NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

327

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Siebels' Department Store / Boyer Valley Bank

other names/site number I.O.O.F. Hall, Nicely Building, Whitmore's, Rena Barry Building

2. Location

street & number 501-505 Walker Street | N/A | not for publication

city or town Woodbine | N/A | vicinity

state Iowa code IA county Harrison code 085 zip code 51579

3. State/Federal Agency Certification

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

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

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

__ national __ statewide X local

Barry Bennett Deputy SHPO 4/25/12

Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

__ determined eligible for the National Register

__ determined not eligible for the National Register

__ removed from the National Register

__ other (explain:)

for Edson H. Beall 6·6·12

Signature of the Keeper Date of Action

United States Department of the Interior
National Park Service

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___ national ___ statewide _X_ local

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Signature of the Keeper Date of Action

Siebels' Department Store / Boyer Valley Bank
Name of Property

Harrison County, Iowa
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

X	private
	public - Local
	public - State
	public - Federal

Category of Property
(Check only **one** box.)

X	building(s)
	district
	site
	structure
	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	0	buildings
		district
		site
		structure
		object
2	0	**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE / TRADE: Specialty Store
SOCIAL: Meeting Hall

Current Functions
(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling
COMMERCE / TRADE: Business
COMMERCE / TRADE: Restaurant

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN: Italianate
LATE VICTORIAN

Materials
(Enter categories from instructions.)

foundation: Brick
walls: Brick
roof: Synthetic
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

This nomination contains two buildings on three lots that were functionally related and joined at various times. Throughout the narrative description, please refer to the development diagram, Figure 6, in additional documentation, for clarification.

The Siebels' Department Store / Boyer Valley Bank is a solid local example of a rectangular, brick two-story, two-part commercial block located on the northwest corner of the intersection at the center of Woodbine's downtown. The building occupies two lots. Its main entrance is located on a clipped corner that addresses the intersection. Surrounded by rectangular, brick two-story, two-part commercial blocks of a similar era, this building is distinctive because of its Italianate detailing. Originally constructed in 1878 on the front half of lot 13, the building has an "L" shaped addition on the remainder of lot 13 and all of lot 14 that was completed in April of 1902.[1] This addition was designed to blend in with the original construction.

The second building, located on lot 15, was constructed in 1907 and fills the entire lot. A two-part commercial block, this building was completed in the commercial style with minimal Italianate detailing on its primary façade.

For a brief period, the Siebels Department store extended into a third building on lot 16. However, that building was occupied much longer by the Heft Furniture and Funeral Parlor, and is more significant as a representative of the development of the mortuary business. The furniture and funeral business also overlapped into the building on lot 15. In approximately 1911, the Siebels' Department Store reduced its space to the front half of the first floor of lot 15. The Heft Furniture and Funeral Parlor then took over the use of the rear half of the first floor and all of the second floor of the building on lot 15 as well as the entire building on lot 16. It appears that the Hefts used the space on lot 15 simply as warehouse space from 1911 to 1930, and certainly from 1930 to 1954, when the connection between the buildings on lots 15 and 16 was severed. Between 1911 and 1954, however, the visible presence and ownership of the building on lot 15 continued to be the Siebels' Department Store.

Narrative Description

Lots 13 and 14

The exterior surface of the building on lots 13 and 14 consists of a painted brick body as well as painted stone window hoods and sills, and painted stone quoins at the edges of the clipped corner. The parapet is capped by a painted metal cornice, which is bracketed and features a pediment and finial over the clipped corner.

At the first floor, at the north end of the east façade is a section of storefront with a mix of modern and original material. Original cast iron columns and a cast iron stoop are surrounded by a modern wooden storefront that consists of recessed wooden doors, knee walls, large display windows and a transom. This entire section of storefront is capped by a new operable awning. To the south of this, spanning around the clipped corner and onto the south façade is a second section of wooden storefront. In this section, a pair of new doors is centered on the clipped corner. A new concrete stoop and galvanized pipe railings provide the transition from the sidewalk level to the first floor level. Flanking wooden storefronts to either side match the layout, pattern and detailing of the storefront on the north end of the east façade with the exception of the columns, which are clad in painted wood. This entire section of storefront is again capped by a new operable awning. To the west of this storefront on the south façade, is a new wooden pedestrian door with a wooden transom window. A new concrete ramp, stairs and stoop with galvanized pipe railings provides the transition from the sidewalk level to the first floor level. This doorway is capped by the original decorative painted stone hood. Adjacent to the west, a large wooden display window with a steel lintel is divided into a fixed pane below a two-section transom above. Next in line is the 1902 recessed, wooden paneled entry to the second floor, which has been recently repainted. Immediately to the west of this is a third section of storefront. This section exhibits original cast iron columns, a new concrete sill, and a new wooden storefront that matches the other wooden storefronts on this building. This is once again capped by a new

[1] "Among Our Neighbors," *Mills County Tribune*, Glenwood Iowa, April 3, 1902, p.6.

operable awning. Finally, at the far end of the south façade are a new single pedestrian door and an original double-hung one-over-one wooden window that has been recently restored.

At the second floor level, original double-hung one-over-one wood window units are spaced at regular intervals across both the south and east facades. Each has the original, painted stone sill and painted stone hood mold. These windows have been recently rehabilitated and repainted. These facades are then capped by the original 1902-era painted metal cornice.

Along the west (rear/alley) façade, the exterior of the addition is clad in painted brick. At the first floor level there are two original arched window openings in-filled with new one-over-one painted wooden double-hung window units. Adjacent to these window openings there is a hollow metal pedestrian door in an older opening, and a new overhead garage door in a new opening.

At the second floor level are four original, arched window openings. All four contain new one-over-one painted wooden double-hung window units. The wall is capped by a new galvanized metal gutter system.

The roof is flat and slopes down from front to back. It is covered in a sprayed polyurethane foam roofing system.

Lot 15

The upper portion of the east (primary) facade is clad in painted brick. The lower storefront consists of large display windows over a wooden knee wall that is capped by a series of transom windows. Within this system, two original cast iron posts and the original cast iron sill remain exposed in the recessed entry at the north end of this facade. Additionally, the north wall of the recessed entry retains its original wood paneling; an original bead-board ceiling of this exterior alcove has been restored. The paneling and ceiling of this alcove have the same details as the stair alcove at the south elevation of the building on lot 13. These have all been recently repainted. Spanning the storefront is a new adjustable awning. Windows at the second floor level are original, painted, fixed wooden units with transoms above a larger single lite. These windows have been recently restored. The parapet is capped by the original, painted metal cornice that is angled and decorated with shallow relief details; side brackets define the ends of this cornice line.

The west (rear/alley) façade is finished in pre-finished (painted) vertical metal siding over a wood stud frame wall. Punched openings at the first floor level are provided for a modern hollow metal pedestrian door with half lite and a new sectional metal garage door. At the second floor level, two punched window openings contain pairs of casement windows. The wall is capped by a galvanized metal gutter system.

The exposed portions of the north façade are painted brick with no masonry openings. Nothing is exposed on the south side of this building, as it wholly abuts 503 Walker Street to the south.

The roof is flat and slopes down from front to back. It is covered in a sprayed polyurethane foam roofing system.

Interior

Lot 13, 14 and 15

Today, lots 13, 14 and 15 are functionally connected on the interior at the basement, first and second floor levels.

Basement

Under the original 1878 building is a crawl space. This is surrounded by a foundation wall for the 1902 addition, which has a full basement. The portion of the basement that sits on lot 13 is broken into two rooms; a former boiler room and a former coal room. The east 30 feet of the north wall of the basement on lot 14 is supplemented by an additional wooden support wall added to maintain the integrity of this wall. This portion of foundation is likely weak as it was the foundation wall for a small building on lot 15 before the current building was constructed. Two modern openings connect the basement of lots 14 and 15. Two modern support walls in the basement of lot 15 provide additional support for the first floor. A modern access stair connects the rear of the lot 15 basement with its first floor. The footings at the front half of this addition are capped with concrete. These basements are finished with concrete floors, painted wood columns, a combination of exposed brick and back-plastered brick walls, and exposed first floor joists as a ceiling with exposed florescent tube light fixtures. Mechanical units are located in all both basements. This equipment is comprised of the pump equipment for the geothermal heat pump system, as well as hot water heaters and heat pumps for the first floor commercial spaces.

First Floor
The first floor contains a restaurant, common public restrooms and indoor parking for residential tenants. The 1878 portion of the building contains the main dining room for the restaurant. The western portion of the 1902 addition on lot 13 contains the stairs to the upper apartments, the restaurant kitchen and an accessible efficiency residential unit. The original tin ceiling is exposed in the main dining room and concealed above new lay-in ceiling at the commercial kitchen. Modern partition walls as well as ceilings over the efficiency apartment and garage are finished in modern painted drywall. Floor coverings vary depending on the room's use from new wood flooring in the dining room to quarry tile in the kitchen, to carpeting within the efficiency apartment. The portion of the 1902 addition on lot 14 to the north contains a business incubator with 6 offices, a set of men's and women's restrooms shared by all the first floor tenants, the freezer and cooler for the restaurant and two indoor parking spaces. Original tin ceilings are exposed and painted over the incubator offices, and concealed above new lay-in ceiling at the restrooms. Load-bearing walls are finished in original painted plaster and demising walls are finished in modern painted drywall. Floor coverings vary depending on the room's use from quarry tile in the restroom and kitchen utility spaces to restored, original wood floors in the business incubator.

The first floor of the building on lot 15 contains a single commercial bay. Openings at the center and back of the bay provide a connection with the building to the south. The front of this commercial bay is divided into two spaces. The northern space contains a large, open lobby surrounding the original wooden stair, which is exposed along the northern wall leading to the second floor. It is finished with decorative moldings, spindles and a newel post. Additionally, the bottom of the stair flares into an elliptical landing. The south half of this commercial bay across from a passage alongside the stair is an open-plan business office occupied by a development company. The middle of this commercial bay houses a large conference room shared by the business incubator in the building to the south, and the development office in this building as a meeting space. This room is also utilized by the restaurant as a private dining room. Across the rear of the building are two indoor parking spaces in an enclosed garage. Original wooden floors are exposed throughout the first floor, with the exception of the garage. Perimeter bearing walls are finished in original painted plaster and ceilings are finished in modern, painted drywall. The original plaster ceiling exists above the lay-in acoustical ceiling over the central conference room.

Second Floor
At the second floor level, the 1902 entrance stair provides access from the south façade to the hallway running east and west that encircles the original 1878 building on lot 13. The second floor level of the original building is approximately three (3) inches higher than the floor level of the 1902 addition, creating a step from the hallway up into each of the doorways leading into this portion of the building. The second floor level of the building on lots 13 and 14 previously served as an I.O.O.F. Hall and was recently subdivided into four apartment units. One apartment is contained with-in the original building footprint, a second in the former dining room, and the third and fourth in the former meeting hall. The former kitchen has become the passage to the second floor of the building to the north. Within these spaces, the original wooden floors, baseboard, doors, trim and tin ceiling (in the former kitchen, public corridor, green room and robe room) have been retained and exposed. The original plaster walls and ceilings as well as new drywall partitions and soffits all have a painted finish.

On lot 15, the second floor has recently been subdivided into two apartments with a hallway connecting the top of the stairs to the building to the south. Original wooden flooring is exposed throughout this floor. Perimeter bearing walls are finished in painted plaster and ceilings are finished in painted drywall.

Alterations
Before discussing alterations, it is important to gain a clear picture of what was originally constructed. On the front half of lot 13, the first building was constructed in 1878. This two-story rectangular shaped building featured a clipped corner that faced the main intersection between the two blocks of downtown Woodbine. Italianate in design, a pair of doors was centered on this clipped corner at the first floor. Directly above these doors, a pediment identifying the building as a bank highlighted the metal, bracketed cornice at the top of the building. Rusticated quoins decorated the sides of the clipped corner and the ends of the south and east primary facades. Windows on both floors were one-over-one double-hung wood window units with decorative hoodmolds. A single door provided a rear entry at the west end of the south façade. Exterior stairs provided access to the second floor. (See Figure 14 in additional documentation.)

In 1902, this 1878 building was surrounded by an "L" shaped addition that filled the remaining half of lot 13 and all of lot 14. Construction at this time replaced the lettering in the corner pediment, identifying the building now as the I.O.O.F. The quoins at the ends of the south and east facades were removed at this time to provide a seamless brick surface across both of these facades. The addition featured new cast iron columns and wooden storefronts at the first floor level on both

the south and east facades with retractable awnings and recessed entries. At the second floor level, the original window and cornice patterns and detailing were extended across the addition on both the south and east facades. On the interior, at the first floor level the building was subdivided by the now enclosed stairs to the second floor and the masonry supporting walls. At the second floor level the floor plan was re-worked so that the newly combined second floor was completely devoted to the needs of the I.O.O.F. Hall. Contained in the south half of the second floor, in the footprint of the original building, was the lounge, anteroom, robe room and restrooms. With-in the robe room were two levels of closets, each stacked one-over-the-other, to contain all of the orders' regalia. The upper closets were accessed by a movable ladder. The north half of the second floor contained a coatroom/green room, kitchen, and dining room, A central corridor at the north face of the original building spanned from the east exterior building wall, ending in the main entrance to the large ceremonial room which spanned across the back of the addition over both lots. (See Figure 15 in additional documentation.)

The second building was constructed in 1907 on lot 15. At that time, the small, two-story square building that had stood at the front of lot 15 was removed and replaced by a new brick two-story, two-part commercial block that extended to the back of the lot. On the interior, this building was connected to the addition on lot 14 at the first floor level in two locations. At the second level, the windows of the addition on lot 14 that had looked over the back of lot 15 were closed off, leaving the casing in place on the interior of the lot 14 side of the wall.

At about the same time the second building was constructed, the first floor of the 1878 building was altered. (See figures 15 and 16 in additional documentation.) On the exterior, a section of masonry was removed at the clipped corner of the building and extending the entire length of the east façade as well as two bays along the south façade. It was replaced with cast iron columns between wooden storefronts and retractable awnings to match those of the 1902 addition. At the first floor level, this gave the buildings on lots 13 through 15 a somewhat unified appearance. (See Figures 16 and 18 in additional documentation.) They took on an even more unified appearance several years later when it appears that the masonry was painted. (See change in building color between figures 16 and 18.)

When the building was constructed on lot 16 in 1908, it was constructed using the north wall of the building on lot 15 for support. On the interior, the buildings on lots 15 and 16 were connected by openings at both the first and second floor levels at the mid-point of the lots. (See Figure 3 in additional documentation.) By 1913, the first floor opening between lots 15 and 16 was closed. (See figure 4 in additional documentation.) By 1930, all of the openings between the buildings on lots 15 and 16 were closed according to the Sanborn map.

In 1954, the Siebels' Department Store closed and the Heft Furniture Store moved out of the building on lot 16, purchasing and consolidating its business into the building on lot 15. At that time, it began using all three floors (basement included) as showroom space. To do so, it remodeled the space. Work included, "painting, decorating, refinishing the woodwork and walls, and the laying of new flooring."[2]

By 1965, the retractable awnings on the storefront of lots 13-15 has been removed and replaced by awnings with a lower slope, which were attached to the bottom of the transoms. (See Figure 21 in additional documentation.)

In 1975, the east facades of lots 13 through 15 and the south façade of lot 13 were modernized. Vertical wood siding was installed over the first floor storefront on all three lots and a wood-shingled pent roof awning was installed across the east face of all three lots between the first and second floor levels. This work continued across to the building on lot 16. Notes on the wall behind the awning on lot 16 confirm the construction date of this work as 1975, and that the work was done by Dale and Mike Melby with Frank Heft watching. New fixed windows were installed within the diminished display window locations on lots 13 through 15. (See Figure 25 in additional documentation.)

After Whitmore's bought the property on lots 13-15 in 1985, they refinished the interior of the first floor, installing new carpet, vinyl composition tile, imitation wood paneling, and 2x4 lay-in ceilings with florescent lighting.

In approximately 1995, the original rear wall of the building on lot 15 was removed due to deterioration from water running down the alley and into the basement. The water caused the foundation to experience severe settlement and eroded the brick foundation, causing stress cracks all the way up the rear façade. At the basement level, the rear wall was replaced with a concrete block foundation; at the first and second floors, it was replaced with a wood stud system clad on the exterior with metal wall panels and on the interior, with drywall (at the first floor only).

[2] *Logan Herald Observer*, October 28, 1954, p. 42.

In 2010 the two buildings on lots 13-15 underwent a complete rehabilitation, taking part in both the Federal Historic Tax Credit Program and the Iowa State Historic Tax Credit Program. HPCA Part 3s for this work have been approved at both the State and Federal level.

The rehabilitation included significant exterior work. At the first floor level on all three lots, the vertical wood siding and pent roof were removed and the cast iron and wooden storefront was restored, rebuilding pieces as necessary based on adjacent construction. On the second floor, the wood screens were removed from the windows and the one-over-one painted wood windows were restored. Both buildings were repainted.

On the interior, at the first floor level, the finishes from the Whitmore's renovation were removed, exposing tin ceilings, original volumes of the spaces, and original wood floors where possible. The original bank area was converted to a dining room with painted plaster walls and an exposed tin ceiling. The area to the west of this was converted to a commercial kitchen. The tin ceiling of this space was encapsulated above a new lay-in ceiling and plaster walls were covered with fiberglass panels for sanitary reasons. The area behind this was converted to an accessible efficiency unit. The front half of lots 14 and 15 were converted to a business incubator. Original plaster walls and pressed metal ceilings were exposed and repainted in these spaces. Shared restrooms were constructed in the middle of lot 14 for all the first floor functions to share. Four enclosed garage spaces were created at the rear of lots 14 and 15 to serve the residential units above.

On the second floor level, original wood floors, trim, baseboard, ceiling heights and major spaces were retained. The open space of lot 15 was divided into two apartments with a new center hallway that connects through the previous I.O.O.F. kitchen to the original hallway that wrapped around the 1878 building on lot 13. The new hallway extension thus preserves the original stairs on lots 15 and 13, the original kitchen space and the original hallway for continued egress from the second floor. Finishes in all of these areas were restored, including wood floors, baseboard, trim, tin ceilings and painted plaster walls. Within the apartments on lot 15, the wood floors, plaster ceilings and walls were repaired and restored. On lots 13 and 14, the original meeting hall was divided into two apartments. New drywall was installed over the lath from the missing plaster ceilings, restoring their original height and appearance. The plaster exterior walls were repaired and repainted. The original wood floors, window trim, baseboard, doors and door casing were restored. New partitions walls were constructed of drywall and held down from the full ceiling where possible to preserve the feeling of a large volume. A third apartment was created in the original dining room preserving the east half of the original hallway as a hallway within the apartment unit. Again, the original wood floors, window trim, baseboard, doors and door casing were restored. A final apartment was created in the area bound by the 1878 walls. Care was taken to preserve features such as the unique layout and doors to the robe room, in addition to restoring the original wood floors, window trim, baseboard, doors and door casings in this area.

Integrity

Both buildings retain all seven aspects of integrity. They are sited within a commercial neighborhood setting that is generally intact. The buildings on the other three corners of this intersection, as well as those across and further down the street have maintained the majority of their original materials, detailing, massing and appearance. The expected storefront modernizations of the mid-twentieth century are in many cases being reversed through a local façade restoration program, providing a renewed sense of vitality and improving the neighborhood setting. The restoration of the two buildings on lots 13 through 15 has further enhanced this.

Neither of these buildings has been moved since being built. Additionally, their relationship to the adjacent sidewalk and street has not been altered thus preserving their location.

The design of the buildings themselves and workmanship used to construct them are generally intact. On the exterior, the Italianate design of the original building on lot 13 and its continuation on the addition at lots 13 and 14 is clear today. This is especially true of the second floor level, which contains a significant amount of original material, including its brickwork, stone trim, windows and cornice materials. At the first floor level of this building, the brickwork and original cast iron sills are intact, and the storefronts have been rebuilt based on physical evidence found under more modern layers of material. On the interior, the public spaces, especially the original 1878 building shell, the original stairs and second floor hallway, as well as the original detail work including the tin ceilings, wood floors, doors and trim, have been retained and restored. Thus although the interior of the building has been sub-divided for its new purposes, it still retains its historic feeling and associations.

The lot 15 building has also retained a significant portion of its original design and workmanship. Again, on the exterior, the second floor level contains the highest level of original material, with original brickwork, cornice and windows intact and recently restored. At the first floor level, the original cast iron columns and sill were intact and again, the storefront was able to be rebuilt based on physical evidence found under more modern layers of material. Although the rear façade contains no historic material, since it is hidden from public view, it does not interfere with the perception of this building's integrity. On the interior, although the space has been subdivided for its new use, the restoration of the original finish materials, including wood floors, ornate original historic wood stair, plaster walls and wooden trim, as well as the open feel of the new design, has allowed the building's sense of historic space to remain intact.

In conclusion, both buildings still convey their original feeling and association with Woodbine's downtown commerce and social scene. Adolph Siebels and his associates would certainly be able to recognize these buildings if they were to walk by them today.

Future Plans
These rehabilitated buildings will continue to serve Woodbine well in the years ahead.

Siebels' Department Store / Boyer Valley Bank
Name of Property

Harrison County, Iowa
County and State

8. Statement of Significance

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

- [X] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

Commerce
Architecture
Social History

Period of Significance

1905-1954
1878-1907

Significant Dates

1905
1878
1902
1907

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

N/A

Period of Significance (justification)

The first period of significance begins in 1905 and lasts until 1954. This includes all of the years these properties were associated with the Siebels' Department Store.

The second period of significance begins in 1878 with the construction of the Boyer Valley Bank building on the front half of lot 13. It ends in 1907 with the construction of the second building on lot 15.

Criteria Considerations (explanation, if necessary)

Siebels' Department Store / Boyer Valley Bank
Name of Property

Harrison County, Iowa
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Summary

This combination of buildings is locally significant under Criterion A in the area of commerce for its association with the Siebels' Department Store. Buying out the previous grocery business and expanding its services, the Siebels' Department Store was in business from 1905 to 1954. The company's owner, Adolph Siebels owned the building on lot 15 and rented the first floor of the building on lots 13, 14 and, for a limited time, the building on lot 16. The store provided a place for local residents to shop for a wide variety of goods. The reputation of the Siebels family was so well established that their name carried on through two successive owners.

The Siebels' Department Store rented the first floor of the building on lots 13 and 14 from the Woodbine I.O.O.F. Lodge, making the second floor of this building locally significant under criterion A in the area of social history for its contribution to social activity in Woodbine. The Woodbine I.O.O.F. Lodge successfully raised money over the years to assist many members in the local community as well as contribute to the group's causes at a state and national level.

Finally, the building on lots 13 and 14 is also locally significant under Criterion C in the area of architecture as a strong local example of the Italianate style. Established with the original 1878 building, this style was carried through in the much later 1902 addition. By comparison, the building on lot 15, constructed in 1907, exhibits features of small town, vernacular commercial architecture common in main street buildings of the early twentieth century.

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

The Siebels' Department Store is locally significant in the area of commerce as one of the largest, longest-lasting and most well-known stores in Woodbine. It illustrates how storekeepers with particular knowledge of specialized goods and local market needs were able to create a steady business on a growing frontier. In the early 1900s, the railroads that founded many town sites brought a money economy to the frontier as well as wholesalers interested in purchasing farm products. Storekeepers in small towns who had previously had a combination of wholesale and retail trade began limiting their wholesale purchases to fresh local farm produce, especially eggs and fresh vegetables.[3] They increasingly relied on the mass distribution of food and goods produced by national companies and began to focus on retail trade. Although the mass distribution of products eased their cash flow by allowing them to make smaller purchases throughout the year based more accurately on their current needs, it eventually led to the demise of the independent store. Independent stores that were able to adopt changes in how goods were purchased and sold by utilizing cash registers, model store layouts and departmentalization, were able to maintain their businesses the longest. However, most independent stores could not keep up with the purchasing power and mass production offered to larger businesses, and they ultimately succumbed to the chain stores of the modern era.

Adolph Siebels was a successful storekeeper. He grew up in Minden, Iowa and learned the mercantile trade in a store there before setting out in business on his own.[4] After learning about the goods and how to meet local market needs in Minden, he moved to Woodbine in 1904 and purchased an existing grocery business. He quickly expanded the goods the store sold, adding clothing, housewares and other items. In 1907, he also soon expanded the store itself providing more retail space and more storefront display space in keeping with modern trends.

In 1908, Siebels expanded the business once again, this time adding the space available on the first and second floors of the building on lot 16. At this time, the company sold men's and women's clothing, dry goods, groceries, dishes, furniture and harnesses. Information on the local furniture and funeral business indicates that the furniture and harnesses sold as part of the Siebels store were through an arrangement between Siebels and the local furniture and funeral company, and

[3] James M. Mayo, *The American Grocery Store: The Business Evolution of an Architectural Space*. Westport, CN: Greenwood Press, 1993, P. 63, 68.
[4] Charles W. Hunt and Will L. Clark, *History of Harrison County Iowa: Its People, Industries and Institutions (*Indianapolis, IN: B.F. Bowen and Company, 1915) p. 506-508.

not solely run by Siebels. Also in 1908, Siebels took his brother August as a business partner. The firm became known as Siebels Brothers. Although it carried that name for three years, Adolph bought his brother out after only two.[5]

In 1911, Adolph Siebels incorporated the Siebels' Department Store and as the president of its board of directors he formed six sales departments, retailing: groceries, dry goods, shoes, men's clothing, women's ready-to-wear garments and millinery.[6] From this list, it appears that at this time Siebels discontinued his sales arrangement with the furniture and funeral business. The Siebels store consolidated into the first floor of the building on lots 13 and 14, and the front half of the first floor of the building on lot 15. As the profit margin on mass-distributed food goods shrunk, Siebels' other departments continued to generate a profitable and steady income. At the same time, the food goods continued to play a significant role in making people aware of the Seibels name and bringing them to the store.

In the early 1920s, when Siebels was in his mid-forties, he decided to reduce his own risk in the business and sold shares of the company to his employees: Rena Barry, Mary Barry, Lynn Powley, Charles Nicely and Mable Heft. The store continued to hold out against the coming chain stores until 1954, when it was sold.

Over the years, in addition to the income from its sales, the Siebels' Department Store also cleverly balanced its real estate commitments to its benefit. From 1905 to 1954, it operated out of rented space on the first floor of the I.O.O.F. building on lots 13 and 14, and out of the front of the first floor of the building on lot 15, which it owned. It leased space at the rear of the first floor and on the second floor of the building on lot 15 to a related business (furniture). Thus its steady rent provided secure income to the I.O.O.F. (an organization the department store owner supported) and its steady lease agreement generated secure income for itself.

The second area of significance is due to the ownership of the building on lots 13 and 14 by the Woodbine I.O.O.F. The I.O.O.F. hall on the second floor of the corner building is locally significant under criterion A in the area of social history. Since its founding, the mission of the national I.O.O.F. has been to "relieve the distressed, bury the dead, comfort the widow and educate the orphan."[7] In order to fund these efforts, each member lodge acts as an independent business, generating income from rents and memberships, as well as from donations and fundraisers. A portion of all income is forwarded to the state and national chapters, but a portion also remains with the local chapter for local disbursement. The group often helped members pay for or obtain wood, coal, groceries and other necessities.[8] Although records no longer exist to show the extent of assistance the Woodbine I.O.O.F provided locally, like most chapters, their membership peaked during the Great Depression due to their ability to provide assistance to their members in the form of cash and/or commodities.

Like many other I.O.O.F. lodges in Iowa, the Woodbine I.O.O.F. lodge generated a portion of its income from renting its hall when not in use and, more significantly, renting the commercial space below. By renting their commercial space to a member with a solid business, the Woodbine I.O.O.F. was able to ensure a steady income for itself for many years. This rental guaranteed that the lodge would have adequate funds for its overhead, building maintenance and upkeep, tenant improvements, utilities, and ultimately to fulfill its mission.

The Woodbine I.O.O.F. Lodge was founded in 1880 and met above the bank building constructed on the front half of lot 13 in 1878. In 1894, they bought the building from the second owner as well as the lot to the north (lot 14). In 1902, they constructed an addition to the building. Completed in an "L" shape, it filled the rest of lot 13 and all of lot 14, blending in with the original bank building materials and details. The entire second floor was designed for lodge functions, including their ceremonial meeting room, anteroom, robe room, dining room, kitchen, lounge, coat room / green room, and restrooms. Both commercial bays of the first floor were rented to their member, Adolph Siebels, who was described in the *1915 History of Harrison County* as numbering "among the leading business men of this part of the State."[9] From this

[5] Charles W. Hunt and Will L. Clark, *History of Harrison County Iowa: Its People, Industries and Institutions* (Indianapolis, IN: B.F. Bowen and Company, 1915) p. 506-508.
[6] Charles W. Hunt and Will L. Clark, *History of Harrison County Iowa: Its People, Industries and Institutions* (Indianapolis, IN: B.F. Bowen and Company, 1915) p. 506-508.
[7] Ross, Theo. A. *Odd Fellowship: Its History and Manual*, New York: the M.W. Hazen Co, 1888, p. (preface).
[8] Current Secretary of the Grand Lodge of Iowa, I.O.O.F Phone interview by the author. May 2010.
[9] Charles W. Hunt and Will L. Clark, *History of Harrison County Iowa: Its People, Industries and Institutions* (Indianapolis, IN: B.F. Bowen and Company, 1915) p. 507.

space, he extended his business over into the adjacent building and successfully sold a wide variety of products including men's and women's clothing, dishes, groceries, dry goods and hats.

In a third area of significance, these buildings are locally significant under Criterion C as examples of their architectural styles. With some modifications by Siebels to maximize the department store trade, the 1878 building and its 1902 addition are a good representation of the Italianate style, an architectural style that was in vogue in the United States when the building was constructed. The Italianate style was common between 1840 and 1880 and can be found on both commercial and residential properties. Buildings of this style are commonly rectangular and two-to three stories tall. Wide eaves are typically supported by large decorative brackets. Windows are relatively tall and narrow in proportion, and capped by pronounced hood molds. Other characteristic details such as belt courses and rusticated quoins are emphasized as well.

The design of the original Boyer Valley Bank on the front of lot 13 followed the application of these Italianate design principles closely. From its rectangular form, two-story height, and rusticated quoins, to its tall, narrow upper story windows with their decorative hood molds and its bracketed cornice, this building contained all of the character defining features of the Italianate style. 24 years later, this design was so strong that it was carried through into the "L" shaped addition, despite the decline of the style's popularity. Although it was somewhat altered by the storefront installed to maximize Siebels' Department Store trade, the Italianate design remains dominant.

There are ten other Late Victorian commercial buildings in the downtown area of Woodbine, most with some combination of vernacular commercial and Italianate style details. Three of these are excellent examples of the Italianate style. The building on lots 13 and 14, however, is the oldest and largest of all of these examples.

By the time many western Iowa towns such as Woodbine were under construction the railroads were able to supply standardized building materials such as framing studs, machined nails and mass-produced bricks. In addition, local lumber yards carried new materials such as cast iron storefronts. Together with increased access to trade catalogues, design ads and periodicals, such elements led to relatively consistent commercial buildings despite being pieced together by a wide variety of local contractors. Thus, vernacular commercial buildings between 1870 and 1920 typically featured facades with cast iron storefronts, multiple stories, regularly spaced large, rectangular windows on the second floor, pilasters, decorative brickwork and a blending of ornament from a variety of styles, or no ornament at all. Many of these buildings can also be characterized as two-part commercial blocks because of their emphasis on large display windows on the first floor, and facades with other architectural styles on the upper floors.

The alterations to the building on lots 13 and 14, and the building on lot 15 exemplify small town, vernacular commercial architecture in Woodbine. Both are two-part commercial blocks. In both cases, at the first floor level, both exhibit large display windows flanked by pilasters, above which are regularly spaced windows. While the building on lots 13 and 14 exhibits a strong stylistic influence, the building on lot 15 exhibits a minimally detailed cornice and is more typical of the small town, vernacular commercial architecture constructed after the turn of the last century.

Of the 17 buildings in Woodbine that exhibit characteristics of small town, vernacular commercial architecture, the building on lot 15 represents the average. Built in 1907, it falls into the middle age range of buildings in Woodbine with vernacular, commercial architectural elements. As a one-bay wide, two story tall building; it falls within the middle of the size range in Woodbine. Finally, it exemplifies the typical blending of styles, with the emphasis on display space on the ground floor and minimal Italianate detailing on the second floor to enliven the façade.

Altogether, these buildings are locally significant under criterion A in the area of commerce for their association with the Siebels' Department Store, a successful, long-lasting business that provided the citizens of Woodbine with a wide variety of goods. Additionally, the building on lot 13 and 14 is locally significant under criterion A in the area of social history, since the steady rental income from Siebels allowed the Woodbine I.O.O.F. to provide the population of Woodbine with a stable social outlet, as well as a meeting space and social hall when it was required, and financial and commodity assistance in the fulfillment of its mission. Finally, the building located on lots 13 and 14 is locally significant under criterion C in the area of architecture as a building that is representative of the Italianate style and the building on lot 15 is representative of small town, vernacular commercial architecture.

Developmental history/additional historic context information (if appropriate)

The Woodbine I.O.O.F. lodge was a steady presence on the corner of 5th and Walker in Woodbine from the 1880s to 1985. The group first rented space over Charles D. Steven's store and then rented space on the second floor of the Boyer Valley Bank building.[10] Their initial membership in 1880 was 15.[11] Constructed in 1878 for the Boyer Valley Bank, the bank building filled the front half of lot 13; the first/corner lot on the southeast corner of this block.

When the bank failed in 1888, the building was purchased by William Calender, a charter member of the Woodbine I.O.O.F. who continued to rent the upper hall to the Woodbine I.O.O.F. Calender himself conducted a grocery business on the first floor. In 1891, William Howorth joined Calender in the grocery business.[12] In that same year, membership in the Woodbine I.O.O.F. had grown to 75.[13]

In 1894, the Woodbine I.O.O.F. lodge purchased lots 13 and 14, renting the first floor to Calender and Howorth's grocery business. In 1901, W.D. Howorth left the grocery business to form Howorth Brothers, a general merchandise business.[14]

In 1902, the Woodbine I.O.O.F. completed construction of an "L" shaped addition around the original building, filling the rest of lot 13 and all of lot 14. The lodge rooms on the second floor were expanded to accommodate the fast growing society while the grocery on the first floor expanded to include other goods.

Adolph Siebels moved to Woodbine in 1904. He joined the Woodbine I.O.O.F. and purchased the grocery business from Calender, expanding it to include general merchandise. In 1905, Siebels' was listed as one of six stores in Woodbine.

In 1907, Siebels purchased lot 15 and replaced the previous building with a larger one; utilizing both floors of the new building for his business as well as the space he continued to rent on the first floor of the Woodbine I.O.O.F. building on lots 13 and 14. Although he was still only renting the first floor of lots 13 and 14 from the Woodbine I.O.O.F., he soon also remodeled the primary corner of that building to include more storefront display space. Between the two buildings he created two connections at the first floor level. He sold ladies furnishings and queensware, dry goods, groceries, and gentlemen's furnishings.

A year later, the building on lot 16 was completed. According to the 1908 Sanborn map, Siebels also expanded his business into this building, selling furniture and harnesses from this storefront and connecting this building to lot 15 at the first and second floor levels. It appears that the furniture sales was actually a business arrangement, typical of specialized areas of departments stores, in which a particular area was leased out and run by someone other than the store owner. In this case, Woodbine's oldest furniture and funeral business appears to have worked for a short time under the Siebels name. The furniture and funeral business was founded in 1887 by Alec Evans, a licensed mortician. He sold the business to A.F. Temple in 1909, who in turn sold it to Bray and Baer.

In 1911, the Siebels' Department Store was formally incorporated. Siebels remained president and general manager, while William Howarth became secretary and treasurer. G.C. Duvall and S. Wood rounded out the board of directors. Together they formalized six departments in the new store: groceries, dry goods, shoes, men's clothing, women's ready-to-wear garments and millinery. It appears that as part of this departmentalization, Siebels discontinued the sales arrangement between his company and the furniture and funeral business, and instead began renting the rear of the first floor as well as the second floor of the building on lot 15 to the furniture and funeral parlor business. Sanborn maps indicate that, by 1913, the connection between the buildings on lot 15 and 16 had been reduced to an opening on the second floor, and a photograph circa 1917 shows signage for the furniture maker and undertaker on this building.

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[10] Hunt, Charles W. and Will L. Clark. *History of Harrison County Iowa: Its People, Industries and Institutions.* Indianapolis, IN: B.F. Bowen and Company, 1915, p. 237.
[11] Hunt, Charles W. and Will L. Clark. *History of Harrison County Iowa: Its People, Industries and Institutions.* Indianapolis, IN: B.F. Bowen and Company, 1915, p. 237.
[12] Calender and Howorth had previously worked together at Kibler Brothers grocery store in Woodbine.
[13] Hunt, Charles W. and Will L. Clark. *History of Harrison County Iowa: Its People, Industries and Institutions.* Indianapolis, IN: B.F. Bowen and Company, 1915, p. 237.
[14] "The News in Iowa," Marion Sentinel, Marion, Iowa, Oct 27, 1904, col. 1, p. 2.

During this period, the I.O.O.F. was continuing to grow at a rapid pace. In 1914, their membership was listed at 240.

In 1920, the furniture and funeral business was sold to J.O. Heft and his son Frank, who continued to rent part of the building on lot 15 and all of the building on lot 16. That same year, Siebels sold shares in the department store business to those employees who ran each of the departments. Rena Barry had worked in the store since 1917.

By 1930, there was no longer any physical connection between the buildings on lots 15 and 16 and in the mid 1930's the funeral portion of the business moved to a house on 5th & Normal St. in Woodbine. The furniture business continued to occupy the downtown storefront of lot 16 and it is believed they continued to use the rear of the first floor of lot 15 and the second floor of lot 15 for casket storage.[15] In 1944 the Hefts bought the building on lot 16. A year later, their grandson/nephew Robert White moved to Woodbine and began working for them. In 1948, White left to attend mortuary school, returning in 1952 and later becoming a partner in the business.

In the early 1950s, Rena Barry gained controlling interest and became the general manager of the Siebels' grocery department. At about the same time, Charles Nicely became the sole owner of the shoe and men's departments, which he had managed for many years.

Siebels' Department Store celebrated its 50th birthday in the mid-nineteen fifties, just before the store was dissolved. In 1954, the general manager of Siebels' Department Store sold the building on lot 15 to Frank Heft. The first floor of the building on lots 13 and 14 continued to be rented to a variety of grocery and dry goods businesses by the I.O.O.F. The name of the grocery business remained Siebels', however, until the third new grocery business owner, the Moore Brothers. In 1954, Frank Heft retired from the family businesses. During that same year, White and his family moved into the Heft Funeral Home on 5th and Normal and White began managing both the Heft Furniture Store and the Heft Funeral Home. The furniture portion of the business moved into the building on lot 15 and began renting the building on lot 16 to the *Woodbine Twiner* who remodeled the building on lot 16 to better suit their purposes. In 1957, the Heft family sold the building on lot 16 to the newspaper owners.

The functional use of lots 13, 14 and 15 was re-joined in 1966 when the Moore Brothers Super Valu store expanded their grocery business into the front area of the building on lot 15. They allowed the community to use the back half of the first floor as a community meeting room. Local residents indicate that at this time the furniture store ceased operation. By 1972 it is clear White had decided to concentrate on the funeral business. He purchased a funeral home in Dunlap, Iowa, and changed the name of the funeral company to White Funeral Home. He officially closed the furniture store in 1974. The funeral company continues to operate in Woodbine today.

The I.O.O.F. sold lots 13 and 14 in 1985.

[15] Ehlert, Elaine, Zell Millard, Dean Stephany and Lou Waite, interview preserved in audiovisual form, May 2010.

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Ehlert, Elaine, Zell Millard, Dean Stephany and Lou Waite, interview by Darin Smith, preserved in audiovisual form, May 2010.

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Iowa's Main Street Commercial Architecture, July 2002.

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(Arranged chronologically)
"Among Our Neighbors," *Mills County Tribune*, Clenwood, Iowa, April 3, 1902, col. 2, p. 6.
"State Items of Interest," *Marion Pilot*, Marion, Iowa, April 17, 1909, col 2, p. 3.
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White, L.W. "History of Woodbine", *Woodbine Twiner*, Woodbine, Iowa, May 11, 1933.
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"We too Have a History – 34 Years," Logan Herald-Observer, LeMars, Iowa, Oct 28, 1954
"J.O. Heft and Sons has a Very Interesting History as a Business in Woodbine," Logan Herald-Observer, LeMars, Iowa, Oct 28, 1954, col 1 &2, p. 42.
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Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67 has been requested)
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey #_____
___ recorded by Historic American Engineering Record #_____
___ recorded by Historic American Landscape Survey #_____

Primary location of additional data:

X State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
X Other
Name of repository: Harrison County Historical Society

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	275267	4624138	3			
2				4			

Verbal Boundary Description (Describe the boundaries of the property.)
Lots 13 through 16 of Block 38 in the original plat of Woodbine, Harrison County, Iowa.

Siebels' Department Store / Boyer Valley Bank
Name of Property

Harrison County, Iowa
County and State

Boundary Justification (Explain why the boundaries were selected.)
This includes all of the property historically associated with the Siebels Department Store in Woodbine, Iowa.

11. Form Prepared By

name/title Jennifer Honebrink, AIA, LEED AP
organization Alley Poyner Macchietto Architecture P.C. date March 2012
street & number 1516 Cuming Street telephone (402) 341-1544
city or town Omaha state NE zip code 68102
e-mail jhonebrink@alleypoyner.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Siebels' Department Store and Boyer Valley Bank
City or Vicinity: Woodbine
County: Harrison State: Iowa
Photographer: Martin Kluck
Date Photographed: see individual photos
Location of Digital File: Alley Poyner Macchietto Architecture, P.C., 1516 Cuming St, Omaha, NE, 68102
Type of Digital Ink and Paper Used: Commercially Printed Fujicolor Crystal Archive

See Additional Documentation pages 31-33 for photo keys.

Description of Photograph(s) and number:

Photo #1 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_001)
January 10, 2011
Exterior – Lots 13, 14, 15 and 16 - South and east facades looking northeast from the main intersection of the Woodbine commercial district

Photo #2 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_002)
January 10, 2011
Exterior – Lot 15 - Front (east) façade looking northwest from Walker Street

Photo #3 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_03)

January 10, 2011
Exterior – Lot 13, 14 and 15 - West facades looking southwest from alley

Photo #4 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_004)
January 10, 2011
Exterior – Lot 14 - Detail of recessed entry at east façade

Photo #5 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_005)
January 10, 2011
Front (East) Façade – Lot 15 – Detail of the recessed entry Looking Northwest

Photo #6 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_006)
January 10, 2011
First Floor – Lot 13 - Main dining room in the front of the building (in the 1878 portion of the building) looking east from kitchen demising wall

Photo #7 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_007)
January 10, 2011
First Floor – Lot 13 - Stair to second floor looking up and to the north from the bottom of the stair in the entry on the south façade

Photo #8 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_08)
January 10, 2011
First Floor – Lot 13 - Kitchen in the center of the south façade looking to the storefront in the southwest corner of the room

Photo #9 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_009)
January 10, 2011
First Floor – Lot 14 - Central hallway of the business incubator looking to the west

Photo #10 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_010)
January 10, 2011
First Floor – Lot 15 – Stair looking west from entry

Photo #11 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_011)
January 10, 2011
First Floor – Lot 15 – Conference room looking east to front of building

Photo #12 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_012)
January 10, 2011
First Floor – Lot 15 – Rear hall looking east from behind main stair

Photo #13 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_013)
January 10, 2011
Second Floor – Lot 14 - Central hallway of the second floor looking east

Photo #14 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_014)
January 10, 2011
Second Floor – Lot 14 - Former kitchen of the IOOF looking south, now the hallway into the central corridor linking this space to the building on the north

Siebels' Department Store / Boyer Valley Bank — Harrison County, Iowa
Name of Property — County and State

Photo #15 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_015)
January 10, 2011
Second Floor – Lot 14 - Detail of the historic doors, trim and flooring exposed in the central hallway looking west; door maintains peephole from I.O.O.F.

Photo #16 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_016)
January 10, 2011
Second Floor – Lot 13 - Former robe room looking northeast, now a bedroom illustrating the historic stacked closet doors, trim and tin ceiling maintained in the space

Photo #17 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_017)
January 10, 2011
Second Floor – Lot 14 - Former dining hall looking east, now the combined kitchen and dining room of one apartment illustrating the historic window trim and baseboard maintained in this space

Photo #18 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_018)
January 10, 2011
Second Floor – Lot 14 - Former meeting hall looking east, now two apartments

Photo #19 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_019)
January 10, 2011
Second Floor – Lot 15 – Main stair looking east down to entry from second floor landing

Photo #20 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_020)
January 10, 2011
Second Floor – Lot 15 – Door into west apartment unit looking west from central hall

Photo #21 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_021)
January 10, 2011
Second Floor – Lot 15 – West apartment looking east through kitchen

Photo #22 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_022)
January 10, 2011
Second Floor – Lot 15 – East apartment looking east through entry hall

Photo #23 (IA_Harrison County_Siebels' Department Store and Boyer Valley Bank_023)
January 10, 2011
Second Floor – Lot 15 – East apartment looking east at restored windows and flooring

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name 503 Walker L.L.C.

street & number 505 Walker Street telephone 712-592-1360

city or town Woodbine state IA zip code 51579

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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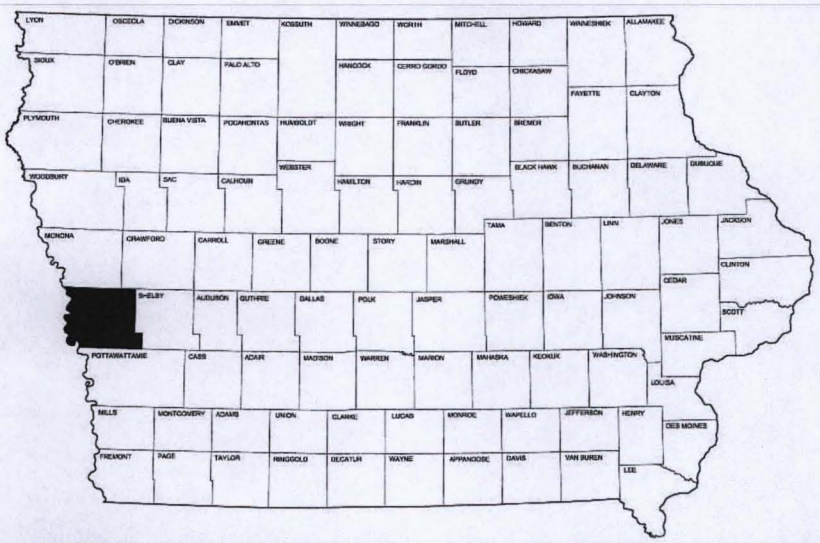
MAPS



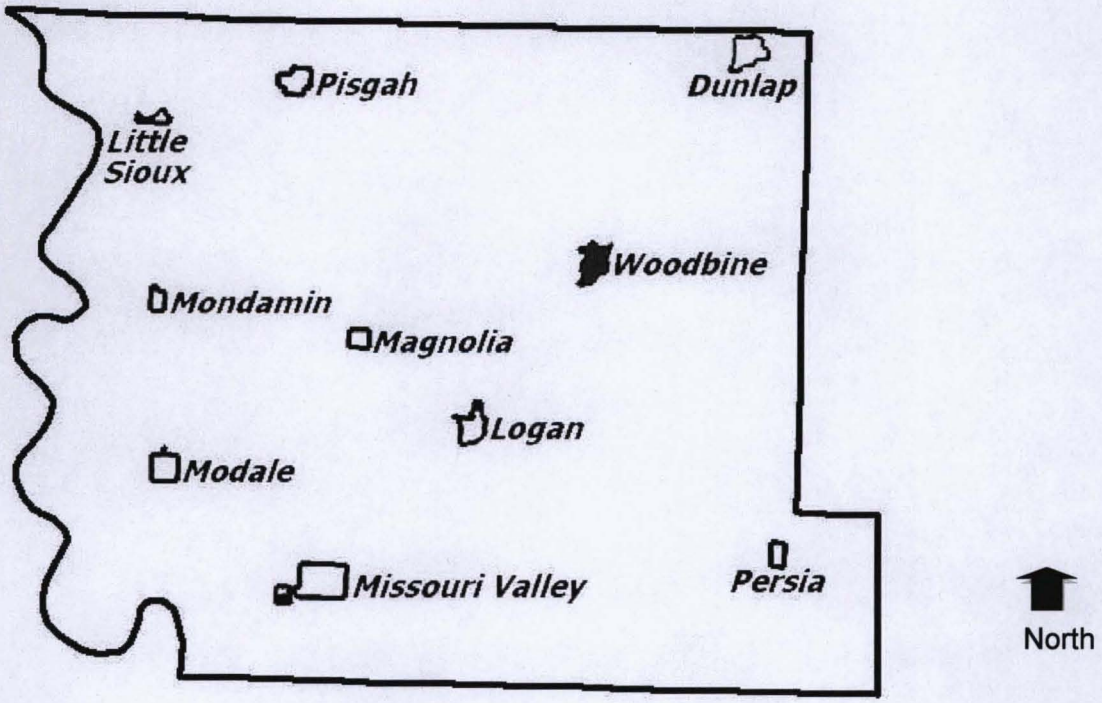


Figure 1: Top – State of Iowa with Harrison County highlighted; Bottom - Harrison County, Iowa with Woodbine, Iowa highlighted.
Map obtained from Iowa DOT, Oct 16, 2010.
Highlighting by Alley Poyner Macchietto Architecture P.C. (APMA) April 2011.

Figure 2: Woodbine, Iowa; aerial view – not to scale.
Image obtained from Beacon: The Schneider Corporation – Harrison County; March 2, 2010.
Highlighting by APMA May 2011.

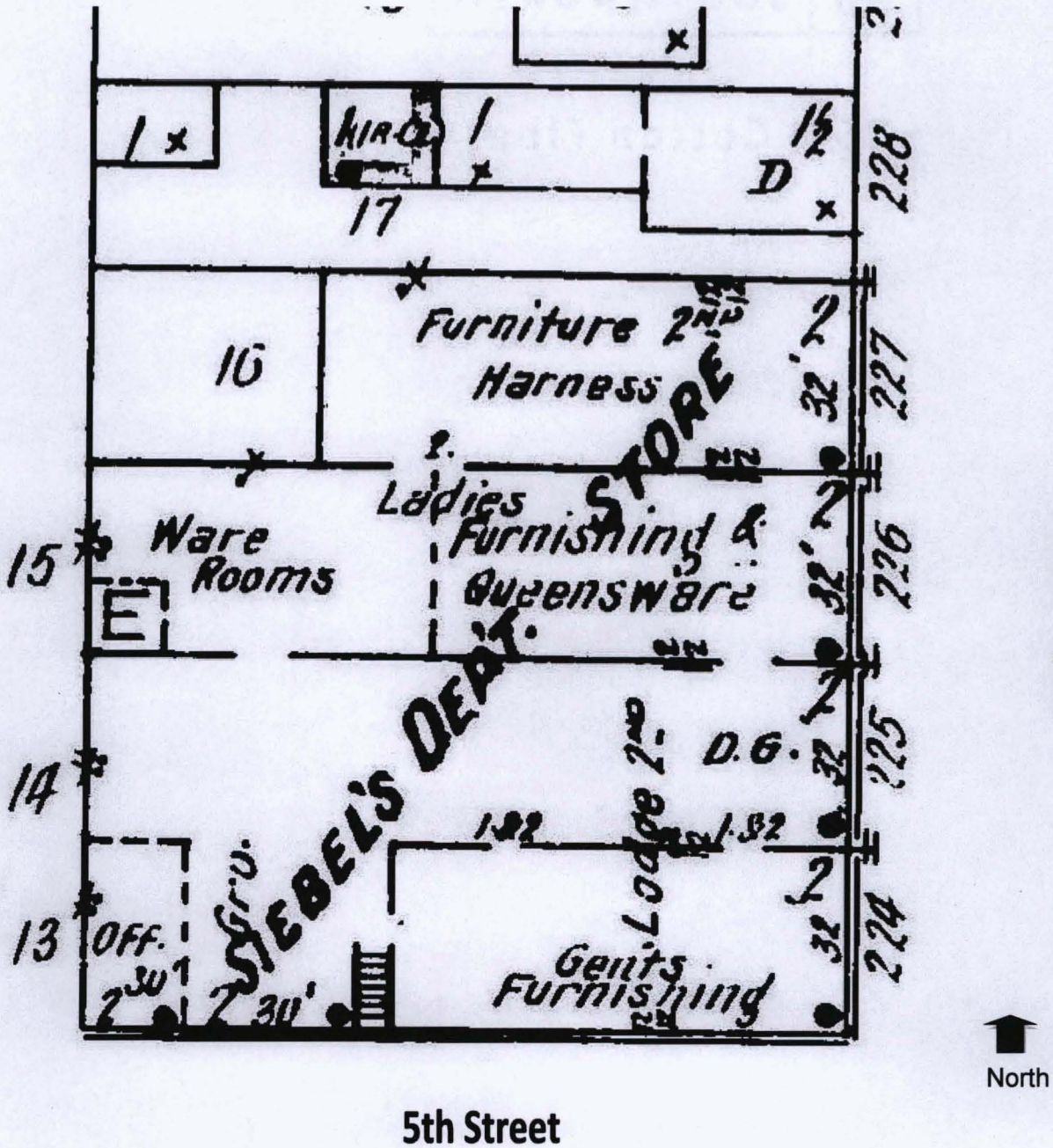


Figure 3: 1908 Woodbine Sanborn Map enlarged to show development on lots 13 through 17 – not to scale.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siebels Department Store and Boyer Valley Bank
Name of Property
Harrison County, Iowa
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation Page 24

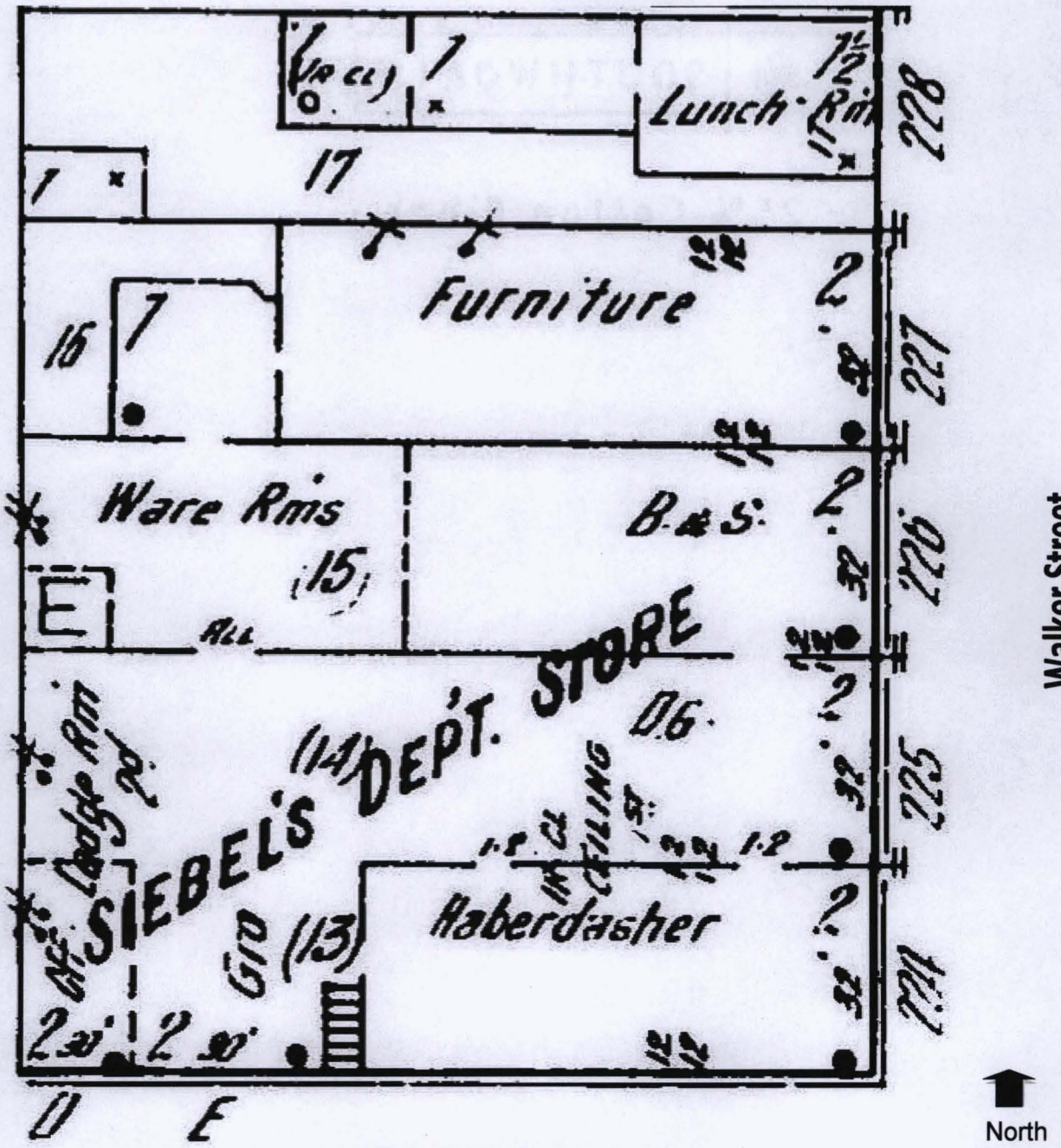


Figure 4: 1913 Woodbine Sanborn Map enlarged to show development of lots 13 through 17 – not to scale.

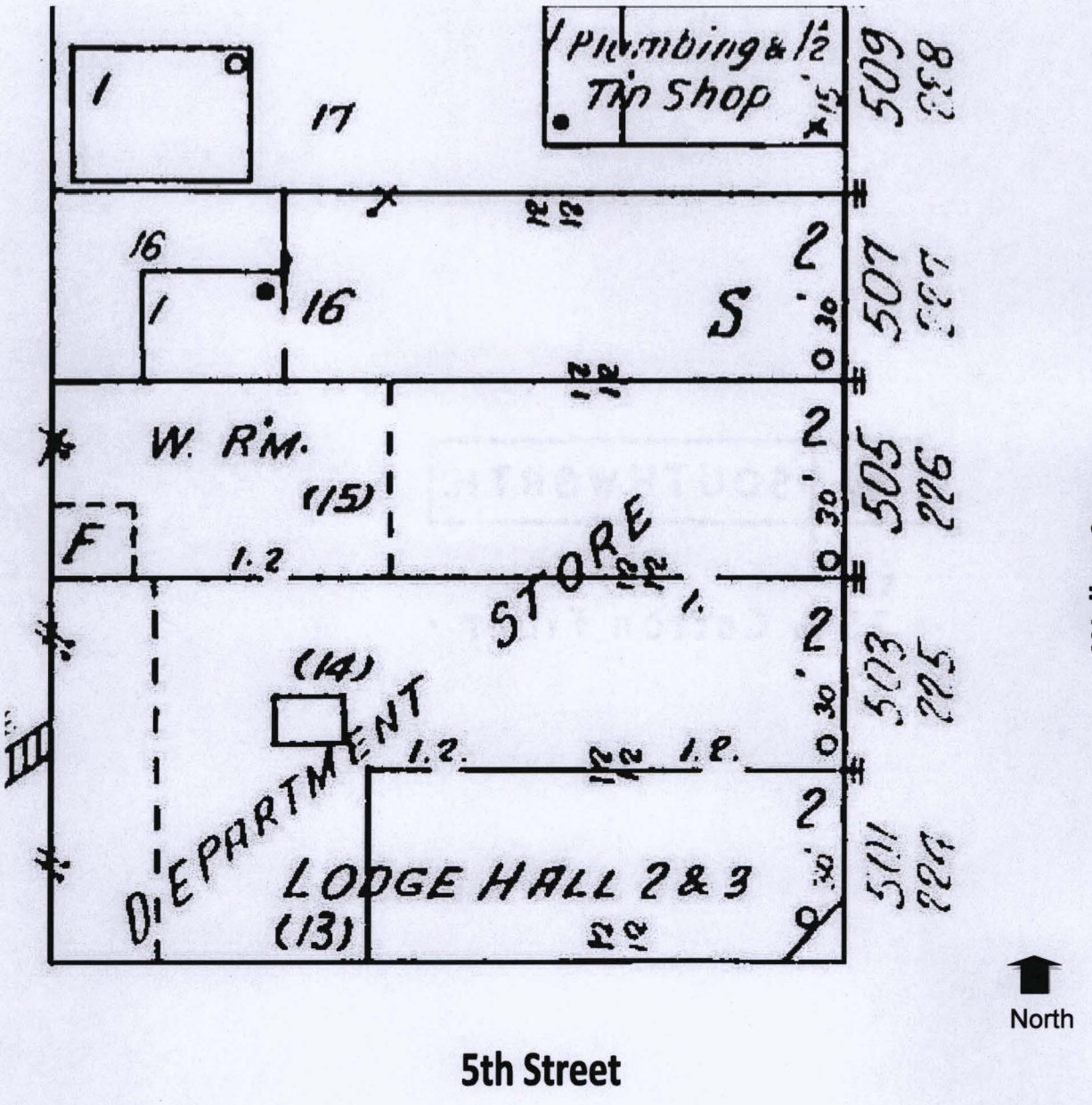


Figure 5: 1930 Woodbine Sanborn Map enlarged to show development on Lots 13 through 17 – not to scale.

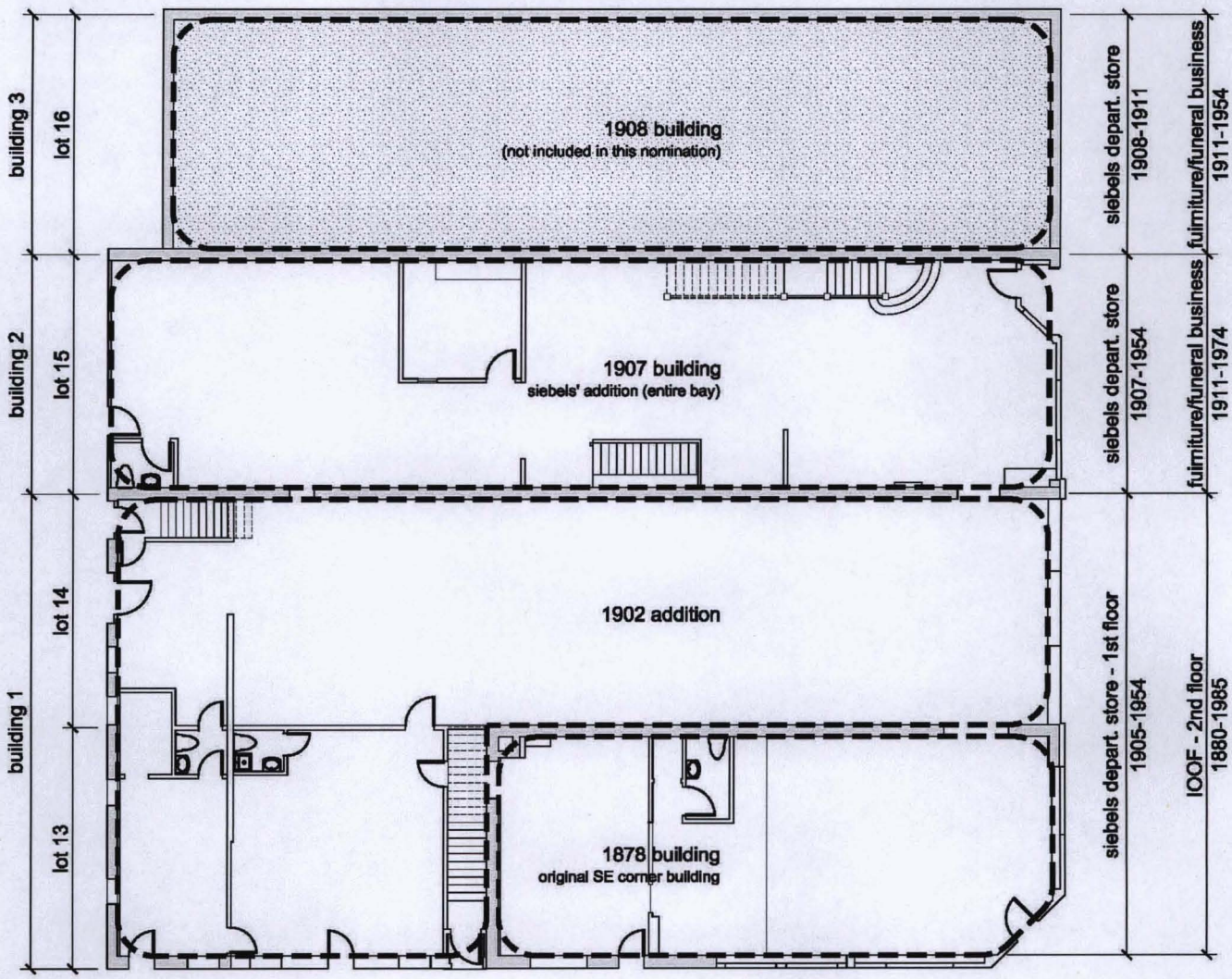


Figure 6: Building use timeline diagram by APMA March 2010 – not to scale.

North

	Lot 13	Lot 14	Lot 15
1866	Town of Woodbine	Town of Woodbine	Town of Woodbine
unknown	W.J. Callender	unknown	
1871			Blair Town Lot and Land Company
1882			Mrs. Harriet Edgerton
1890			Ella E. Selleck
1894	IOOF		
1899			H.F. Johns
1901		IOOF	
1903			S.C. Eshelman
1907			August Siebels
1920			Siebels Dept Store Company
1946			Rena and Adella Barry (Rena Barry – President of Siebels Dept Store)
1949			Rena Barry
1954			Frank and Rita Heft
1958			Ron White

Figure 7: Ownership timeline showing purchaser of property. Timeline by APMA May 2011.

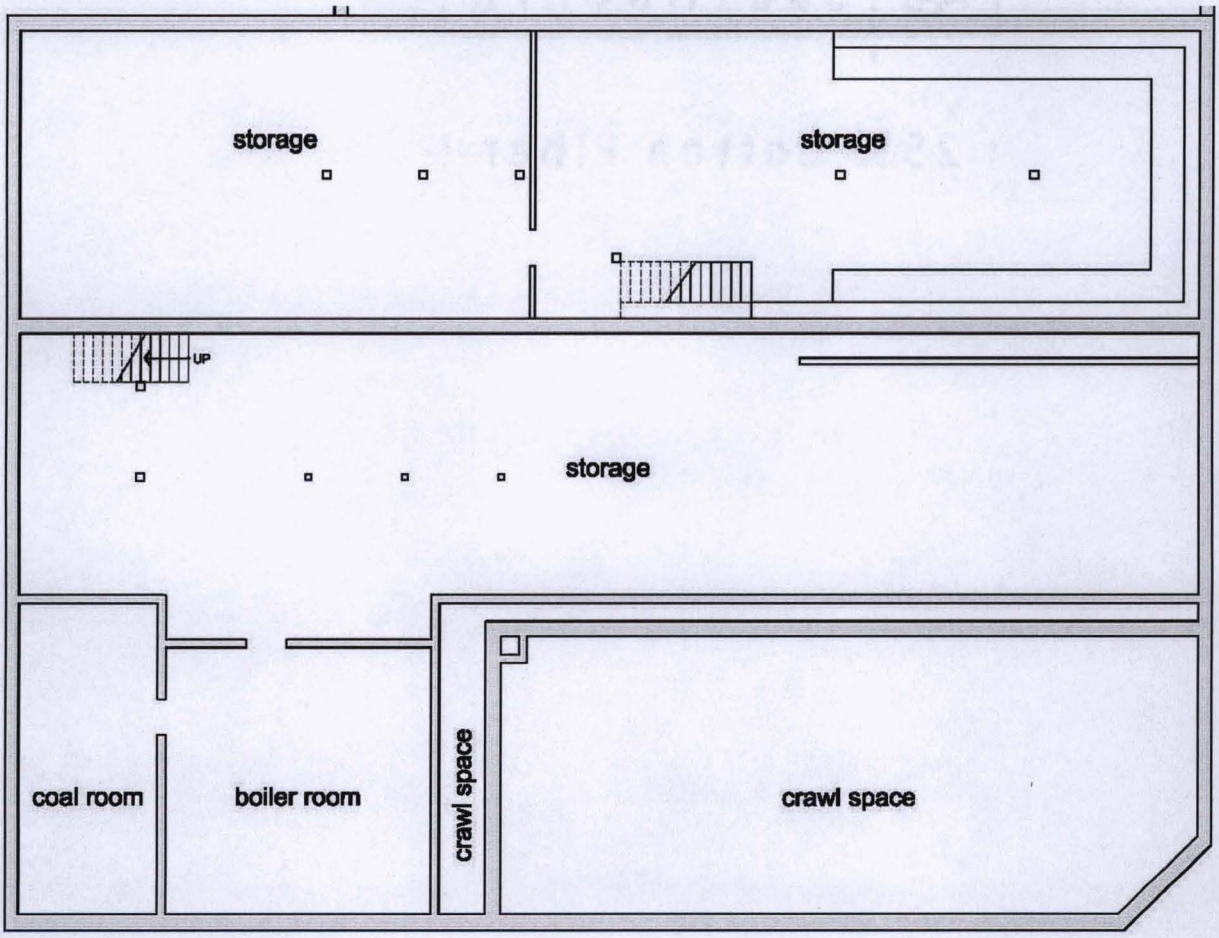


Figure 8: Basement Plan Pre-Rehabilitation – Plan by APMA March 2010 – not to scale.

North

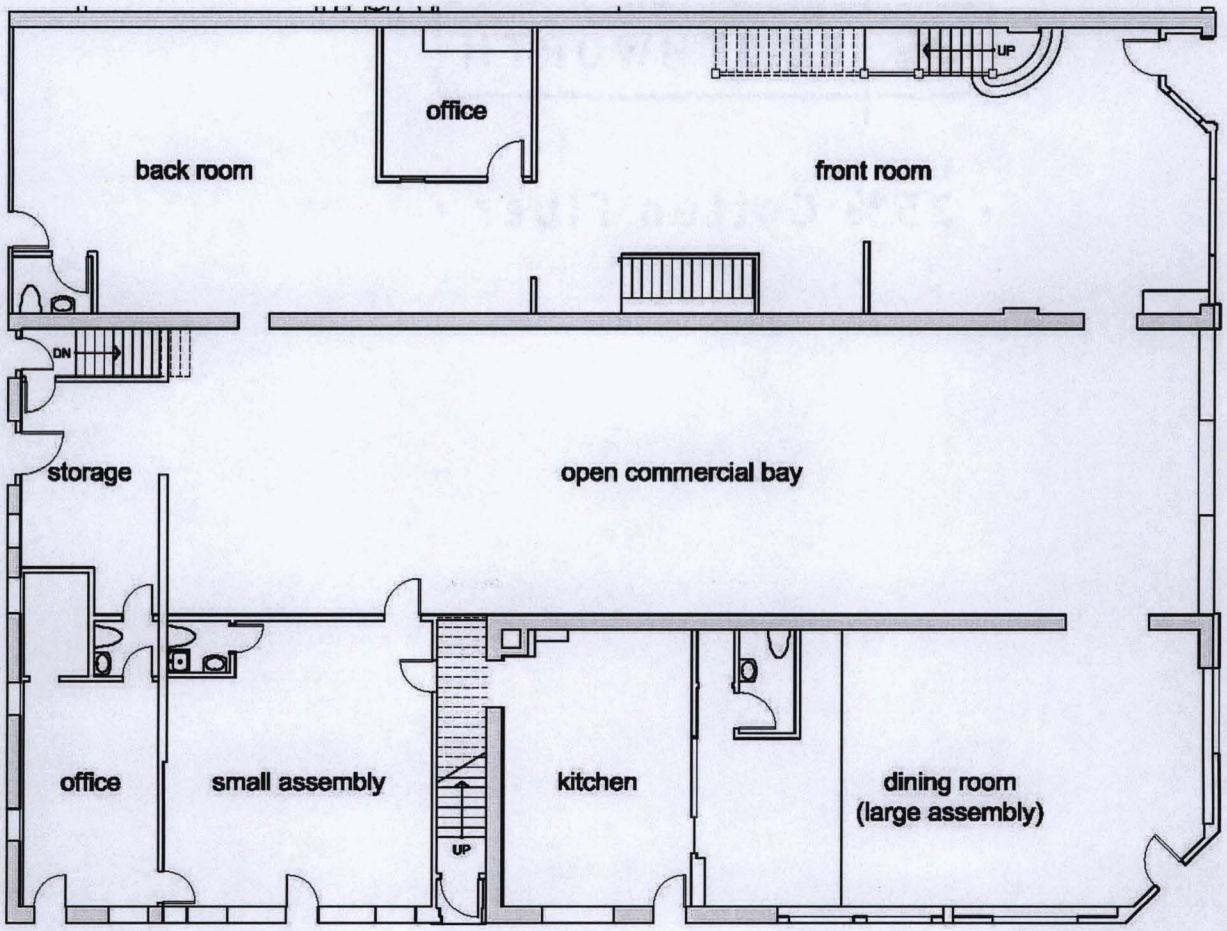


Figure 9: First Floor Plan Pre-Rehabilitation – Plan by APMA March 2010 – not to scale.

North

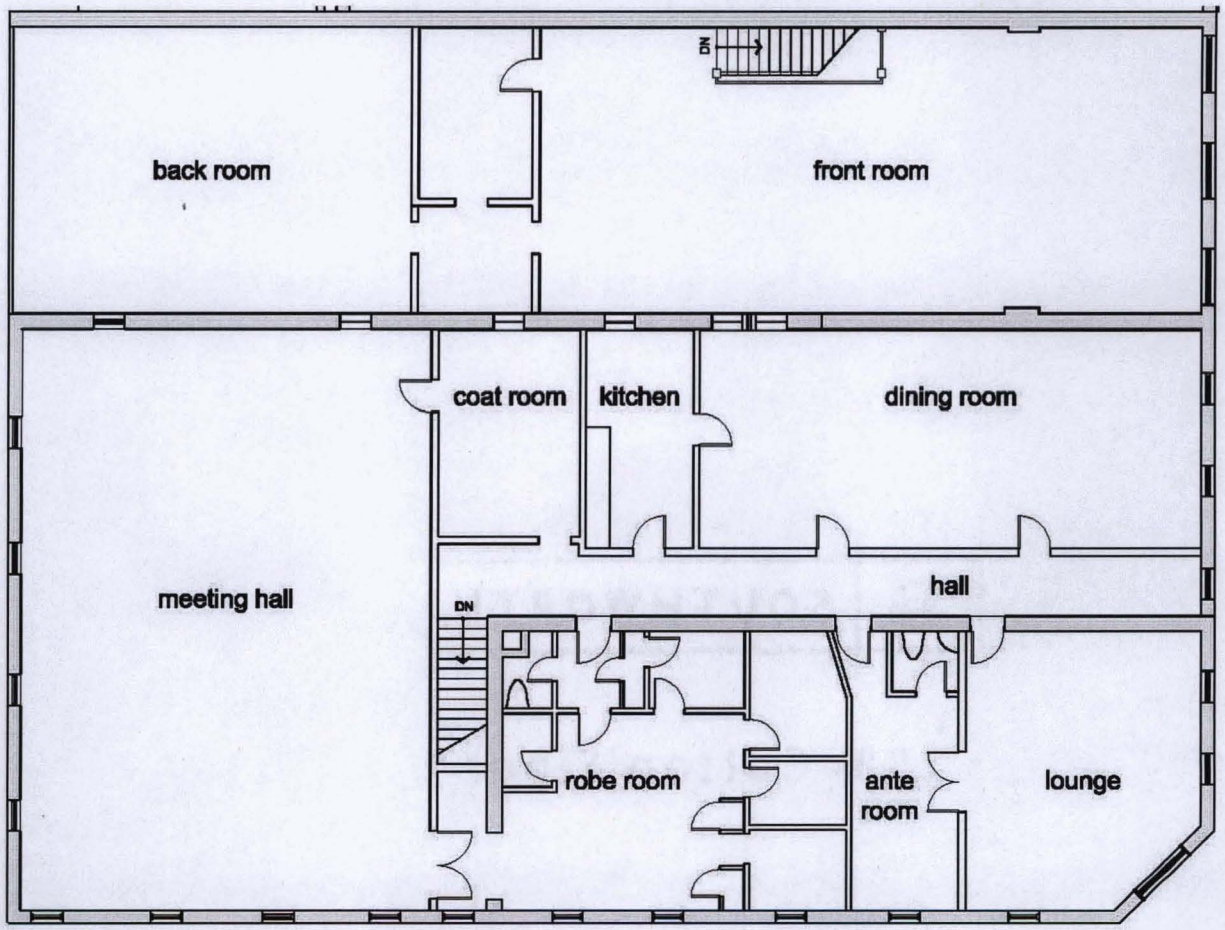


Figure 10: Second Floor Plan Pre-Rehabilitation – Plan by APMA March 2010 – not to scale.

North

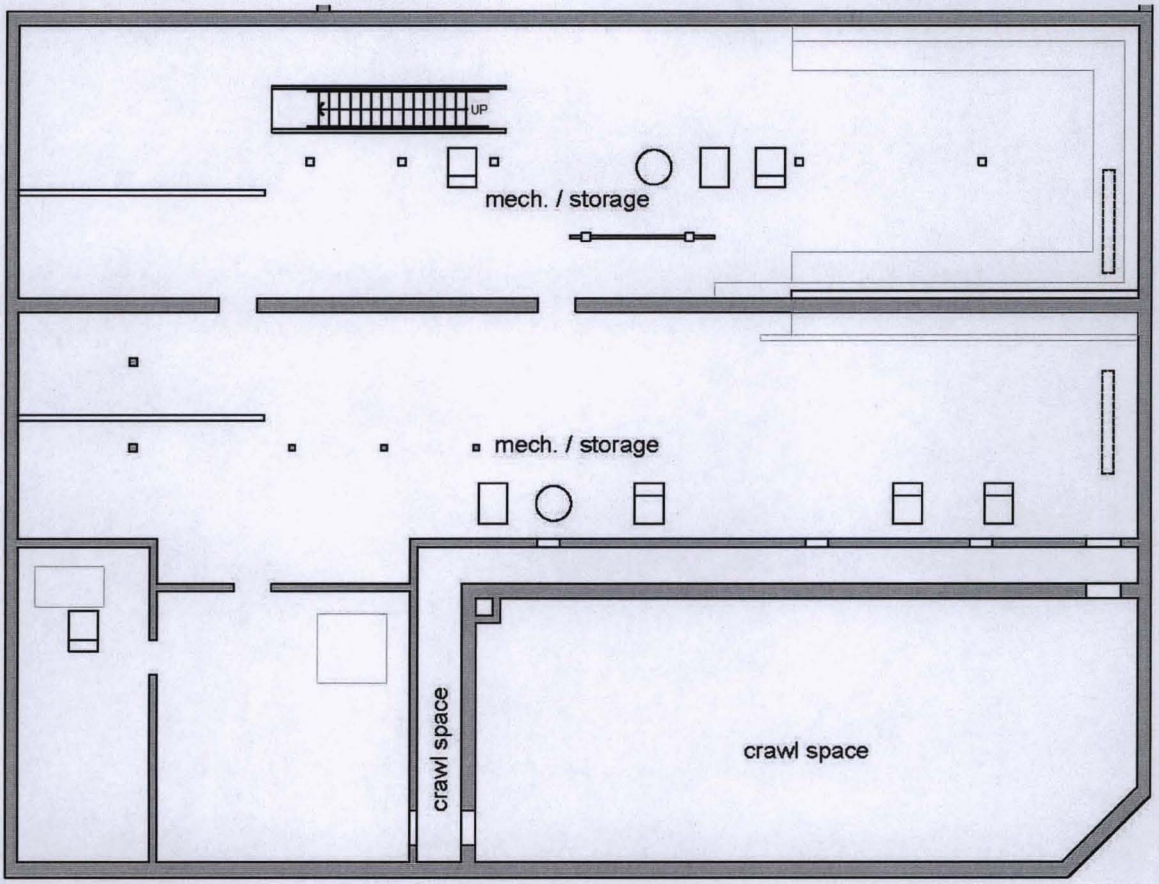


Figure 11: Basement Floor Plan Post-Rehabilitation Lots 13-15 – Plan by APMA March 2011 – not to scale.

North

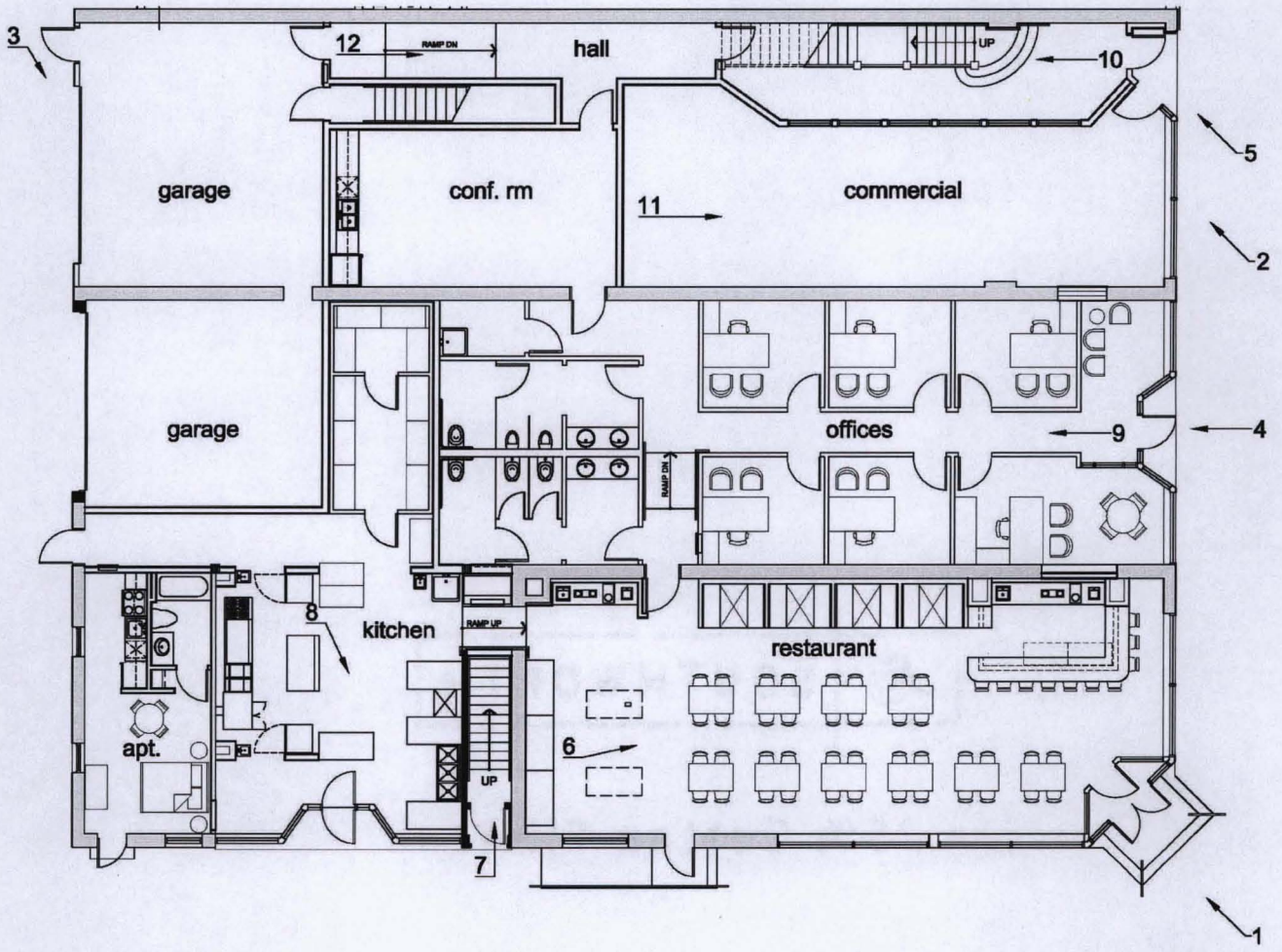


Figure 12: First Floor Plan Post-Rehabilitation Lots 13-15 – Plan by APMA March 2011 – not to scale.

North

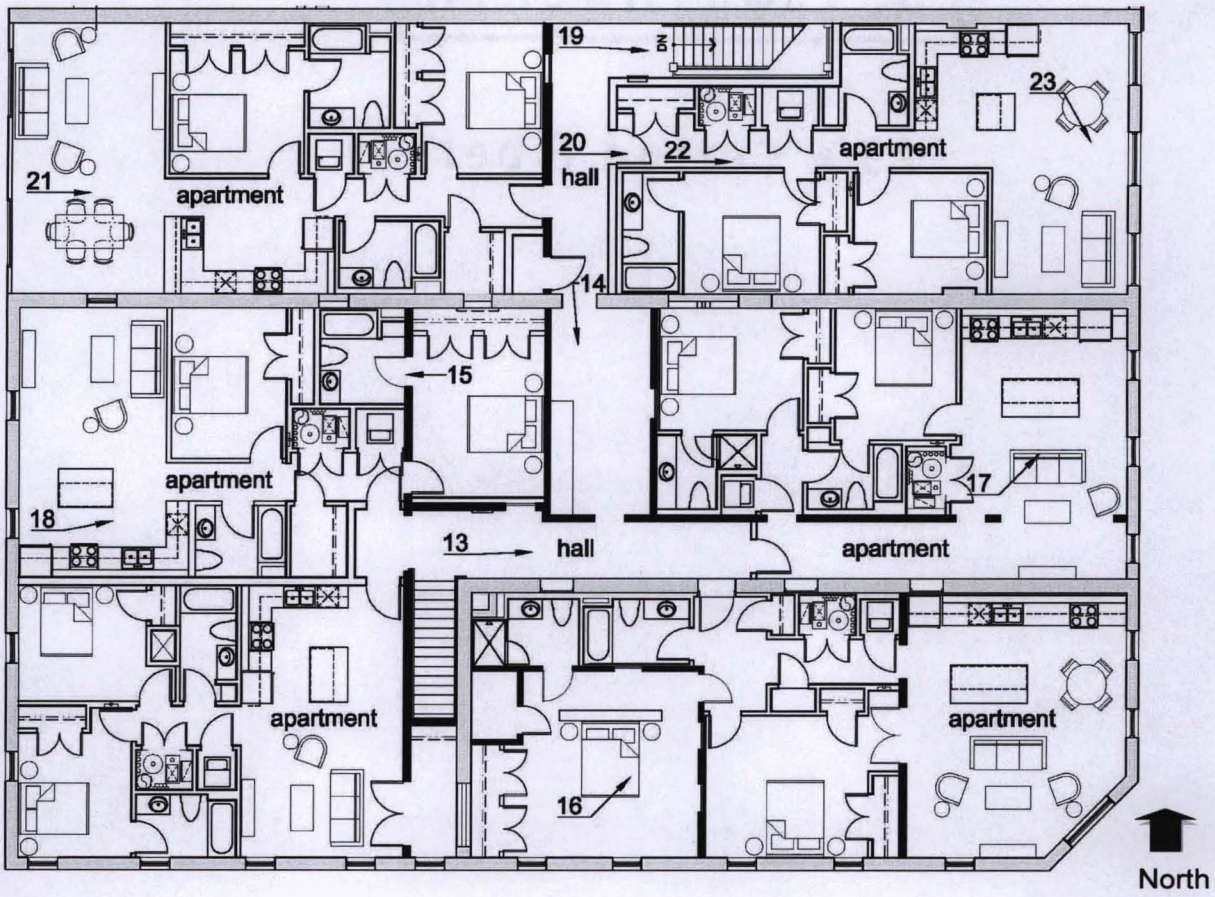


Figure 13: Second Floor Plan Post-Rehabilitation Lots 13-15 – Plan by APMA March 2011 – not to scale.

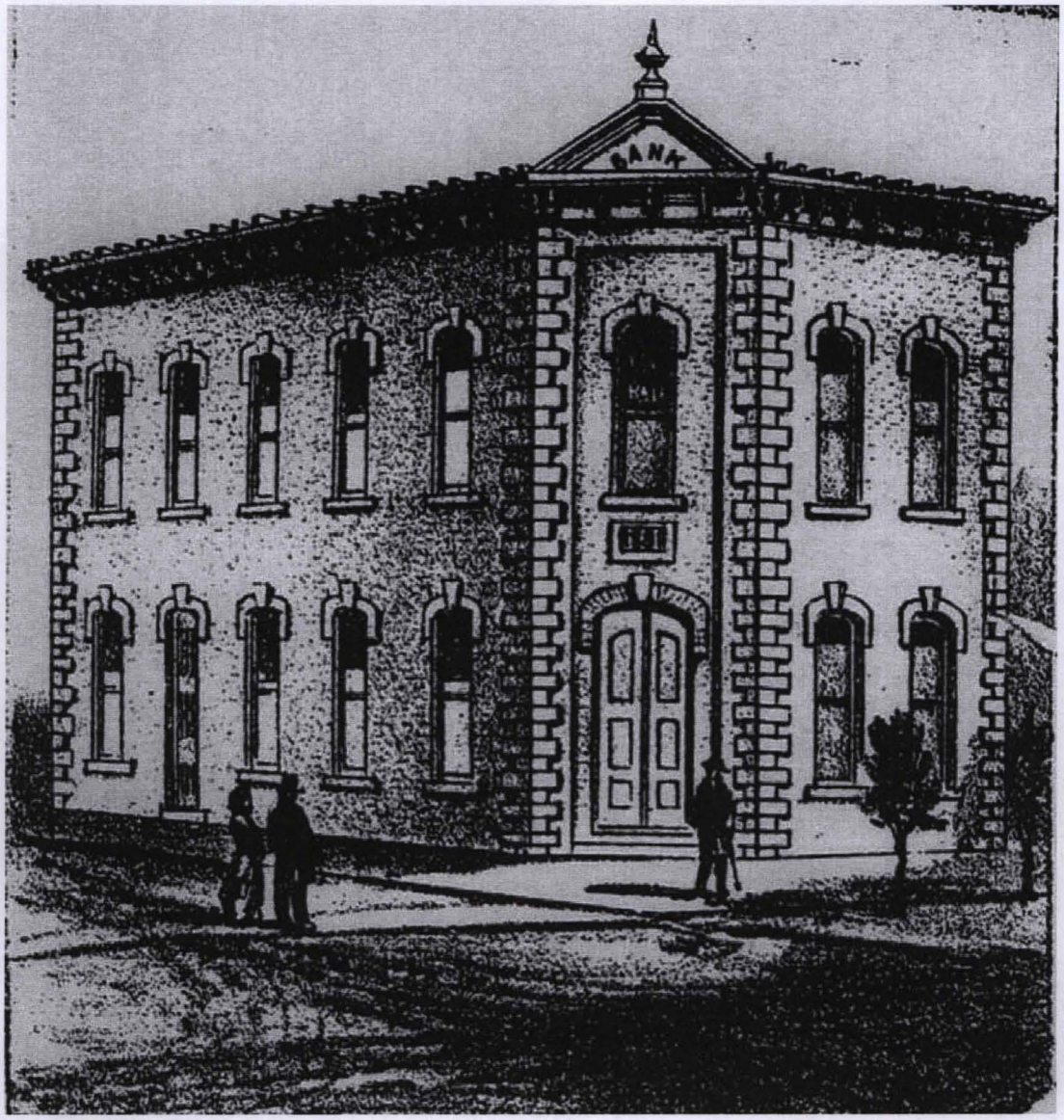


Figure 14: Original Boyer Valley Bank – east half of Lot 13, Woodbine, Iowa.
From Allen, C.R., 1884 *Illustrated Atlas of Harrison County Iowa*, Logan IA, 1884.

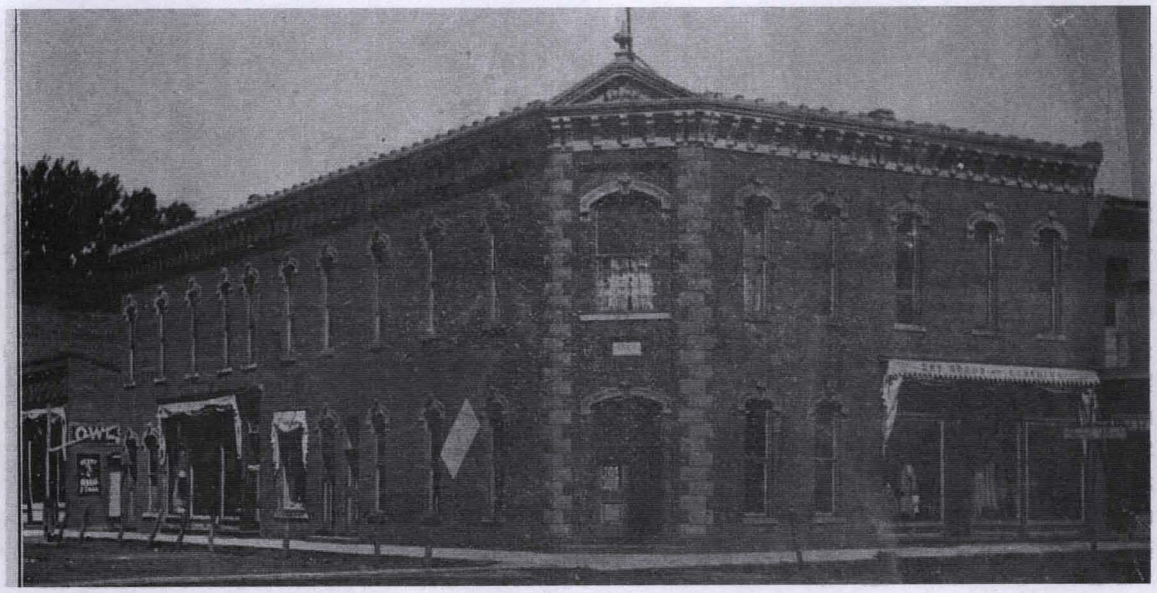


Figure 15: Undated photo of building on lots 13 and 14.
The awning on Lot 14 is printed with "dry goods and clothing." The building on lot 15 does not appear to be the current building.
From White and Stewart, *Views of Woodbine: The Home City*, self published, 1906.

Figure 16: Postcard of south and east façades, postmarked 1908.
Note the storefront changes on lot 13 compared to the previous photo. Additionally, note the changes to the façade of the building on lot 15 and the house on lot 16.
From the collection of Todd Heistand.

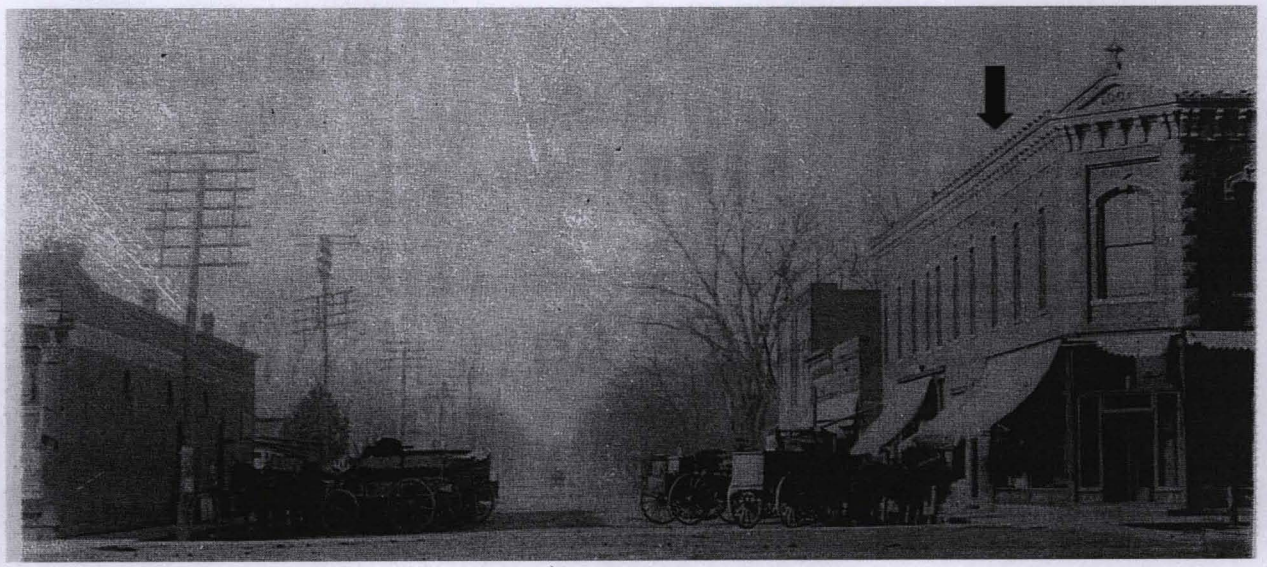


Figure 17: Postcard of south façade of Lot 13, Woodbine, Iowa, postmarked 1913.
Reprinted in Woodbine Twiner Nov 23, 1994.
Arrow indicates building being nominated – highlighting by APMA.

Figure 18: Photo of east façades, circa 1917.
Reprinted in Harrison County Iowa, Harrison County Historical Society, Logan IA, 1990, p. 203.
Arrows indicate buildings being nominated – highlighting by APMA.

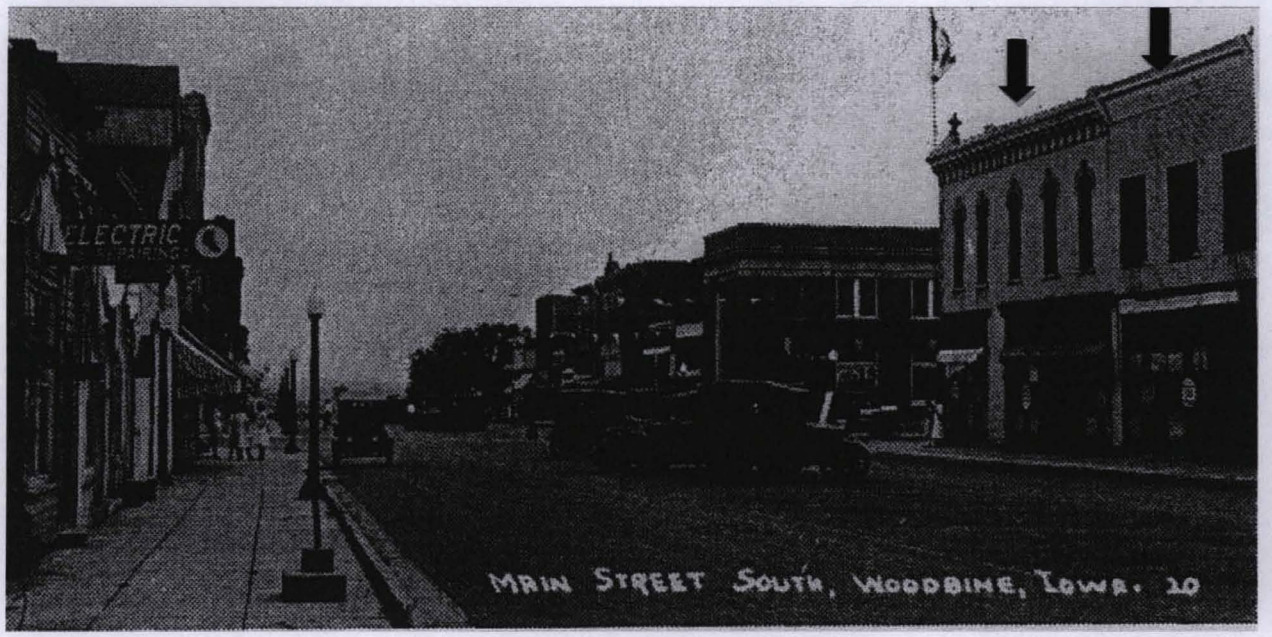


Figure 19: Photo of east façades, dated 1920.
From Stephany, Dean, Woodbine Centennial 1866-1966, p. 47.
Arrows indicate buildings being nominated – highlighting by APMA.

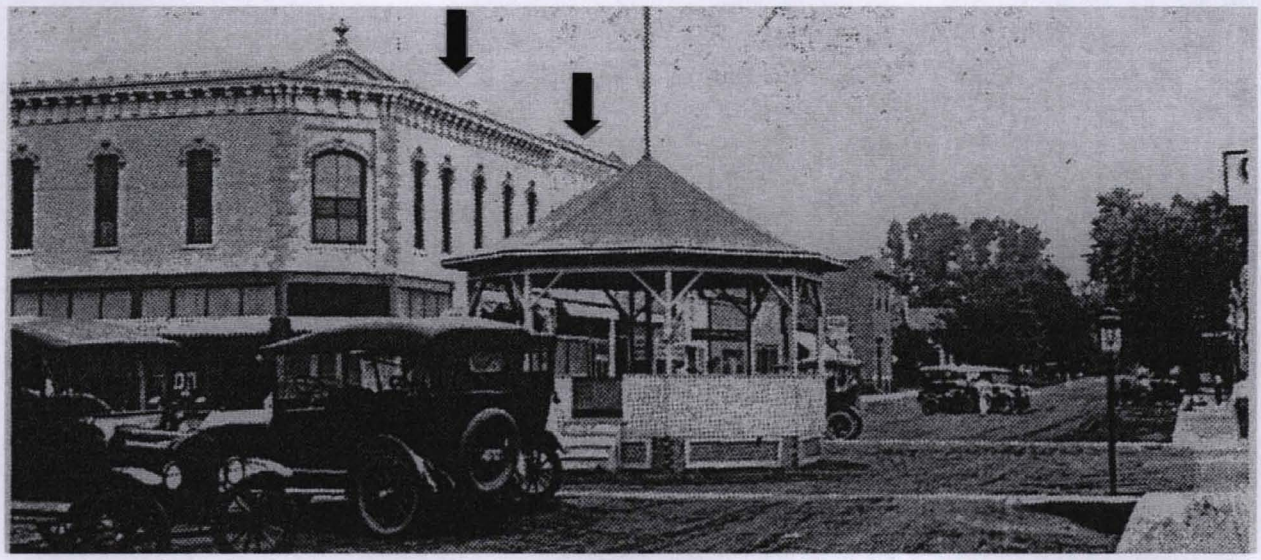


Figure 20: Undated photo showing southeast corner of building on lots 13 and 14, and top corner of building on lot 15, circa 1920.
From Stephany, Dean, Woodbine Centennial 1866-1966.
Arrows indicate buildings being nominated – highlighting by APMA.

Figure 21: Photo of east façades, dated 1965.
From Stephany, Dean, Woodbine Centennial 1866-1966, p. 47.
Arrows indicate buildings being nominated – highlighting by APMA.

DO NOT
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