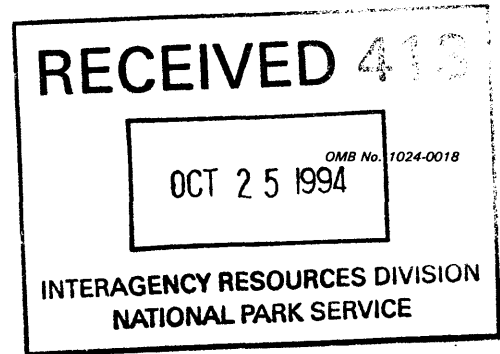


United States Department of the Interior
National Park Service

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Aspoas, James house

other names/site number _____

2. Location

street & number 1610 Fifteenth Avenue

n/a not for publication

city or town Lewiston

n/a vicinity

state Idaho code ID county Nez Perce

code 069 zip code 83501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date

John R. Hill, State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property X meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

✓ entered in the National Register.

 See continuation sheet

 determined eligible for the National Register. See continuation sheet

 determined not eligible for the National Register.

 removed from the National Register.

 other, (explain:) _____

Entered in the
National Register

Signature of Keeper

Date of Action

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Property Name Aspoas, James house

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5. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<u>X</u> private	<u>X</u> building(s)		
<u> </u> public-local	<u> </u> district	<u>1</u>	<u> </u> buildings
<u> </u> public-State	<u> </u> site	<u> </u>	<u> </u> sites
<u> </u> public-Federal	<u> </u> structure	<u> </u>	<u> </u> structures
	<u> </u> object	<u> </u>	<u> </u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: n/a

No. of contributing resources previously listed in the National Register: 0

6. Functions or Use

Historic Functions (Enter categories from instructions.)

Cat: <u>DOMESTIC</u>	Sub: <u>Single dwelling</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions (Enter categories from instructions.)

Cat: <u>DOMESTIC</u>	Sub: <u>Single dwelling</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. Description

Architectural Classification
(Enter categories from instructions.)

Colonial Revival

Materials
(Enter categories from instructions.)

foundation stone: sandstone

walls wood: weatherboard

roof other: clay tile

other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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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.)

- ☒ 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.) N/A

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

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Architecture

Period of Significance

1904-1944

Significant Dates

1904

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Nave, James

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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Property Name Aspoas, James house

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9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- Specify repository: _____

10. Geographical Data

Acres of property Less than one acre

UTM References

1	<u>1/1</u>	<u>4/9/9/4/1/0</u>	<u>5/1/3/8/8/3/0</u>	3	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting	Northing		Zone	Easting	Northing			

2	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting	Northing		Zone	Easting	Northing			

☐ See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Elizabeth Egleston, consultant

organization _____

date 6/26/94

street & number 157 First Avenue, #16

telephone (801) 359-6818

city or town Salt Lake City

state Utah zip code 84103

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____

telephone _____

city or town _____

state _____

zip code _____

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Section number 7 Page 1 Name of Property James Aspoas house
County and State Nez Perce County, Idaho

Constructed in 1904, the James Aspoas house was designed by local architect James Nave in a variant of the Colonial Revival style sometimes referred to as "free classic." In this transitional aesthetic Queen Anne elements are combined with classical symmetry and simplicity. The house was one of nine built from 1904-1907 as part of a development known as "Blanchard Heights." These homes were scattered over a sixteen-block area that was filled in by modest residential structures after World War II. One of three contiguous properties associated with the development, the Aspoas house is almost identical to the William and Elizabeth McLaren house at 1622 Fifteenth Avenue, listed in the National Register in 1992.

The Aspoas house faces north and is located on a steep hill overlooking Lewiston and the Clearwater River and valley. The house is two stories high and is placed on a coursed stone foundation; it is sheathed with narrow, wooden clapboards. The roof is bar-tile which is most likely not original. The massing is symmetrical, consisting of a cross-gable roof configuration with two one-story, hipped roof ells on the south (rear) elevation. A one-story porch on the north wall frames the main entrance and wraps around the northwest corner. There is also an open porch on the east half of the south elevation. Cutaway bay windows are located on the northeast corner and the east walls.

Fenestration consists primarily of one-over-one, double-hung windows; in several of these the upper light has been divided into multiple small panes. Single, fixed windows are located in the center walls of the bays, and in the center of the broad, north gable on the second story is a Palladian window. Six Tuscan columns support the roof of the northwest corner porch; turned balusters compose the balustrade. A triangular pediment is located on the porch roof, framing the entrance to the house. The rear porch is less ornate, having only three-full-length columns. Brackets embellished the eaves and the east and west gable ends have cornice returns. There is an interior brick chimney.

The use of the house has always been residential. At one point it was divided into apartments but the current owners have reverted its use back to single family. No outbuildings exist. The landscaping consists of grass and fully-grown trees; a stone retaining wall extends across the north property line. Other than covering the original roof material the Aspoas house has undergone minimal alteration and has thus maintained a high degree of integrity of design, workmanship and materials. The effect of the surrounding suburb is lessened by the location of the Aspoas house between two homes historically associated with Blanchard Heights. The resulting architectural and landscape continuity contributes to the integrity of feeling and association.

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Section number 8 Page 1 Name of Property James Aspoas house
County and State Nez Perce County, Idaho

The Aspoas house is eligible for the National Register under Criteria A and C. Historically, it is significant for its association with an early twentieth-century residential development, Blanchard Heights, that was unusual for its rural character. Located only a few miles from downtown Lewiston, Blanchard Heights offered both open space and urban convenience. The development is accordingly associated with the history of Lewiston at the turn of the century, as the availability of such a concept indicates that the city had reached a period of stability and maturation. Architecturally, the Aspoas house is significant as an example of the work of a prolific local architect, James Nave.

Like many communities in Idaho, Lewiston owes its existence to a mining boom, in this case that of the discovery of gold at the headwaters of Orofino Creek in 1860. Miners wanting to reach the gold camps as quickly as possible found that transportation via the Snake and Clearwater rivers provided the easiest access, and Lewiston was the result of the makeshift tent city the miners inadvertently created at the confluence of these rivers. Soon merchants established businesses to supply the miners, and the town grew quickly. Its population and prosperity greatly fluctuated during its first decades, but by 1900 it had become the regional center of the northern half of the state, with a population of 2,500.

The Aspoas house, constructed in 1904, was one of nine houses built as part of the Blanchard Heights development. They were situated on the steep hill south of the downtown commercial core and southeast of the expanding, affluent Normal Hill neighborhood. All of the homes are located within a sixteen-block area (encompassing Fifteenth to Nineteenth streets and Eighteenth to Fifteenth avenues) and were built between 1904 to 1907. Blanchard Heights was promoted by six men, the most prominent being Wendell P. Hurlbut. He was president of a local bank, the Commercial Trust Company, which owned much of the property surrounding the development. Only two of the six men built homes in Blanchard Heights: Hurlbut, who built two homes for himself and his son and daughter-in-law on Eighteenth Avenue and Gaylord Thompson, who built a home directly north on Seventeenth Avenue (listed in the National Register in 1992). "Blanchard" was the maiden name of Hurlbut's daughter-in-law, Maud Blanchard Hurlbut.

Blanchard Heights offered many amenities: great view of the Clearwater River, close proximity to the downtown area and rural living. Owners had urban advantages, such as the availability of city water sources, but did not have the constraints placed on them had they lived in town; for example, they could keep any livestock with the exception of pigs. Furthermore, deed restrictions specifying that all houses must cost at least \$1,500 ensured an exclusive element to the area. For years the neighborhood had no defined streets; early residents speak of driving across fields in the most convenient direction (diagonally) to reach town, and of having horses and livestock. One long-time resident of the Thompson house, Dr. D. K. Worden, described a pleasant sense of isolation from both Lewiston and his neighbors in a 1983 interview. He moved to Blanchard Heights in 1937 and lived there until his death in 1988, and provided his impression of what the neighborhood was like

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soon after the first houses were constructed:

At that time [about 1905] I think these houses were built here completely isolated -- for blocks there was nobody. My kids had a racehorse track down there -- they had the circus down below us. I think it was sort of a status thing to be up on the hill looking down...¹

Little is known about Mr. Aspoas; apparently he was a banker. He did not own the property for very long, as title records show that he sold it to Andrew Roberts in 1912. Within the next year the house changed owners several times until William A. Hollingsworth bought it in 1913. His ownership lasted until 1939, at which time another period of short-term ownership began that has lasted until recently.

The Aspoas house was designed by a Lewiston architect, James Nave. Nave was born in Fort Wayne, Indiana and arrived in Idaho from Iola, Kansas, in 1903. Ninety-four commissions are attributed to his firm in the period from 1903 to 1923, representing works in Lewiston, surrounding small towns in the north Camas Prairie and Clearwater Valley regions and eastern Washington. Residential commissions, including at least four other houses in Blanchard Heights, comprised the bulk of his work during the early years of his Lewiston tenure. These works were generally Queen Anne and Colonial Revival in style. After 1906, however, a local shift occurred from the formality and elegance found in these styles, and Nave's residential practice seems to have been overtaken by another Lewiston architect, Ralph Loring, whose work exhibited a Craftsman influence.

By 1909 Nave was obtaining commissions for commercial and institutional buildings as his residential business declined. His institutional work was Georgian Revival, while his commercial commissions were completed in the Romanesque and Renaissance Revival styles. In her book, Building Idaho, Jennifer Eastman Attebery writes that Nave's work shows a preference for stone and a "fragmented use of classical motifs."² This affinity for stonework is not surprising, given the fact that he owned a stone quarry in nearby Clarkston, to which he devoted his energy after he left architectural work in 1933.

The Aspoas house represents Nave's early work, and is indeed Colonial Revival in style. It can be termed "free classic," a sub-type in which aspects associated with the classical revival architecture of America's colonial past were integrated with the medieval irregularity that characterized the Queen Anne style. According to Lee and Virginia McAlester, this variant of the Colonial Revival styling was especially popular before 1910.³ The Aspoas house, identical to the William and

¹Interview with Dr. D.K. Worden, Lewiston, Idaho 2 November 1983.

²Jennifer Eastman Attebery, Building Idaho, Moscow, ID.: University of Idaho Press, p. 88.

³Virginia and Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 1989), p. 326.

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Section number 8 Page 3 Name of Property James Aspoas house
County and State Nez Perce County, Idaho

McLaren house next door at 1602 Fifteenth Avenue, tends toward the classical end of the Colonial Revival scale because of the symmetrical massing of the main cube of the house; the uniformity of the wall texture created by the horizontal texture; and details such as cornice returns, a Palladian window and Tuscan porch columns. Queen Anne features include the first-story bay windows, the asymmetrical wrap-around porch and the small panes in several second-story windows, but they do not dominate the overall appearance.

The high design integrity of the Aspoas house conveys its association with this fashionable neighborhood, contributing to our knowledge of an effort during the first decade of this century to provide affluent Lewiston residents with a rural environment, urban convenience and a relatively exclusive development. The integrity of setting and location of the Aspoas house between two other Blanchard Heights properties is reinforced by the mature landscaping and by the stone retaining wall that forms the border of the front yards of the three properties. Despite the surrounding residential infill, this integrity insures a sense of the original appearance of the neighborhood and evokes the intentions of the early owners and developers of Blanchard Heights.

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County and State Nez Perce County, Idaho

Books

Attebery, Jennifer Eastman, Building Idaho. Moscow, ID.; University of Idaho Press, 1991.

Hibbard, Don. Normal Hill: An Historic and Pictorial Guide. Lewiston, ID: Luna House Historical Society, 1978.

McAlester, Lee and Virginia. A Field Guide to American Houses. New York: Alfred A. Knopf, 1989.

Newspaper Articles

Lewiston Morning Tribune

16 June 1904, p. 10
30 April 1905, p. 5.
22 February 1906, p. 5
19 April 1907, p. 2
2 September 1912, p. 2

Other Sources

Deed records, 1904-1989. Nez Perce County Courthouse, Lewiston, Idaho.
Sanborn maps: 1928
Worden, Dr. D.K. Lewiston, Idaho. Interview, 2 November 1983.

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VERBAL BOUNDARY DESCRIPTION

The nomination includes the James Aspoas House and the property on which it stands, lot 4 and the east half of lot 5, block 31, Yantis Addition to Lewiston. Legal description is on file at the Nez Perce County Courthouse, Lewiston, Idaho.

BOUNDARY JUSTIFICATION

The boundary description is based on the legally-recorded boundary lines of the property. The boundary includes the house and it contains the area which has been historically associated with the Aspoas house.



1. JAMES ASPOAS HOUSE
2. NEZ PERCE, IDAHO
3. ELIZABETH EGLESTON
4. 1992
5. IDAHO STATE HISTORICAL SOCIETY, BOISE
6. VIEW TO SOUTH.
7. 1