

12th Annual

HERITAGE HOMES TOUR

THE *Harrison Boulevard* TOUR



OCTOBER 5TH, 2014



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WELCOME TO THE 12TH ANNUAL HERITAGE HOMES TOUR!

Preservation Idaho has been working to preserve and celebrate Idaho's historic and cultural resources for 42 years. Through a combination of education, collaboration and advocacy we look for like-minded partners and seek to create new partners to work alongside us in our efforts. As a 501c3 non-profit organization, we rely solely on the support of our members, individuals, businesses, and foundations to support our mission.

The Heritage Homes Tour has become our largest annual fundraiser and is crucial to our advocacy efforts and our programs throughout the year. This year's tour features eight beautiful homes at the southern end of Harrison Boulevard in Boise's North End. Harrison Boulevard, originally 17th Street, was renamed when President Benjamin Harrison, who signed the Admissions Act which made Idaho a state, visited Boise in 1891. Harrison Boulevard is notable both for its variety of architectural styles as well as the landscaped median and street lights which were added in 1916. The boulevard includes home styles ranging from Queen Anne and Craftsman to Art Moderne and International to name just a few. The homes on this year's tour reflect the diversity of this premier Boise neighborhood.

As our city and state continue to grow and evolve, it is more important than ever to maintain our focus on preserving the unique and irreplaceable historic and cultural resources that we have. Preservation Idaho promotes the smart reuse of historic properties and we work to educate both public and private citizens of the value of Idaho's heritage.

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Thank you for coming to the Heritage Homes Tour today. We are grateful for our members and volunteers who make the home tour possible each year. We also, of course, give many thanks to the homeowners who have opened their private spaces to all of us today and for their ongoing stewardship of these historic homes.

We hope you have an enjoyable tour today.

Please join your neighbors in supporting historic preservation and consider a Preservation Idaho membership today!

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WELCOME TO THE NEIGHBORHOOD

Welcome to The North End! Thanks for visiting our neighborhood for a little stroll. Home to many of Boise's first homes and some of the first platted "subdivisions". To the early residents this may have still felt quite removed from the city. As the years passed and development continued the North End filled in with a variety of homes from simple minimal traditional to ornate Victorian estates, a wonderful mix still evident today.

On your tour you will enjoy access to some of the original homes that were built on Harrison Boulevard. Like Warm Springs Avenue to the east, Harrison Boulevard was home to many important figures in early Boise history, names you will learn about on your tour. Enjoy the access, embrace the stories, there is so much to learn and hear.

We appreciate Preservation Idaho and their efforts in our neighborhood, as well as throughout the state, telling these stories and opening our eyes to what is around us every day. We have had a strong relationship with Preservation Idaho through the years and continue to support worthy projects that they are dedicated to. This year, we are excited to be a part of Preservation Idaho's rehabilitation of the Officer's Quarters at the Veteran's Administration Campus. We were able to contribute proceeds from the recent Hyde Park Street Fair to this great project.

The North End Neighborhood Association was founded in 1976 and continues to be dedicated to the preservation of the unique character of our surroundings, our residents, and our culture. If you live in the neighborhood, join us for our annual meeting on October 28th at the Mennonite Church in Hyde Park and see what's up.

Thanks for visiting, see you soon.

Derek Hurd
North End Neighborhood Association
Historic Preservation Chair

*Below: View from the foothills of the North End in approximately 1900.
Note the intermittent development, ill-defined roads, and rural feeling of the neighborhood.*





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HARRISON HISTORY

The Highland Park and Lemp additions to the city are located at the southern end of Harrison Boulevard. Their beauty and architectural diversity exemplify the promise of a new century and the power of the preservation movement.

At the turn of the Twentieth Century, the City Beautiful movement, a new social reform program, espoused the concept that citizens had a duty to participate in and contribute to the improvement of urban life. The movement particularly appealed to residents of western cities. Largely free from the blight, crime and slums common in the larger cities of the east, cities such as Boise could apply City Beautiful ideals as blueprints for present and future development, rather than as correctives to the shortsightedness and failings of the past. A rising class of civic-minded developers and planners insisted that Boise grow out of its origins as a rough-hewn frontier town and embrace a new identity as a modern American city, free of the blight of the past, and full of promise for the future.

Harrison Boulevard

The developers of the lower blocks of Harrison Boulevard, flanked by Lemp Addition on the east and the Highland Park Addition on the west, implemented the ideals of the City Beautiful Movement. In 1906, the Highland Park Addition, roughly bounded by Harrison Boulevard and Resseguie, Eastman, and 20th streets, filled in a previously vacant square of land just to the west of the 1893 Lemp Addition and encompassed the streetcar line. In what became one of Boise's most successful efforts at Progressive-era civic improvement, city leaders and neighborhood boosters in 1891 renamed 17th Street in honor of President Benjamin Harrison—the president who signed Idaho's 1890 admission to statehood. Although 17th Street disappeared from the North End where the north-south streets progress from 16th Street to Harrison Boulevard to 18th Street, in 1916, 17th Street was reintroduced to the map west of Harrison Boulevard when the streets were renumbered as we know them today. In 1910, the Highland Park Addition was further beautified when developers planted 3,000 elm and maple trees along the numbered streets. While in 1916, at the behest of the Harrison Boulevard Property Owners Association, the city paved the boulevard and placed grassy medians planted with trees and adorned with streetlamps between the lanes.

To ensure a neighborhood of aesthetic quality, lots in Highland Park came with deed restrictions requiring homes to be of at least \$2,500 to \$5,000 in value depending on location. Lots fronting Harrison Boulevard and 18th Street were deeper and 18th Street was wider to accommodate the streetcar line, an amenity of suburban living. It was, in effect, Boise's first planned community, and it was successful, as the lots sold quickly. Although the lowest \$2,500 limit was high for its time, it did not entirely exclude middle-class families, and the homes along Harrison Boulevard include bungalows and cottages of more modest means among the larger American Foursquares, Craftsmans, and an assortment of period revivals that fill its lots.



Participants formed long lines to tour Harrison Boulevard houses in 1977. Image courtesy of the BSU Special Collections

This architectural eclecticism fell out of favor after World War II and Harrison Boulevard, like many older areas of Boise, lost some of its appeal. That said, Boise's civic, political, and cultural elite never completely abandoned the neighborhood and the appeal of its grand houses continued to attract the upper echelons of Boise society. In 1977, a tour of homes on Harrison Boulevard to raise funds for the relocation of the Bishop's House drew approximately 5,000 participants in five hours. The street was listed in the National Register of Historic Places in 1980 and was further protected when the City of Boise designated Harrison as a local historic district in 1989. Harrison Boulevard in Boise's historic North End continues to prove the ideals of the early Twentieth Century and illustrate that beautiful neighborhoods improve the spirit of a city and enhance the wellbeing of its citizens.

QUARTERS *for* QUARTERS



**Stop by our booth at 1012 Harrison Boulevard
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Located on the east end of Officer's Row, on the grounds of what is known today as the VA Medical Center, the historic Surgeon's Quarters is the site of a collaborative project led by Preservation Idaho. We are committed to raising \$70,000 to fund the exterior and interior rehabilitation of this 1863 sandstone and brick structure.

We have several fun ways for you to donate to our Quarters for Quarters campaign, including raffle tickets for a stay at the historic Geiser Grand Hotel!



The William & Etta Dunbar House

Current homeowners:
Dan & Mary Rothenbuhler

In 1921 William and Etta Dunbar purchased a lot at the corner of 15th and Hays streets. The couple initially made a \$25 down payment on the lot which they eventually purchased for \$1,200. Two years later they commissioned the well-known architectural firm Tourtellotte and Hummel to design a one-story house. The Dunbar's son recalls that his mother worked with the architects to design the charming house.

The Colonial Revival house is an example of one of the most popular residential styles in the United States. The entrance is approached through a small gabled portico with a set of fluted Doric columns and pilasters. The decorative crown over the front door supported by columns is a common feature of the style. The front door sidelights, multi-paned double hung windows, and symmetrical façade are also illustrative of the Colonial Revival.

The small, elegant Dunbar house was constructed at a cost of \$7,000 by the local contractor J.O. Jordan who came to Boise in 1900 and began a successful business of speculative residential construction, and, later, general contracting. The original plan for this house called for a living room, sun room, kitchen, hall, and single bedroom. However, to accommodate the growing Dunbar family which would include two children, Maggie and Bill, Tourtellotte and Hummel drew plans to finish the attic, which added a recreational room and storeroom. The attic was finished in 1934 and a basement was also added, enlarging the house to a comfortable size. The Dunbars used the attic for entertaining and hosted card parties and other social events in the large space. Bill Dunbar, a talented musician and member of a local band, used the basement for rehearsals.

William C. Dunbar was born in New Jersey in 1874 to John and Elizabeth Dunbar. Dunbar graduated with a law degree from Columbia University and moved to Boise in 1900. He worked first as a teacher at Boise High School and later became principal of the school. He left education and practiced law in Boise serving as probate and juvenile judge and as Justice of the Peace. Henrietta, "Etta", Dunbar was active in the Women's Christian Temperance Union and the Columbian Club.



The Edward & Antonia Sorben House

Current homeowners:
Gary & Jackie Roeder

In 1922 Edward and Antonia Sorben purchased a lot near the base of Harrison Boulevard for \$2,000. A house later described as an "exceptional bungalow" was built soon after. Like many of their contemporaries, the Sorbens constructed a house designed in the Colonial Revival style. This one-story, symmetrical example features a prominent entry flanked by large sidelights and banks of French doors. The broad, graceful ellipse of the front porch is supported on Tuscan columns and features classically-inspired moldings. Although no architect or construction cost was recorded for the house, when it sold in 1928 nearly \$10,000 was asked. Real estate advertisements described a home with "oak floors throughout, hot water heat, French doors, copper weather stript doors and windows, superior bath fixtures, shower bath in basement, also den and maid's room" and a large lot with "exceptional shrubs."

Born in Minnesota, Edward Sorben formed a career in the retail clothing industry. He engaged in the clothing business in Colorado before relocating to Boise in 1910. Here he managed the men's department of the Golden Rule department store for 12 years before taking over management of the clothing department at the Cash Bazar – a position he held until shortly before his death at the home in 1927 at the age of 62. After his death, Antonia, who also worked in the retail business, was forced to sell her new home and move elsewhere in the city.

She sold the house in 1928 to Earle and Kathryn Cranston. Cranston arrived in Boise from Baker City in 1916 to open a Studebaker dealership. He descended from early Idaho pioneers and his mother took pride in claiming to be the first woman married in what was to be the State of Idaho. He later opened the Cranston Chevrolet Company, and Earle and his sons were associated with automobile sales for the rest of his life. Ironically, Cranston died in 1932 at the age of 60 from injuries sustained in a one-car automobile accident. When his young, second wife Kathryn died in 1934, the home was inherited by her sister, Amy Stein. Stein, a nurse, lived in the house until her death in 1973.



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We hope you enjoyed today's tour.

As a private, non-profit 501(c)(3) organization that receives no state or federal funding, Preservation Idaho relies solely on contributions by our members, donors and volunteers to fulfill our mission of preserving Idaho's historic places through collaboration, education, and advocacy.

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The Harry & Mabel Bigham House

Current homeowners:
Tom & Susan Soniville

Harrison Boulevard still had plenty of lots available in 1923 when Harry and Mabel Bigham purchased two of them for \$3,000.00. Shortly after they bought the land they hired Boise contractor Wilbert J. Barber to construct their house. At a cost of \$5,000, it was comparable to other homes of similar size constructed at the time.

Barber was a local Boise contractor who built numerous commercial buildings and residences around Boise including his own home on O'Farrell Street. For the Bighams, Barber built a one-and-a-half story house, with a clipped gable roof and two gabled dormers. He used features of the Colonial Revival style which surged in popularity after World War I. Elements of the style are illustrated by the striking entryway with a front door accessed under an arched triangular pediment supported by square columns. Sidelights flank the front door and allow light to spread throughout the living room. The 1,200 square foot house may be considered small compared to new construction today, but the open floor plan and flow of the rooms makes the six room house feel spacious.

Harry Bigham was born in Minnesota in 1881 and Mabel in Michigan in 1886. Harry moved west by 1900 and started work as a salesman. It's not known how Harry and Mabel met, but in 1910 they were married in Michigan and moved to Baker City, Oregon. After moving to Boise in 1918, Harry worked as a department manager for C.C. Anderson's Golden Rule Store. In 1929 Harry and W.E. Graham purchased the Cash Bazaar, "Boise's Friendly Store". Mabel Bigham was active in Boise social circles and in 1924, the Boise Beautiful Committee, part of the Boise Chamber of Commerce, honored her with an award for Best Garden. Harry died in 1945. Mabel lived in the house until 1965 when she sold it to Elmer and Martha Soniville. Their son, Tom, grew up in the house and after a thirty-year absence from Boise returned in 2002 and purchased the house keeping it in the Soniville family.



Current homeowners:
Kelly Beach & Mark Clark

The William & Anna McBratney House

On October, 16, 1928 J.R. Black secured a building permit to construct a \$6,000 house. Black contracted with Boise builder J.O. Jordan and Son to both design and build the house. Completed in 1929, the one-and-a-half story brick and half-timber residence displays Tudor Revival elements in its steep intersecting gables, tall chimney stack, decorative brickwork, and narrow multi-light windows. The style was relatively uncommon before World War I, but exploded in popularity during the 1920s and 30s. New masonry techniques allowed builders to mimic the exteriors of medieval models using stone, clinker brick, wood and stucco. Jordan and Son used pattern-book plans as the basis for many of the houses they designed by transforming the basic plans into a collection of Tudor Revival and Colonial Revival houses throughout the North End.

The house was sympathetically remodeled in 1979 when the second floor attic was converted into bedrooms. It's likely that the exterior of the house was modified by changing the original hip roof to a gable roof, adding windows and a dormer to the second floor, and bumping out the central gable of the façade. The alterations compliment the original character of the house.

Little is known of the original owner, J.R. Black, but not long after it was built George and Mina Buhn acquired the house. George was born in Wisconsin and trained as a jeweler in Peoria, Illinois. He moved west first opening a store in Redlands, California, and later moving to Bellingham, Washington. He moved to Boise in 1910 and opened a jewelry store on Main Street marrying Mina Clark, a Boise resident, in 1911. The Buhns lived in the house until about 1932. William and Anna McBratney were the next residents and moved into the house in 1933. William founded McBratney funeral home in 1916 in a store-front location on Idaho Street. In 1929 he moved into a building at Ninth and State streets - the first building in Idaho specifically built as a funeral chapel. He sold the business to Earl Alden in 1949. William and Anna raised their two children, Edward and Florence, in the house and lived there until William died in 1961.



Courtesy of the Oakes family

The J.H. & Jessie Oakes House

Current homeowners:
Drs. Dave & Sharon Oster

In July, 1913, J.H. Oakes, a wholesale merchant, and his wife Jessie took out a building permit for a \$12,000 dwelling and hired the local architectural firm of Nisbet & Paradise to design their new home. The 17-room, 6,000 square foot house was designed in the Neoclassical Revival style and features brick walls, sandstone trim, and oak detailing. Of particular interest is the two-story, pedimented front porch with minimally decorated, full-height columns, which lend the house its distinguished neoclassical influence.

When constructed, the house was considered one of the most modern in the city. The dining room had a floor bell to call servants and the lower floor also included a living room, music room, and solarium with a billiard room in the basement. An upstairs bedroom features an unusual bed which could be used in warm weather. The bed extends outside the wall of the house with a special screened cover. When not in use, the bed can be pushed into the cover which converts into a bench.

The Oakes' lived in the house with their two children, Fred and Sarah, until Jessie's death in 1922. The house was then sold to Boise developer, Walter E. Pierce. Founded in 1890, W.E. Pierce and Company was primarily interested in real estate and quickly began developing and promoting Boise. Over the next 40 years Pierce was instrumental to Boise's growth. The firm developed most of the neighborhoods in Boise's North End and platted subdivisions in the East End and along State Street as well. Walter entered politics and served as mayor of Boise in 1895 and 1896, was elected president of the Commercial Club, today's Chamber of Commerce, and operated the Natatorium, Boise's natural hot water resort. He organized the Boise and Interurban electric railway which connected communities in the Boise Valley. In 1927, the Pierces temporarily left 1201 Harrison to allow Governor H. Clarence Baldrige and his wife Cora to use the home as their official residence during his time in office. Pierce later returned and remained at that address until 1943.



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Courtesy of Neal Newhouse

The Robert & Margaret Newhouse House

Current homeowners:
Dr. Tyler & Heidi Burpee

In April of 1938 Robert Newhouse filed for a building permit to construct a dwelling at 1111 Harrison Boulevard for \$9,300. Though unconfirmed, it's likely that the striking Tudor Revival home was designed by architect Jedd Jones, an architect who socialized with the Newhouses. Jones went on to join the Hummel firm after World War II and was responsible for much of that firm's residential work. His design for this site is quintessentially Tudor Revival, an architectural style noted for its picturesque application of design elements borrowed from medieval English houses. This example is characterized by asymmetrical massing dominated by a steeply-pitched gabled projection finished in buff brick that is flanked by gabled and shed-roofed dormers treated with faux half-timbering. Ornamental half-timbering is more prevalent on the side and rear elevations while leaded glass windows with a diamond pattern and a soaring double chimney complete the Tudor Revival elements of the façade. In 1979 the front-facing attached garage right of the entry was enclosed and remodeled for additional living space.

In July of 1938 the Idaho Statesman reported that the Newhouse family would move into their completed home in September and in November complimented it as "one of the city's most charming houses." The reporter went on to note that many of the primary rooms in the house were painted in complementarily varied shades of blue which were adeptly suited to the owner's collection of antiques.

Robert Newhouse was born in Boise in 1911, the son of banker and investor C.D. Newhouse. Having graduated from Kuna High School, Robert attended the University of Idaho where he was elected student body president and met his wife, Margaret Good. Margaret was a native of southern California with deep Idaho roots. Upon their graduation and return to Kuna, Robert worked in his father's bank before moving his young family to the house at 1111 Harrison. Newhouse owned several gas stations as a franchisee of the Richfield Oil Company. Later careers on the Boise Bench in real estate development and dairying followed. Margaret was active in Boise society with membership in the Junior League and Hillcrest Country Club. Margaret and Robert died in Boise in 1998 and 2002 respectively.



Current homeowner:
Jon Cox

The Ancil & Mattie Carley House

The Ancil and Mattie Carley House was constructed in 1909 and is an example of the American Foursquare residential architectural style. This style was tailored to relatively narrow lots and allowed more square footage in a small footprint. A reaction to the overly embellished architecture of the Victorian age, design elements of the Foursquare typically include a two-and-a-half story massing, simple box shape, low hipped roof with deep eaves and exposed rafter tails, and a central dormer. These elements, as well as a full-width hip-roofed porch with square posts and clapboard siding that flares where it meets the sandstone foundation are represented here.

Ancil Carley was born in Ontario, Canada in 1866 and married Mattie Nixon in North Dakota when he was 20. They moved to Boise in 1909 and immediately purchased a lot on Harrison Boulevard for \$1,100. By August, the Carleys had moved into their new house. Their daughter Alice, an acclaimed operatic singer who performed with national companies, was married at the house in 1913. Beginning in 1919, Ancil worked as a salesman for the Occidental Life Insurance Company of California. He claimed to have sold more than \$6,000,000 worth of insurance during his career. The Carleys sold their home in 1929 but soon built a new house at 1610 Harrison Boulevard in 1936 where they lived until their deaths.

Wilber and Nelle Vincent purchased the house from the Carleys for \$6,500. A Kansas native, Wilber Vincent enjoyed a long and successful career at every level of the educational field. Vincent taught at rural and urban schools in Kansas where he also served as assistant principal and superintendent. Upon relocation to Idaho in 1909, he led the Blackfoot school system before working as the president and manager of the Idaho Industrial Training School at St. Anthony. Vincent moved to Boise in 1927 when he was appointed Idaho Commissioner of Education, a post he held for six years. In 1933 he was hired as superintendent of the Boise school system and he was later elected to three terms in the Idaho legislature. Wilber and Nelle Vincent sold their Harrison Boulevard home in the early 1950s.



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Current homeowners:
Richard & Susan Slaughter

The Clarence & Clara Carter House

Built in 1911, the Clarence and Clara Carter House was constructed in a variation of the Colonial Revival style of American architecture. While many of the homes built in this style were carefully symmetrical, this example features a right-of-center entry on the north end of the full-width porch. Other attributes, including the boxed columns, return eaves, and wide profile siding, are more typical. Of particular note is the arched window lighting the stairs on the north elevation. The careful tracery of the muntins separating the panes of glass and the faux keystones at the top of the window are indicative of the care taken in the home's design. The house retains most of its original exterior architectural features although the historic photo above reveals that the decorative X-braced balcony rail and porch column embellishments have been removed or replaced while a portion of the porch has been enclosed.

Clarence Carter was a financial agent and investment broker specializing in real estate, loans, and insurance. A Kansas native, Carter relocated with Clara to Boise in the first decade of the Twentieth Century. Active in Boise's small but busy social scene, the Carters were friends of architect Charles Wayland who designed a home that the newspaper noted would have "two stories, with six rooms besides two sleeping porches, bath and dressing room." Construction on the \$5,600 home began in July, 1911 and was completed by December.

Attorney L. L. Sullivan purchased the home from the Carters in 1919, but in May of 1923 sold it to Mrs. Mary Tuley. Tuley moved into the house with her daughter and son-in-law, Lillian and Henry Cook. Her new house was only a few steps from another daughter and son-in-law, the Brookovers, who built their new home at 919 Harrison in 1921. Originally from Virginia, Henry Cook relocated to Boise in 1919 where he owned and operated gas stations in Boise, Emmett, and Mountain Home. Cook later sold automobile tires and owned the Gem Refrigeration Co., a Frigidaire distributor. In 1946, Cook spent \$7,000 to relocate a barracks building from Gowen Field to serve as an apartment building and garage behind his home. Henry and Lillian Cook sold the house in 1959.



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5. 1201 N Harrison Blvd
6. 1111 N Harrison Blvd
7. 1009 N Harrison Blvd
8. 907 N Harrison Blvd



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