

OCTOBER 2ND, 2016



14TH ANNUAL
HERITAGE
HOMES
TOUR

elm grove park
historic neighborhood



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WELCOME TO THE 14TH ANNUAL HERITAGE HOMES TOUR!

Preservation Idaho has been working to preserve and celebrate Idaho's historic and cultural resources for 44 years. Thank you for your support by attending today. We are confident you will enjoy yourself.

The Heritage Homes Tour is our Signature Event and our largest annual fundraiser. This year's homes feature a wonderful mix of styles and eras including a number of transitional designs. The homes on the tour were built over the course of several decades and reflect the way that Boiseans embraced both the past and the present when planning their homes. This educational booklet will help you understand and appreciate the history and the architecture of both the homes and the neighborhood.

Walter E. Pierce is estimated to have planted over 7,000 trees in Boise. That effort is clear in his Elm Grove Park development. The beautiful, large shade trees are part of the considerable charm of the neighborhood. As the city continues to grow and development threatens many homes, even in historic neighborhoods, spending time in places like Elm Grove Park reminds us to be vigilant of protecting these communities and to speak out to city and state officials to whom we entrust that oversight.

Preservation fits into today's values and goals in many ways. The homes you visit today can offer great ideas for your own home and community. We hope you are inspired and that you carry that inspiration forward!

Thank you for coming today. We truly couldn't do it without you. We want to thank our volunteers and board members who have organized the tour and worked to make today memorable for you and, as always, we are indebted to the homeowners who steward these beautiful historic homes and have devoted themselves to enhancing and sharing them with you. We would also like to thank our members for their ongoing support and belief in the value and relevance of preservation.

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Have an enjoyable time and, please, join your friends and neighbors and consider membership for yourself today! As a 501(c) 3 non-profit organization, we receive no State or Federal funding and rely solely on our members and the support of individuals, corporations, and grants to support our mission of "preserving Idaho's historic places through collaboration, education, and advocacy."

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WELCOME TO THE NEIGHBORHOOD

Welcome to Boise's North End Neighborhood and the Elm Grove Neighborhood Heritage Homes Tour. We are happy this year's event is in the Historic North End. We are fortunate to enjoy a strong relationship with Preservation Idaho and appreciate their dedication to the historic preservation of our State.

Our neighborhood is full of architectural styles. The home styles in the Elm Grove area include craftsman bungalows, mid-century moderns, traditional cottages and others. We would like to thank our neighbors who have opened up their doors so we can tour their homes. Without their generosity this annual event doesn't happen.

There are many neighborhood assets in the Elm Grove area including the Booth Memorial Campus's Marian Pritchett School and Elm Grove Park. After enjoying this part of our neighborhood, wander over to Hyde Park, grab some dinner and dessert.

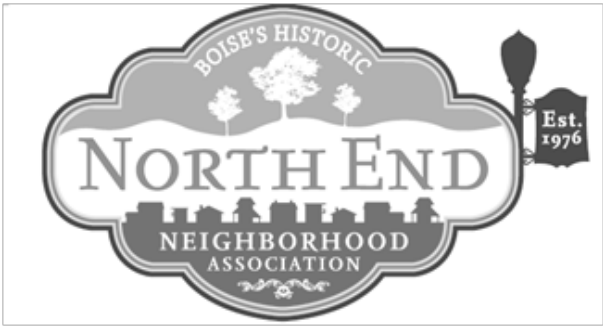
The North End Neighborhood Association was founded in 1976 and continues to be dedicated to the preservation of the unique character of our surroundings, our residents, and our culture. If you live in the neighborhood, join us for our monthly meetings. Our Board meetings happen the last Tuesday of the month at the Mennonite Church at 12th and Eastman.

Thanks for coming to see us today. We hope you enjoy your tour.

Don Plum

President North End Neighborhood Association

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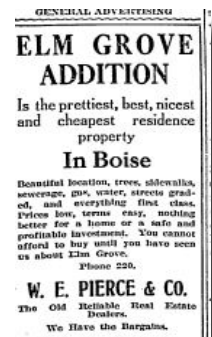
Formally the 'Wood'
house on 5th St. in the
Central Addition District

NEIGHBORHOOD HISTORY

Elm Grove Park neighborhood is nestled on tree-lined streets in Boise's North End four blocks west of Harrison Boulevard. The neighborhood evolved over time from ranch land to a suburban neighborhood with many notable Boiseans involved in its growth. In 1876, George D. Ellis, a pioneer freighter, rancher, and banker, bought three hundred acres outside the boundary of Boise. He named his new property "Centennial Ranch" and built a comfortable house and a number of outbuildings. During the 1880s Ellis grew hay and oats and boarded horses on the large ranch. George and his wife Telitha had no children of their own, but adopted several and raised them all on the ranch. Olive, one of their adopted daughters, married Chester Pakenham who managed the Ellis farm.

By the turn of the 20th century, Boise had grown away from the downtown core and was expanding north and west. Taking advantage of the opportunity, in 1906 Ellis sold 155 acres of his prime ranch land to W. E. Pierce & Company for \$125,000. The Pierce Company quickly platted the Ellis Addition in an area bordered by Heron Street on the north, Brumback on the south, 20th Street on the east and 24th Street on the west. The subdivision was open for sale on October 15th and by the end of the year a number of lots had been sold. In 1907, Olive and Chester, who had acquired a portion of the ranch prior to the sale to Pierce, platted their land as Pakenham's Addition. This subdivision bordered the Ellis Addition on the west from 24th Street to 28th, Irene Street on the north to Heron Street on the south. The Pakenhams built a new house in the subdivision at Hazel and 24th Street. They lived at that location until 1921 when the house and the surrounding block were purchased by the Salvation Army. The Salvation Army established a rescue home and maternity hospital for unwed mothers. Today the facility is known as the Marian Pritchett Home.

In 1911 a final piece of the Ellis Ranch opened for development when the Pierce Suburban Syndicate platted the Elm Grove Addition just north of the Ellis Addition. Elm Grove and Ellis additions were 'streetcar suburbs' and the residential growth was tied directly to the trolley lines that extended from downtown to the new neighborhoods. Sidewalks, easy access to a street car line, and lots planted with shade trees made the Elm Grove Addition, like the Ellis and Pakenham Additions, desirable to buyers. Elm Grove Addition was advertised as one of the few with streets bordered with full grown trees; an amenity that may have appealed to many home buyers. Buyers may also have been attracted to the neighborhood because of the large park which occupied two blocks between 22nd, 24th, Irene, and Grace Streets. Mr. Pierce and his partners improved the park with swings, benches, and toilets.



Ad for Elm Grove Addition, Idaho Statesman, February 1911.

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continued...

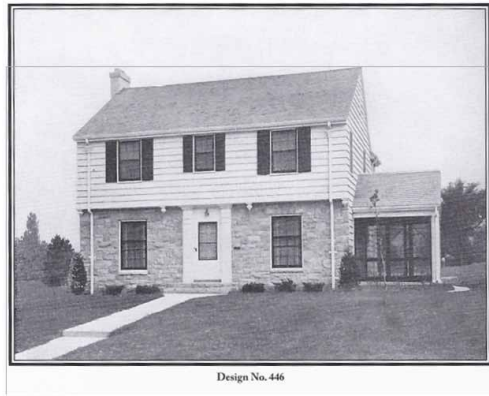
NEIGHBORHOOD HISTORY (cont.)

New Home to Be Built for W. E. Pierce



Developer Walter E. Pierce built a large two-story home in the Elm Grove addition. The new building, designed by the architectural firm Wayland and Fennel, was sited on a large lot at the intersection of 21st and Irene streets. Pierce and his wife Maude lived at the house for several years before moving to Harrison Boulevard. The house was purchased by the State of Idaho and used as the Governor's residence in the early 1990s. It is now a private home.

The Elm Grove neighborhood was filled with economic diversity as real estate agents and lawyers built homes adjacent to carpenters and contractors. The neighborhood encompasses homes in a variety of sizes and scales, including modest bungalows and cottages as well as larger American Foursquares, Craftsman, and an assortment of period revivals. During the 1950s and 1960s Ranch style and other mid-century style houses filled in the few open lots, including lots in the subdivision known as Blaine's Acres, platted in 1923 and opened for development in the 1950s.



Ideal Home Plan - A popular house plan of the 1930s and 1940s.
Source: Ideal Homes of the Thirties

Today, the Elm Grove neighborhood is enjoyed because of its architectural character, the large shade trees lining the streets, and the beautiful Elm Grove Park.

The City of Boise created the North End Historic District in the 1980s. A west-of-Harrison Boulevard expansion in the 2000s cemented the popularity of this historic neighborhood. Beautiful, historic, architecturally diverse neighborhoods are important in creating a livable community. Tours like the Heritage Homes Tour benefit historic neighborhoods and educate the public about the importance of historic buildings and preservation to our community.

NEIGHBORHOOD HISTORY (cont.)



Original Blaine house, circa 1922.

Courtesy Laura and
Graham Wolstenholme

Walter E. Pierce House, circa 1914.

Courtesy Margaret Lunday
and Maureen Ingram



1

1931 N. 20TH



Current Homeowner: Robin L. Bosworth

By the 1930s Elm Grove Addition featured Craftsman Bungalow homes and small Tudor Revival cottages along its shady streets. 1931 N. 20th Street was one of several houses in the neighborhood built by Robert Raymond (Ray) McKaig. A prominent member of the Nonpartisan League and the Progressive Party, McKaig used his real estate investments as a source of additional income.

Ray McKaig was born in Ligonier, Indiana in 1880 where his father was a Methodist-Episcopal minister. The family lived in several towns in Nebraska before moving to Minneapolis, Minnesota. In 1903, following his father's footsteps, Ray attended Drew Theological Seminary and became a minister. In 1913, ill health prompted him to leave the ministry and move his family to a North Dakota ranch. While in North Dakota, he became involved in local politics and the Grange, a fraternal organization of farmers. He later joined the more radical Nonpartisan League, eventually becoming secretary of the national organization. The Non-Partisan League sought to limit corporate involvement in agriculture and guarantee that farmers could control the markets for their crops. As secretary, he traveled extensively through the Northwest. After several visits, he decided to make Boise his residence, and brought his family to live in the city. In 1922, McKaig helped form the Idaho Progressive Party from a coalition of Nonpartisans, Democrats, and Republicans, but when dissension erupted in the Progressive Party, he left it and identified as a Republican for the rest of his life. Ray McKaig died January 6, 1962 and is buried at Morris Hill Cemetery.

1931 N. 20th Street is a wood-frame house with elements of the Tudor Revival style which is characterized by a steeply pitched gable roof and faux half-timbering. 1931 exhibits the steeply pitched roof, and also features an exterior front chimney of clinker brick and a modified arched entry way, which are also common to the style. Houses featuring the elements of the style were built throughout Boise. Real estate ads referred to it as "the English Style", describing it as "strictly modern."

The house was likely constructed from a plan book. Originally, the house plan consisted of one bedroom, the kitchen, and the living room. The house was remodeled after a tree fell on the roof, but it still retains original details such as the built-in bookshelves and the fireplace in the living room, and the built-in spice racks in the kitchen.

1900 N. 21ST

Gilbert and Lena Stanton House

2



Current Homeowner: Dan McCown

1900 N. 21st is located on a corner lot at the intersection of 21st and Grace Street. It is another home built by Robert Raymond (Ray) McKaig. Mr. McKaig was a prominent member of the Nonpartisan League and the Progressive Party, who built, rented, and sold numerous houses in the neighborhood as an additional source of income (see 1931 N 21st for more information about Ray McKaig). This house, built in the Tudor Revival that McKaig favored, was constructed in 1940 for \$5,000. The house has been remodeled but retains several identifying features of the style. It has a steeply pitched side-gabled roof and a façade dominated by two prominent front-facing gables. The gables feature decorative half-timbering and there is a massive clinker brick chimney on the west elevation. On the interior, original features that remain include the bathroom cabinets and closet in the second bedroom.

After construction on the house was finished, the house was rented to Dr. Robert S. McKean, a pediatric specialist and his family. Several other families rented the house before Gilbert and Lena Stanton purchased the house in 1945. The Stantons were married in 1930 and lived in Caldwell where their two children, David and Marilyn were born. When Gilbert became the advertising director for Idaho Power, the family moved to Boise. Gilbert and Lena were active in many Boise social and civic organizations including the Lions Club, Chamber of Commerce, and the Boise Art Gallery. The Stantons made their home at 1900 N. 21st for over 30 years.

The Stanton house sits on a large lot with large mature trees. The lot is bisected by Sand Creek which flows through the Elm Grove neighborhood. During the 1940s and 1950s, due to safety concerns and other issues, the creek was covered in many locations along its route. The current homeowner removed the concrete and opened it to create a unique garden feature in the spacious lawn.



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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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Current Homeowners: Robert and Janelle Schmidt

In November, 1934 steel contractor John Robinson Moses and his wife Esther, purchased a lot from the Pierce Suburban Syndicate, Ltd., in the Elm Grove Addition at the corner of 21st and Irene Streets. The deed included a covenant specifying that the house could not cost less than \$2500; the exterior, including painting, must be completed within six months after commencement of construction; and foundations were required to be either stone or concrete. Mr. and Mrs. Moses immediately took out a building permit and began construction on a new house. Like a number of other houses in the neighborhood, the new home was designed in the Tudor Revival Style, incorporating some common attributes of the style. Features include a steeply pitched roof with multiple gables, a prominent chimney, and diamond pane windows. A newspaper article described the house as a "peaked-roof fairy tale house." The couple landscaped the grounds, later adding a swimming pool and a backyard garden with lava rock walls. A garage was built in 1949 and an addition to the east side of the house was made in the following year.

John Moses was born in Wisconsin and moved west as a young boy. By 1920 he was living in Malheur County, Oregon. It is not known how John and Esther met, but by 1930 they were married and living on O'Farrell Street in Boise. A few years later they moved to their new home in the Elm Grove neighborhood. John and Esther were active in Boise's social and civic clubs, entertaining often at their home. One summer evening in 1948 Mrs. Moses emptied the swimming pool and hosted a square dance on the concrete floor. Visitors that evening included Governor and Mrs. C.A. Robins, who lived across the street at the time.

The couple moved to Portland in the early 1950s. They sold the house to Robert and Mary Jane Hankey. Robert was involved in public relations and advertising. Mary Jane began teaching at Boise High School in 1953. She was a well-loved member of the BHS faculty. She retired in 1983 after 30 years teaching history, economics, government, and English. Like John and Esther Moses, the Hankeys entertained and hosted many guests at their beloved North End home. When the house was featured in the 2003 Heritage Home Tour, the couple proudly highlighted their extensive library. Robert and Mary Jane both passed away in 2006.



Current Homeowners: Paul and Margaret Baehr

As late as 1941, when Philip and Audrey Dufford were looking for a homesite, lots were available in the Elm Grove Park neighborhood. The couple purchased the lot and built their home at 1921 N. 21st Street.

Born in Green River, Utah in 1912, Philip Dufford moved to Boise with his wife Audrey and children Dawn and Wick in 1941. A graduate of the University of Arizona, Mr. Dufford was involved in mining, construction, and the heavy equipment business. He moved to Boise to join the Intermountain Equipment Company which was headquartered in Boise. In April of 1941, he acquired a building permit for a frame dwelling and garage valued at \$9,400. He hired Winfred Carter, a local building contractor, to construct his house.

The house may have been based on a plan selected from a book of house plans. The books were a popular option for new home owners. According to architectural historian Daniel D. Reiff, mail order plan books became available in the 1850s and by the early twentieth century there were a large number of firms producing them. Two of the most popular were the Standard Homes Company of Washington, D.C. and Home Builders Catalog Co., of Chicago. The plans were available for purchase, but many prospective homeowners simply took the plan to a local builder or contractor to have the specifications for the house worked up from the illustrations.

The Dufford house has been extensively remodeled. Early alterations included the addition of a flat roof sleeping porch on the back of the house. During the 1980s a second bathroom was added to the main floor to augment the single bathroom of the original house. A major renovation in 2007 by the current owners included raising the sleeping porch ceiling, changing it from a flat roof to a gable roof and modifying the interior space. Exterior renovations include the addition of an entry porch with pillars and a curved underside. The original "weeping" mortar was removed, as were turned wood drops on the second story overhang.

The original house resembled several others in the neighborhood including 1820 N. 21st and 2012 W. Grace Street. The houses were probably built from a similar plan and the "weeping" brick and turned wood drops are visible on the neighboring houses.

5

2061 BLAINE WAY

The Samuel and Ruth Blaine House



Current Homeowners: Graham and Laura Wolstenholme

In September, 1921, the Idaho Statesman noted that S.E (Samuel) and Ruth Blaine had sold their house at 401 North 19th Street and were building a new home. The new house was located outside of the city limits on an acreage property where North 22nd Street ended at its intersection with Dewey Street. The couple built a two-story Colonial Revival style house where they raised four children—James, Marjorie, John (Bud) and Mary Elizabeth (Betty). The property extended north to Hill Road, providing plenty of room for the Blaines to raise dairy cows and chickens, which they did, selling milk and eggs to their neighbors. The Colonial Revival house style is one of the most popular residential styles in the United States. The entrance is approached through a small offset gabled portico with a set of columns. The decorative crown over the front door supported by columns is a common feature of the style. The original windows were double-hung sashes with multiplane glazing. The one-story, flat roof wing is original to the house.

Samuel Edward Blaine was born in Wisconsin in 1878. He attended college, graduating from Valparaiso University with a law degree in 1903. In 1904, after passing the bar exam, S. E. moved to Boise and established a law career that would last decades. He and Ruth were married in 1908. The couple was active in Boise's social and civic circles. S. E. Blaine served fourteen years as an assistant attorney general for the state of Idaho. He was long-time chairman of the Ada County Republican Central Committee. He served on the board of the YMCA and was an active member of the Oddfellows and Modern Woodmen. Mrs. Blaine served on the PTA for Lowell Elementary School, the Daughters of Rebekah, and other civic groups. In 1923 Mr. and Mrs. Blaine platted "Blaine's Acres," subdivision, but for many years, their house remained the only house in the subdivision. In 1950 the plat was amended to include a circular street (Blaine Drive) and the acreage was divided into nine large lots. That same year, Blaine's Acres was annexed by the city and the lots began to sell. Houses on the circular street show the evolution of housing styles over time, encompassing the changes that occurred as the popularity of the Colonial Revival house gave way to the development of the Ranch style in the 1950s and 1960s.



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Current Homeowners: Bill and Jeannine Ryan

1601 N. 22nd Street is a typical house from the building boom Boise experienced in the late 1930s. The Federal Housing Authority (FHA), created as part of the National Housing Act of 1934, opened up home ownership to millions of people across the United States. The FHA was established to regulate interest rates and mortgage terms after the banking crisis of the Great Depression. The new program was a boon to Boise. Construction companies, carpenters, real estate offices, and others involved in the building and remodeling business were optimistic about the boost to the economy, and welcomed the new program.

Like many homes located in the Elm Grove neighborhood, the Bill and Jeannine Ryan House, constructed in 1936, is a legacy of the late 1930s construction boom. The one-story house was constructed by Bremer Construction Company.

George Bremer was born in 1891 in York, Nebraska. By 1900 the Bremer family relocated to a farm in Jerome, Idaho. By 1909, George was an employee of the J. S. and W. S. Kuhn Corporation, working on the construction of the Twin Falls North Side irrigation project. In 1915, George won a seat in the state senate, representing Lincoln County. At age 24, he was the youngest member of the Senate. He later served as the director of the Idaho office of the FHA. In 1936 he resigned from that position and organized the Bremer Construction Company. In addition to platting subdivisions in Jerome and Twin Falls County, George bought property in Boise in the Elm Grove neighborhood and on the Bench near Owyhee and Kootenai streets. Between 1936 and 1938 his construction company built over 100 homes in Idaho. Bremer left Idaho when he was appointed national underwriting supervisor for the FHA in 1938.

1601 N. 22nd was one of eleven homes the company built between Hazel and Bella Streets on 21st, 22nd, and 23rd Streets. The one-story gable-roof building has some features of the Spanish Revival style including an arched door and windows, decorative vents and stucco siding. The Bremer Construction Company provided clients with a choice of several different plans. A similar plan was used for a house around the corner at 1619 N. 21st Street.

The new house was purchased by Winston U. Countryman who lived there with his wife and two sons for several years before selling it.



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The Marian Pritchett School/Salvation Army Booth Home opened in 1921 as a Rescue Home for unwed mothers and their children. Named after Minister William Booth, founder of the Salvation Army, the name changed to honor long-time teacher Marian Pritchett in 2002. The property also became a family emergency shelter in 2005.

The main hospital shows the symmetry and hipped-roof common to Colonial Revival/Neo-Georgian style. Characteristics also include two stories and a rectangular floor plan. The remainder of the property was built over the following decades. A large mural made by students can be seen on the south side of the property. It features stars, birds, and babies as butterflies, as well as an image of a child riding a blue bird towards the sun. It was created as a memorial to the child of a mother who attended the school.

The Salvation Army is selling the property to finance a larger campus in the West Valley. The Booth Home is in the North End Historic District, however, the property is zoned residential and has few protections. It is not on the National Register of Historic Places, even though it is eligible, it does not have a façade easement, nor is part of the Local Landmark program. Any future use of the property would undergo review by the Historic Preservation Commission but the property will be appealing to developers who may want to request demolition in order to create new homes.

This is a situation where protection of these historic buildings will be in the hands of interested citizens. Please watch the news and speak out, as needed, in support of protection of the building. Otherwise, the future of this property may be in jeopardy.

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THANK YOU

**SPECIAL THANKS TO THE HOMEOWNERS
WHO SO GRACIOUSLY OPENED THEIR HOMES
AND ALL THE VOLUNTEERS WHO MAKE THIS EVENT POSSIBLE.**

<p><u>Layout:</u> Angelina Briggs, studioA</p>	<p><u>Architectural Photography:</u> Dave Crawford</p>	<p><u>Pre-Event Reception Host:</u> Sheri & John Freemuth</p>
<p><u>Floral Arrangements</u> <u>Provided By:</u> Boise At Its Best 851 S Vista Ave. Boise, ID 83705</p> <p>Bouquet 618 E Boise Ave. Boise, ID 83706</p> <p>Cay Nielsen</p> <p>Flowers at Will 2500 W Overland Rd. Boise, ID 83705</p> <p>House of Flowers 107 E Idaho St. Boise, ID 83712</p> <p>J Michaels 3777 W Chinden Blvd. Garden City, ID 83714</p>	<p><u>Home Hosts:</u> Barb Dawson Kristin Dougherty Cindy Everhart Christy Howard Tammy Jacoby Jack Pahlas</p>	<p><u>In-Kind Donations</u> American Cleaning Service Barbara Dawson, Group One/Sotheby's Debbie Cook Radio Show Flying M Coffee Mary Ann Newcomer Radio Show</p>
	<p><u>Events Committee:</u> Kathleen Barrett Paula Benson Liz Buckingham Stephanie Clarkson Sheri Freemuth Barb Knapp Cyndy Lounsbury Debby McClure Barbara Perry Bauer Ami Rumble</p> <p><u>Program Research</u> <u>& Writing:</u> Barbara Perry Bauer</p>	<p>14TH ANNUAL HERITAGE HOMES TOUR elm grove park historic neighborhood</p>



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HERITAGE HOMES TOUR

1. 1931 N. 20th

2. 1900 N. 21st

3. 1802 N. 21st

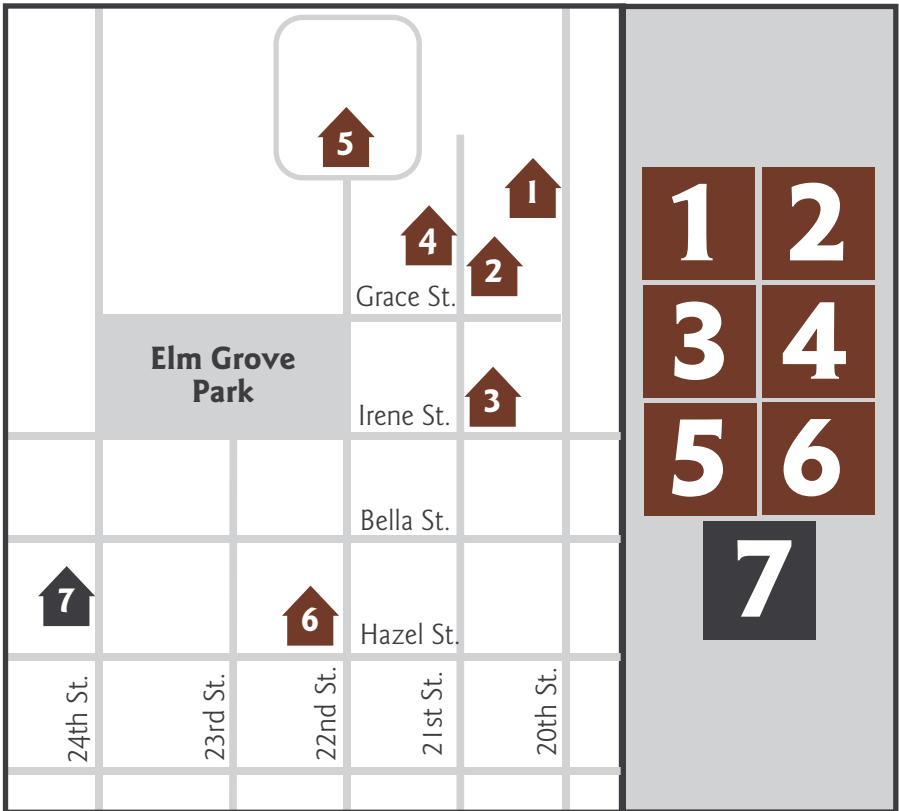
4. 1921 N. 21st

5. 2061 Blaine Way

6. 1601 N. 22nd

7. 1617 N. 24th

*(please do not enter
this building)*



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