United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Sonner-Osier Farmstead Historic District

other names/site number "Pleasant View," Joe Osier Ranch

2. Location

street & number 4130 W. Beacon Light Road ☐ not for publication

city or town Eagle ☒ Vicinity

state Idaho code ID county Ada code 001 zip code 83616

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide _X_local

Signature of certifying official Date

Title State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I, hereby, certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

_____
Signature of the Keeper

_____
Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [√] Private
- [ ] public – Local
- [ ] public – State
- [ ] public – Federal

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

- [√] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [√] object

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

Contributing	Noncontributing	
4	1	buildings
		district
1		site
3		structure
		object
8	**1**	**Total:**

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

Historic Rural Properties of Ada County, Idaho (2001)

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC/single dwelling	DOMESTIC/single dwelling
DOMESTIC/secondary structure	DOMESTIC/secondary structure
AGRICULTURE/agricultural outbuilding	DOMESTIC/secondary structure
AGRICULTURE/irrigation facility	AGRICULTURE/irrigation facility
AGRICULTURE/SUBSISTENCE/orchard, garden	AGRICULTURE/SUBSISTENCE/orchard, garden
AGRICULTURE/animal facility	VACANT/unused

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7. Description

Architectural Classification
(Enter categories from instructions)

No Style

Materials
(Enter categories from instructions)

Foundation: STONE: piers
wall: WOOD: Wood Shingles
roof: WOOD: Wood Shingles
other BRICK
ASPHALT: Composition shingles

Narrative Description

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

Summary Paragraph

The Sonner-Osier Farmstead Historic District meets the criteria for eligibility at the local level to the National Register of Historic Places (NRHP), as established in the 2001 Multiple Property Document entitled “Historic Rural Properties of Ada County, Idaho (hereafter referred to as “Ada County Historic Rural Properties”). The historic district is eligible under Criterion A for its representation of Ada County's changing settlement patterns and agricultural way of life from the 1900s to the 1960s. The arrangement of the domestic and agricultural building complex reflects, on a modest scale, the ideal of a “Country Beautiful” farmstead, as promoted by the Country Life Movement and other national agricultural programs of the 1900s to the 1930s. Most of the buildings, structures and sites on the farmstead proper retain most of their integrity and are in good condition. At the property owner’s request, the adjacent fields are not included as part of this nomination.

The Sonner-Osier Farmstead Historic District is located on lands that were once mostly agricultural, but are rapidly changing to residential suburbs. A historic farmstead and the former Pleasant View School building are in the immediate vicinity of Sonner-Osier property, but they have lost their integrity due to extensive alterations to all buildings, structures and original landscape features around the building complexes. Modern residential suburbs are located southwest of the proposed Historic District, and several others are in the planning stages. In 2015, a windshield survey was conducted of forty farms and barns within Eagle’s city limits and Area of Impact, and only nine properties were found to have at least one agricultural building or structure that was initially evaluated as eligible to the NRHP.

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Narrative Description

The Sonner-Osier Farmstead is located on the north side of the Boise River Valley, approximately 3½ miles northwest of the city of Eagle's downtown core. It stands on the northwest corner of the intersection of Beacon Light and Park roads. The Dry Creek Canal runs south to north inside the property's west boundary. Beacon Light Road forms its south boundary. The north and east boundaries are delineated by irrigation ditches (some in ruins) and partial fence lines that separate the farmstead from its agricultural fields. The dwelling, garage, privy, barn and outbuildings are located along a U-shaped, tree-lined driveway.

A truck garden, fruit trees, and grape arbors are also located along the driveway. The Dry Creek Canal and four small irrigation ditches help form the boundaries of the farmstead. The Dry Creek Canal marks the western boundary, and a small ditch still in use parallels the eastern boundary on the west side of the fence line. Ruins of two ditches are located in the lawn area; one parallels the south boundary of the farmstead, and the other the north boundary. Another abandoned ditch runs between the eastern part of the driveway and the west side of the garden and fruit trees. (For a property site sketch map, see Attachments--Fig. 1.)

1. Dwelling
   Construction Date: ca. 1904
   Eligible, Contributing
   Builder: Unknown

The main dwelling is an example of the foursquare plan of vernacular architecture with modest Colonial Revival ornamentation. Its Colonial Revival-style elements include symmetrical massing, central entryway with a covered porch, a gable-on-hip roof, and a bay window. The original section of the house is two stories; an early (circa 1912) one-story porch and bathroom addition and a recent (2000) one-story kitchen addition located on the north (back) elevation of the house are each one story in height. The house sits on stone piers. Its walls are clad with wood-shingle siding enclosed with corner boards and bargeboards. It has a gable-on-hip roof clad with architectural composition shingles. The eaves are clad with plain wood soffits and fascia. Corbelled brick chimneys are centered in the ridge of the roofs of the main section and modern kitchen addition. Wood-framed windows dominate each facade. Simple wood casings surround the windows, with small wood drip caps over each lintel. Unless otherwise noted, all windows are double-hung sash with 1-over-1 lights. The dwelling is painted white with black trim. Its dimensions are 26'4"x26'4".

The building's primary (south) elevation is symmetrical in arrangement. The south elevation's first story includes a centered entryway covered with a gable-front porch. The porch includes Colonial Revival stylistic elements such as a wood-frame gable roof with a curved underside of wood tongue-and-groove siding. Two square wood columns with stepped capitals support the porch's roof. Wood pilasters flanking the door are located under the porch roof and are attached to the wall. The half-light door features one beveled oval light above five panels, with crown molding above the light and scrolled trim between the light and panels. A metal, full-light storm door covers this door. The porch's floor consists of wood planks; remnants of a concrete sidewalk are still evident in the lawn leading to the entrance porch.

Wood-frame, double-hung sash windows with one-over-one lights are located on each side of the entry. Wood casings surround the windows, with a small wood drip caps over each lintel. Vinyl-frame double-hung sash windows are located in the second story near the eaves, directly above the first-story windows.

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The first story of the house's east elevation is dominated by a three-sided bay window located near its north end. A flared hip roof clad with composition architectural shingles tops the bay. Its center window is a single-light, fixed window; its two side windows are vinyl double-hung sash with one-over-one lights. Near the south corner of the east elevation's first story is a single wood double-hung sash window with one-over-one lights. In its second story, vinyl-frame, double-hung sash windows are located near the eaves, directly above the first-story windows. The gable end of the gable-on-hip roof is clad with wood shingles with a simple wood frieze band located below the shingles.

Two one-story additions conceal most of the details of the house's original north elevation. The first addition is a hipped-roof enclosed porch, which was added to the dwelling circa 1912. Doors are located in the east and west elevations of the porch. The east elevation's door is a modern slab door with no lights. On the door's north side is a sidelight; it is a wood frame, fixed window with two-over-two lights. On the door's south side are paired wood frame, double-hung sash windows with 1-over-1 lights. A similar window is located on the porch addition's north elevation on its east end. Offset in the porch's west elevation is a wood glazed panel door consisting of one fixed light over three panels; a metal storm door covers the entry. Sidelights flank each side of the door; they are wood frame, fixed windows consisting of two-over-three lights. The extant portions of the kitchen addition are 15'x5' [see explanation below].

A modern kitchen addition (added in 2000) bisects the porch addition on the north elevation. It is one story with dimensions of 12'5"x20'4". This rectangular-footprint addition is topped with a gable roof with flaring eaves. The roof is clad with architectural composition shingles. Cedar shingles clad the elevations of the kitchen addition, and the foundation consists of a concrete slab. Offset in the addition's east elevation is a metal slider door composed of one light each. A sidelight is located on the door's north side; it is a vinyl-frame fixed window with one rectangular light. A band of three vinyl-framed fixed windows consisting of a single light each is centered on the addition's north elevation. The elevation's front-facing gable end has a full return, creating a pediment-like appearance. Curved verge boards topped with a diamond-shaped wood trim piece are located in its eaves. The addition's west elevation is clad with wood shingles and contains no windows or doors.

The west elevation of the house's main section contains five windows and no doors. Four double-hung sash windows of one-over-one lights are located in the first and second stories; the first-story windows are wood frame and the second-story windows are vinyl frame. A small, rectangular aluminum slider window of one light each is offset in the first story, located near the sash window at the north end. The trim around the window indicates this may have been an original window or an early alteration to the west elevation.

Alterations to the house include the historic (c. 1912) kitchen and bathroom addition, the modern (2000) kitchen addition, one modern door, and replacement of some of the original wood-sash windows with vinyl windows of the same size. No changes to the fenestration of the house's main section are evident; all doors and windows have their original surrounds and trim. While the modern kitchen addition results in some loss of integrity of design on the entire building, the other three elevations remain intact and are the primary elevations visible from the public Right-of-Way. Therefore, it is a contributing feature of the historic district's eligibility.

2. Multi-Purpose [aka "General Farm"] Gambrel-Roofed Barn
   Construction date: ca. 1913
   Eligible, Contributing
   Builder: Unknown

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As stated in the 2001 “Historic Rural Properties of Ada County, Idaho” MPD, most the barns of in Ada County and southern Idaho are a mixture of barn types, functions, and very rarely, ethnic influence. The barn on the Sonner-Osier property is an example of the mixture of function and type. It is a two-story, balloon-frame rectangular building with an early type of gambrel roof with simple braced rafters and a concrete sill foundation. The roof and walls are clad with cedar shingles, with approximately five feet of vertical wood weatherboard siding extending above the barn's foundation. Above the vertical wood siding, a row of windows wraps around the entire building. All elevations are trimmed with simple wood cornerboards. The building’s main entry and alleyway are based on a three-portal plan, running the length of the building. Though the placement of numerous windows on the building indicates the influence of “modern” dairy-barn plans, the building was constructed to function as a multi-purpose barn and was used as such until the 1930s, and again in the 1950s and 1960s.

The first-floor windows are wood-frame vertical sliders with two-over-two lights surrounded with simple wood trim with small drip caps and projecting sills. The roof has enclosed eaves with a slight return on the south elevation's gable front. A metal ridge cap with ball finials runs the length of the roof's ridge, and two metal ventilators topped with weather vanes are centered on the ridge. The dimensions of the barn's main section are 50'10"x40'10; its height is estimated at approximately 35'. All the vergeboards, window frames, door bracing and framing, soffits and corner boards on the entire structure are painted white; the main walls are painted red. A one-story wood-framed addition with a shed roof is located on the east elevation; its dimensions are 14'x48'4".

The south elevation's first story includes a large central alleyway covered with a ribbon of three braced doors. Two of the sections of door are wood batten and Z-braced; the third section has a smaller T-braced door enclosed in a larger braced door. Two slider windows of two-over-two vertical lights and wood muntins flank the central alleyway. Offset over the central alleyway just above the second-story loft floor is a small Z-braced hay door. To the east of the door are paired wood frame windows with two-over-two lights and wood muntins. A half-story above these loft entries are two windows of two-over-three lights trimmed with wood muntins; they are placed by the south elevation's east and west corners. At the top of the south elevation's second story are double hay doors located beneath the pointed hay hood. These doors are double the size of the lower hay door; they are wood batten, Z-braced and hinged to open outward. The metal hay track is visible underneath the hay hood.

The barn's east elevation is covered by a one-story shed-roofed addition for most of its length. One slider window with two-over-two lights is visible on the south end of the elevation's first story. The addition is only partially enclosed with vertical weatherboard siding on its north and south elevations; its roof is clad with galvanized metal and is supported with wood braced posts. No foundation is visible.

The first-floor entryways into the barn's north elevation suggest that the barn design was based on a three-portal plan. A row of three single wood batten and Z-braced doors is located on the first story. Windows of two-over-three lights and wood muntins flank each side of the row of doors. Above the middle doorway, just above the second-story loft floor, is a small wood-batten, Z-braced hay door. Two windows of two-over-three lights and wood muntins are located above and to the sides of the hay door. Unlike the south elevation, there is no hay door between the eaves on the north elevation.

The barn's west elevation includes a row of five window spaced across the first-story level. Three of the windows are intact, consisting of wood frame sliders with two-over-three lights and wood

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muntins,. Two other windows have the same fenestration but are missing their lights, muntins, and sashes. Plywood panels have been placed over the openings.

The first floor of the barn's interior includes a wide north-south alleyway. Some of the interior's original plank flooring is extant by the entryway. Stairs to the second story are located between the interior wall of the south elevation and remnants of a former grain-storage area on the alleyway's west side. A tool room is adjacent to the grain storage. There are vestiges of stock pens adjacent to the tool room's north wall and on the alleyway's east side. Portions of metal stanchions and wood-frame feed troughs are located at north end of the barn's interior on each side of the central alleyway. A few wood posts and several studs support the loft floor; some are nailed into the sides of the floor joists. It appears that some of the original support posts were removed sometime in past sixty years, perhaps to accommodate storage of larger farm equipment and trucks.

The interior stairs lead to the loft area of the barn. The roof's interior is braced with trussed rafter framing on its east- and west-elevation walls (see Attachments, Fig. 2). The framing extends to the bottom of the first floor's walls. Wood crosspieces tie the upper rafters to purlins running parallel approximately 8' from the roof's ridge. Crosspieces also tie the lower rafters to the plates located at the roof's break, and to the wall studs. This framing, plus the lack of a collar beam, allowed more storage room for loose hay. The hay track is located the full length of the roof ridge's interior, extending past the southern elevation's walls to the end of the hay hood. On the north interior, a ladder is attached to the wall between the middle studs and extends to the loft's ceiling.

The loft floor consists of wood planks; portions of the floor have been removed and replaced with plywood panels. No flooring covers the east and west ends of the loft; this may be part of the original design to allow hay to be forked down to the stock pens on the first story. The southeast corner of the loft appears to have been partially enclosed at one time.

Few alterations have been made to the barn's exterior over time. The lean-to addition was built onto the barn before the 1950s. The barn's interior has been altered, but much of its original configuration remains the same. The building's overall condition is average to good. Therefore, it is an eligible and contributing feature to the historic district’s eligibility.

3. Corral Complex
   Construction date: unknown
   Contributing
   Builder: Unknown

Structures attached to the barn's east elevation include a few post-and-board corrals, metal stake-and-barbed wire fences, a wood post-and-board stock branding and loading chute, and wood-framed feed troughs. Portions of the corrals and fencing have been taken down over the years, but the complex is contributing feature to the historic district’s eligibility.

4. Garage
   Construction date: ca. 1920
   Contributing
   Builder: Unknown

The one-car garage is located southeast of the barn. It is a one-story, wood-framed, rectangular-plan building with a gable roof and concrete sill foundation. Its dimensions are 12'5"x20'5". The roof and elevations are clad with wood shingles and simple wood corner boards. Centered in the middle of its

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gable-front south elevation is a single vehicular bay containing a triple-leaf door system. The two doors on the west side are hinged to fold outward and back from the entry. The door on the entry's east end is hinged to open inward and has an exterior doorknob and locking mechanism. In the upper braced section of each door are diamond-shaped windows, consisting of one fixed light and simple wood trim. A surround of simple wood trim is located on the wide entryway. Above the doorway, the gable roof's eaves are covered with wood verge boards, and two decorative wood knee braces are located beneath them. The roof is topped with a metal ridge cap with ball finials. Two wood-framed fixed windows are located in the garage's east and west elevations. The windows consist of two-over-two lights, with wood muntins, sashes, drip caps, and projecting sills. A matching window is centered in the north elevation. The eaves of its gable end are clad with simple wood verge boards and two decorative wood knee braces are located beneath them.

The garage does not appear to be altered in any manner and is in good condition. It is presently used for equipment and other types of storage. The garage retains its structural integrity and is a contributing feature to the historic district's National Register eligibility.

5. Privy
   Construction Date: ca. 1904
   Contributing
   Builder: Unknown

The privy is located west of the barn and northwest of the dwelling. It is a half-story, wood-frame, front-gabled building resting on wood sills. Its dimensions are 4'4”x4'9". The side-gabled roof has exposed rafter tails on its north and south edges, and simple wood verge boards are located on the gable end's eaves. The roof is topped with a metal ridge cap with ball finials at both ends. Both the roof and elevations are clad with wood shingles; the elevations are trimmed with simple wood corner boards. Wood-framed and louvered vent holes are located under the eaves of the gabled ends. A wood batten and braced door serves as an entry into the privy's interior. An upside-down horseshoe is nailed above the doorway. The interior includes wood-plank flooring and a wood bench with two holes covered with toilet seats. There is no interior venting other than the louvered wall vents.

Except for the addition of modern toilet seats in its interior, the privy is unaltered and in good condition. Therefore, it is a contributing feature to the historic district's National Register eligibility.

6. Storage shed
   Construction Date: Unknown; moved to property between 1962 and 1999.
   Not Contributing
   Builder: Unknown

Southwest of the privy and northwest of the dwelling is another outbuilding, which presently functions as storage. It is one story with a shed roof and weatherboard siding; its foundation is composed of wood sills. Its dimensions are 12'x16'. On the east elevation is an offset entryway toward its north end. The entry is covered with a wood hollow-core door, surrounded with simple wood trim. A large wood soffit trims the shed roof's enclosed eaves. A metal water pump is located in front of the east elevation. On the shed's south elevation is a wood-frame, fixed window. The west and south elevations have no entryways or windows.

Sam D. and Marjorie Surber Stillwell added this building to the property sometime between 1962 and 1999. It is not contributing to the property's historical significance.

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7. The Dry Creek Canal
   Construction Date: Started in 1879; completed in 1906
   Eligible; Contributing
   Builder: Members of the New Dry Creek Ditch Company, incorporated in 1879

Portions of the Dry Creek Canal comprise the historic district's west boundary. This portion is approximately 10'x320'. Historic records do not indicate the exact date this portion was constructed, but the entire length of the canal was completed by 1906. It is an earth-lined canal, which has already been evaluated as eligible in an IHSI intensive-level inventory form, ISHS# 01-23184, on February 7, 2014.

8. Farmstead Irrigation System
   Construction Date: unknown
   Contributing
   Builder: Unknown

Two intact tributary irrigation ditches for the farmstead run from the Dry Creek Canal. Both extend west to east in two areas south of the barn privy, and garage. One ditch is located underground and runs through a metal culvert for 320' parallel to the south boundary by the lawn area. The other ditch parallels the east property boundary, running north to south past the garden and small orchard for approximately 320'. Ruins of three other ditches are also extant. One is in the lawn area north of the dwelling by the driveway, and the other is north of the barn and corrals. The one in the lawn area originally flowed from the Dry Creek Canal and ran 200' east to the ditch paralleling the garden and fruit trees. The ditch line north of the barn and corrals originally flowed from the Dry Creek Canal and ran approximately 300' east to the ditch paralleling the orchard/garden area. The third ditch paralleled the east side of the driveway for 132' and originally flowed from the ditch ruins north of the garden and lawn area. (See attached site sketch map.)

This small irrigation system retains most of its integrity. Therefore, it is a contributing feature to the historic districts' National Register eligibility.

9. Garden/Orchard Area
   Construction Date: ca. 1910
   Contributing
   Builder: Unknown

A garden/orchard area of approximately 125'x132' is located east of the dwelling and driveway. A single row of grape vines is located immediately south of the garden. A tributary ditch that parallels the farmstead's east boundary irrigates this area. The garden/orchard area is a contributing feature to the historic district's National Register eligibility.

There are other structures or objects on the site that were non-contributing features and thus not counted as part of the nomination. They include a small metal storage shed, a wood-frame dog house, a modern wood-framed and shingle-clad cover to an underground well, a portable gas tank, and a rural mail box mounted on a post that is in a partially buried milk can. Remnants of vintage agricultural equipment and ruins of a concrete irrigation box that was removed from the canal are also located in the property's northwest corner.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

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

Areas of Significance

(Enter categories from instructions)

EXPLORATION/SETTLEMENT
AGRICULTURE

Period of Significance

1903-1953

Significant Dates

1904, 1913

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Period of Significance (justification) 1904-1962

This Period of Significance includes the construction dates of all the contributing buildings and structures on the property, as well as important changes in agricultural use of the property over time. The dates were chosen based on the first construction of a dwelling on the farmstead (1904) and the time when the fields surrounding the farmstead were leased out and no longer cultivated by the property owners (1962).

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Criteria Considerations (explanation, if necessary)

None.

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

The Sonner/Osier Farmstead Historic District meets the criteria for eligibility to the National Register of Historic Places established in the 2001 Multiple Property Document (MPD), “Ada County Historic Rural Properties.” The historic district's building complex and associated features are eligible at the local level under Criterion A, for their significance in the area of Agriculture. They reflect, on a modest scale, early 20th-century ideals of the “Country Life” movement and its influence on the location and site arrangement of farmsteads on 20th-century reclamation projects. The interior alterations of the house and barn, and the addition of a garage, reflect typical changes to area farmsteads from the 1910s through the 1930s.

As was discussed in the “Ada County Historic Rural Properties” MPD, the Sonner-Osier farmstead's history during the Depression years and after World War II represents a period of rapid turnover in ownership of Ada County's agricultural lands. It also reveals changing patterns in Ada County residents' agricultural livelihoods, as older farmers moved to smaller acreages near towns to supplement other employment income or for semi-retirement. After World War II, property owners who lived on the farmstead often chose to not cultivate their fields, but rather leased them to other area farmers. The Sonner-Osier Farmstead Historic District serves as a reminder of changes in Ada County's agriculturally based way of life during the first half of the twentieth century.

Developmental history/additional historic context information (if appropriate)

[Note: Most of the earliest settlement of Ada County is described in detail in the 2001 “Ada County Historic Rural Properties” Multiple Property Document. Types and methods of public land claims are also outlined in it. The following is historical information not included in the original document.]

Agricultural Settlement and the Beginnings of Irrigation in the Boise River Valley

Euro-American settlement occurred first along riparian areas close to established trails throughout the arid West. Settlers claimed land on both sides of the Boise River's banks and the mouth of Dry Creek, two miles south of the present-day Sonner-Osier farmstead. The Idaho Territory was established in 1863 and Ada County in 1864. Swiss immigrant Gabriel Newman filed a 140-acre Homestead patent in Ada County, east of Dry Creek on the Boise River's north banks, in 1870. Thomas H. Aiken left the mines of central Idaho in the mid-1870s and started a farm on Eagle Island in the Boise River. He expanded his land holdings northeast adjacent to Newman's homestead claim. Territorial pioneer David Heron, who settled in the west end of the Boise Valley in 1858, bought a former stage station and ranch east of present-day Eagle in 1879. He expanded his land holdings to the north and west, purchasing Gabriel Newman's property in 1893.1

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Growing speculation on lands beyond the Boise River's riparian areas was directly related to the development of cooperative or privately owned irrigation companies. Following the pattern of successful reclamation projects in Utah, in 1865 some Ada County landowners formed the Boise Valley Irrigation Ditch Company, which later became part of the Farmers Union Canal Company. They dug a ditch that initially extended across Boise City's west end for four miles, ending approximately two miles east of present-day Eagle. The New Dry Creek Canal Company, incorporated in 1879 by several area landowners, dug another ditch located two miles west of the original Boise Valley Irrigation Ditch and paralleling it for several miles. The Dry Creek Canal was eventually extended to semi-arid lands north and west of Eagle.2

Rumors of matching federal dollars for irrigation companies led to the expansion of several Boise Valley canals. The Desert Land Act (better known as the Carey Act), which was passed in 1894, authorized the President of the United States to transfer up to one million acres of arid land to each of the far western states. The states could then sell the lands in 160-acre lots to the farmers, who would be served by canal companies under arrangements approved by a state reclamation engineer. However, no Carey Act funding was made available to the Boise Valley, in part because of the numerous private and cooperative irrigation companies already in existence there. The limited funds provided by the Carey Act could not cover the large-scale irrigation and water storage needs of such an extensive undertaking. In fact, the only financially successful Carey Act project in the entire United States began in 1903 in southern Idaho, on both sides of the Snake River east of the future townsite of Twin Falls, which the project had created. The American Falls Canal and Power Company completed its 1899 Carey Act-funded project in 1910, but the irrigation water cost three times the amount promised and did not provide a sufficient amount for area farmers.3

Financial troubles slowed further irrigation development in the Bose Valley until the 1902 establishment of the U. S. Reclamation Service (predecessor of the Bureau of Reclamation, or BOR). The federally funded program finally delivered the massive capital needed for such ventures. A large association of Boise River water users formed in 1902, and Idaho's State Engineer began searching the Upper Boise River for water storage sites. The Boise Valley Irrigation Association was eager and willing to co-operate with any state or federal project that would solve the storage problem. The Boise Reclamation Project, comprising 372,000 acres, began taking shape in 1904. By 1905, the Secretary of the Interior approved funding for the project's first phases. The project was also renamed The Boise-Payette Project, as plans were made to use the Payette River's water to supplement irrigation at the west end of the valley.4

The Country Life Movement and Patterns of Reclamation Development

Irrigation promoters, real estate developers, publicists, and politicians built on long-held views concerning Thomas Jefferson's ideal of "the yeoman farmer" as the backbone of a democratic society. This ideal blended well with Progressive-era thinking at the turn of the twentieth century, which lauded scientific procedures along with the benefits of fresh air, exercise, and living in a pastoral setting. By the early twentieth century, a movement was started that sought to improve country living and farming techniques in order to attract people from "teeming" urban areas and industrial life. Liberty Hyde Bailey of Cornell University's Agricultural College promoted the "Country Life" movement and wrote extensively on the subject in many agricultural journals and magazines. His words influenced many scholars and leaders,

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including President Theodore Roosevelt. In 1909 Roosevelt formed a national “Country Life Commission” on how to make rural living more attractive than city living. The commission’s business manager was C. T. Blanchard of the U. S. Reclamation Service, who unofficially served as a publicist for the agency’s projects. Idaho was second state in the Union (after the state of Washington) to form an Idaho Country Life Commission under the auspices of Governor James H. Brady, a Progressive Republican. Bailey, Commission’s president, visited Idaho twice in 1909: at the Twin Falls-area Carey Act project and at the Southern Idaho Teacher’s Institute in Pocatello.5

The emphasis on the benefits of country living helped provide impetus to western settlement and development of semi-arid lands. The appeal of cheap land and the promise of irrigation water “to make the desert bloom” drew people westward. Major magazines such as *National Geographic* lauded new reclamation projects, featuring photographs of “successful” developments. Establishing new townsites and schools at the same time as new farms were being developed became the hallmark of western reclamation projects during the twentieth century’s first three decades.6

Reclamation Project Development Patterns in Ada County, 1890s-1940s

Several longtime Boise Valley entrepreneurs established new townsites and schools in anticipation of irrigation projects reclaiming the area’s semi-arid lands. One was David Heron, a former Ada County land surveyor who also served in the Idaho legislature 1896-1898. As both a surveyor and state legislator, Heron would have been aware of sales of certain School Endowment lands, which were granted by Congress to territories when they achieved statehood. When Idaho became a state in 1890, Sections 16 and 36 of every township were given to its government for the support of common schools. Some of these sections were sold by the state in public auctions for no less than ten dollars an acre. In 1895, Heron purchased 80 acres of deeded school section that that included the future site of the Sonner-Osier Farm. In 1900, he donated one acre of the former school land to the Ada County School District and subdivided the rest of the area into two parcels, one of 40 acres and one of 39 acres. By 1902, the one acre became the site of a new school named “Pleasant View.”7

This development sparked a rivalry and further land speculation in Ada County. Between 1902 and 1904, David Heron and Eagle Island pioneer Thomas Aiken competed to build a town on the north side of the Boise River. In 1903, Boise’s newspaper announced that Aiken and several area landowners were planning to build a town called "Enterprise." The town was to be located near Aiken’s property north of the riverbanks. Ten days later, David Heron filed his own townsite plat directly west of Aiken's planned site, calling it "Heron." Heron’s plat was closer to the Pleasant View school site than Aiken’s plat. In 1904, Aiken and his partners built a high school on the former Enterprise (renamed Eagle) townsite, which was now fully platted. The community of Eagle thrived, while the town of Heron never came to fruition and its plat was eventually withdrawn.8

In the meantime, real estate development on the lands surrounding Pleasant View School continued, as new irrigation canals were being constructed. Longtime Ada County resident William Young purchased 39 acres of Heron’s property east of the future Pleasant View school site in 1898. He then sold it in 1903 to another local property owner, William Huckba (stepson of pioneer Gabriel Newman). Huckba owned the property for only eight months, selling it to area newcomers Herschel and Carrie Sonner.9

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After their 1883 marriage in Iowa, the Herschel and Carrie Sonner family spent many years living in different Midwestern states, including Nebraska, Kansas, Colorado, and Missouri. They never stayed long at any location and were often attracted to new public land openings and settlements. Herschel and Carrie came to the Boise Valley in 1902, staying with relative A. H. Sonner. Hershel soon served on board of the newly formed Ada County School District #3 board of trustees, along with William Young. They helped promote the construction of a school building. In 1903, Herschel Sonner became the fourth owner of the 39-acre site east of Pleasant View School and the planned Dry Creek Canal extension. He and his wife Carrie had a two-story house and privy built there by 1904. They raised hay and grain crops on their property, which they also called "Pleasant View." The Sonners were neighbors to and friends of prominent real estate developers Joseph and Ernest Jullion. One of their six children, daughter Buena Vista Sonner, married Joseph's son, Alfred Jullion, at the Sonner home in 1905.10

Though still relatively undeveloped, the Pleasant View farmstead's location and site arrangement showed the early influences of the philosophy that formed the twentieth-century "Country Life" movement. Herschel Sonner's choice to buy property near a school site and become heavily involved the district's board reflected some of that philosophy. Following the suggestion of national and state agricultural departments, he supported the development of school "boys" and "girls" agricultural clubs, a program that started in Ada County in the early 1900s. The clubs were a precursor to later USDA extension programs, such as 4-H, that trained youth in scientific agricultural methods and beautification of the home and farmstead. At a 1903 meeting of Ada County schoolteachers and trustees, Sonner led a discussion on the topic of "Beautifying of School Grounds."11

Perhaps lured by new irrigation projects commencing in southern Idaho, Herschel and Carrie Sonner sold their "Pleasant View" farm and moved to the burgeoning Twin Falls townsite. Michigan native and former Silver City blacksmith Joseph Osier and his wife, Jessie, bought the farm in 1906. Soon after, Osier also bought town lots in Eagle and nearby Emmett. On the home place, the Osiers raised cattle, prize-winning draft horses, mules, chickens, oats, hay, potatoes and other row crops as local irrigation systems improved. The New Dry Creek Canal segment, located immediately adjacent to the Osier farm's west boundaries, was completed in 1905-1906. Their children also helped grow a truck garden on the farmstead. Several participated in the Pleasant View School agricultural clubs, winning ribbons at the Ada County Fair for their potatoes and corn.12

The Osiers initially prospered from their efforts, adding an indoor bathroom circa 1912 and a "modern" gambrel-roofed barn constructed north of the house some time before 1914. They had a garage constructed for their car—a luxury only a few Idaho farm families could afford at the time. As they added more buildings to the farmstead, the Osiers arranged them around an existing U-shaped, tree-lined driveway and developed a small garden and orchard. A lawn surrounded the house, creating a park-like area. Leading farm journals of the day discussed the importance of adding such amenities as a fruit orchard, garden, and lawn area on the premises. Though their property was relatively small in scale, the Osiers were following the ideals of beautifying the farmstead, as promoted by the Country Life Movement and other national agricultural programs. These ideals were reinforced in the rural school clubs to which the Osier children belonged. In Ada County's case, only the more prosperous farmsteads were arranged in this matter—most agricultural properties had a scattered site plan (see the section on "Farmstead Site Arrangement" in the "Ada County Historic Rural Properties" MPD).13

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The Osiers' prosperity reflected early twentieth-century "boom" years in the Eagle area, with agricultural and small-town development at its apex. Cheap land served by irrigation systems, the railroads and later streetcar lines allowed rural hamlets to thrive within reach of Boise City. Orchards and farms dominated the landscape of the Eagle area, with agriculturally based businesses starting up near the town. By 1912, a creamery was built near city limits and a branch of the Meridian Cheese Factory was constructed in 1913. The Eagle area's population had nearly doubled between 1910 and 1914.14

From the Agricultural Depression Through the "Great" Depression

The agricultural "boom" lasted a very short time. Before and after World War I, Ada County's agricultural industry suffered economic setbacks. The number of orchards began to decline as early as 1915, due to overplanting and heavy insect infestations. Agricultural prices inflated with the onset of World War I, which created worldwide shortages for work animals, grain, leather, and wool. Even small farmers became contributors to the worldwide agricultural market, and bought more land and equipment. As the war wound down, Idaho's rural areas suffered from an economic depression that lasted up to the Great Depression and worsened throughout the 1930s. Many Idaho farmers who had expanded their operations--and their mortgages--to meet the war needs lost their property through foreclosure or sold it far below its original value.15

Joseph and Jessie Osier's situation exemplified this reversal of fortune. As early as April 1915, their farm was listed for sale in the Boise newspaper. Jessie Osier was extremely sick with a childbirth-related illness and died one month later. This left her husband with the job of raising seven children alone. By 1916, Joseph Osier was trying to rent his farm and sell off his stock, crops, and equipment. The property finally sold in November 1917. During this time, three of Osier's children were adopted by area families. Osier remarried in 1919, moved a house onto his Eagle city lot and took over a local livery stable. Both of those properties soon went into foreclosure. He and his second wife, Myrtle, moved to Washington County, Idaho in 1920. They were divorced in 1929 and Joseph Osier moved to Snohomish County, Washington.16

Alfred Van Sickle, a former sheep rancher from Picabo, Idaho, bought the Osier farm in 1917. Historical records indicate that he lived on the Pleasant View property for approximately three years, marrying Marie Knox in 1919. He moved to his son Ivan's farm near Horseshoe Bend Road during a divorce suit brought by Marie in 1919. Alfred stayed there until Marie's death in 1921. Van Sickle sold the former Osier property in 1919, to Joseph Dayley (also spelled Dailey) who had previously farmed in southern Idaho's Cassia County. Dayley appears to have lived on the property for two years, but the record is unclear as to whether his wife and ten children stayed there with him.17

In 1921, Alfred Van Sickle bought back the farm from Joseph Dayley, who sold it to him at a loss. Van Sickle remarried in 1922 and seemed to be living not at the farm but rather on his new wife's property near Boise City's western edge. His son, Ivan, took over management of the former Osier farm and converted part of the barn into a dairy operation, since local dairy prices were remaining stable. It appeared that Ivan and his wife Bertha moved onto the property, as evidenced by her active involvement in the Pleasant View School's PTA. In 1926, both Alfred and Ivan Van Sickle listed the "Joe Osier Ranch" and all its contents for sale, and Ivan moved to Boise.18

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The quickly changing ownership of the former Sonner-Osier farm reflected a decline in rural living during the agricultural and Great depressions, with older or former farmers seeking smaller agricultural acreages near local towns. All the families who bought and sold the farmstead were well experienced in agriculture and moved to the property at age 50 or 60. As their fortunes changed or spouses died, they sold the forty-acre farm and moved near Boise onto smaller acreages or city lots. This trend marked an increase in suburbanization near larger communities.

The trend continued throughout the 1930s up to the beginning of World War II. The Van Sickle family had sold the farm as part of a property trade with Boise residents Daniel W. Pike (a retired farmer) and his wife Irene in 1931. After Irene's death in 1932, Daniel Pike sold the property to truck farmer Abrahm H. Bailes and his wife Violet of Rupert, Idaho. The Baileses sold the property after a year and moved to the west city limits of Boise. Brother and sister Ezra and Jessie Sperry purchased of the former Sonner-Osier farm in 1932. Ezra was 57 and Jessie was 49. Both had lived on their parents' southeastern Idaho farm before moving to the Eagle area. Their widowed mother Margaret Sperry lived with them, as did as a housekeeper and her daughter. After Margaret and Jessie died, Ezra married and stayed on the farm until 1942. He then sold it and moved to California, where he worked as a carpenter.19

World War II and Beyond

After World War II, the Eagle area experienced some growth as housing infill occurred because of returning veterans. Its population rose to 500 in the 1940s, the first gain in the area in 35 years. Consolidation of rural schools, which began in Idaho during the 1940s, also brought former rural residents closer to towns and cities. The Pleasant View School adjacent to the Sonner-Osier farm closed circa 1949, and neighborhood children started going to Eagle for their education. The building was sold and used as an LDS church for a time.20

The Sonner-Osier farmstead changed hands several times throughout the 1940s and early 1950s. Four other couples briefly owned the farm during this time: Frank and Ella B. Montgomery of Boise, 1942-1945; J. D. and Luella Blake, 1945-1946; Charles and Ruby Callihan, 1946-1948; Phillip J. and Ruth M. Turck, 1948-1951. While some of the smaller farms in Ada County (ten to twenty acres) were consolidated into larger farms or turned into housing subdivisions, several of the forty-acre farms did not follow this pattern. These acreages were often used as a supplement to the owner's other employment income, or served as semi-retirement properties for longtime farmers. As time passed, property owners often rented out the fields to other farmers rather than farming it themselves, while still living in the farmhouse.21

The continued ownership and use of the Sonner-Osier farm followed the same pattern. In 1951, farmer Benjamin Surber and his wife Celia bought the Eagle property and sold their larger farm in Indian Valley, Adams County. Surber, who was 59 when he bought the new farm, raised cattle there. The barn was used as a tool shop and for large equipment storage. The loft housed a few chickens in its southeast corner. After Benjamin Surber died in 1962, his wife stayed on the property. Their daughter Marjorie and Marjorie's husband Sam D. Stillwell, in with her. Stillwell already had a job working for a trucking company, so he leased the fields to other area farmers. The Stillwell children experienced a taste of "country life" by raising

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calves as part of their participation in Future Farmers of America. The Surber and Stillwell families lived on the property 48 years, the longest of any of its owners.22

In the 1980s, the Stillwells sold off five acres in the property's northeast corner. They sold the remaining 34 acres, including the farmstead complex, to Boise musician Daniel Beal and his wife Sheila in 1999. Daniel Beal was not from a farming background; the couple was initially looking for investment property. They fell in love with the historic buildings and pastoral setting that reflected the ideals of "country life." The property reminded Sheila of the Tillamook (Oregon) farming community of her childhood. The Beal family decided to live on the farm and maintain its rural appeal. They continued the practice of leasing the agricultural fields surrounding their home to local farmers.23

The historic "boom period" of 1900-1915 that the Eagle area underwent was relatively minor compared to its population boom during the 1990s-2000s, when the area's population increased to 11,000. During that time, many historic properties, including farmsteads, were extensively altered or destroyed. Suburban and business development continues to encroach on rural lands near Eagle. Residential suburbs have begun to dominate the surrounding landscape.

In 2015, Madeline Buckendorf conducted for the City of Eagle a windshield survey of barns and farm buildings remaining within Eagle's city limits and the Eagle/Ada County Area of Impact. Forty agricultural properties were surveyed; only five were initially evaluated as individually eligible to the National Register of Historic Places. Another six properties were evaluated to be eligible under the "Ada County Rural Historic Properties" MPD. In the immediate vicinity of the Sonner-Osier farmstead, one other former farmstead and the Pleasant View School building are still extant, but nearly all its buildings have been altered and the school has been extensively remodeled into a residence.24

Conclusion

The Sonner-Osier Farmstead Historic District meets the criteria for eligibility to the National Register of Historic Places established in the 2001 Multiple Property Document entitled "Historic Rural Properties of Ada County, Idaho." The District's buildings and other historic resources reflect, on a modest scale, early 20th-century ideals of the "Country Life" movement and its influence on the location and site arrangement of farmsteads on western reclamation projects. The interior alterations of the house and barn and the addition of a garage reflect typical changes to area farmsteads from 1910 through the 1930s. The extant layout of the building complex, with its U-shaped, tree-lined driveway, lawn area, irrigation ditches, orchard and garden, enhance its historic character and integrity. The building complex is in good condition and retains integrity of location, design, materials, workmanship, feeling and association. Despite the loss of setting due to residential development of the surrounding area, the Sonner-Osier Farmstead Historic District continues to retain each of the other aspects of integrity.

The sale and resale of the Sonner-Osier property during the first half of the 20th century, illustrates patterns of early speculative ownership of Ada County's semi-arid agricultural lands and changing fortunes of farm families during the agricultural and Great depressions. Sales

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after World War II represent the reduction in the area's rural population and farming livelihood, as older farmers moved to smaller acreages to supplement other employment income or for semi-retirement. They also reflect the post-WWII agricultural pattern of property owners living on their farmsteads, but not raising crops themselves and leasing out the fields to other farmers. This is one of the very few Eagle-area historic farmstead complexes that has retained most of its integrity. The Sonner-Osier Farmstead's Historic District serves as a reminder of Ada County's changing settlement patterns and agricultural way of life from the 1900s to the 1960s.

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End Notes

1. For information about settlement near the mouth of Dry Creek and the Boise River, see Madeline Buckendorf, “Bushnell-Fisher Property” [located within Eagle’s city limits in Ada County], National Register of Historic Places Nomination, 2011; see also Madeline Buckendorf, "Historic Rural Properties of Ada County, Idaho," National Register of Historic Places Multiple Property Document Form, 2001. Both are on file at the Idaho State Historic Preservation Office (SHPO), Boise.

2. Harry Caldwell and Merle W. Wells, *Economic and Ecological History Support Study for a Case Study of Federal Expenditures on Water and Related Resource Project, Boise Project, Idaho and Oregon* (Moscow, Idaho: University of Idaho Water Resources Research Institute, 1974), pp.136-137, 142-43, 153. See also “Boise Valley Irrigation Ditch Company Canal and Farmer’s Union Ditch Company Canal,” *ISHS Reference Series #514* (Boise: Idaho State Historical Society, 1974) and "New Dry Creek Ditch Company," *ISHS Reference Series #529 (*Boise: Idaho State Historical Society, 1974*);* both on file at the Idaho State Archives, Boise (ISA). [The reference series are also available online at: *http://history.idaho.gov/reference-series.*]

3. Hugh T. Lovin, “The Carey Act in Idaho, 1895-1925: An Experiment in Free Enterprise Reclamation,” *The Pacific Northwest Quarterly* 78/4, (1987), 122–133. For information about the American Falls Canal and Power Company’s Carey Act project, see William D. Rowley, *The Bureau of Reclamation: Origins and Growth to 1945* (Denver, Colorado: U.S. Department of the Interior, Bureau of Reclamation, 2006), 1:54.

4. For more details about the Boise Project and the development of its storage reservoirs, see the historic context in the “Ada County Historic Rural Properties” MPD. See also Caldwell and Wells, 45-53.

5. For background history of the Country Life Movement, see L. H. Bailey, *The Country Life Movement in the United States* (New York: The McMillan Company, 1911); see also William L. Bowers, *The Country Life Movement in America, 1900-1920* (New York: Kennikat Press, 1974). For Liberty Hyde Bailey’s visits to Idaho and the Idaho Country Life Commission, see *The [Boise] Idaho Statesman*, 1908-1909; accessed online through GenealogyBank.com.

6. For the Country Life Movement’s impact on Reclamation publicity and projects, see Rowley, 122-125; 135-136.

7. For information on David Heron, see the 1870-1900 Idaho Census records and death records (accessed online at Ancestry.com); Hiram T. French, *History of Idaho* (Chicago: Lewis Publishing Co., 1914), 2:755-756. See deed records, Ada County Courthouse; see also various articles concerning David Heron in the *Idaho Daily Statesman*, purchase of 80 acres Section 36 on June 11, 1895, 3; selling of one acre in Section 36 on 3 September 1900, 2; accessed online through *GenealogyBank.com*. For information on School Endowment lands, see Jay O’Laughlin, Stanley F. Hamilton and Philip S. Cook, “Report 1, Second Edition, Idaho’s Endowment Lands: A Matter of Sacred Trust” (Moscow: University of Idaho, College of Natural Resources, 2011), accessed online at *http://www.idl.idaho.gov/land-board/lb/documents-long-term/olaughlin-endowment-lands-2011*.

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8. For information on Thomas H. Aiken, see Arthur Hart, *Life in Eagle, Idaho* (Eagle, Idaho: Eagle Historic Preservation Commission, 2008), 5-7. For the discussion of the Enterprise townsite, see "A Budding Townsite," *Idaho Daily Statesman*, 2 September 1903, 5 (accessed through GenealogyBank.com). For the Heron townsite, see Hart, 8-10,17-19.

9. Deed Records, Ada County Courthouse.

10. See various articles concerning Herschel Sonner in the *Idaho Daily Statesman*, March 9 1901, 4; April 4, 1901, 3; April 5 1901, 3; 13 July 1902, 5; NovNOvember 8,1903; (accessed through GenealogyBank.com. For the wedding and naming of the property "Pleasant View," see the *Idaho Daily Statesman*, June 25, 1905, 16; for an advertisement of his crops, see September 22, 1905, 9. For the Jullion family's property ownership, see "Map Showing All the Agricultural Lands In Ada County" (Dunbar & Hollister, ca. 1905), on file at the Idaho State Historic Preservation Office (SHPO); see also the 1917 "Ada County Land Ownership" map (Boise Intermountain Map Company, 1917), on file at the ISA.

11. For the introduction of agricultural clubs in the schools, see “ARS Timeline…144 Years of Agricultural Research—1900s” accessed online at the U.S. Department of Agriculture, Agricultural Research Service website: *http://www.ars.usda.gov/is/timeline/1900chron.htm*. For Sonner’s participation in the Ada County teachers and trustees’ meeting, see “County Teachers to Meet Saturday,” *The Idaho Statesman*, November 8, 1903, 8.

12. Deed records at Ada County Courthouse; research on Joseph O. Osier done through online records at Ancestry.com and *The Idaho Statesman* newspaper articles (1906-1914), accessed at GenealogyBank.com; see also Polk's Boise City and Ada County Directories, 1902-1915. For the specific citation concerning the Osier children raising crops and winning ribbons at the fair, see “School Children of Ada Capture Premiums,” *The Idaho Statesman*, October 16, 1912, 5; “Ada County Clubs Promise Good School Work,” *The Idaho Statesman*, June 24, 1914, 2.

13. For a good description on how school agricultural clubs and later 4-H programs promoted scientific farming methods and Progressive ideas of country living, see Elizabeth Brake, “Engineering the ‘Rich Full Life’: Rural High Modernism and Social Reform Through 4-H” (accessed through Duke University’s website at http://people.duke.edu/~ekb6/ Engineering%20the%20Rich%20Full%20Life.pdf).

14. Caldwell and Wells, 55-56, see also the section on "Eagle" in Polk's Boise City and Ada County Directories, 1909-1915.

15. For an overview of the U. S. Agricultural Depression, see Jonathan R. T. Hughes, *American Economic History* (Glenview, Illinois: Scott, Foresman, and Company, 1983), 472-473. See also Caldwell and Wells, 53-54. For an overview of Idaho farm prices during the Agricultural and Great depressions, see “Index Numbers of Idaho Farm Prices,” University of Idaho Agricultural Experiment Station Bulletin No. 210 (Moscow, Idaho: University of Idaho, 1935).

16. For advertisements of Osier's farm for sale, see the *Idaho Daily Statesman*, March 30, 1915, 9; February 6, 1916,13; final auction on November 20, 1917, 17. See also articles on his

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move to Eagle and subsequent financial problems, February 5, 1918, 7; November 10, 1919, 8; April 18, 1920, 8.

17. Research on Alfred Van Sickle, Amos Van Sickle, and Joseph Dayley done through online census records at Ancestry.com and Boise City and Ada County City Directories, 1917-1921. *Idaho Statesman* newspaper articles on sale of property to Joseph Daley, January 13, 1920, 8; divorce proceedings August 11, 1920, 11 (accessed at GenealogyBank.com).

18. *Idaho Statesman* newspaper articles on Van Sickle, October 19, 1921, 5; February 10, 1922, 5; November 8, 1926, 5; November 13, 1926, 8; January 3, 1931, 5. Research on Daniel Pike and Abram Bailes done through online records at Ancestry.com and newspaper articles, 1921-1933 (accessed at GenealogyBank.com); see also Polk's Boise City and Ada County Directories. For a discussion of the terms “farm” and “ranch” in the late 19th and early 20th centuries, see Buckendorf, “Historic Rural Resources of Ada County” MPD.

19. Research on Ezra and Jessie Sperry done through census and city directory records, 1930-1944, available online at Ancestry.com. See also Deed Records, Ada County Courthouse.

20. Research on Frank and Ella B. Montgomery, J. D. and Luella Blake, Charles B. and Ruby Callihan and Phillip J. and Ruth M. Turck done through census and city directory records, 1930-1955, available online at *Ancestry.com*. See also Deed Records, Ada County Courthouse. For the closing of Pleasant View School, see The City of Eagle, *Images of America: Eagle* (Charleston, South Carolina: Arcadia Publishing, 2012), 78.

21. For an overview of agricultural trends over time in Ada County, see Buckendorf, "Historic Rural Properties of Ada County, Idaho" MPD. For population statistics, see the section on "Eagle" in Polk's Boise City and Ada County Directories, 1915-1952.

22. Research on Benjamin and Celia Surber and Sam D. and Doris Marjorie Stillwell done through census and city directory records, 1942-1957, accessed through *Ancestry.com*; see also Polk's Boise City and Ada County Directories, ISA. See also notes of telephone interviews of Marjorie Surber Stillwell by author, May and June 2014, in author's personal research files.

23. See notes of conversations with Daniel and Sheila Deal, April-June 2014, in the author's personal research files.

24. Madeline Buckendorf, “City of Eagle CLG Barn Windshield Survey,” 2015, on file at the Eagle City Clerk’s Office, Eagle, Idaho, and the Idaho SHPO, Boise.

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Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been Requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____

Primary location of additional data:

_X_State Historic Preservation Office
____Other State agency
____Federal agency
_X_Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than two acres
(Do not include previously listed resource acreage)

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	547930	4841102	3			
2				4			

Verbal Boundary Description (describe the boundaries of the property)

The Sonner-Osier Farmstead's boundary lines for this nomination include less than 2 acres of Parcel #S0336346707, Section 36 T5N, R1E, Boise Meridian. The boundary lines include the domestic and agricultural buildings, structures, and objects of the farmstead that are separated by the fence lines from the fields lying east and north of the buildings. The Dry Creek Canal, located immediately west of the dwelling and outbuildings, forms the western boundary. Beacon Light Road delineates the southern boundary.

_ See continuation sheet(s) for Section No. 10

Boundary Justification
(Explain why the boundaries were selected.)

These boundaries include the domestic and agricultural complex of buildings and structures. This portion of the farmstead is still intact and retains nearly all of its original integrity. The farm fields were not included at the property owner's request.

11. Form Prepared By

name/title Madeline Buckendorf

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organization Madeline Buckendorf Consulting, LLC date
street & number 1805 Everett St. telephone 208-454-3435
city or town Caldwell State ID zip code 83605
e-mail madelineb@cableone.net

Additional Documentation

Submit the following items with the completed form:

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

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

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

Photographs:

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

Name of Property: Sonner-Osier Farmstead

City or Vicinity: Eagle Vicinity

County: Ada **State:** ID

Photographer: Madeline Buckendorf

Date Photographed: 10 March 2014; 19 March 2014; 19 May 2016; 27 May 2016

Description of Photograph(s) and number: 18 photos from TIFF & SHQ digital images

1 of 18. Site Overview. Facing Northwest.

2 of 18. Dwelling--south elevation. Facing North.

3 of 18. Dwelling---east elevation. Facing Northwest.

4 of 18. Dwelling—north and west elevations. Facing Southeast.

5 of 18. Dwelling—west elevation. Facing East.

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6 of 18. Driveway on east side of Dwelling; garden and orchard area east of driveway. Facing North.

7 of 18. U-shaped portion of driveway by garage, barn and privy. Facing Northwest.

8 of 18. Garage—south and west elevations. Facing Northeast.

9 of 18. Barn—south elevation. Facing North.

10 of 18. Barn—east elevation; troughs and corrals to the left. Facing Southwest.

11 of 18. Barn-north and west elevations. Facing Southeast.

12 of 18. Barn and Privy—south and west elevations. Facing Northeast.

13 of 18. Privy—north and west elevations. Facing Southeast.

14 of 18. Loading and Squeeze chute. Facing Northwest

15 of 18 . Modern wood-frame shed [smaller modern metal shed behind it]. Facing West.

16 of 18. Garden area and fruit trees east of dwelling. Facing Southwest.

17 of 18. Working ditch east of garden. Facing Northeast.

18 of 18. Dry Creek Canal, forming the property's west boundary. Facing Northeast.

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Property Owner:

(complete this item at the request of the SHPO or FPO)

Name Daniel I. and Sheila R. Beal
street & number 4130 W. Beacon Light Road telephone 208-938-7966
city or town Eagle state ID zip code 83616

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.