

Seventh

HERITAGE HOMES TOUR

West Warm Springs Historic District



PRESERVATION IDAHO
THE IDAHO HISTORIC PRESERVATION COUNCIL

www.preservationidaho.org



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OWN THIS DOWNTOWN BOISE ICON

Owners of historic 209 Main Street are considering offers for sale or lease of this rare property. Please contact Nicole or Jodi at 208-387-0400 for an appointment to tour.

Welcome to Preservation Idaho's

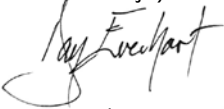
HERITAGE HOMES TOUR

The Idaho Historic Preservation Council (IHPC) was established in 1972 by a group of Idahoans concerned with the alarming rate at which historic sites and resources in Idaho were being lost. Today, the IHPC, also known as Preservation Idaho, receives the support of hundreds of individuals, corporations and foundations as it continues the mission of its founders and advocates heritage education and preservation issues throughout the State of Idaho.

With mounting pressure from development and a continuously growing and changing population in the state, it is now more necessary than ever to preserve historic and cultural resources, to promote the smart reuse of historic facilities and to educate the community-at-large of the value of Idaho heritage. This year's Heritage Homes Tour will feature seven select properties in the West Warm Springs Historic District.

Historic places represent a snapshot in time, a reminder of the path we have taken and the base upon which our future is built. It is a terrible loss to our cultural heritage when they are taken away. The homes that you visit today are, in a sense, public places that each of us can enjoy and appreciate. Preservation Idaho is thankful to the homeowners and is pleased to have been able to share these beautiful historic homes with you.

Have an enjoyable time!



Dan Everhart
President, Preservation Idaho

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HISTORY OF WEST WARM SPRINGS

Situated only blocks from downtown Boise, the West Warm Springs Historic District serves as a gateway to Warm Springs Avenue, the city's most prestigious residential section. Together with the neighboring State Street Historic District, this neighborhood is architecturally significant for its high proportion of well designed residences. The area, which mainly developed between 1890 and 1910, contains a number of Boise's finer houses, executed by some of the city's leading architects, and displays a high variety of compatible late turn-of-the-century styles. The area is also a cohesive architectural statement on the shifting tastes of the period.

Furthermore, both districts are historically significant for their connection with the social and political elite of Idaho which called them home. These districts are the product of the first prosperous decade of the twentieth century. The years following 1897, and especially from 1904 onward, saw a steady immigration of people to Idaho. The state "boomed" in those years, and Boise was no exception. The neighborhood developed in part because a Natatorium had been built in 1892 at the end of Warm Springs Avenue with a street car line to serve it. At this time Warm Springs replaced Grove Street as the fashionable residential district. Due to its location, the



West Warm Springs Historic District has attracted the city's more socially prominent persons as its residents. The State Street Historic District, located only four blocks from the Idaho State Capitol building, has many political associations. Together, the districts were home to three Idaho governors, congressmen and senators, lawyers, bankers, and merchants. Both districts were further populated by individuals with more humble, though no less important histories.

These neighborhoods, part of the original portion of Boise City, were platted in 1885. Mainly built up before 1910, the street was predominantly populated with one to two story, single-family dwellings.

However, the area also originally included both St. Luke's and St. Alphonsus hospitals, apartment houses and occasional commercial structures. Styles seen in the neighborhoods include the Queen Anne style as well as the Craftsman and Colonial Revival. Due to the variation in the size and uses of the homes in this area, these styles are either well articulated, high style examples designed by architects such as Tourtellotte and Hummel or Wayland and Fennel, or more mixed, vernacular versions

built by contractors. This mix of house styles and sizes produced a beautiful, if eclectic, neighborhood unified by the regular pattern of street, sidewalk and street trees provided by the city.

As the East End grew up to the east and the downtown area continued to spread to the west, these neighborhoods became a busy connector of the two areas. They provided a transition between the heavy concentration of commercial and office enterprises of downtown and the lighter residential uses of the eastern neighborhoods and a way to travel from one to the other. The traffic became increasingly heavy, the buildings aged, and eventually the area was threatened by neglect and the pressures of urban



renewal. By 1950, offices were added to the neighborhood. Owners split larger single family residences into small apartments, sometimes enclosing porches to provide more room. Other structures were demolished to make room for modern structures or for parking.

In 1972, historians recognized the value of West Warm Springs and several blocks around it and listed the West Warm Springs Historic District in the National Register of Historic Places. A similar listing followed for the State Street Historic District in 1978. This area became a source of concern for the Boise City Historic Preservation Commission (HPC) as well. The HPC surveyed and nominated these neighborhoods as city historic districts. However, due to property owners' concerns regarding the constraints this would place on their investments, these districts failed. Though listed in the National Register of Historic Places, these neighborhoods remain vulnerable to the whim of property owners. No protection from demolition or inappropriate remodeling exists for these areas.

Today, the area still faces certain threats. St. Luke's Hospital, which owns large sections of the neighborhood has recently suggested an interest in expanding their facilities at the expense of this significant historic district. Due to the desirability of this area and its location near the downtown core, properties are currently sought-after. However, because traffic can be heavy, some parts of the neighborhood have difficulty in attracting families, rather than businesses. Also, because many modern homeowners crave large houses, inappropriate additions and developments are still a concern. Hopefully, with the attention garnered by the National Register Nomination and tours like this one, the West Warm Springs and State Street Historic Districts will continue their renaissance in a way that is both productive and sensitive to their historic integrity.

210 MAIN STREET

The United States Assay Office



The United States Assay Office at 210 Main Street was built in 1870-71. During the first half of the 1860s, Idaho's gold production was the third highest in the nation. Due to the difficulty of transporting bulky, heavy ores the long distance to the nearest U.S. Mint in San Francisco, there was great demand for an assaying office in Idaho. Gold and other precious metals are not mined in a pure form. In order to place a value on an ore, the precious metal must be separated from the impurities. This is what an assay office does.

In 1869, Congress appropriated \$75,000 to build an assay office in Boise, Idaho. The city block site was donated by Alexander Rossi, a prominent citizen, and ground was broken in 1870. The structure, designed by Alfred B. Mullett, supervising architect for the U.S. Treasury Department, was completed in 1871. The exterior walls of the two story building were built of local Boise sandstone and are more than two feet thick. The building is topped by a hip roof with a central cupola for ventilation. The landscape plantings were all donated by the citizens of Boise. For security, all of the windows were covered with iron bars and the interior doors were equipped with iron cages. The first floor of the building held the assayers offices, vaults and safes, assaying and melting rooms (furnaces), laboratory and reagents storage. The second floor was devoted to living quarters for the chief assayer. There was a parlor, pantry, dining room, kitchen and three bedrooms. The basement housed fuel and supply rooms, guards' quarters and wells.

The Assay Office closed in 1933 and the building was turned over to the U.S. Forest Service for use as offices. Renovations at that time included adding windows to the back wall, removal of the vaults and assaying furnaces and rearrangement of the interior. The Assay Office was declared a National Historic Landmark in 1961—one of three buildings in the state to achieve that designation. In 1972 the building was turned over to the Idaho State Historical Society. It currently houses the State Historic Preservation Office and the Archaeological Survey of Idaho.

209 MAIN STREET

The Kohny House

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The Kohny House, completed in 1904, was designed in the Colonial Revival style, which can be seen in the regular rhythm and symmetry of the front elements. Local materials, including the heavy use of Boise sandstone, reinforce the solidity of the building which was designed by the Boise architectural firm of Wayland and Fennell. Notable features include the beveled glass windows, the ball finials on the ridges, and the contrasting treatment of the sandstone on the porch pillars with alternating smooth and rusticated blocks. Though originally estimated to cost in the neighborhood of \$5,000 or \$6,000, the house was eventually built by local contractors Seaman and Leonard for \$10,000 on a lot that cost \$3,500 alone.

Albert B. Kohny was born in Placerville near Idaho City in 1871. He arrived in Boise in 1887 where he worked for the Faulk Brothers—owners of a department store. In 1892, at the age of 21, he established the Clothing Emporium with partner I. S. Weiler. By 1904 when his new home was constructed, Kohny had grown his business from a single room to a large, independent operation with business as far away as Oregon and Nevada. The *Idaho Statesman* recognized him as “among the leading business men of Idaho” who “came to Boise, poor and unknown, with nothing save his indomitable will, his persistent energy and his integrity as capital.” Kohny fell ill in 1906—only a year after the completion of his grand new home. He was cared for in Portland, Oregon until his death in November of 1908. After his death, the house served as a home for other members of Boise elite until conversion to retail and office space. Fritchman’s Art Gallery occupied the building in the 1970s, and it has been recently renovated to house law offices.



PRESERVATION IDAHO

THE IDAHO HISTORIC PRESERVATION COUNCIL

*P*reservation Idaho is dedicated to preserving the state's h

HISTORY

The Idaho Historic Preservation Council (IHPC) was established in 1972 by a group of Idahoans concerned with the alarming rate at which historic sites and resources in Idaho were being lost. These individuals wanted to create an organization that could help members of the public unite to work towards the preservation of these resources. Today, the IHPC receives the support of hundreds of individuals, corporations and foundations from Idaho and beyond as it continues the mission of its founders, and advocates heritage education and preservation issues throughout the State of Idaho.



Preservation Idaho is the vision of the IHPC in the new millennium. With mounting pressure from development and a continuously growing and changing population in the state, it is more necessary than ever to preserve historic and cultural resources, to promote the smart re-use of historic facilities and to educate the community-at-large of the value of Idaho heritage.

HOW TO DONATE

Preservation Idaho is a private, 501(c)3 non-profit organization which wholly relies on contributed support to continue its programming. All contributions to Preservation Idaho are tax deductible. To become a member or contribute a donation, please visit our website at www.preservationidaho.org.

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Historic & cultural resources through education & advocacy.

ADVOCACY

Preservation Idaho works on a statewide level as a unified voice for local preservation commissions, neighborhood associations, and individuals. Our email alerts, letter writing campaigns and testimony at local hearings are powerful tools that can be used to raise awareness and promote positive change. We have been successful advocates for the preservation of the historic Ada County Courthouse, the Oneida Stake Academy and the Foster Building, among many others.

A recent major advocacy effort by our organization addresses the treatment of historic schools by the Boise School District. In March 2006, voters approved a \$94 million bond proposed by the Boise School District. Questions were raised by many, including Preservation Idaho, and we requested that proper deference be given to Boise's inventory of historic school buildings. We held several meetings with the School Board to discuss the importance of wise stewardship of their historic properties.



On August 10, 2009, however, the Boise School District board voted unanimously to demolish Cole and Franklin elementary. Despite the District's original assurance that both properties would be sold with their buildings intact, the Board and staff now claim that the demolition of the buildings will increase the value of the properties. Both listed in the National Register of Historic Places, the school buildings will be salvaged and leveled. A public rally was held on September 8 in front of Cole School, more testimony was offered to the school district board on September 14, and a public meeting to discuss policy change was held on September 30.

110 MAIN STREET

The Regan House



110 Main Street was designed for Timothy Regan by the Boise architectural firm of Tourtellotte and Hummel in the Neoclassical Revival style and built in 1905. The house features sandstone walls and trim, and hard-wood detailing and cost \$17,000 upon completion. Of particular interest is the two-story, pedimented front porch with full-height columns topped with Composite capitals, lending the house its distinguished neoclassical influence. The classically-influenced Composite order borrows detail from both the Ionic and Corinthian orders of Greek and Roman design. Additional exterior details to note include the “oeil-de-boeuf” or bull’s eye window above the porch, and the balustraded “widow’s walk” at the peak of the roof. The *Idaho Statesman* commented that the home would “combine all the massive elegance of the exterior for which that style is noted, with an interior that is to include all that is modern in finish, decoration and equipment.”

Timothy Regan was an Idaho pioneer who arrived in Silver City in 1863. A son of Irish immigrants, Regan was an entrepreneur who owned hotels in both Boise and Silver City. After moving to Boise in 1889, and having made his fortune in part through mining investments, Regan became a truly influential citizen of the new state capitol. His investments included real estate development, and he was the President of the Boise Artesian Hot and Cold Water Co. which was responsible for harnessing the natural hot springs which give Warm Springs Avenue its name. He was also a major stockholder in the Boise City National Bank whose building still stands at the corner of 8th and Idaho streets. Regan died in 1919. The house was occupied by the Kappa Sigma fraternity in the early 1970s but has since been restored to private residential use by Robert Bushnell, Jr.

109 IDAHO STREET

The Falk House

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In 1904, Henry Falk purchased a 75-foot wide parcel from R. A. Cowden and constructed the current house for \$5,000. Though the architect of the building has not been identified, it was likely a local firm. The architectural style of the home can be described as a transition between the earlier Queen Anne and the newly popular Colonial Revival. The Queen Anne is exhibited in the multiple materials and wall finishes of the house (fish scale and squared shingles, sandstone, etc.) as well as the prominent, wrap-around porch—now enclosed. Colonial Revival elements of the house's design include the triangular pediment over the steps leading to the front door as well as the Tuscan columns of the porch. Note the diamond window pane configuration of the first and second floor as well as the centrally located miniature Tuscan column between the windows on the prominent third floor dormer.

Henry was the son of David Falk who was the brother in Nathan Falk and Brother, a landmark Boise department store. Henry Falk founded The Mode department store in 1895. After he sold the store in 1938 he moved to New York City where he died in 1958.

The house was sold to Chase Clark in approximately 1945. Clark was a native of Idaho Falls and was elected Mayor of that city in the 1930s. His father had helped to establish Idaho Falls, had been one of its first mayors, and was the originator of a powerful political dynasty in the Gem State. Chase's brother Barzilla had been mayor of the city as well and was elected governor of Idaho from 1937 to 1939. Chase too was elected governor from 1941 to 1943. After serving as governor, Clark was appointed to the U.S. Appellate Court by President Franklin Roosevelt. His daughter Bethine later married Frank Church the Democratic senator from Idaho and they made this their home when not in the nation's capitol.

206 JEFFERSON STREET

The Atkinson House



The circa 1908 Atkinson House belongs to a sub-set of the Colonial Revival style often referenced as an American four-square due to the approximate uniformity of the height and width of the façade. Though no architect has been identified, the building conforms to the general stylistic details one would find in such a house. These details include a hipped roof, hipped front dormer, and the full width, single story front porch which features Tuscan columns as porch supports. Interesting exterior features to note are the bay windows on the front and east elevations, exposed rafter tails, and the original front door.

John Atkinson, the original owner was born in 1836 to parents who immigrated to Canada from Ireland shortly before or after his birth. After his father's early death, John was apprenticed to a blacksmith, which became his lifelong trade. Atkinson moved to the United States when he was in his twenties, settling first in Illinois and Missouri before heading west with a wagon company from St. Joseph, Missouri in 1864. When the group arrived in Boise, the commander at Fort Boise recruited him to work as a blacksmith, so he stayed on in Boise while the rest of the group continued on to Oregon. Except for a brief foray to try his luck at mining, John lived in Boise for the rest of his life. In 1884, he traveled back to Canada for a visit, returning with a new wife, Melissa. The couple settled at his property on Jefferson Street and raised a family of six children. John worked as a blacksmith at his shop on S. 9th Street until he retired in 1911. He was active in business affairs and was a member of the Oddfellows and the Masons. He died in Boise in July of 1916 with Melissa following in 1938. The house was extensively renovated in 2007 by Greg Contos. His careful work was recognized with an Orchid Award from Preservation Idaho.

211 JEFFERSON STREET

The Tipton House

6



The Samuel Tipton House was built in 1903 to plans provided by the Boise architectural firm of Tourtellotte and Hummel. Though Tipton had purchased land in Krall's Addition in 1900, only a year later he had decided instead on this lot fronting Jefferson Street. The *Idaho Statesman* noted that the building would "be a 2-story, 8-room house, modern in all respects, and will cost about \$2,500." By July of 1903 the paper remarked that "the roof is well on and the plumbers busy." Tipton eventually expended \$5,000 on this nine room house noted by the *Idaho Statesman* to be a "classic colonial in design." In truth, the house, like many others in Boise, illustrates the transition between the Queen Anne and Colonial Revival styles of architecture. The earlier Queen Anne is exhibited in the general shape and composition of the house, its mix of materials, and the prominent, wrap-around porch. Colonial Revival elements of the house's design are limited primarily to the square Tuscan columns of the porch. Note the third story, attic windows and their flared hoods which perch neatly over the windows of the second floor.

Samuel Tipton, the original owner of 211 Jefferson Street was born in Ohio in 1863. Having first worked as a teacher, he received his law degree and began to practice. Upon moving to Boise in 1892, he began a thriving law practice. As a prominent lawyer, he was the Assistant U.S. Attorney from 1908-1912. Tipton was an avid outdoorsman, and was active in Republican Party politics. The home remained in the Tipton family through the late 1970s. Since extensive renovations in the last ten years, the house has returned once again to single-family use.

304 STATE STREET

The Alexander House



The house at 304 State Street was completed in 1897 for Moses Alexander of Boise. Two local carpenters were hired to build a house on this corner lot from a picture and floor plans Mr. and Mrs. Alexander had seen in a newspaper. The four-bedroom, two-story frame house was completed in 1897 at a cost of \$3,200. Like many Queen Anne houses of the Victorian era, it is complex in form, with a corner turret, porches on both the first and second floors, a bay window, and varied texture made up of shingles, clapboards and carved details. Note the multiple materials and patterns, hallmark asymmetry, and the finials and cresting on the roof.

Moses Alexander moved to the United States from Germany in 1868. He married Helena, his wife and another German émigré, in 1876. He worked as a partner in a clothing store in Missouri until 1891 when they moved to Boise. Upon his arrival, Alexander established a clothing store that bore his name. The Alexander brand eventually expanded to include stores in Weiser, Caldwell, Nampa, and Baker City and Ontario Oregon. Boiseans still see his flagship building—Boise's best example of terra cotta architecture—at the corner of 9th and Main Streets.

Alexander was not only a prominent Boise businessman, but a successful politician as well. In 1897, the year he moved into his new house, he was elected to the first of two terms as Mayor of Boise. He was re-elected in 1901. In 1915, Moses Alexander broke barriers as the first Jew to be elected to the governorship of any U.S. state. The State of Idaho re-elected Alexander in 1917. He died in 1932 and the house passed through the family until it was sold to the state in 1977. It served as home to the Idaho Commission on the Arts until it was fully renovated in 2001. That renovation received an Orchid Award from Preservation Idaho.

THANK YOU

Special thanks to the home and business owners who so graciously opened their historic buildings.

Thanks to Our House Mothers:

Lynn Anderson, Yvette Lyon, Sheri Freemuth, Nancy Richardson, Cyndy Lounsbury, Pat Kempthorne, and Connie Davis.

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Arts & History