

~ Eighth Annual ~

HERITAGE HOMES TOUR

Crescent Rim Historic Neighborhood



PRESERVATION IDAHO
THE IDAHO HISTORIC PRESERVATION COUNCIL

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- **Insurance:** Not required
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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 fulfills 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 more important 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 the Boise Depot and eight select homes in the Crescent Rim Historic Neighborhood.

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 you visit today are, in a sense, public places that each of us can enjoy and appreciate. Preservation Idaho is thankful to our members and the homeowners who have made it possible to share these beautiful historic homes with you.

Have an enjoyable time!

Nancy Richardson
President, Preservation Idaho

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Welcome to Our Neighborhood

The Depot Bench Neighborhood Association, Inc. welcomes you to our homes and area. We are particularly proud of the different architectural styles and mature vegetation that marks our Neighborhood area between Crescent Rim and Overland Road. We welcome and invite you to walk through our neighborhood and enjoy it.

Some of our homes were moved from downtown to the Bench over the years. So, don't be surprised to find structures that date to the 19th Century, even though the Bench wasn't really developed until much later. It is often surprising to some that the area you are touring was pretty much sagebrush until 1910-1930. No trees, no tall bushes, just sagebrush. Farms developed and one farmhouse still stands near today's tour area at the southwest corner of Owyhee and Rosehill.

Our Neighborhood is proud of many of the people who have called our neighborhood home: Joe Albertson (Owyhee Street for thirty years); Secretary of Agriculture and President of the LDS Church Ezra Taft Benson (Owyhee Street during the 1930s); State Auditor Joe R. Williams (Owyhee Street in the 1940s); as well as Judges and many others. All their homes still stand.

Our Neighborhood Group, the Depot Bench Neighborhood Association is dedicated to keeping our area a quality place to live and preserving the history, homes and beautiful trees which make our area special. We have seen some great projects in our area such as Chris Sabala's move of a Peasley Street home to Roger Street, where it and several other Sabala rehabilitated homes provide affordable and great places to live. Ed Altman of Plantation Builders has built eight quality homes on Grover Street between Latah and Roosevelt. These homes mix well with several Spanish style historical homes inspired by the Depot in the 1930s.

We hope that with community support and your interest, our area will retain its identity and remain a wonderful place to live for years to come.

*******Name***** , President**

Depot Bench Neighborhood Association, Inc.



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Neighborhood History

Resting on the rim of the First Bench above the Boise River, overlooking downtown, the Crescent Rim Historic Neighborhood stands at the head of Capitol Boulevard flanking the landmark Union Pacific railroad depot. The area,

with its coveted views of Boise, was developed mainly between 1930 and 1960 and contains a number of the city's finer houses. Designed by some of Boise's leading architects, the rim includes a variety of compatible early- to mid-20th century styles. But, sadly, it is vulnerable to the demands of modern homeowners who desire greater square footage and a more ostentatious display of wealth.

For its first seven decades, the neighborhood was outside Boise's city limits.

Without the construction of railroad and irrigation infrastructure, the First Bench—the geographic area from the top of the bluffs formed by the river to the bottom of the second set of bluffs (the Second Bench) roughly two miles southwest—would have developed much differently. Construction of the Ridenbaugh Canal in 1878 turned the desert landscape of the First Bench into a livable agricultural oasis. But it was the arrival of the railroad that led to the development of the edge of the bluffs, known as the rim of the Bench.

In September 1887, the first locomotive of the new Idaho Central Railway Company reached the new depot just east

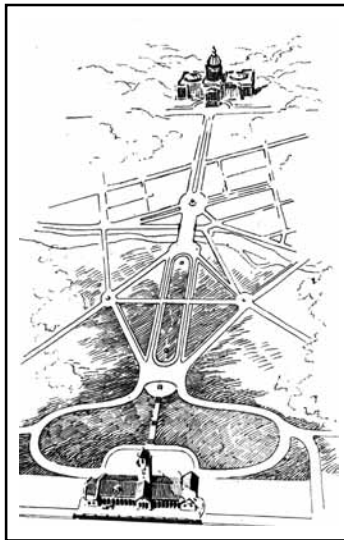
of the present intersection of Vista Avenue and Rose Hill Street. Also that month, builders of the first subdivision of land on the bench platted what is now the land north of the railroad and east of Vista as South Boise (not to be confused with the

community of South Boise along Broadway Avenue below the bench). This initial subdivision included only eleven partial blocks and was largely populated with warehouses.

By the first decade of the 1900s, with the establishment of the new Morris Hill Cemetery and the subdivision of hundreds of acres of irrigable farmland on the First Bench, a system of roads began, including a wagon road along the rim overlooking the river bottom. First known as an "Oil-Macadam

Road" owned by the county, by 1930 the street was called Crescent Rim, probably to market the first subdivision to take advantage of the city views.

In March 1930, the Monte Vista Subdivision, owned by Benjamin and Katherine Swisher, was platted on land between the western continuation of Crescent Rim Drive to the north and Morris Hill Road to the south. Only those lots fronting the drive (and the view) were initially delineated. The Crescent Park Subdivision, owned by Horace C. Meyers, was recorded in May of 1931 and completed the platting of what is now known as Crescent Rim. This subdivision included



Conceptual sketch of a potential Capitol Boulevard in 1925 (Idaho State Historical Society, 77-2-10).

only the land north of Crescent Rim Drive (on the edge of the bench).

Completion of the new Union Pacific railroad depot in 1925 spurred suburban development. Built as Boise became a mainline terminal, the depot was erected to balance the Idaho Statehouse at the other end of a grand axial boulevard completed in 1931 with the construction of what is now known as the Capitol Boulevard Memorial Bridge. Though still outside the city limits, the new depot drew attention to the appeal of living in a home with views of the growing city.

Concurrently, land to the east of the depot was developed. Though platted in 1887, the area had grown little. Then, in 1929, Hans and Katharine Hulbe recorded the Hulbe Tract—most of Block 10 and some of Block 9 of the original South Boise subdivision. This new subdivision was comprised solely of Hulbe Drive, a half-circle street ending at either end on what was then known as the Old Oregon Trail or Mountain Home Highway—now Federal Way. Hulbe, an architect with the Boise-Payette Lumber Company, sold all six lots of his subdivision to members of Boise's growing upper middle class and designed

1938 aerial view of the Bench looking north—note Hulbe Drive to the right of the depot (Idaho State Historical Society, 72-190-35a).



some of the homes. The Hulbe Tract was fully developed by 1940.

Construction of homes on Crescent Rim designed to take advantage of the views began in 1929 with the Edwin Peasley house at the corner of what is now Crescent Rim and Peasley Street. Development continued through the 1930s and, though interrupted by World War II, continued until 1960.

Never recognized for their historical or architectural importance in the same way as other prestigious streets in Boise such as Warm Springs Avenue or Harrison Boulevard, Crescent Rim and Hulbe have not been listed in the National Register of Historic Places or given the protection afforded by designation as local historic districts. Thus, many of the original homes in this neighborhood have been altered with additions and renovations or demolished to allow for the construction of newer, larger homes or developments that suit contemporary owners. Threats to this important neighborhood will continue unabated without careful planning and management of its landmarks. It is hoped that events like the Heritage Homes Tour will draw attention to the need for Crescent Rim Drive and Hulbe Road to evolve in a way that is both productive and sensitive to their historic and architectural integrity.



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The Boise Depot

1



Current Building Owner: City of Boise

Constructed in 1925, the Union Pacific railroad depot was designed by New York architects Carrere, Hastings, Shreve, and Lando. The firm, known for classically inspired masterpieces such as the New York Public Library, designed the depot in the Spanish Mission Revival style. A 96-foot stucco bell tower, capped by a red-tiled roof and Boise sandstone, dominates the building. Adding to the exterior's complexity are Spanish Baroque-inspired shaped gable parapets at either end of the Great Hall, stucco and red tile, and native sandstone embellishment. Inside, the Great Hall (the depot's waiting room), features tile flooring and intricately painted trusses that support the 44-foot ceiling. Whimsical locomotives and rail cars adorn the trusses. The old newsstand at the western end reminds visitors that this was once an active train depot.

When the Oregon Short Line (OSL) Railroad bypassed Boise in 1883, Boiseans were indignant. A stagecoach ride to Kuna or Nampa was required to connect with the all-important railroad through southern Idaho. A spur line (the Stub) was added in 1887 to connect Boise to Nampa. The new Idaho Central Railway Company erected a small frame depot just east of the present building because railroad officials deemed the bluffs of the Boise Bench too steep for train traffic. But in 1893, the OSL constructed a new spur line into downtown Boise and a sandstone depot was completed at 10th and Front Streets. Boise would not be accessed by rail from the mainline until the present depot was constructed in 1925.

In subsequent decades, rail traffic waned as the automobile became dominant. Though placed in the National Register of Historic Places in 1974, the largely unused building continued to decline until its purchase in 1990 by the Morrison Knudson Corporation, which undertook a three-year \$3.4 million renovation that returned the depot to its original splendor and made the bell tower accessible to the public for the first time. In 1996, the City of Boise acquired the site and now maintains the building for public use and private functions.

2

1 PARKVIEW PLACE

The William Blackburn House



Current Homeowners: John Bertram and Jany Rae Seda

Construction on the William Blackburn House began in 1903 and was completed in 1904, likely by a local architectural firm. The six-room stone residence was projected to cost \$2,500.00.

The home's style can best be described as a transition between the earlier Queen Anne and the newly popular Colonial Revival. The Queen Anne style is exhibited in the multiple materials and wall finishes of the house (fish scale and squared shingles, sandstone, etc.) as well as the prominent, front porch (now enclosed). Colonial Revival elements are evidenced in the symmetrical balance of the facade as well as the Tuscan columns of the upper enclosed porch. Note the flared eaves on the roof of the lower porch as well as the centrally located circular window in the upper portion of the gables.

William Blackburn was a clerk for the Oregon Short Line Railroad, which occupied a sandstone depot at the intersection of 10th and Front Streets in Boise. He later worked for the CoffinClinton Hardware Company and Boise Candy. From his vantage on the edge of the First Bench, Blackburn would have looked out over the Boise River toward the small city beyond. Far outside of city limits in the original South Boise subdivision, he dabbled in real estate development with the platting of the Blackburn Tract south of his home.

After occupying the home for only three years, Blackburn sold it to Watt and Magdalene Piercy. During their twenty-year ownership, the new Union Pacific depot was constructed to the west and the South Boise plat was superseded when Vista Avenue and the Old Oregon Trail, or Mountain Home Highway, were built. In a series of owners that followed the Piercys, probably none was more significant than George Schumaker who converted the house into three apartments in 1950. John Bertram has worked to restore the house to a single-family home and has carefully preserved many original features since acquiring the property in 1987.

3

317 HULBE DRIVE

The George and Ada Barnard House



Current Homeowner: Ruth Ann Caylor

The modest Dutch Colonial Revival home of George and Ada Barnard was built in 1930 and was one of the first three houses to populate the Hulbe Tract. The tract was developed by architect Hans Hulbe, known for the 1939-40 State Forestry Department building on Capitol Boulevard (now the Log Cabin Literary Center). The important local firm of Wayland and Fennel designed the Barnard House. In addition to its typical gambrel, or barn-like, roof, the home features shingle siding, multi-pane windows with decorative shutters, and a small pedimented entry porch supported by Tuscan columns. Note the fanlights over the front door and in the gables.

George Barnard, who lived at 317 Hulbe until 1942, was a pioneer in the electrical utility industry. Barnard started his career nine years before five predecessor companies were consolidated to form Idaho Power in 1916. He was first a ticket agent at Caldwell for the Boise and Interurban Railway Company, which operated electric streetcars between Boise and Caldwell. He transferred to the railway's general office in Boise as chief clerk and became an Idaho Power employee when the utility took over operation of the streetcars in 1916. Then an accountant, Barnard in 1935 became assistant treasurer. He also served as Vice President of the Idaho Building and Loan Association. He retired in 1950.

At his death in 1966, George Barnard was remembered by the president of Idaho Power as "one of the many pioneers whose resourcefulness and loyalty in the uncertain early days helped establish the electric power industry as a stable and dynamic force for public service in this area."

The home was owned by a series of owners until John and Ruth Ann Caylor acquired it in 1966. John, a history professor at what is now Boise State University, enclosed the garage in the late 1970s and added a carport. Ruth Ann, also an avid historian, for many years served on Idaho's Lewis and Clark Trail Committee.



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Preservation Idaho is dedicated to preserving the state's historic and cultural resources through education and advocacy.

EDUCATION

Preservation Idaho provides a variety of educational opportunities for the general public in the form of workshops, architectural tours, classroom tools and an award program. In the past year, we co-sponsored a workshop focusing on wood windows for historic homeowners and a social media workshop for non-profits. We held our popular summer ArchWalk series the last Thursday of each month from June through September, and we continue to promote the Idaho History Time Machine, an innovative traveling hands-on learning tool designed for fourth-grade students. This year marked the 33rd annual Orchids and Onions Awards, which we celebrated by hosting the event at the newly renovated Capitol Building, also a recipient of an Orchid Award. We recently resumed our quarterly member electronic newsletter, and each issue will feature an in-depth historical narrative of a building or community in Idaho. In the coming months, look forward to the launch of our blog with contributors discussing a wide variety of historic preservation topics.



ADVOCACY

Preservation Idaho works on a statewide level as a unified voice for local preservation commissions, neighborhood associations, and individuals on matters of historic preservation and heritage education funding. We are currently advocating for the protection of the Minidoka National Historic Site from a proposed large confined animal feeding operation. We have been exploring interest in bringing the National Trust for Historic Preservation's Main Street program to Idaho, and continue to work with other statewide historic preservation organizations in a coalition called the Idaho Heritage Partners. To harness a growing interest in mid-20th century architecture, we recently created a modernism and recent past committee, whose members are organizing a launch party.



BECOME A MEMBER

Maintaining active members in all corners of Idaho is critical to our success. Your membership in Preservation Idaho entitles you to a voice in our future and to many special events that will benefit and educate our communities about the importance of historic preservation. You will receive:

- Member-only discounts to events
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334 HULBE DRIVE *The Poage-Newell House*

4



Current Homeowners: Robert and Jan Newell

The Poage-Newell House was constructed in 1930 for Frank and Frances Poage. One of the first three houses built on Hulbe Drive, the Tudor Revival home was likely designed by Hans Hulbe, who was trained in the Architectural College at Hoxter in his native Germany. The Tudor style is often arranged in a picturesque fashion designed to evoke visions of Medieval England. This small cottage features characteristically steep gabled roofs; tall, narrow, multi-paned steel windows; and shingle siding. Note the use of decorative half-timbering—a hallmark of Tudor Revival style—arranged in a simple pattern and finished with roughly textured stucco.

A native of Iowa, Frank Poage received both undergraduate and graduate degrees from what is now Iowa State University. With an advanced degree in electrical engineering, Poage moved to Boise in 1920 and was hired by the Idaho Power Company, where he progressed to the position of assistant superintendent of power. In 1927 he was the first Idahoan awarded an industry medal for resuscitating a fellow employee who had been electrocuted.

The Porges sold their home in March 1937, to the family who would leave the most indelible mark on its history. Over seven decades and through three generations, the Newell Family has cared for the house. Robert J. Newell, who passed the house to his daughter Helen and through her to his grandson Robert P. Newell, was a construction engineer with the U.S. Bureau of Reclamation (BOR). Newell was involved in the dam and irrigation projects that shaped the State of Idaho, including the Minidoka Project, the New York Canal, Arrowrock and Deadwood dams, and a host of other projects. Once promoted to northwest regional director of the BOR in 1948, Newell would have overseen the construction of Cascade Dam and the record-setting Anderson Ranch Dam.

Through seventy-three years of ownership, the Newells have made very few alterations to the house. Robert P. Newell, also an engineer, has owned the house since the early 1980s.

5

2819 CRESCENT RIM DR

The Edwin and Henrietta Peasley House



Current Homeowners: Daniel and Tracy Sprague

The Edwin and Henrietta Peasley House, one of Boise's best examples of Spanish Eclectic architecture, was built in 1929. The architect is unknown, but the home clearly reflects the architecture of the Union Pacific depot to the east, constructed in 1925. Borrowing heavily from Spanish architecture, the style includes red tile roofing on a low-pitched roof, stucco wall surfaces, and a large, focal window—often arched. The round entrance tower with conical roof and raised patio with original fountain are features to note.

Edwin Peasley was born in 1867 in a cabin built by his father at the corner of 10th and Main Streets in downtown Boise. Though best known for his association with the Peasley Transfer and Storage Company, which he founded in 1889 and managed until 1940, Peasley was connected to nearly every industry that accompanied the growth of Idaho and its capital city. He worked on a cattle ranch and as a stagecoach driver and miner before a brief stint with the Oregon Short Line Railroad. In 1889, he worked on an expansion of the Ridenbaugh Canal before founding the company that bears his name. Operating a business that did "contract hauling, packing, storing, shipping, and forwarding," Peasley would have been familiar with the First Bench where Boise's first railroad station was located. Perhaps for that reason, he opted to build in a new location outside the city limits.

Mindful of his role as a native son of Idaho, Edwin Peasley served as president of both the Sons and Daughters of Idaho Pioneers and the Idaho State Historical Society. He died in 1948 of a heart attack at 80 in his yard at 2819 Crescent Rim.

At his death, the home passed to his daughter, Sophia, and her husband, Arthur Reide. It has since been owned by Idaho Senator Len B. Jordan and film director Michael Hoffman. The exterior of the house is relatively unchanged since its original construction.

6

3117 CRESCENT RIM DR

The Dr. Ralph and Irene Jones House



Current Homeowners: Raymond and Lydia Powers

The Colonial Revival home of Dr. Ralph and Irene Jones was built in 1940. An individual identified only as B.M. drew the plans after a home Dr. Jones had seen and admired while in medical school in St. Louis, Missouri.

Interest in Colonial Revival architecture was spurred by the national centennial celebrations in 1876, but variations on the style were popular until several years after World War II. Examples from the late 1930s onward were often simplified and embellished with details merely suggesting rather than closely mirroring their colonial precedents. Elements of the style in the Jones house include a simple side-gabled roof, brick construction and a large central entryway with sidelights. Note the circular windows flanking the entrance and the arched vents in the gables.

Ralph Jones was born on a farm near Gervais, Oregon, in 1908. After completing an undergraduate degree in 1930 at what is now Oregon State University, Jones studied at the Washington University School of Medicine in St. Louis, Missouri, where he received an M.D. in 1934. He interned at a hospital in Portland, Oregon, and was a surgical resident alongside his older brother, Dr. Everett Jones, at a small hospital in rural Montana. The brothers moved to Boise in 1937, where they established a surgical practice. During World War II, Ralph served as a doctor aboard a destroyer in the South Pacific and at the U.S. Naval Hospital in Bremerton, Washington. While practicing for more than fifty years with his brother and, later, his nephew, Dr. Jones served as president of the medical staff at both Saint Alphonsus and St. Luke's. Irene was a historian for the Idaho Medical Auxiliary.

Raymond and Lydia Powers purchased the home from the Joneses in 1988. In 1999, they began a remodel that included the construction of an addition at the rear of the house and the large front porch. These changes are sympathetic to the original design of the home and respect its Colonial Revival detailing.

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3221 CRESCENT RIM DR *The Howard and Jeanne Marcellus House*

7



Current Homeowners: **Dr. John and Stacy Slattery**

The Howard and Jeanne Marcellus House, designed by Marcellus himself, was built in stages, starting in 1946, and was completed in 1948. The house is difficult to categorize as any particular architectural style, probably due to its staged construction and later alterations to the primary facade. Rather, it is the product of one individual's taste. Marcellus apparently drew from various period revival styles popular at the time, as seen in the mix of materials and asymmetrical massing. The small towered entryway with canted door and semi-conical roof are nods to the Cottage aesthetic, while the wide board siding and paired six-over-one windows are typically seen in Colonial Revival homes.

Howard Marcellus was born in Boise in 1907 and graduated from Boise High School. Having studied architectural engineering at the University of Idaho, he was hired in 1927 as a draftsman by the State Department of Public Works, which evolved into what is now the Idaho Transportation Department. There, he met Jeanne deRevere, whom he married in 1939. Marcellus continued as a plans and contract engineer with the agency until his retirement in 1972 after 42 years of service. He died in 1973.

In 1979, the large second-story addition was designed and constructed for the home's second owner, Verne Wood. Adding approximately 750 square feet of living space in the form of a second-floor master bedroom suite, the design attempted to be compatible with the original house. The addition is stylistically defined by its weatherboard siding, which replicates that of the original house, and the two gabled wall dormers. In 1999, the original "outdoor living room" at the rear of the house was enclosed.

The large .46 acre lot size is similar to many of the neighboring lots. These homes were included in the Buena Vista Subdivision platted in August of 1935. The Electric Light Reservoir, built in 1886 to feed the first electricity-generating powerhouse in Boise at the base of the bluffs below, originally bordered the lots on the south.

8

3216 CRESCENT RIM DR

The Dr. William and Frances Koelsch House



Current Homeowners: Dr. Peter and Becky Langhus

The Dr. William and Frances Koelsch House was designed in 1932 by Hans Hulbe, a German émigré who worked for the Boise Payette Lumber Company and was known for residential designs that promoted the use of the company's products. Dr. Koelsch managed Boise Payette's employees' healthcare and likely met Hulbe there.

Hulbe, a master of the period revival styles popular in the 1920s and 1930s chose a modified version of the Tudor Revival style. Land and construction totaled about \$12,000. Designed in what may be termed the English Cottage style, the house is purposefully picturesque. Asymmetrical massing, steep gabled roofs, and hipped dormers finished in rough shakes contribute to the English country house feeling. Note the steel casement windows, circular gable vents, and weeping mortar on clinker brick walls.

Born in 1896, Koelsch was not native to Boise but grew up and was educated here. He received a bachelor's degree from the University of Wisconsin and his M.D. from the University of Pennsylvania. He returned to Boise in 1920 and worked in both local hospitals as a general practitioner. When his father died in 1936, Dr. Koelsch demolished the family home at 1st and Bannock Streets and replaced it with a medical office. He was one of the first physicians in Boise to establish an office near the hospitals rather than downtown.

In 1937, Koelsch purchased 20 feet of the lot immediately west of his house and installed a swimming pool. He enclosed the pool and gardens with a wall constructed of bricks salvaged from his family's old home. The attached two-car garage and swimming pool were the height of modern living. Dr. Koelsch died in his home in 1996 at the age of 100.

When Dr. Peter and Becky Langhus purchased the home from the Koelsch estate, they constructed two architecturally sensitive additions to the home—one to the east elevation and a larger wing to the west. The additions, including detached garage and guest quarters, were begun in 1998 and completed in 1999.

9

3220 CRESCENT RIM DR

The Frank and Anne Hummel House



Current Homeowners: David and Michelle Crawforth

The Frank and Anne Hummel House was built in 1938. Designed by Hummel, the house represents an architectural transition from Colonial Revival into the Minimal Traditional. The formal front door with sidelights, the slimmed-down Tuscan columns supporting the porch, and the decorative shutters with urn-shaped cutouts are indicative of Colonial Revival; however, the home's asymmetry and its long, low, one-story massing with attached front-facing garage are far more common in later Minimal Traditional houses. An avid gardener, Hummel included a greenhouse in his plans.

Frank Hummel was born in Everett, Washington, in 1892, the son of prominent Boise architect Charles Hummel, of the famed firm Tourtellotte and Hummel. Like his brother, Frederick, Frank was educated in his father's profession at the University of Pennsylvania. Upon return to Boise, he practiced in the family firm until 1922, when he moved to Portland, Oregon to join John Tourtellotte in opening a branch office of the firm. There, he met Anne Davies and married. He worked on design commissions around the Northwest, the most famous being the Hotel Boise (now the Hoff Building) in downtown Boise, which he designed in the newly popular Art Deco style. Frank returned to Boise in 1935 and continued work at the firm designing Boise landmarks including the (North) Junior High School, St. Mary's Catholic Church, and the Administration Building at what is now Boise State University. After serving in World War II, Hummel returned to Idaho and, with his brother and Jedd Jones, established Hummel, Hummel, and Jones. The firm, which would evolve into the current Hummel Architects, was tremendously influential in post-war Idaho. Frank died at the age of 69 in 1961.

After acquiring the home in 1986, David and Michelle Crawforth, the current owners, undertook an expansion of the building. While leaving the front of the house unaltered, they constructed two additions to the rear, including a substantial great room added in 1998 to take advantage of the view.

THANK YOU

*Special thanks to the homeowners
who so graciously opened their homes and
all the volunteers who make this event possible.*

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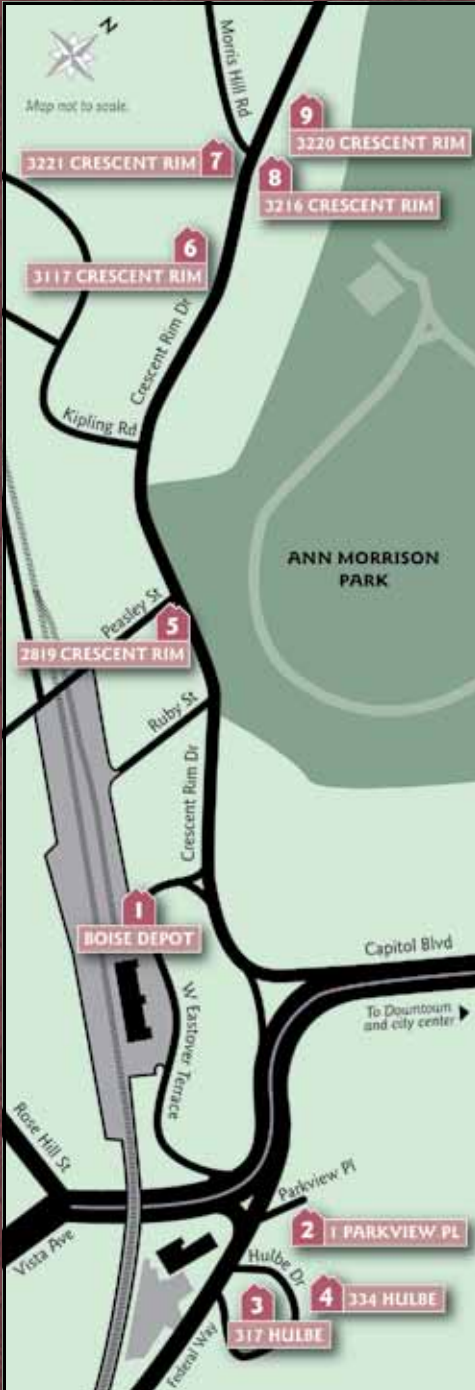


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