floor level) showed that the original part of the house was built with no sheathing and that the clapboards were nailed directly to the

studs. The east addition is sheathed in normal fashion, verifying that it was built after the original house. Also the framing indicates the location of the original west elevation window, south of the front door (see photograph HS-18:4).

Visual examination of the south bay window verifies that it was added to the house.

In the east wall at the second-floor level, above the ceiling of the one-story addition, there are remnants of two windows of the same size as the west gable windows, which appear to be original (see photograph HS-18:5). Below these windows are scars indicating where the shed roof of the east addition was attached.

Roofs. A patch visible in the roof sheathing over the two-story part indicates the location of the original chimney.

Examination of the spaced-sheathing roof construction indicates that both roofs were originally covered with wood shingles.

The evidence previously cited indicates that when the east addition was built it had a shed-type roof.

Exterior Attachments. Examination of the original foundation wall verified that there was never an outside entrance to the basement.

On the west, exterior wall, behind the present front porch roof, are painted clapboards, indicating that originally there was no porch roof.

Interior Information. The original first- and second-floor partitions were located through examination of scars visible in the fabric of the house.

#### Treatment

The following work is proposed to provide for the adaptive restoration of the David Mackey house, as described in the "Administrative Data" section.

Exterior. The following partial restoration, as shown in the Preliminary Design (HS-18:P5), is proposed:

Remove the existing brick/stone and concrete-block foundation walls; enlarge and deepen the existing basement as indicated to provide storage and mechanical space; plaster the new concrete-block basement/foundation walls where exposed above grade, and waterproof below grade; provide new perimeter drain tile to eliminate seepage problems.

Remove the existing, nonhistoric, concrete and concrete-block front (west) porch; construct a wood stoop in its place; record all evidence, found during demolition, of any previous construction.

Remove the existing concrete slab on the south side of the house.

Remove the existing wooden steps at the rear (south) door, and construct a wood stoop as indicated.

Restore the four exterior elevations to their appearance during the historic period (ca. 1880), retaining the enlarged rear (east) addition. This will include repairing and/or replacing all deteriorated clapboards and trim; providing new storm windows and screens for all windows, and storm doors and screens for all exterior doors; repairing all existing window sash in their historic location; and removing nonhistoric windows and providing new windows of historic size and location.

Remove the existing, nonhistoric, brick chimney, and reconstruct a brick chimney in the original location.

Remove the existing, nonhistoric, bay window on the south elevation, and install a new double-hung window similar to those in the remainder of the house.

Provide an attached, exterior, below-grade concrete pit to conceal the air-conditioning condenser; plaster the exposed (above-grade) portion to match the foundation of the house; provide a metal safety grate and a removable, sloped, wooden winter cover.

Paint the exterior of the house, using historic colors (see appendix C).

Interior. The interior will be adaptively restored as follows:

Adapt and repair the interior as required to accommodate the exterior alterations.

Remove the existing wood basement stair; reconstruct a new stair as indicated after installation of the new basement; provide laundry facilities in the new basement as shown.

Remove the existing closet in the first-floor (northeast) bedroom, and construct two new closets as indicated to provide more bedroom space.

Alter and update the present second-floor bathroom, reusing the existing fixtures whenever possible.

Utility Systems. Modernizing the utility system is proposed as follows:

Alter and update the existing mechanical and electrical systems as required to accommodate the changes made to meet all applicable codes.

Provide sufficient insulation to meet or exceed government energy conservation standards, if technically possible (see appendix A).



### Summary

The exterior of the house, built by David Mackey in 1869-1871, remained unchanged until 1880, when Yetter built the east addition. Thus, Herbert Hoover would have been familiar with both the original house and the east addition.

The second major documented changes to the house were made by Hunter in 1914. These alterations were extensive and probably included the enlargement of the east addition. This is verified by the 1927 Sanborn map, which shows the enlarged addition (Hunter still owned the property in 1927).

When Hunter enlarged the east addition, he did so in a style compatible with the remainder of the house. The extension on this addition will be retained because it adds to the usefulness of the house, it is in good repair, and the demolition costs would be high. The present gable roof will be changed to a shed-type roof, as it appeared during the historic period, allowing the second-floor (east) windows to be returned to their historic size.

The architectural work outlined in this section will bring the exterior of the David Mackey house to an appearance similar to that of the historic period and appropriate to the national historic site. The interior changes will provide a modern residence needed by the National Park Service to house onsite maintenance/security personnel.

## ILLUSTRATIONS

### Plans

- HS-18:P1 Original Conditions, ca. 1870 with  
1880 additions
- HS-18:P2 Ca. 1925
- HS-18:P3 Ca. 1930 through 1977
- HS-18:P4 Existing Conditions (see volume 2, appendix F)
- HS-18:P5 Preliminary Design (see volume 2, appendix G)
- HS-18:P6 Composite of Sanborn maps
- HS-18:P7 Plat of Historic Site

### Photographs

- HS-18:1 Existing view looking southeast
- HS-18:2 Existing view looking northwest
- HS-18:3 View looking northwest, ca. 1938
- HS-18:4 View of west elevation framing
- HS-18:5 View of original east exterior wall

THE ORIGINAL PORTION OF THE MACKEY HOUSE, WHICH WAS 16 FT. x 22 FT., WAS BUILT BETWEEN 1869 & 1871 AND WOULD APPEAR TO BE THE OLDEST OF THE HOOVER PERIOD HOUSES. THE ORIGINAL HOUSE IS SHOWN ON THE 1872 ATLAS OF CEDAR COUNTY, IOWA.

MRS. GRUWELL REMEMBERS A FRONT PORCH WITH SLIM PILLARS. SHE ALSO STATES THAT THE EAST ADDITION WAS THERE AS LONG AS SHE COULD REMEMBER. HER RECOLLECTION WAS THAT YETTER BUILT THE ONE-STORY, 16 FT. x 12 FT. ADDITION, IN 1880

PHYSICAL EVIDENCE INDICATES THE THE FIRST FLOOR WAS DIVIDED INTO TWO ROOMS (EAST & WEST)

MRS. GRUWELL REMEMBERS THAT THERE WAS A STAIR TO THE SECOND FLOOR IN THE SOUTHEAST CORNER OF THE LIVING ROOM WHICH WAS CLOSED IN.



THIS CORNER IS CONJECTURE

PHYSICAL EVIDENCE INDICATES THAT ORIGINALLY THERE WAS NOT A PORCH ROOF INDICATING THERE MAY HAVE BEEN A STOOP

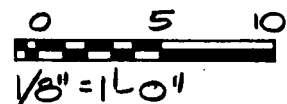
FIRST FLOOR PLAN

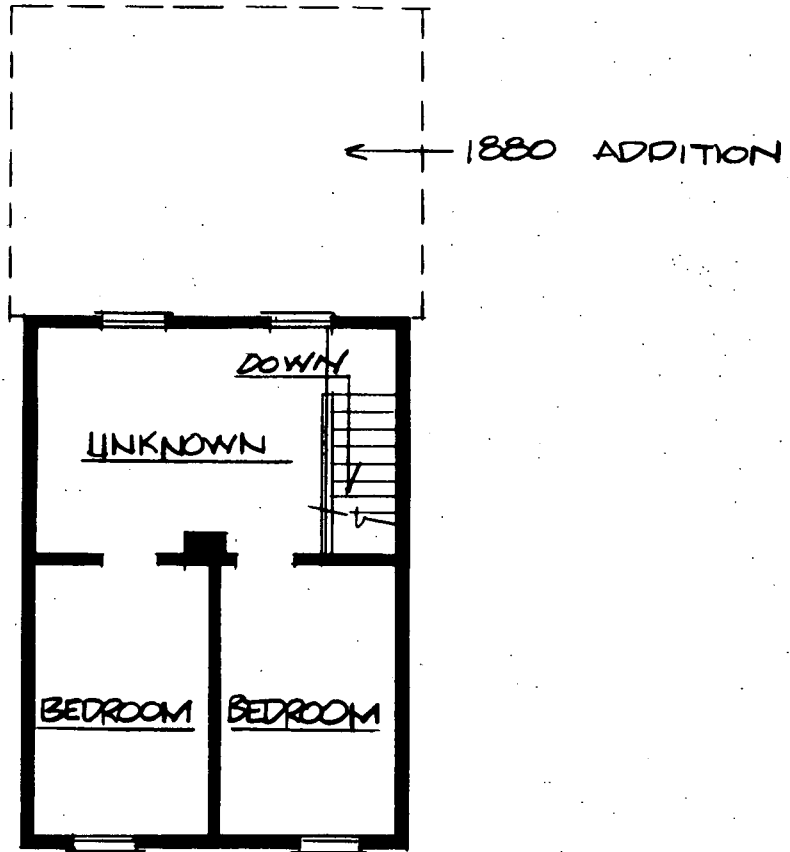


AS BUILT IN CIRCA 1870 WITH 1880 ADDITION SHOWN DASHED

HS-18:PI

DAVID MACKEY HOUSE HS-18





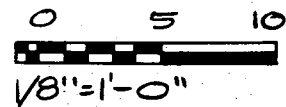
SECOND FLOOR PLAN



AS BUILT IN CIRCA 1870 WITH 1880 ADDITION SHOWN DASHED

HS-18:P1

DAVID MACKAY HOUSE HS-18



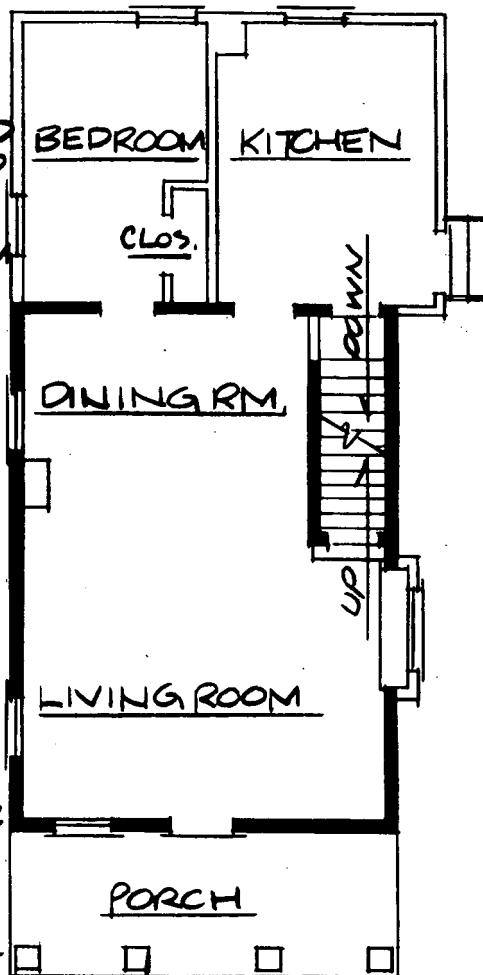
THE INTERIOR OF THE EAST ADDITION, SHOWN HERE, IS CONJECTURE.

MRS. HUNTER, WHO'S HUSBAND OWNED THE PROPERTY, HAD A STROKE IN THE EARLY 1920'S. IT'S POSSIBLE THAT THE FIRST FLOOR BEDROOM WAS BUILT AT THIS TIME FOR HER CONVENIENCE.

IT IS DOCUMENTED THAT THE SOUTH BAY WINDOW WAS CONSTRUCTED IN 1914 BY A.C. HUNTER, ALTHOUGH THE SANBORN FIRE MAP OF 1927 DOES NOT SHOW IT.

THE SANBORN FIREMAPS FOR 1895 THRU 1912 SHOW A NARROW FRONT PORCH AND THE REAR ADDITION TO BE ABOUT 16FT X 12FT. SOMETIME AFTER 1909, POSSIBLY 1914, A.C. HUNTER CHANGED THE FRONT PORCH FROM WOOD TO CONCRETE BLOCK. HUNTER REBUILT THE PORCH AGAIN IN 1920 USING THE SAME MATERIAL.

THE SANBORN MAP OF 1927 SHOWS THE EAST ADDITION AS BEING 18FT. N. & S., INSTEAD OF 16FT. IT'S POSSIBLE THAT 1914 WAS THE DATE THAT THE EAST ADDITION WAS ENLARGED.



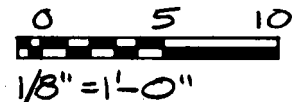
FIRST FLOOR PLAN

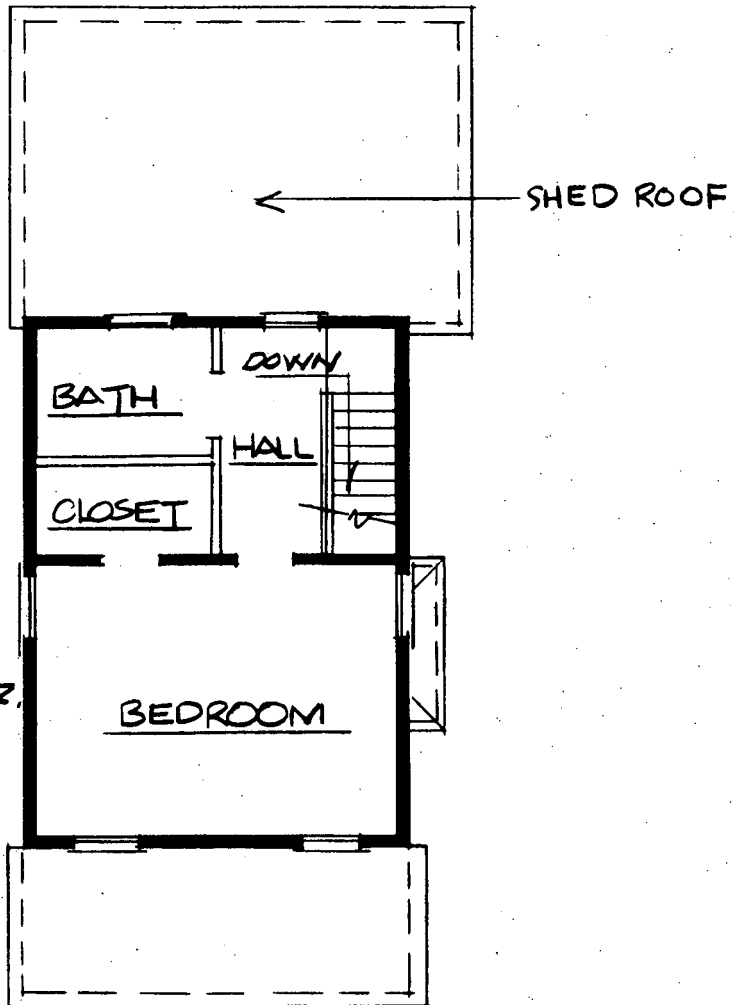


AS OF CIRCA 1925

HS-18:P2

DAVID MACKAY HOUSE HS-18





THE SANBORN MAP OF 1927 SHOWS THIS HOUSE AS A TWO-STORY STRUCTURE WHICH INDICATES SIDEWALL WINDOWS AT SECOND FLR.

THE SANBORN MAP OF 1927 SHOWS A TIN ROOF FOR THE FRONT PORCH.

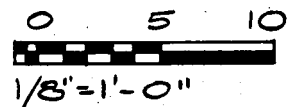
SECOND FLOOR PLAN



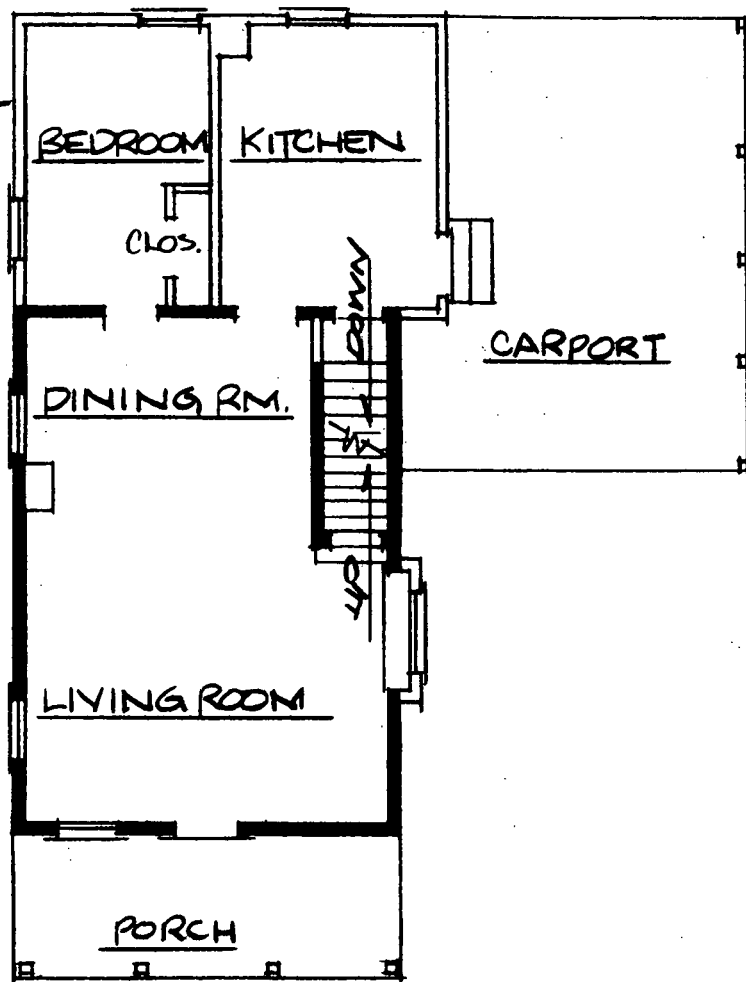
AS OF CIRCA 1925

HS-181P2

DAVID MACKAY HOUSE HS-18



THE CARPORT ROOF &  
POSTS WERE REMOVED  
IN 1977 BY THE NATIONAL  
PARK SERVICE.



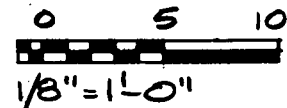
FIRST FLOOR PLAN



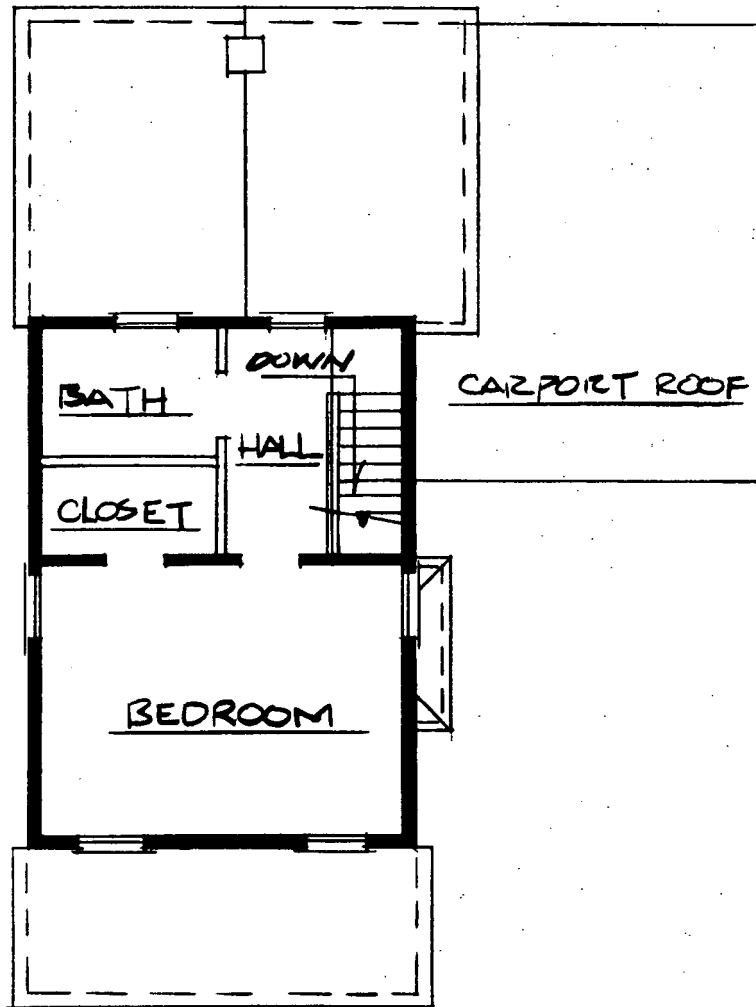
AS OF LATE 1930'S THRU 1977

HS-18:P3

DAVID MACKEY HOUSE HS-18



THE CARPORT ROOF &  
POSTS WERE REMOVED  
BY THE NATIONAL  
PARK SERVICE IN 1977



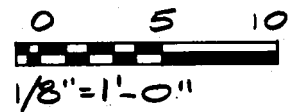
SECOND FLOOR PLAN



AS OF LATE 1930S THRU 1977

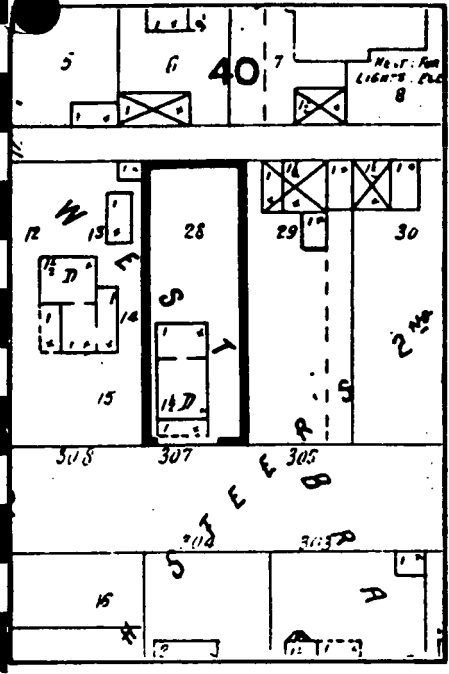
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DAVID MACKEY HOUSE HS-18

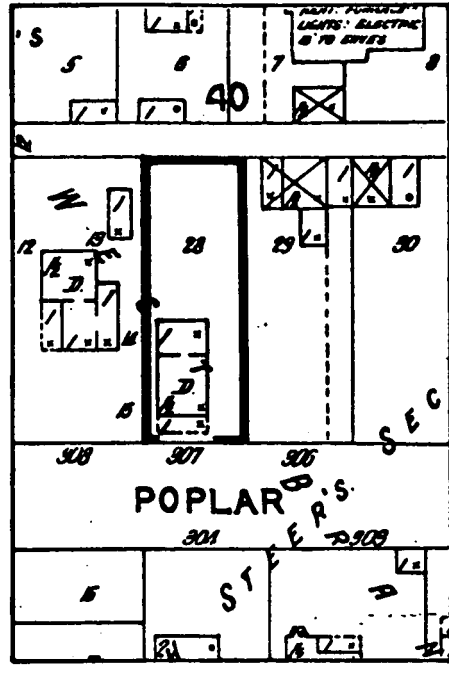




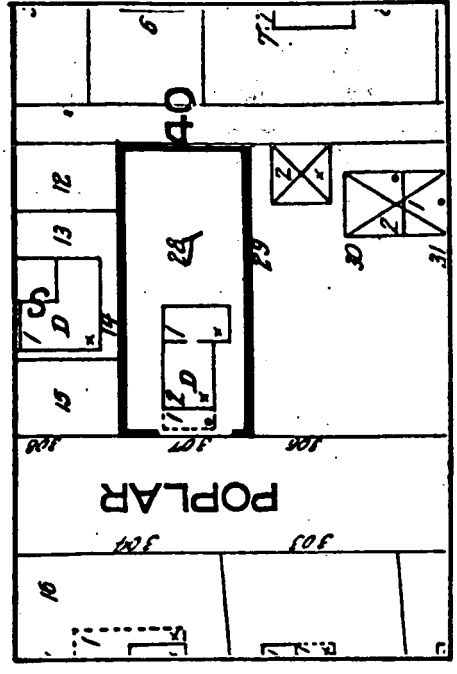
1906



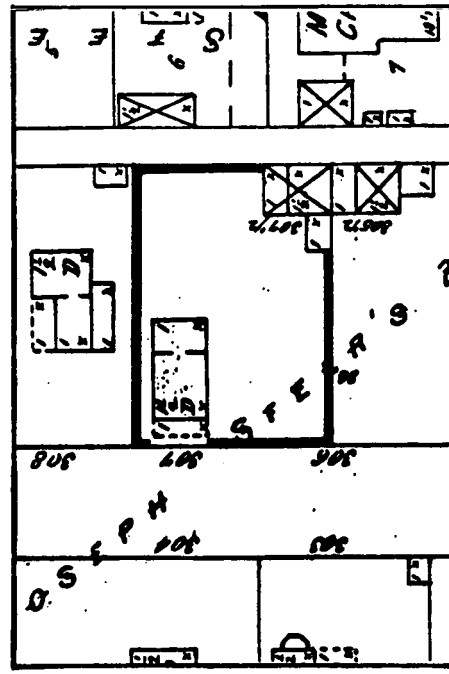
1912



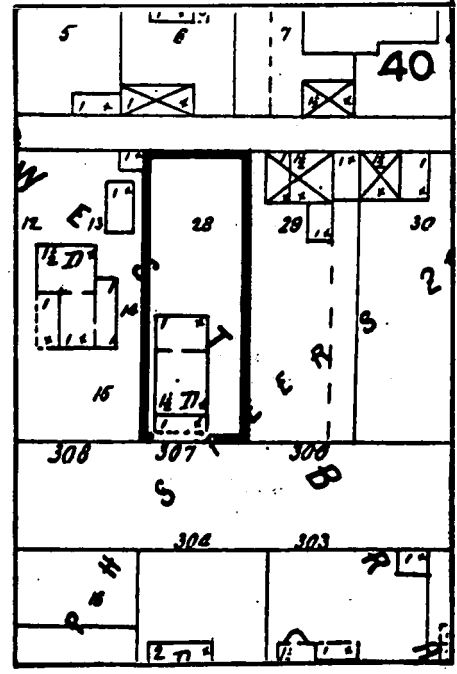
1927



1895



1900

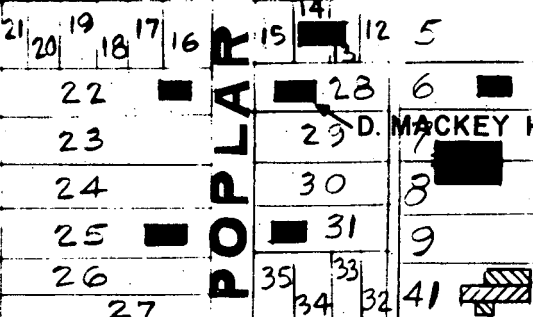


MAIN

WETHERELL

POPLAR ST.

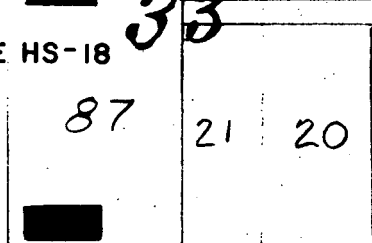
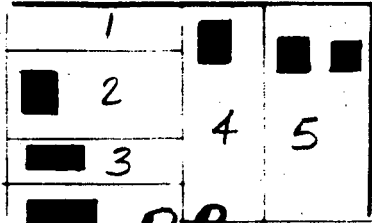
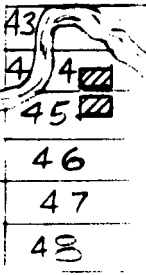
ST.



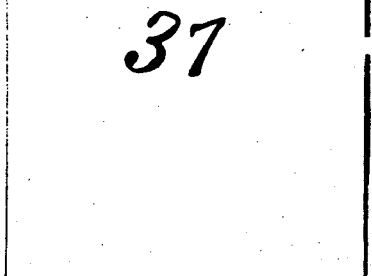
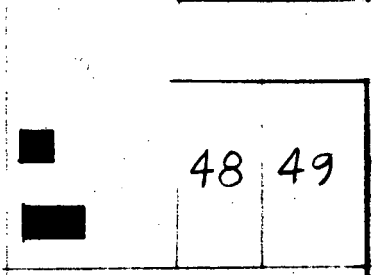
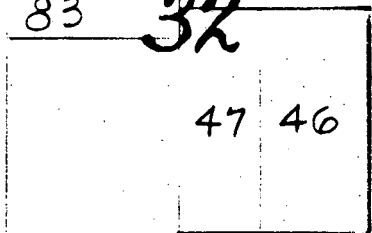
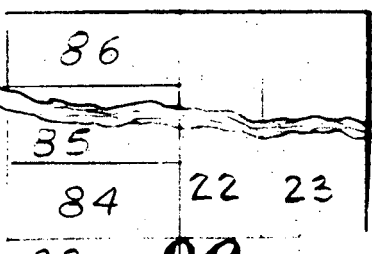
PENN

ST.

36 37 38 39 40 41 42 H.H. BIRTHPLACE COTTAGE



87 21 20



HS-18:P7 PLAT OF HISTORIC SITE FROM HARRIS & WARNER'S ATLAS OF CEDAR COUNTY, 1872.



DOWNEY

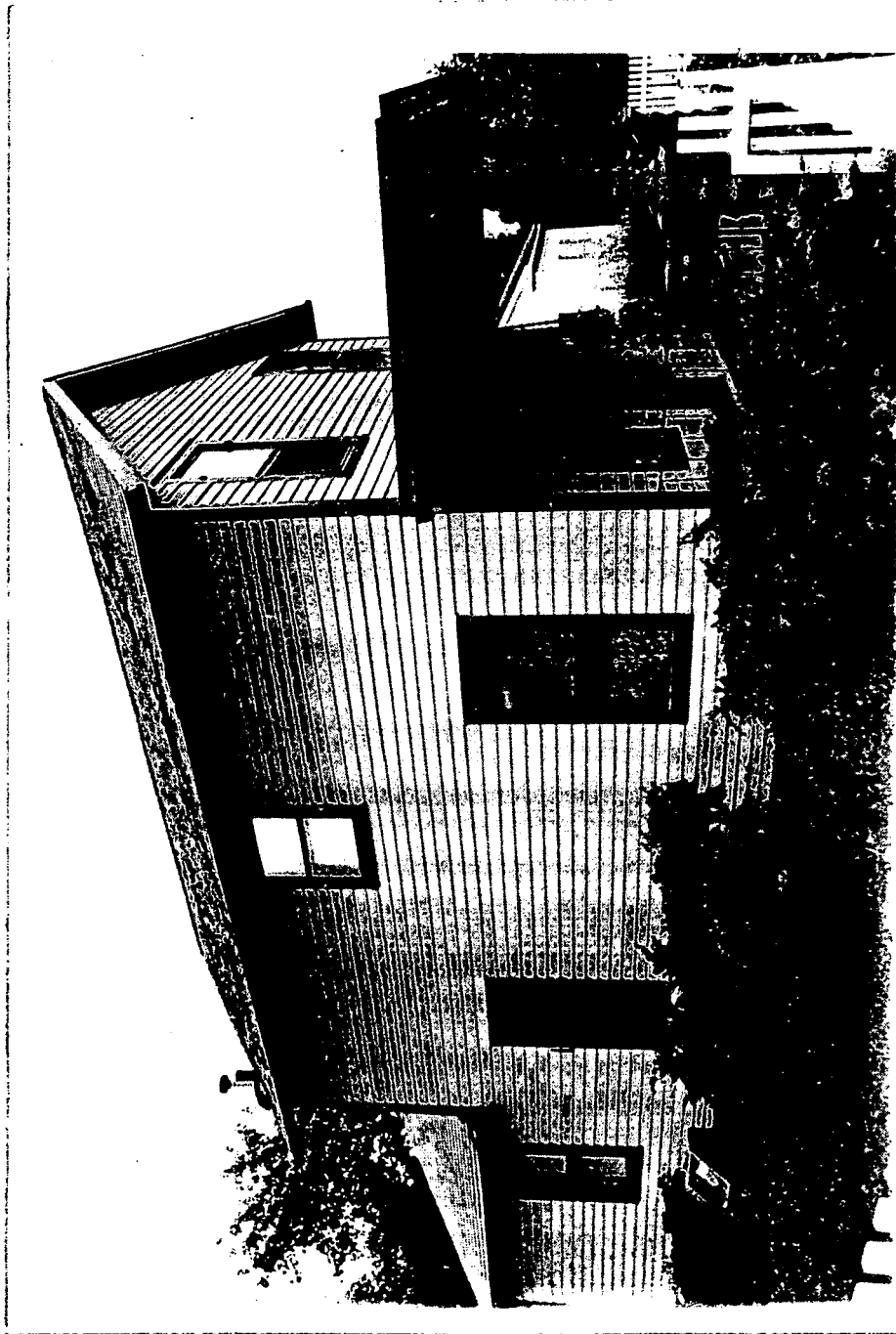
FIRST

V



HS-18:1, DAVID MACKEY HOUSE, 1977. Existing view looking southeast. The original negative is at the Denver Service Center, National Park Service.

F. Krupka, photographer, Denver, Colorado



HS-18:2, DAVID MACKEY HOUSE, 1977. Existing view looking northwest. The original negative is at the Denver Service Center, National Park Service.

F. Krupka, photographer, Denver, Colorado



HS-18:3, DAVID MACKEY HOUSE, ca. 1938. View looking northwest. This photograph shows the chimney in its original location on the two-story portion of the house. (Aerial photographs 1 and 3 also show this chimney. Aerial photograph 1 also shows a shed-type roof for the east one-story portion of the house. See appendix D.) The original photograph is from the M. Stratton's albums at the Hoover Presidential Library, West Branch, Iowa. A copy of the negative is also at the library (reference 1938-6A).

Photographer unknown





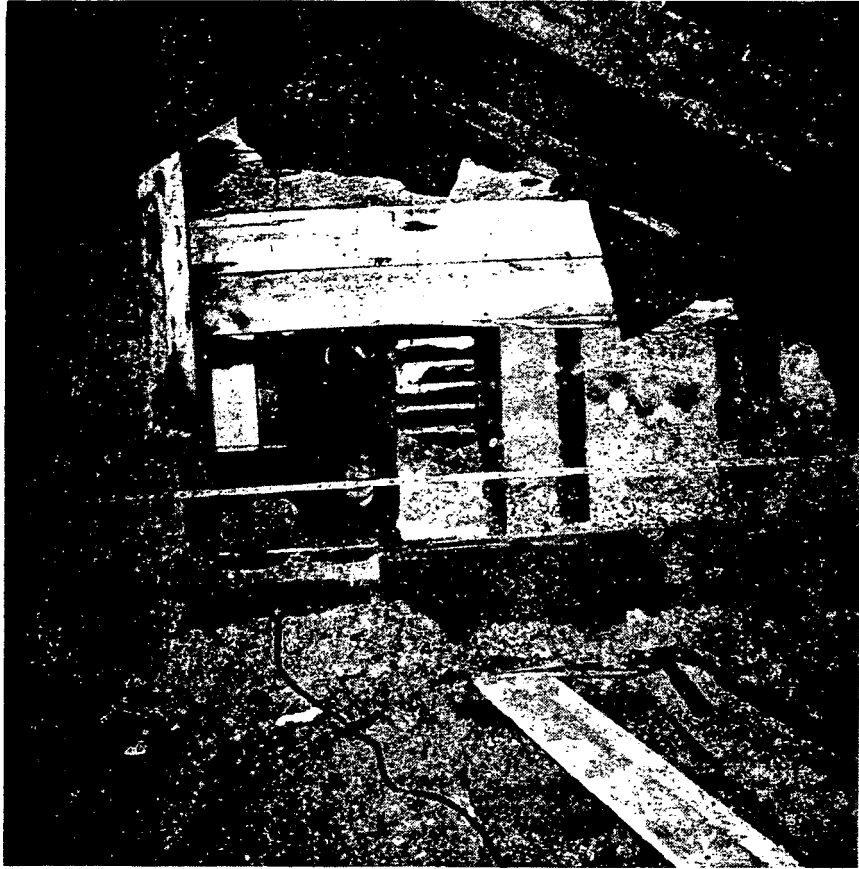
HS-18:4, DAVID MACKEY HOUSE, 1978. View looking east; the west elevation of the house shows a portion of the framing for the original west window. Note that there is no sheathing on this house. The original photograph and negative are at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

W. Wagner, photographer, Des Moines, Iowa



HS-18:5, DAVID MACKAY HOUSE, 1978. View looking west at the original east exterior wall, above the ceiling of the east one-story addition. This photograph shows the sill members and part of the trim of the original east second-story windows. The original photograph and negative are at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

M. Barnes, photographer





WILLIAM WRIGHT HOUSE (HS-19)



ADMINISTRATIVE DATA

Historical Classification

The William Wright house (HS-19), located in West Branch, Iowa, is classified as II-b, or third order of historical significance. It is listed on the National Register of Historic Places as part of Herbert Hoover National Historic Site.

The structure is currently occupied and in good condition. Plan HS-10:P4 (volume 2, appendix F) and photographs HS-19:1 and 2 show existing conditions.

Proposed Use and Justification

The William Wright house is readily visible to the public from within the boundaries of the national historic site, and the exterior will be partially restored to its appearance late in the historic period, the 1880s, as called for in the 1977 "Addendum to the Master Plan."<sup>1</sup> The interior will be

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1. USDI, NPS, "Addendum to the Master Plan," p. 14.

adaptively restored to serve as a residence for National Park Service maintenance/security personnel.<sup>2</sup>

The 1970 "Master Plan," as amended in 1977, directs that the historic zone of the national historic site be restored to the appearance of a typical eastern Iowa village during the period of Herbert Hoover's life in West Branch.

The William Wright house was built in 1873 by William and Mary Wright, one year before Herbert Hoover's birth. Wright was one of the "town characters," and it is evident that Mr. Hoover would have been familiar with the house during his residency in the town.

The partially restored house will add to the immediate scene of a typical eastern Iowa village of the period of Herbert Hoover's life in West Branch, while fulfilling the National Park Service's need to provide an onsite residence for maintenance/security personnel.

## ARCHITECTURAL DATA

### Documentation of Historical Research

Background Information. The earliest documentary evidence of the William Wright house is a record of purchase of lots 23 and 24 (in Steer's plat of West Branch) by Mary J. Wright (wife of William Wright) dated April 30, 1873.<sup>3</sup> Harris & Warner's Atlas of Cedar County, which shows West Branch in 1872, depicts no structure on lots 23 and 24. A copy of that plat, included as plan HS-19:P7, shows the Wright house superimposed in its present location. Construction of the Wright house was probably commenced in 1873, and was completed within a year. (The other houses built in the historic zone during this period were constructed in 6 to 12 months.)

William and Mary Wright mortgaged their house and lot in 1881.<sup>4</sup> In the early 1880s, the Wrights left West Branch and rented their house to Mrs. Elizabeth A. Gruwell and her five children.<sup>5</sup> The Wrights returned to West Branch in late May 1885 and reoccupied their house.<sup>6</sup>

It is doubtful that the Wrights would have altered their house before they left West Branch, since it was still relatively new. It is also unlikely that they would have altered it during the year it was rented from 1884

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2. Ibid., p. 17.

3. CC, Deed Record G, p. 142.

4. CC, Mortgage Record D, p. 30.

5. West Branch Local Record, October 23, 1884.

6. Ibid., April 16, 1885.



to 1885. Therefore, the house during Hoover's time had not yet been altered.

In June 1891, Wright painted his house and made other improvements.<sup>7</sup> In 1894, he spent \$500 on major improvements to his house and barn.<sup>8</sup> A description of these improvements is not given in the newspaper accounts, but they may have included enclosing the rear porch.

In February 1901 the house was damaged by fire.<sup>9</sup> The second story and roof were badly burned. Reroofing and replastering the second floor were completed by mid-March 1901.<sup>10</sup>

William Wright died in May 1901, and his widow continued to live in the house until 1920, when she sold the house and lots to Adelbert Pennock.<sup>11</sup>

All of the changes that altered the house during this period (1894-1920) can be verified by the Sanborn maps for 1895, 1900, 1906, 1912, and 1927, a composite set of which is included as plan HS-19:P6. It should be noted that the 1895 Sanborn map shows the rear porch enclosed and the front porch open. The 1906 map shows that the bay window roof was tin after the fire of 1901.

Adelbert Pennock retained possession of the house until National Park Service acquisition in 1967. Pennock enclosed the front and back porches. Since the rear porch is shown enclosed in the 1895 Sanborn map, it is likely that Pennock enlarged the rear porch, as documented by the 1927 Sanborn map. From the early 1920s to the 1950s, the only work done on the house was maintenance. In the early 1950s, Pennock built the small room on the rear elevation of the house.<sup>12</sup>

Post-1967 changes by the National Park Service include updating the mechanical systems, remodeling the first floor, repainting the exterior, and installing a new wood-shingle roof.

Historic Photographs. The only available photograph showing the William Wright house (ca. 1928, included as photograph HS-19:3) shows the original rear porch roof, although alterations had already been made to the lower porch. Also evident is the size of the front porch before it was enlarged. Porch columns are also visible.

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7. West Branch Times, June 25, 1891.

8. Ibid., January 3, 1895.

9. Ibid., February 28, 1901.

10. Ibid., March 7, 1901.

11. USDI, NPS, Bearss and Husted, "Core Area," p. 178-79.

12. USDI, NPS, Bearss and Husted, "Core Area," pp. 179-80.

## Fabric and Site Investigation

Exterior Walls. Selective removal of a few clapboards on the east elevation of the south wing revealed that originally the exterior wall finish around the front porch was of horizontal tongue-and-groove boards. Also evident at this point is the framing for a door at the location of the existing east dining room window. The opening is the same size as the present front door, which is also original.

Examination of the east bay window foundation shows evidence of several repairs and/or alterations, although it is original.

The rear (west) porch foundation has been enlarged to the south.

Roofs. Examination of the spaced-sheathing roof construction indicates that the roof was originally covered with wood shingles.

Exterior Attachments. Examination of the wall fabric above the present east and west porch roofs revealed scars, indicating the location, slope, and configuration of the original porch roofs (both had the same slope; see photograph HS-19:4).

Under the front (east) porch there is a portion of a large foundation stone, indicating the original location of a porch post above.

Interior Information. The first- and second-floor rooms all reflect their historic configuration, although some of the openings have been altered.

The original stair to the second floor emerged in the kitchen, instead of in the living room as it now does.

## Treatment

The following work is proposed for the adaptive restoration of the William Wright house, as described in the "Administrative Data" section.

Exterior. The following partial restoration, as shown in the Preliminary Design (HS-19:P5), is proposed:

Repair the present east bay window brick foundation, and plaster to match the foundation plaster on the remainder of the house.

Remove the existing, nonhistoric, exterior basement stair on the south elevation, and reconstruct a new concrete stair with wood doors.

Remove the nonhistoric concrete steps and walks at the front (east) and rear (west) of the house; replace with wood steps appropriate to the period.

Restore the four exterior elevations to their appearances during the historic period, retaining the ca. 1920 front and rear porches and the 1950s northwest addition. This will include repairing and/or

replacing all deteriorated clapboards and trim; providing new storm windows and screens for all windows, and storm doors and screens for all exterior doors; and repairing all existing window sash. Also the nonhistoric clapboards will be removed from the original horizontal tongue-and-groove boards on the east elevation of the south wing, and a new false door with a glass light will be provided to match the present front door.

Adapt and repair the existing brick chimney.

Reroof the northwest, one-story addition with wood shingles.

Provide an attached, exterior, below-grade concrete pit to conceal the air-conditioning condenser; plaster the exposed (above-grade) portion to match the foundation of the house; provide a metal safety grate and a removable, sloped, wooden winter cover.

Paint the exterior of the house, using historic colors (see appendix C).

Interior. The interior will be adaptively restored as follows:

Reframe the opening for the existing interior basement stair.

Adapt the present first-floor half-bath as indicated in the Preliminary Design drawing to provide a more functional bathroom.

Provide a new clothes closet over the stair for the second-floor (east) bedroom.

Adapt and update the present second-floor bath as indicated to provide a more functional bathroom.

Utility System. Modernizing the utility system is proposed as follows:

Provide sufficient insulation to meet or exceed government energy conservation standards, if technically possible (see appendix A).

### Summary

The exterior of the house, built by William Wright ca. 1873, remained unchanged until 1891. The first changes to the house were made by Wright in 1891 and 1894, and they included enclosure of the rear (west) porch.

The second major documented changes to the house were made by Pennock in the 1920s. As previously cited, Pennock remembered enclosing the front and rear porches. Since the rear porch was shown enclosed in 1895, it is likely that Pennock merely enlarged this porch. The 1927 Sanborn map shows the front porch still open. Therefore, Pennock probably enlarged this one also, although he may have added screens.

It is inconsistent with National Park Service policies to reconstruct the original (east and west) porches. Therefore, they will be retained in their present form and restored to reflect their original appearance.

The 1950s northwest addition will be retained because it will add to the usefulness of the house, and it is not readily visible from the historic zone.

The architectural work outlined in this section will bring the exterior of the Wright house to an appearance similar to that of the historic period and appropriate to the purpose of the national historic site. The interior changes will provide a modern residence needed by the National Park Service to house onsite maintenance/security personnel.

## ILLUSTRATIONS

### Plans

HS-19:P1	Original Conditions, ca. 1873
HS-19:P2	Ca. 1895-1912
HS-19:P3	Ca. 1920-1978
HS-19:P4	Existing Conditions (see volume 2, appendix F)
HS-19:P5	Preliminary Design (see volume 2, appendix G)
HS-19:P6	Composite of Sanborn maps
HS-19:P7	Plat of Historic Site

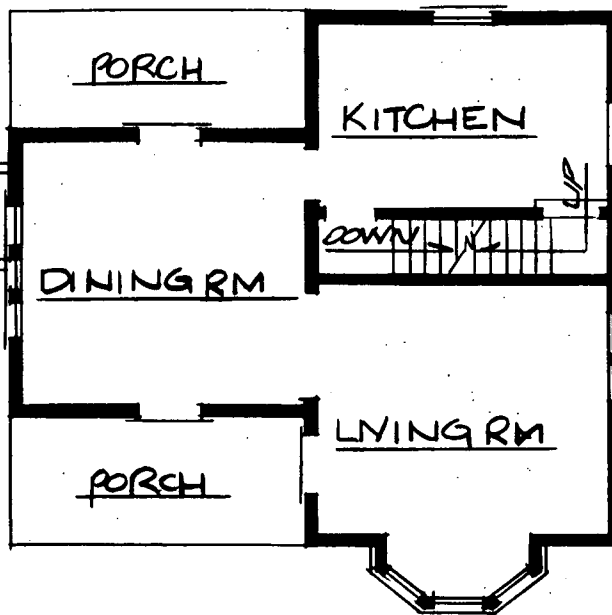
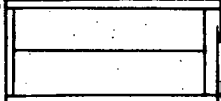
### Photographs

HS-19:1	Existing view looking southwest
HS-19:2	Existing view looking northeast
HS-19:3	View looking northwest, ca. 1928
HS-19:4	View above east porch ceiling

WILLIAM WRIGHT BUILT THIS HOUSE IN 1873. THE 1872 ATLAS OF CEDAR COUNTY, IOWA SHOWS THE LOTS VACANT. THE 1895 SANBORN FIRE MAP SHOWS A ONE-STORY (WHICH IS IN ERROR) HOUSE WITH WOOD SHINGLE ROOFS.

IN 1891 THE WRIGHTS MADE IMPROVEMENTS TO THEIR PROPERTY AND IN 1894 SPENT 500<sup>00</sup> MORE ON IMPROVEMENTS. ITS POSSIBLE THAT PART OF THIS WAS USED FOR ENLARGING THE REAR PORCH.

THE ORIGINAL BAY WAS OCTAGONAL SHAPED, AS SHOWN ON 1895 SANBORN MAP. BY THE TIME OF THE 1900 SANBORN THE BAY HAD CHANGED TO HEXAGONAL SHAPE. THE WRIGHTS HAD A FIRE IN 1901 WHICH NECESSITATED REBUILDING SOME OF THE BAY.



FIRST FLOOR PLAN

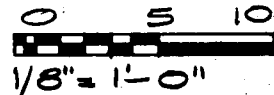


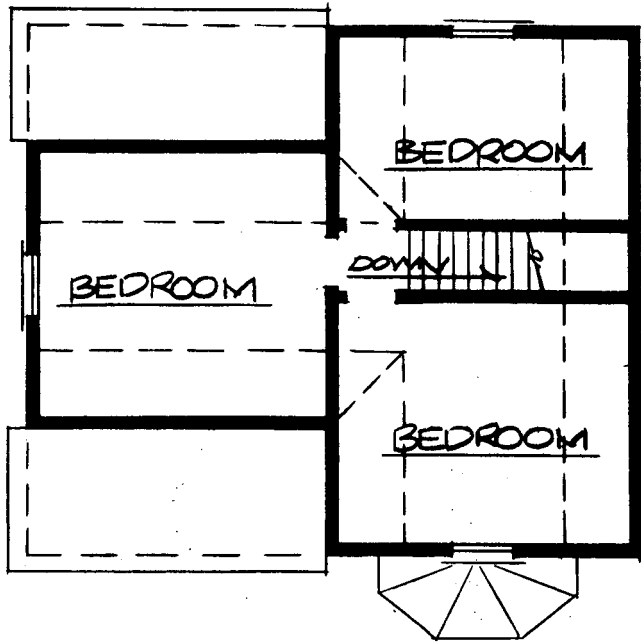
NORTH

AS OF CIRCA 1873

HS-19:PI

WILLIAM WRIGHT HOUSE HS-19





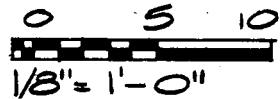
SECOND FLOOR PLAN



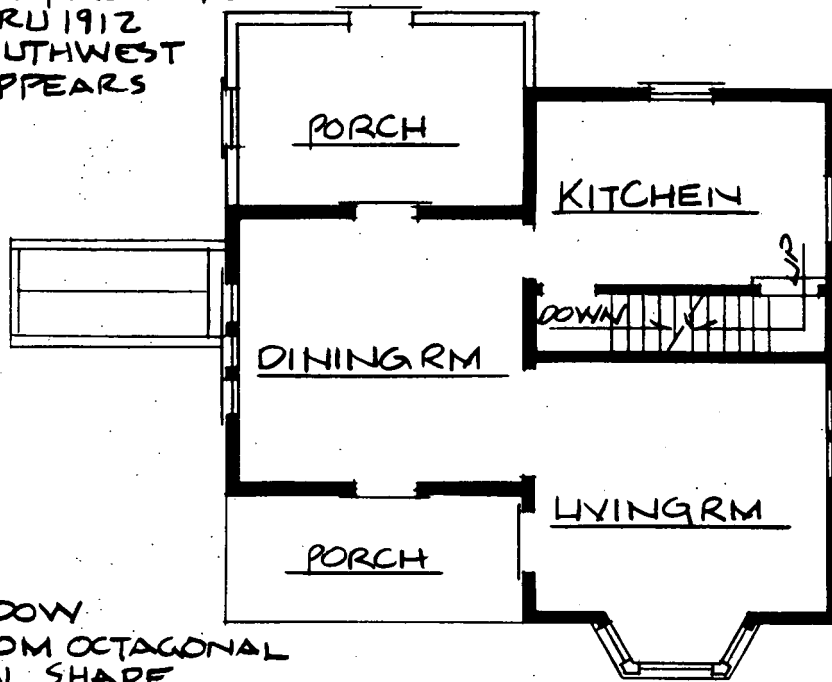
AS OF CIRCA 1873

HS-19: P1

WILLIAM WRIGHT HOUSE HS-19



THE SANBORN FIRE MAPS  
FOR 1895 THRU 1912  
SHOW THE SOUTHWEST  
PORCH AS APPEARS  
HERE.




THE BAY WINDOW  
CHANGED FROM OCTAGONAL  
TO HEXIGONAL SHAPE  
BETWEEN 1895 & 1900.

FIRST FLOOR PLAN  NORTH

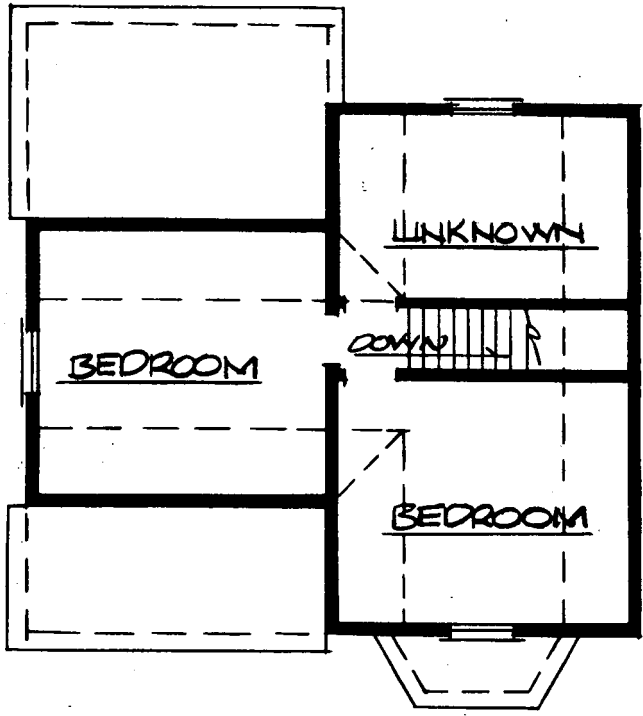
AS OF 1895 THRU CIRCA 1912

HS-19:P2

WILLIAM WRIGHT HOUSE HS-19

  
1/8" = 1'-0"

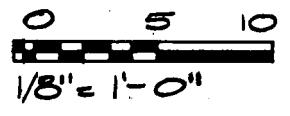




SECOND FLOOR PLAN



AS OF 1895 THRU CIRCA 1912  
HS-19: P2  
WILLIAM WRIGHT HOUSE HS-19

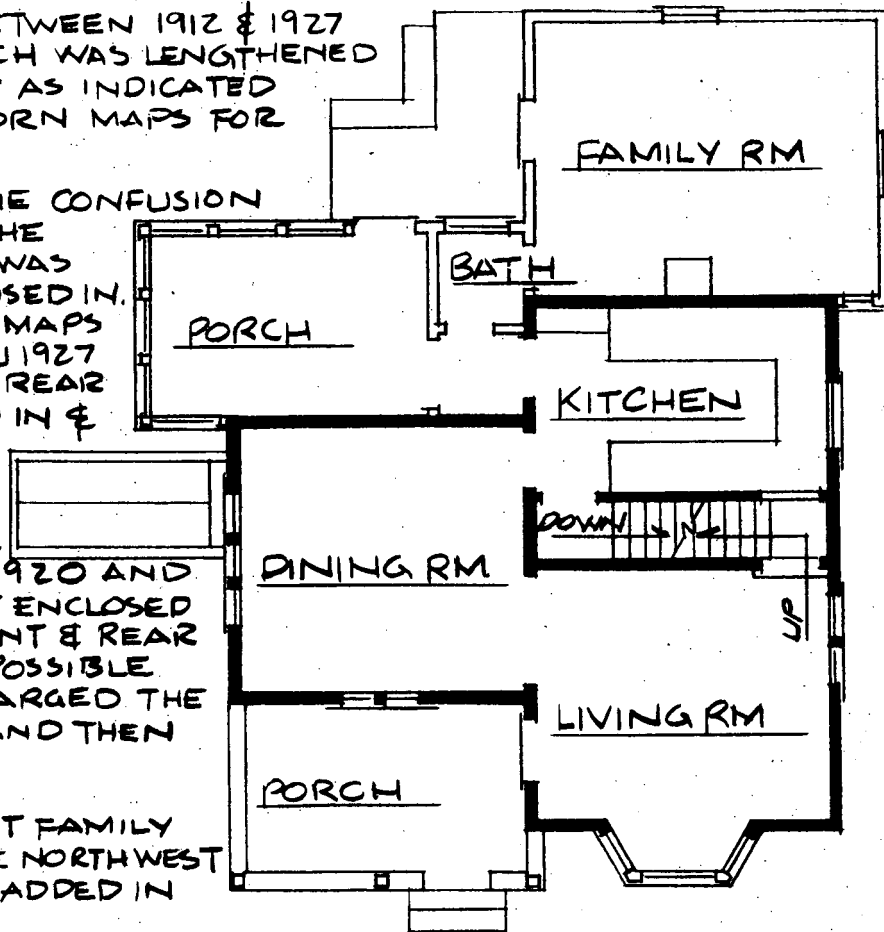


SOMETIME BETWEEN 1912 & 1927  
THE REAR PORCH WAS LENGTHENED  
BY FOUR FEET AS INDICATED  
BY THE SANBORN MAPS FOR  
THOSE YEARS.

THERE IS SOME CONFUSION  
AS TO WHEN THE  
REAR PORCH WAS  
ACTUALLY CLOSED IN.  
THE SANBORN MAPS  
FOR 1895 THRU 1927  
INDICATE THE REAR  
PORCH CLOSED IN &  
THE FRONT  
PORCH OPEN.

BERT PENNOG  
ACQUIRED THE  
PROPERTY IN 1920 AND  
SAID THAT HE ENCLOSED  
BOTH THE FRONT & REAR  
PORCHES. ITS POSSIBLE  
THAT HE ENLARGED THE  
REAR PORCH AND THEN  
ENCLOSED IT.

THE 15FT x 12FT FAMILY  
ROOM, ON THE NORTHWEST  
CORNER, WAS ADDED IN  
CIRCA 1951.



FIRST FLOOR PLAN

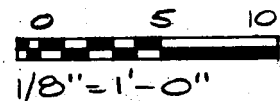


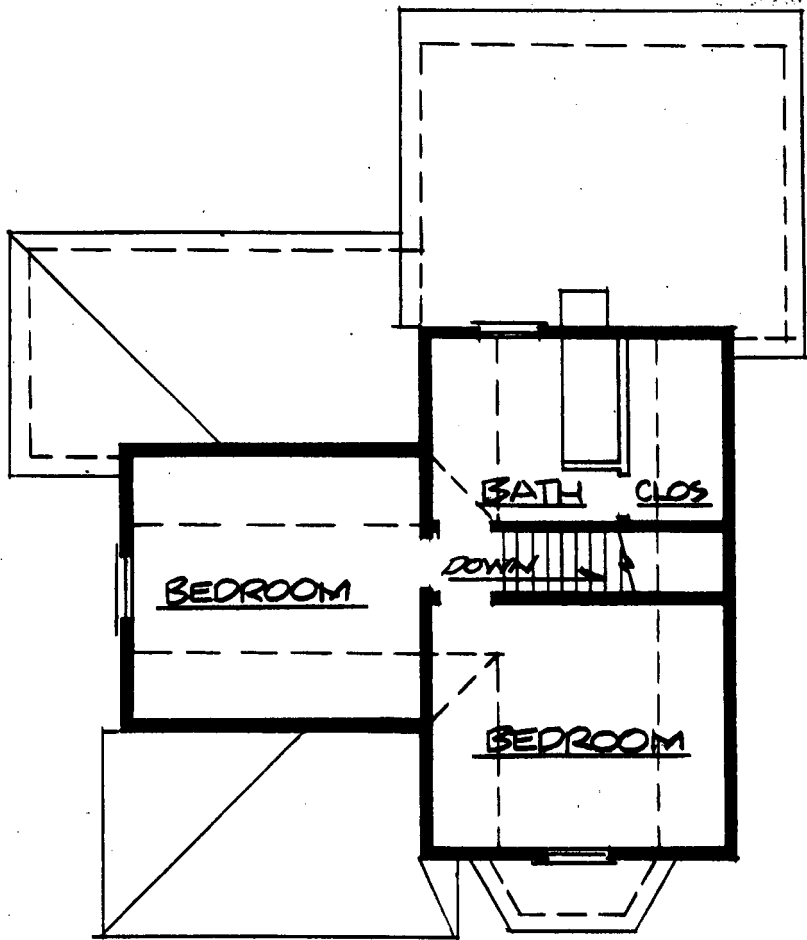
NORTH

AS OF 1920 THRU 1978

HS-19:P3

WILLIAM WRIGHT HOUSE HS-19





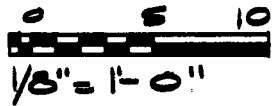
SECOND FLOOR PLAN

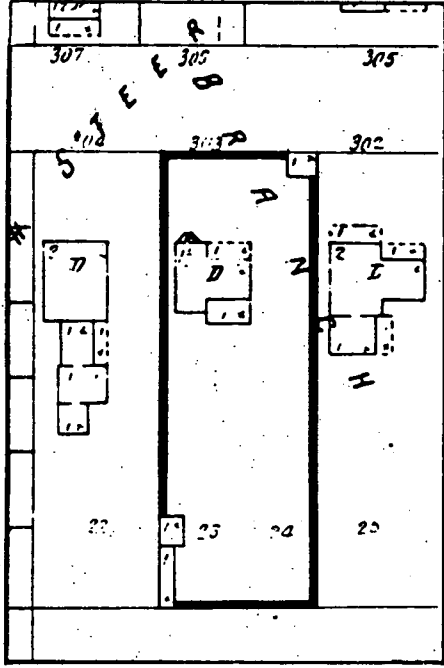


AS OF 1920 THRU 1978

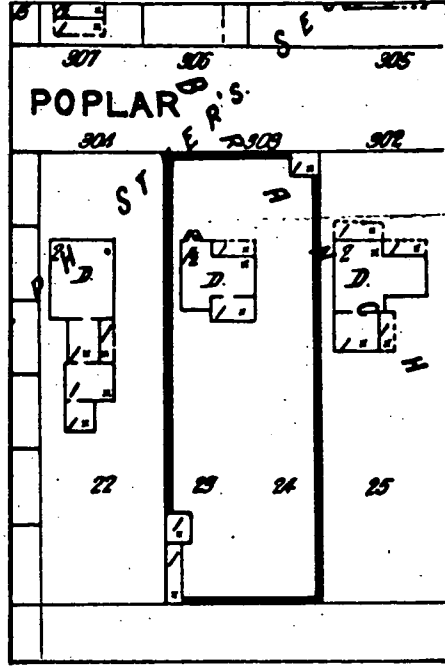
HS-19:P3

WILLIAM WRIGHT HOUSE HS-19

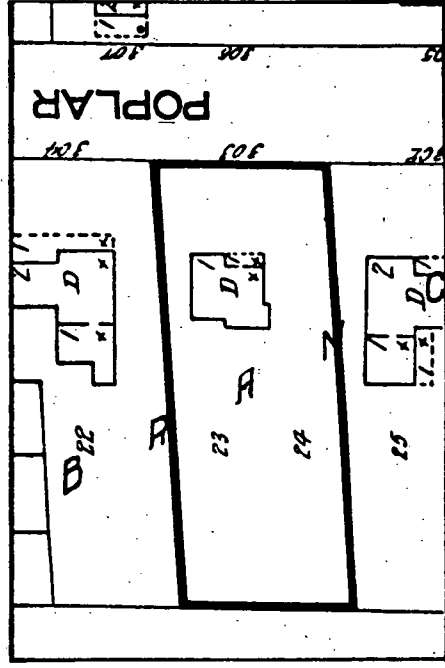




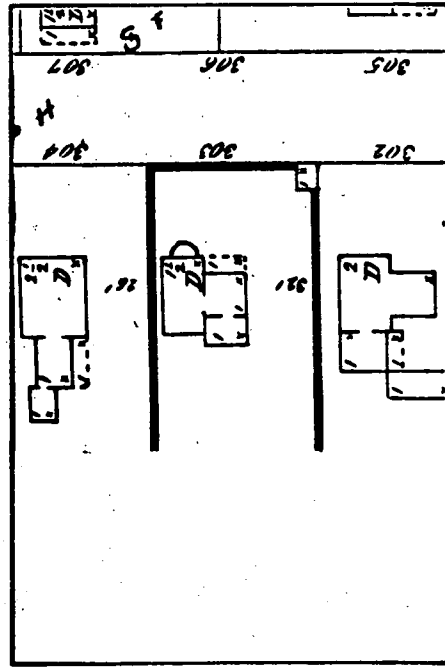
1906



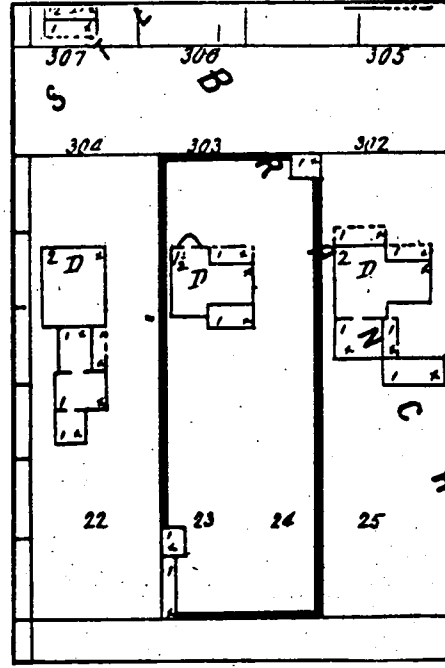
1912



1927



1895



1900

MAIN ST.

WETHERELL ST.

ST.

POPLAR ST.

PENN ST.

ST.

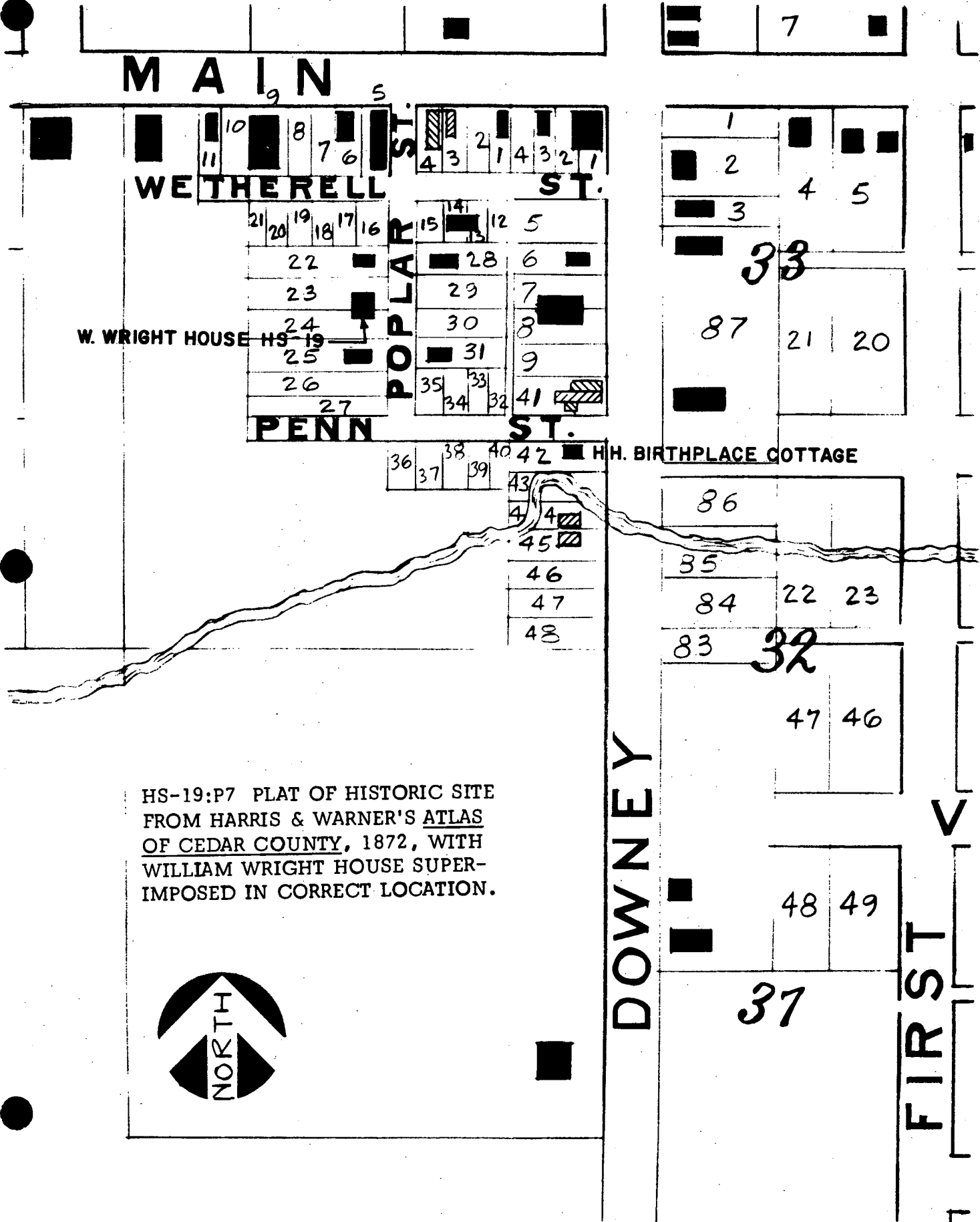
H. BIRTHPLACE COTTAGE

DOWNEY

FIRST

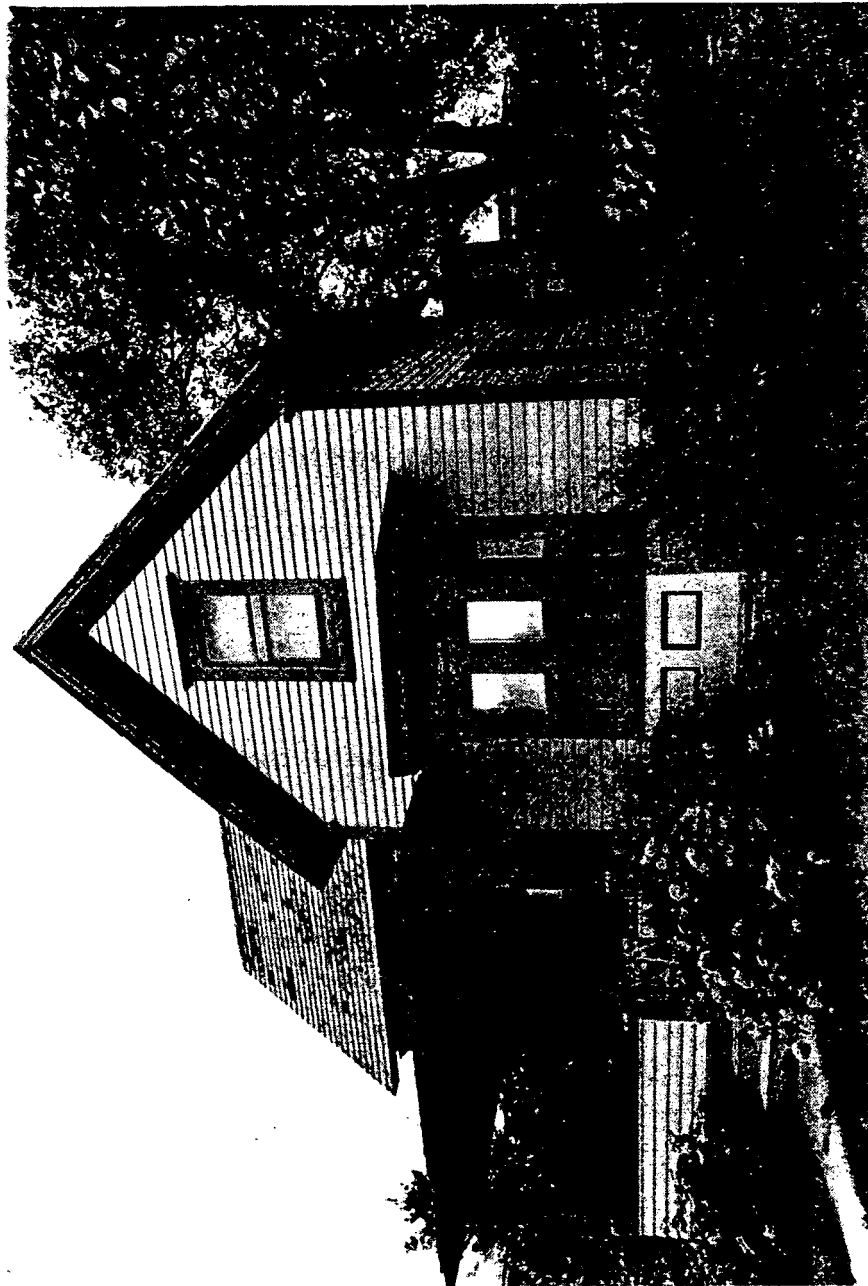
W. WRIGHT HOUSE HS-19

HS-19:P7 PLAT OF HISTORIC SITE FROM HARRIS & WARNER'S ATLAS OF CEDAR COUNTY, 1872, WITH WILLIAM WRIGHT HOUSE SUPERIMPOSED IN CORRECT LOCATION.



HS-19:1, WM. WRIGHT HOUSE, 1977. Existing view looking southwest. The original negative is at the Denver Service Center, National Park Service.

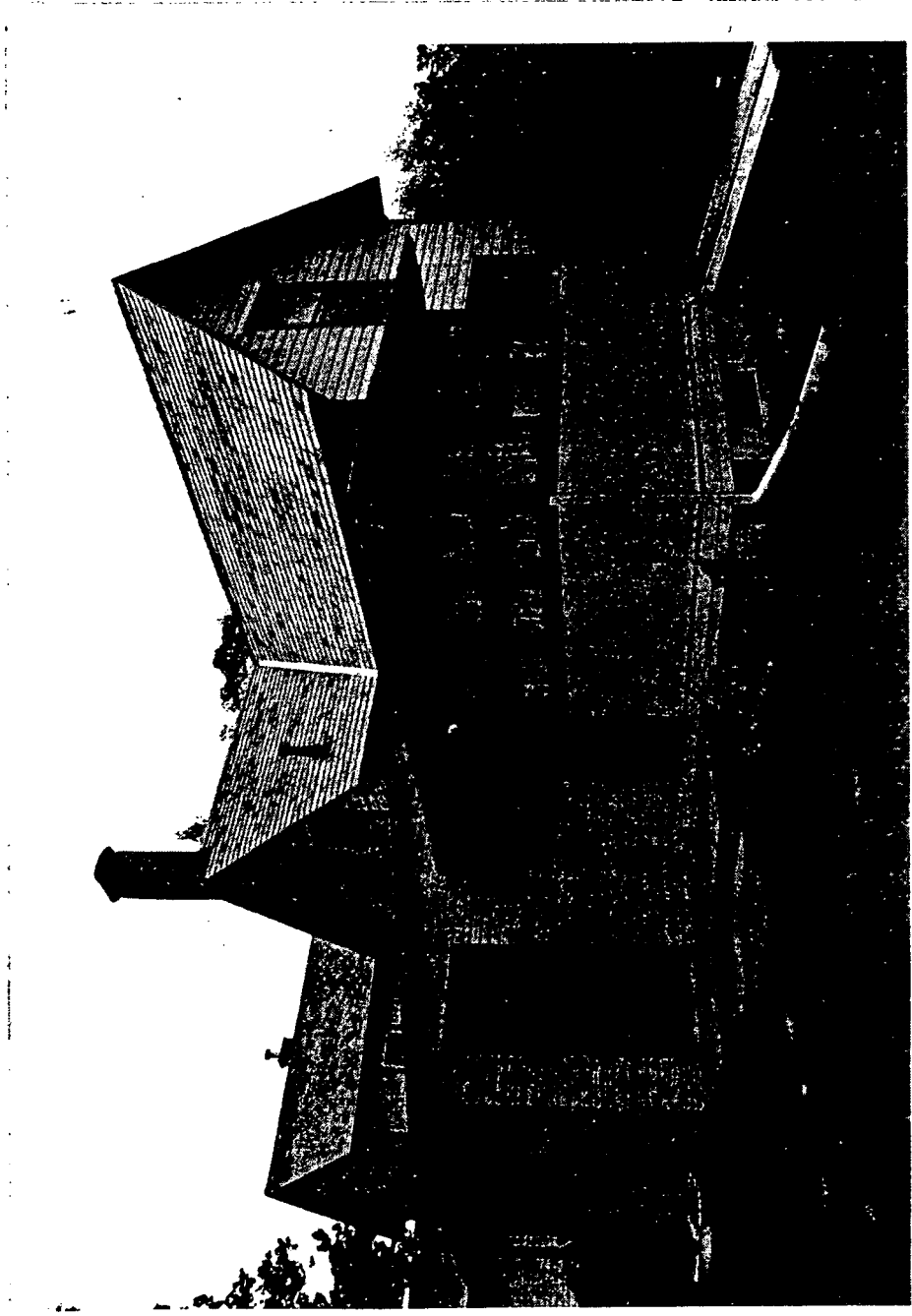
F. Krupka, photographer, Denver, Colorado



HS-19:2, WM. WRIGHT HOUSE, 1977. Existing view looking northeast. The original negative is at the Denver Service Center, National Park Service.

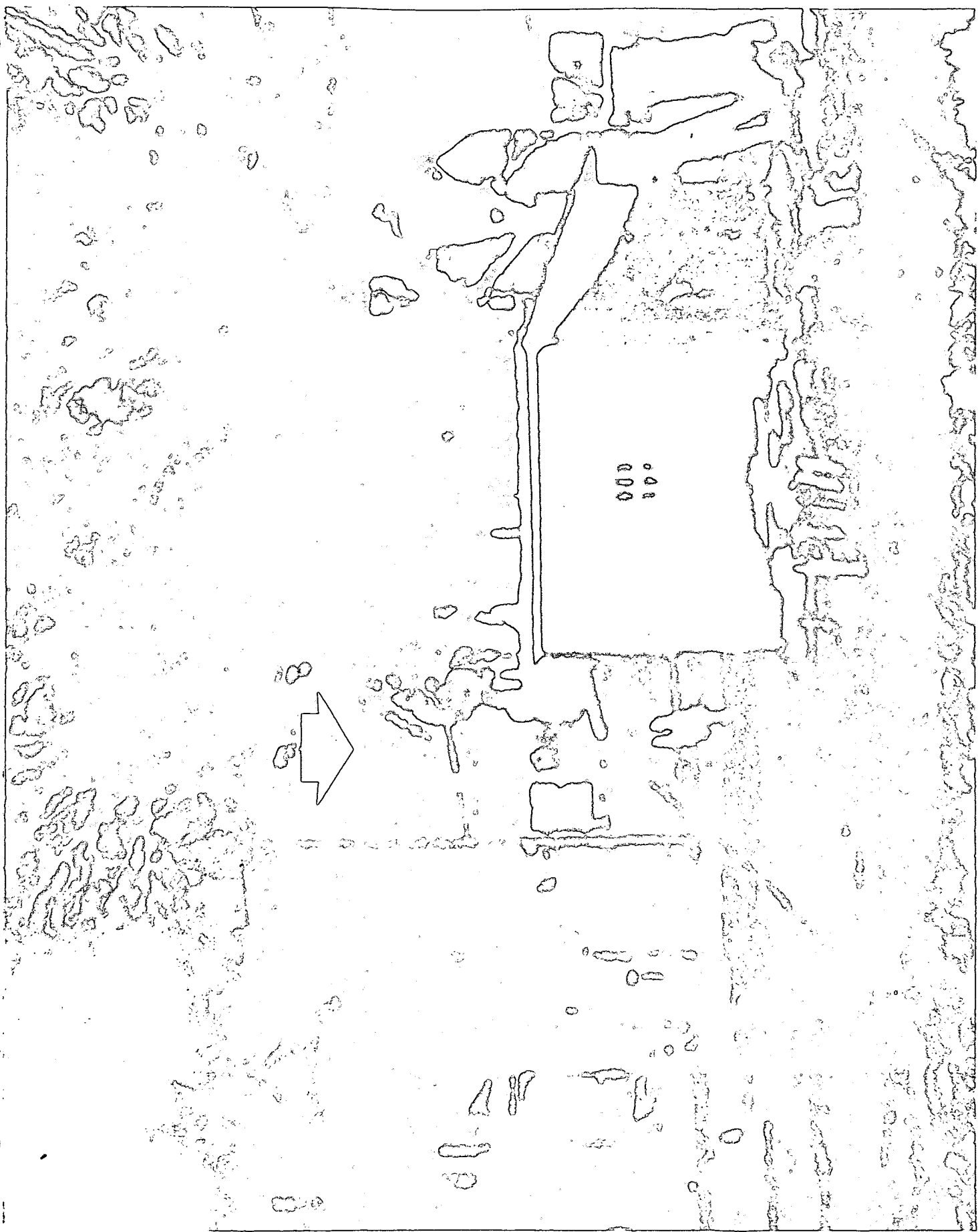
F. Krupka, photographer, Denver, Colorado





HS-19:3, WM. WRIGHT HOUSE, 1928. View looking northwest. This is the earliest photograph that has been located showing the original house. Note the front porch columns and the size of the porch. The original rear porch roof is visible, although alterations have been done to the porch. The original photograph and a copy of the negative are at the Hoover Presidential Library, West Branch, Iowa (reference 1928-93H).

Photographer unknown



HS-19:4, WM. WRIGHT HOUSE, 1978. View looking north above the east porch ceiling and showing the outline of where the original porch roof was attached. On the left two toenails are visible where one of the original rafters was attached. The original photograph and negative are at Wagner. Marquart. Wetherell. Ericsson. Architects, Des Moines, Iowa.

M. Barnes, photographer



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A substantial amount of basic research has been done on the Herbert Hoover's birthplace cottage and the site complex during the past decade. Most of the documents were authored by Edwin C. Bearss, historian for the National Park Service, as cited in this bibliography. Extensive bibliographies were included in those reports, which are not duplicated here. Only those documents that have a direct bearing on the historic structures in the core area are cited. Several other documents that were uncovered during the current study are also included.

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