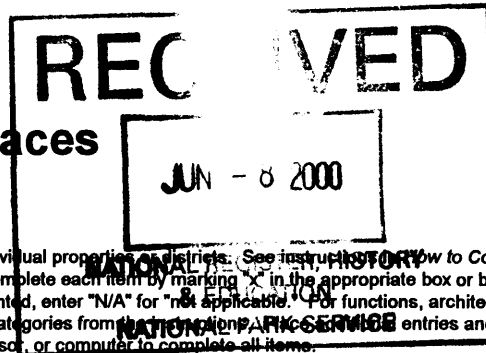


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions to Complete the National Register of Historic Places Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an 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 National Park Service 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 Dorman, Henry W. and Ida Frost, House
other names/site number Caldwell Sanitarium, PEO Sisterhood Chapter House

2. Location

street & number 114 Logan Street N/A not for publication
city or town Caldwell N/A vicinity
state Idaho code ID county Canyon code 027 zip code 83605

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 nationally statewide X locally. (See continuation sheet for additional comments.)

Kenneth Reid 2 June 2000
Signature of certifying official/Title Date
KENNETH REID, Deputy State Historic Preservation Officer

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- 1 entered in the National Register.
See continuation sheet.
 determined eligible for the National Register.
See continuation sheet.
 determined not eligible for the National Register.
See continuation sheet.
 removed from the National Register.
 other, (explain:)

Signature of the Keeper Date of Action

Gordon H. Beall 7.5.00

Dorman, Henry W. and Ida Frost, House
Name of Property

Caldwell, Canyon, Idaho
City, County, and State

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
<u>1</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>1</u>	<u>0</u> Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/ single dwelling
HEALTH CARE/hospital

Current Functions

(Enter categories from instructions)

SOCIAL/ clubhouse

7. Description

Architectural Classification

(Enter categories from instructions)

Neo-Classical Revival

Materials

(Enter categories from instructions)

foundation Concrete
walls Wood: Weatherboard

roof Asphalt
other Brick

Narrative Description

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

X See continuation sheet(s) for Section No. 7

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Settlement

Architecture

Period of Significance

1910

Significant Dates

1910

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Harding, Lem (Contractor)

☒ See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(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 ☐ Other State agency
- ☐ 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
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

☒ See continuation sheet(s) for Section No. 9

Dorman, Henry W. and Ida Frost, House
Name of Property

Caldwell, Canyon, Idaho
City, County, and State

10. Geographical Data

Acreage of property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/1 5/2/4/5/0/0 4/8/3/3/7/0 B 1 1/1/1/1 1/1/1/1
Zone Easting Northing Zone Easting Northing

C 1 1/1/1/1 1/1/1/1 D 1 1/1/1/1 1/1/1/1

Verbal Boundary Description

(Describe the boundaries of the property.)

Block 17, Lot 17A (excluding 88' X 167' on the east side of the Dorman House and 158'6" X 167' of 17A on the west side of the Dorman House), Pioneer Subdivision, Caldwell, Idaho.

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

Boundary Justification

(Explain why the boundaries were selected.)

The boundary includes the Dorman House, the land it sits on, and the front, driveway approach to the building; it excludes the rest of the lot because newer (but associated) construction has occurred on the site.

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

11. Form Prepared By

name/title Madeline Kelley Buckendorf
organization Consulting Historian date April 15, 2000
street & number 1805 Everett St. telephone (208) 454-3435
city or town Caldwell state ID zip code 83605

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/or 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

name Idaho State Chapter, PEO Sisterhood, Inc. (Mary Anne Pinkerton, President)
street & number P.O. Box 1957 telephone _____
city or town Sun Valley state ID zip code 83353

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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Continuation SheetSection number 7 Page 1Name of Property Dorman, Henry W. and Ida Frost, HouseCounty and State Canyon County, Idaho**Description:**

The Henry and Ida Frost Dorman house is located at 114 Logan Street in Caldwell, Idaho. It sits on the southeast corner of Logan Street and Kimball Avenue, in the Pioneer (formerly Arlington Heights) Subdivision. Surrounded by an expanse of lawn and large trees, the house is a two-story, rectangular structure with a concrete foundation, wood-framed walls, and a flat roof. It is designed in the Neo-Classical Revival style; it is monumental in form, but with minimal stylistic detailing. The building has a massed, compound plan, with an L-shaped wing attached to the southeast corner of the building. A two-part addition is located on the south facade. The dimensions of the house's main section are 46' in width and 51'5" in length. The east wing extends 13'6" beyond the main section's width, and the two south facade additions add another 16'4" to its length.

The house sits on a raised, poured concrete foundation which provides a daylight basement with boxed windows. Half of the basement windows are metal-framed double casement windows; the other half are double-hung sash aluminum or wood-framed windows.

A wide wood water table marks the separation between the basement and first story. The walls of the upper stories are wood frame clad with narrow gauge, bevel siding. The walls terminate with an austere architrave (boxed) cornice. Originally a stucco soffit and dentils were located underneath the cornice; all stucco and dentils were removed in 1950 and replaced with a plain wood soffit. The flat roof is covered with asphalt sheeting and is surrounded by a solid, wooden parapet. Paired or triple windows dominate each facade. Most windows are 16-over-1 with metal muntins: all windows are double-hung sash unless otherwise noted. Grouped windows on the first story have a single lintel with a small drip cap, while those on the second story abut the bottom of the architrave, and therefore have no distinct lintels.

The building's north facade is symmetrical in design and dominated by a two-tiered entry porch, or portico, in its center. Two fluted Doric columns with square, stepped bases run the full height of the two stories. The entry porch and stairs are concrete and have a wrought-iron balustrade and side rails. A wood, flush door with three small lights is centrally located, and is flanked with glass-block sidelights. The second-story porch is surrounded by a simple balustrade composed of plain rectangular balusters. Two small French doors flanking a pair of 1-over-1 windows open out to the second-story porch.

Doric-style pilasters frame the corners of the north facade and the parapet. Flanking the portico on the first story are three grouped windows, with paired windows above. The wing's north facade has a ribbon of four 1-over-1 windows on its second story, and one 16-over-1 window on its first story.

The east facade is composed of: the building's main section; a two-story wing projecting from the east facade; and a one-story kitchen addition projecting off the rear of the house. The main

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section's first story contains two 16-over-1 windows matching those on the front facade, and a smaller version of the same style of window. The second story has a rectangular, sliding window and 16-over-1 window. The wing's east facade is composed of three 1-over-1 windows enclosing what was the sleeping porch, one fixed window on the second story, and two 16-over-1 windows on the first story. A wooden ramp runs two-thirds the length of the east wing's first floor. Concrete steps lead to a wood-paneled door into the basement area. The one-story kitchen addition's east facade contains only a glazed door with a single light and a wood panel.

The house's south facade includes many additions that provide an irregular pattern with multiple projections; the one-story additions project further than the upper-story additions. The windows on this facade vary in size, proportion, and number in the grouping; no two groupings are the same. The main section's second story contains two single windows and two groupings of three windows. The one-story porch addition attached at the southwest corner contains a French door flanked with sidelights. The first story's second addition contains triple, double-hung sash windows with metal frames, and paired fixed windows. The original projecting wing's first story has a double-hung sash window, and its second story has three fixed windows.

The west facade of the house is asymmetrical in its present appearance. A brick chimney is located slightly off-center on the east facade; it projects above the roof line, piercing the cornice and interrupting the parapet along the way. To the north of the chimney, a single double-hung sash window is located in the first story's exterior and a small sliding window is located in the second story. South of the chimney, the first story windows include a 16-over-1 sash window; the second story has 16-over-1 windows of a different size. The rear entry addition's west facade contains paired 16-over-1 windows.

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STATEMENT OF SIGNIFICANCE:

The Henry W. and Ida Frost Dorman house is significant under Criterion A, at the local level, for its association with early 20th-century suburban development in Caldwell. The building is also significant under Criterion C, as an excellent, local example of the Neo-Classical Revival style, a style introduced at the 1893 Columbian Exposition held in Chicago.

Criterion A

The 1881-1884 construction of the Oregon Shortline Railroad (OSL), which linked the transcontinental Union Pacific Railroad to the Pacific Northwest, precipitated the development of many southwestern Idaho towns, including Caldwell. Robert Strahorn, who served as the Union Pacific's publicist, seized the opportunity to develop townsites along the new link. Senator H. H. Caldwell of Kansas, Hugh B. Wallace, S. B. Jones, and Strahorn formed the Idaho and Oregon Land Improvement Company, which sold town lots in Hailey, Shoshone, Mountain Home, Payette, and Caldwell. Although agricultural settlement preceded the formal establishment of Caldwell in 1883, the railroad brought an influx of small businesses and real estate promoters to develop the townsite and small suburban acreages.¹

Caldwell was only a tent city when the OSL laid its tracks there. The *Idaho Tri-Weekly Statesman* described the new town as having "eleven saloons and one [water] pump in successful operation."² Despite its inauspicious beginning, Caldwell grew rapidly and became a supply center for surrounding farms and villages, and for mining districts in Owyhee County. By 1884, Caldwell consisted of 600 people, 40 businesses, 150 other structures, a telephone system, and a public school.³

When Canyon County was created in 1891, Caldwell was designated as the county seat. The same year the Wood River Presbytery established Idaho's first college in the town--The College of Idaho. Despite this, Caldwell's growth lagged until 1909, when the construction of the Deer Flat Reservoir reclamation was completed close to town. The newly available irrigated tracts caused Caldwell's population to boom; from 1900 to 1910, the town grew from 997 inhabitants to 3,543, and Canyon County's population more than tripled to 25,323.⁴ Similar growth occurred in the Boise Valley and other newly irrigated lands in southern Idaho.

Ambitious entrepreneurs helped promote Caldwell's boom in the early 20th century. One such promoter was Henry Dorman, who came to Caldwell in 1885. Dorman's personal history exemplifies the history of many Idaho entrepreneurs who pioneered land development. In 1883, Dorman emigrated from Illinois to Ketchum, Idaho, lured by the area's booming mining districts. In 1885, he moved to Caldwell and worked at the M. B. Gwinn Mercantile, one of the first businesses in the young town. Dorman then returned to mining, operating the Ida and Lincoln Mines at Pearl,

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located approximately 35 miles northeast of Caldwell. In 1893 he married Ida Frost of Caldwell, daughter of one of Idaho's earliest pioneer families. Approximately five years later the Dormans moved back to Caldwell, where they engaged in ranching, farming, and fruit growing.⁵ Henry Dorman was well established as a community leader during Caldwell's boom period, and he developed some of the first additions and subdivisions of Caldwell, including the lands surrounding his ranch home and orchards on the southern edge of Caldwell. Dorman also became a successful fruit grower as horticulture became a major Idaho industry in the 1900s. His apples won prizes at the 1908 National Horticultural Congress, and Dorman was elected president of the Idaho Horticulture Society in 1913.

Dorman built on his success as an orchardist to sell his developments. The October 1, 1909, *Caldwell Daily News* carried an advertisement for the Dorman Land Company, picturing his "prize-winning orchard of national fame." The advertisement went on to say: "We have over 300 acres of orchard land located in the heart of Caldwell's apple belt, platted in five and ten acre tracts, in and near the City. It is all accessible by [street] Car Line....Our Specialties--Suburban Homes and Fruit Lands."⁶

Henry Dorman was following a pattern similar to early rural suburban development surrounding Boise, Idaho's largest town and the capital city. In 1907, The Boise Valley Traction Company, an interurban streetcar line, established its "loop," connecting Caldwell and several other small communities to Boise. Dorman owned the traction company's right-of-way through Caldwell and was well aware of booming real estate development surrounding Boise. Several local entrepreneurs and wealthy professional people who helped develop the interurban line also owned property along its tracks. They subdivided the acreages into town lots (such as Ustick), or into three-, five-, and ten-acre lots to be developed as "country homes" or small agricultural plots.

This pattern was common in late 19th- and early 20th-century suburban development in the United States. The suburban model offered families a taste of "country life," with relatively easy access provided to urban work centers by streetcar systems. The suburb reflected American ideals concerning the virtues of open space, fresh air and green foliage. In established cities, suburban development also offered middle-class families an opportunity to escape urban centers teeming with foreign immigrants. The development pattern in Boise-area communities especially matched suburbs of the Greater Los Angeles area, which were interspersed between orange groves and small farms (hence the name Orange County).

Henry Dorman was successful enough in his various business ventures that in 1910 he had a \$10,000 mansion constructed on his former "ranch." The property had been subdivided and platted as the "Arlington Heights" Subdivision (later named Pioneer Subdivision) by 1910, and incorporated into the city limits. Dorman kept portions of his original ranch and orchard, and provided his previous home (adjacent to the new house) as a residence for his parents.

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Construction of Dorman's 10-room home began in June 1910. The *Caldwell Weekly News* announced this event in its "Local Paragraphs" column: "The house will be modern throughout, and it is safe to say will be one of the finest houses in the city when completed."

Construction of the home was completed in November, 1910. It was described as a "fine, modern, two-story house...with two bathrooms. There will be a cold storage room 25x25 and a big basement 40x42." The names of its architect and building contractor were never mentioned in area newspapers, but a relative of Mrs. Frost identified local contractor Lem Harding as the builder. Harding was the building contractor for the first Canyon County Courthouse in 1893. He was later locally known for introducing "Miracle Brick" (molded concrete blocks simulating rough-cut stone) as a building material in Caldwell.

The Dorman home's Neo-Classical Revival design, large lawn, and ornamental plantings reflected the influence of turn-of-the-century "City Beautiful" and "Country Beautiful" suburban planning. City beautification was one of many Progressive-Era reform movements, and its ideals reflected those of the 1893 Columbian Exposition held in Chicago. Several of the country's leading architects designed the so-called "White City," with a central courtyard, green strips, paved roads, and classically inspired buildings. Their work so excited other architects and city planners that they began redesigning urban landscapes with city centers, parks and boulevards, and public transportation systems. Included in the "City Beautiful" movement was the idea of planned garden suburbs, such as one designed by Frederick Law Olmstead in Riverside, Illinois. The Neo-Classical Revival style of architecture also became popular, based on the classical colonnaded buildings designed for the Columbian Exposition's White City. These designs soon spread to newly established Midwestern and Western communities, though usually replicated on a more modest scale.⁸

Burgeoning Idaho communities also adopted some of the urban and suburban designs of the "City Beautiful" movement. In the mid-1890s, over 4,000 trees were planted along Caldwell streets, creating a boulevard effect. By 1907, a new architect-designed city hall and railroad depot tied together its substantially built business center. Sewer and water lines were placed under Cleveland Boulevard in 1908. From 1909 to 1911, streets were paved, a new brick high school was built, and the College of Idaho's new campus buildings on the east end of Cleveland Boulevard were constructed. Two Caldwell homes designed in the Neo-Classical Revival style were built in 1910--the Dorman house and the Henry and Carrie Blatchley home on the College of Idaho campus.⁹

The Dormans lived in the house for almost nine years and then moved to Boise. In July, 1919, the spacious home was purchased by three community physicians--Doctors Fern Cole, James A. Young, and Clifford Kaley. Another small hospital, the Canyon Hospital, run by Mr. and Mrs. J. M. Spurgeon, had previously served the community from 1911 to 1917. After it closed, patients had to travel to Boise for hospital care. The hospital did reopen in March 1919, renamed the Steensland Hospital (run by Mrs. A. J. Steensland of Gooding); however, it could not meet all the needs of

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a growing population. The three doctors who bought the Dorman house converted it into a small private hospital, called "The Caldwell Sanitarium." They purposely retained much of its home-like atmosphere to help patients feel more comfortable. The new sanitarium contained seven private rooms and two wards with four beds each. Caldwell's Forward Club, a women's service club, furnished the women's ward. Both the men and women's ward contained fireplaces. An operating room, sterilization room, and sleeping porch for the nurses were located on the second floor.¹⁰

After Doctor Young was killed in a ferry crossing accident in 1920, Weiser doctor Stowell Dudley moved to Caldwell and joined the Sanitarium's professional staff. Later, Dr. Dudley's interest in the Sanitarium was sold to Dr. H. B. Hanford. In 1929, the Memorial Park Hospital was built, and the two hospitals served Caldwell until a more modern, community-owned facility (Caldwell Memorial Hospital) was built in 1949.

The closing of Caldwell's Sanitarium coincided with a growing movement within an Idaho women's club--The Idaho Chapter of the PEO Sisterhood. Started as a sorority-like secret society at Iowa's Wesleyan College in 1869, the PEO organization eventually evolved into a community-based women's club. Like many women's clubs and service organizations, PEO took on some characteristics of Progressive Reform movements in the late 19th century. The club emphasized further educational and cultural opportunities for women, as well as a feeling of sisterhood and civic responsibility. The club presented many middle-class women the opportunity for literary and cultural enlightenment. Following the Progressive Movement's emphasis on scientific principles of organization, women's clubs became more formal institutions. In the 1890s, PEO club chapters began adopting constitutions and using Robert's Rules of Order for parliamentary meeting procedures. The members also placed more emphasis on philanthropy, organizing scholarships and loans for women wishing to further their education.¹¹ Caldwell's PEO Chapter F, started in 1910, was the sixth chapter formed in Idaho.

After World War I rural areas of the nation suffered from an agricultural depression, and Idaho was no exception. In the 1920s, several Idaho PEO chapters created special funds for members "in need." The Idaho PEO Welfare and Trust Fund was set up in 1925 under the motto: "No PEO Ever a Public Charge." Part of each chapter's state dues went to this fund; over the years giving to the fund fluctuated between being voluntary and mandatory.¹²

The idea of retirement homes for PEO members became a national discussion topic in the 1920s, though the ambitious nature of such projects meant that they were slow to materialize. The PEO groups followed the lead of other social and fraternal organizations that pursued similar projects during the years before the social safety nets of the New Deal programs were created. Locally in Caldwell, the Odd Fellows had established a retirement home for its members in 1920.

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The first PEO chapter house (a retirement home for senior members) was established in 1929 at the organization's birthplace--Mount Pleasant, Iowa. Soon, other chapter houses opened in Alhambra, California (1933) and Knoxville, Kansas (1937). Idaho PEO members discussed the possibility of a regional chapter house as early as 1935, when Caldwell Chapter F members prepared a memorial, or petition, for the state PEO convention. The memorial proposed the establishment of an Idaho PEO Home. Letters were written to other Idaho chapters, and the response was favorable. In 1936, Love Miller Smith, the guiding force behind the cause, visited the Alhambra PEO Home; soon after, she offered \$100 donation to begin an Idaho Chapter House fund. Her contribution and Chapter F's memorial were accepted at the state PEO convention. Portions of local dues to the State Chapter were placed in the Chapter House Fund, and voluntary contributions helped this fund grow.¹³

World War II interrupted plans for the Chapter House, as PEO members focused their efforts on various war-related and post-war projects. Subsequently, at the 1947 PEO State Convention, members adopted a five-year plan for systematic giving to the Chapter House Fund, presented by Chapter F.

Meanwhile, by 1949, a community-owned hospital was built in Caldwell and the private sanitarium (formerly the Dorman mansion) was no longer needed. Love Miller Smith had previously worked as the sanitarium's secretary-treasurer and knew the doctor-owners well. She and the wives (also PEO members) of Drs. Cole and Kaley used their influence to convince the owners to donate the property to the PEO for use as a chapter house. Another PEO member's husband, Judge Thomas E. Buckner, donated \$8,000 toward remodeling costs. In March, 1950, the former Dorman property and the two houses associated with it were given to the state PEO Sisterhood. It was stipulated that the Sisterhood must raise \$20,000 in addition to the \$23,000 already in the Chapter House Fund for remodeling costs. In June, the state PEO Chapter agreed to the proposal, and in less than three months an additional \$21,000 had been raised. Several Caldwell PEO members and their husbands made large donations to the project. Among the first to contribute was Love Miller Smith, who gave \$1,000.¹⁴

In November, 1950, the PEO Chapter House Building Committee, headed by Chapter F member Edith Ross, requested bids from various contractors. Keys Construction Company of Caldwell received the contract. The specifications were drawn up by architect Andrew Bowles of Nampa, who formerly worked for the well-known Boise architectural firm of Tourtellotte and Hummel. The house's interior underwent extensive remodeling, and a one-story addition was constructed on the building's south (rear) facade. The contractor was instructed to match the lapped wood siding on the house's exterior walls, and to reuse all existing doors and windows, excepting the front entry door. New poured-concrete walls and floors replaced old ones in the basement, and windows were replaced and added to the basement.¹⁵

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Dedication ceremonies for the new PEO Chapter House were held on May 6, 1951. Approximately 500 PEO members from around the state were in attendance. Love Miller Smith became Superintendent of the Chapter House, and moved into the older, smaller house on the grounds (the original Dorman house, which was eventually moved off the property). PEO members, especially those from Caldwell Chapters F and AU (started in 1941), donated furnishings and canned goods to the Chapter House.¹⁶

In 1955, two small cottages were built on property adjacent to the Chapter House--a one-bedroom, brick cottage and a duplex faced with Owyhee rose stone. Both homes were owned and paid for by individual members of Chapter F (including the wife of original donor Dr. Fern Cole). Two more brick cottages were built on adjacent property in 1958. One was paid for and occupied by the wife and daughter of another former donor, Charles Tobias. The fourth house was built by relatives of donor Clifford Kaley. Another two-bedroom, brick house was constructed from 1966 to 1968, and the last cottage was built in 1989. All houses and associated property, except for the one constructed in 1989, have been gift-deeded to the Idaho PEO Sisterhood.¹⁷

Originally, only PEO members who were single or widowed were allowed to reside in the Chapter House and associated cottages. In 1979, the rules were changed to allow husbands of PEOs to be admitted as residents. Several retired couples have lived in the cottages since that time. Members from chapters throughout Idaho have inhabited the Chapter House, along with former California and Alaska members. At present, no one is residing in the Chapter House itself, but several of the cottages are occupied. The main house continues to be used for residential dining and other activities, and area chapters hold occasional meetings and parties there.

The history and changing uses of the former Dorman mansion exemplify early suburban and urban development patterns in Caldwell. Its later use by the Idaho PEO sisterhood reflects an important role women's clubs played in Idaho's social history. The house continues to be well cared for and remains in excellent condition.

Criterion C

When the Dorman home was built in 1910, architectural styles were undergoing a transition in southwestern Idaho. Queen Anne and Colonial Revival-influenced styles dominated the residential architecture in Boise and Caldwell. By 1910, simpler, less adorned Neo-Classical Revival and Craftsman Bungalow styles were favored by area architects. Two larger Caldwell homes built in 1910 were of the Neo-Classical Revival style; these homes were owned by Henry Blatchley and Henry Dorman.¹⁸

Neo-Classical Revival architecture became common in national domestic construction during the first half of the 20th century. The style was introduced at the 1893 Columbian Exposition held in Chicago. There, architects fused early Classical Revival and Greek Revival influences into the central buildings and several smaller state pavilions constructed for the exposition. These buildings

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were widely photographed and described in newspapers throughout the United States. Variations of the Neo-Classical Revival style, with full-height porches, classical columns, cornices, and symmetrically balanced facades, were replicated in growing communities throughout the Midwest and West.¹⁹

The Dorman mansion's Neo-Classical Revival features represent the first wave of the style's popularity, which dates from 1900 to 1920. The massive, fluted Doric columns and flat roof of the full-height entry porch resemble elaborations common to the first wave. The later Neo-Classical Revival phase (1925-1950), emphasized side-gabled roofs, slender columns, and full-width, two-story porches. The Dorman house also reflected the influence of early Greek Revival style. The pilasters, massive classical columns with stepped capitals, boxed cornice, original stucco dentils (removed during the 1950 remodel), and wide architrave are characteristics common to Adam and Greek Revival buildings. Flat roofs and rooftop balustrades or parapets are common to Italian-influenced styles. The lack of extensive ornamentation and clean lines of the Dorman house reflect a rejection of earlier, more ornate Beaux Arts styles.²⁰

Most of the Dorman home's exterior alterations occurred fifty years ago from the present date. Comparative historical photographs of the house when it was owned by the Dormans and when it became a sanitarium, indicate very few (if any) alterations. When the building was remodeled for use as a PEO Chapter House, alterations occurred to window and door placements and framing, the soffit, and the basement. However, most of these alterations attempted to reuse original windows or replace with similar ones. The concrete basement walls were joined with newer reinforced-concrete walls, and the original windows were replaced with newer ones. The stucco soffit with dentils was removed and replaced with a wood soffit. The front entry door was changed from a panel door with multi-paned sidelights and transom to a flush slab door with glass-block sidelights and no transom. Changes also occurred to the second-story porch. The original had a single door surrounded by sidelights and a transom. This was changed to two narrow French doors flanking paired, double-hung sash windows that were probably original to another exterior portion of the house.²¹

The majority of building alterations occurred in 1950 and early 1951. Later, several second-story windows on the southeast L-shaped wing were replaced with metal, double-hung sash windows, and the first-story entryway on its north facade was removed and sided with matching lapped wood. Metal storm windows cover most of the original windows. However, the building retains much of its integrity and is in excellent condition. The PEO Chapter House looks remarkably similar to the early years it served as the Dorman home. It is an excellent example of Neo-Classical Revival architecture in southwestern Idaho, and serves as a reminder of Caldwell's early suburban and architectural development.

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Name of Property Dorman, Henry W. and Ida Frost, House

County and State Canyon County, Idaho

ENDNOTES:

- 1 For background information on Strahorn, see Carlos Schwantes. Railroad Signatures Across the Pacific Northwest (Seattle: University of Washington Press, 1993), 81-82. For information about Caldwell's settlement, see Annie Laurie Bird, Boise, the Peace Valley (Caldwell, Idaho: Caxton Printer, 1934), 279-313.
- 2 The [Boise] Idaho Tri-Weekly Statesman, 8 September 1883, 3.
- 3 For statistics, see Caldwell Centennial Calendar (Caldwell, Idaho: Caldwell Public Library, 1983) and Bird's Boise, the Peace Valley, 249-313.
- 4 United States, Department of Commerce and Labor, Thirteenth Census of the United States Taken in the Year 1910; Abstract...with Supplement for Idaho, 575, 588.
- 5 Hiram Taylor French, Book II of History of Idaho (Chicago and New York: Lewis Publishing Co., 1914), 963, See also Dorman's obituary in The Idaho Statesman, 19 May 1929.
- 6 "Dorman Land Company," Caldwell [Idaho] Daily News, 1 Oct. 1909, Sec. 1, p.
- 7 "Local Paragraphs," Caldwell (Idaho) News Weekly, 15 June 1910.
- 8 For information on the "City Beautiful" movement and early suburban planning, see Alexander B. Callow, American Urban History (New York: Oxford University Press, 1973), 596-600; see also Jackson, 122. For information on the American Neoclassical style, see Lee and Virginia McAlester, Field Guide to American Houses (New York: Alfred A. Knopf, 1988), 343-353.
- 9 For information on Caldwell architecture and the Blatchley house, see Jennifer Eastman Attebery, "Domestic and Commercial Architecture in Caldwell," Idaho Yesterdays (Vol. 23, No. 4) Winter 1980, 5-6. See also Elaine Leppert and Lorene Thurston, Early Caldwell Through Photographs (Caldwell, Idaho: Caldwell Centennial Committee for the Idaho State Centennial, 1991).
- 10 "Informal Reception Opens Caldwell Sanitarium...", The Caldwell Tribune, November 1919.
- 11 The PEO Record, Vol. 79 No. 1, January 1967.
- 12 Helen Gale, "Idaho PEO Chapter House History," unpublished speech in the records of the Caldwell PEO Chapter AU.

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Name of Property Dorman, Henry W. and Ida Frost, House

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- 13 Helen Gale Speech. See also PEO Chapter F Recording Secretary's Book, 1933-1939, all record books on file with Chapter F in Caldwell, Idaho.
- 14 PEO Chapter F Recording Secretary's Book, 1948-1951. See page 130 for the donation of Love Miller Smith.
- 15 A. D. Bowles, Architect, "Specifications for General Construction and Remodeling of the PEO Chapter House...", 11 Sept. 1950, on file with the Idaho PEO Chapter House Board of Trustees, Caldwell.
- 16 Helen Gale speech; see also PEO Chapter F Recording Secretary's Book, 1948-1951.
- 17 Ibid.; see also PEO Chapter F Recording Secretary's Books, 1954-1958 and 1965-1978.
- 18 Attebery, "Domestic and Commercial Architecture in Caldwell," 5-11; telephone conversation between author and Charles Hummel of the 3-generation Idaho architectural firm Hummel Architects PA, Boise, Idaho, 25 February 2000.
- 19 McAlester, 343-346.
- 20 Ibid., 343-344, 179-180, 397-398; see also Attebery, 5.
- 21 Andrew Bowles, "Specifications...." See also copies of historical photographs in Appendix.

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Name of Property Dorman, Henry W. and Ida Frost, House

County and State Canyon County, Idaho

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Name of Property Dorman, Henry W. and Ida Frost, House

County and State Canyon County, Idaho

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Section number Photos Page 1

Name of Property Dorman, Henry W. and Ida Frost, House

County and State Canyon County, Idaho

PHOTO LOG

Henry W. and Ida Frost Dorman House

Caldwell, Canyon County, Idaho

Photographer: Madeline Kelley Buckendorf

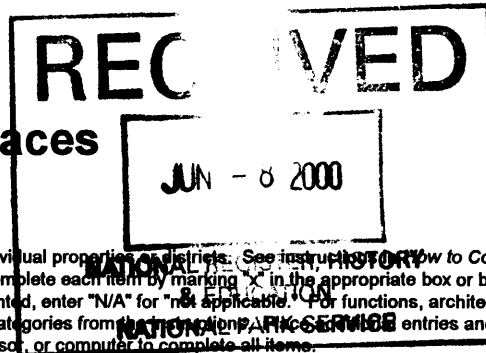
Date: February 21, 2000

Negatives on file at Idaho State Historic Preservation Office, Boise

- #1 of 4: North Elevation looking south
- #2 of 4: East elevation looking west
- #3 of 4: South elevation looking north
- #4 of 4: West elevation looking east

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 of eligibility for individual properties or districts. See instructions to Complete the National Register of Historic Places Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an 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 National Park Service 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 Dorman, Henry W. and Ida Frost, House

other names/site number Caldwell Sanitarium, PEO Sisterhood Chapter House

2. Location

street & number 114 Logan Street N/A not for publication

city or town Caldwell N/A vicinity

state Idaho code ID county Canyon code 027 zip code 83605

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 nationally statewide X locally. (See continuation sheet for additional comments.)

Kenneth Reid 2 June 2000
Signature of certifying official/Title Date
KENNETH REID, Deputy State Historic Preservation Officer

State or Federal agency and bureau

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

Signature of certifying official/Title 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.
 See continuation sheet.
☐ removed from the National Register.
☐ other, (explain:)

Edson H. Beall 7.5.00
Signature of the Keeper Date of Action

Dorman, Henry W. and Ida Frost, House
Name of Property

Caldwell, Canyon, Idaho
City, County, and State

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
<u>1</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>1</u>	<u>0</u> Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/ single dwelling
HEALTH CARE/hospital

Current Functions

(Enter categories from instructions)

SOCIAL/ clubhouse

7. Description

Architectural Classification

(Enter categories from instructions)

Neo-Classical Revival

Materials

(Enter categories from instructions)

foundation Concrete
walls Wood: Weatherboard

roof Asphalt
other Brick

Narrative Description

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

X See continuation sheet(s) for Section No. 7

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Settlement

Architecture

Period of Significance

1910

Significant Dates

1910

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Harding, Lem (Contractor)

☒ See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(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 ☐ Other State agency
- ☐ 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
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

☒ See continuation sheet(s) for Section No. 9

Dorman, Henry W. and Ida Frost, House
Name of Property

Caldwell, Canyon, Idaho
City, County, and State

10. Geographical Data

Acreage of property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/1 5/2/4/5/0/0 4/8/3/3/7/0 B 1 1/1/1/1 1/1/1/1
Zone Easting Northing Zone Easting Northing

C 1 1/1/1/1 1/1/1/1 D 1 1/1/1/1 1/1/1/1

Verbal Boundary Description

(Describe the boundaries of the property.)

Block 17, Lot 17A (excluding 88' X 167' on the east side of the Dorman House and 158'6" X 167' of 17A on the west side of the Dorman House), Pioneer Subdivision, Caldwell, Idaho.

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

Boundary Justification

(Explain why the boundaries were selected.)

The boundary includes the Dorman House, the land it sits on, and the front, driveway approach to the building; it excludes the rest of the lot because newer (but associated) construction has occurred on the site.

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

11. Form Prepared By

name/title Madeline Kelley Buckendorf
organization Consulting Historian date April 15, 2000
street & number 1805 Everett St. telephone (208) 454-3435
city or town Caldwell state ID zip code 83605

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/or 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

name Idaho State Chapter, PEO Sisterhood, Inc. (Mary Anne Pinkerton, President)
street & number P.O. Box 1957 telephone _____
city or town Sun Valley state ID zip code 83353

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1Name of Property Dorman, Henry W. and Ida Frost, HouseCounty and State Canyon County, Idaho**Description:**

The Henry and Ida Frost Dorman house is located at 114 Logan Street in Caldwell, Idaho. It sits on the southeast corner of Logan Street and Kimball Avenue, in the Pioneer (formerly Arlington Heights) Subdivision. Surrounded by an expanse of lawn and large trees, the house is a two-story, rectangular structure with a concrete foundation, wood-framed walls, and a flat roof. It is designed in the Neo-Classical Revival style; it is monumental in form, but with minimal stylistic detailing. The building has a massed, compound plan, with an L-shaped wing attached to the southeast corner of the building. A two-part addition is located on the south facade. The dimensions of the house's main section are 46' in width and 51'5" in length. The east wing extends 13'6" beyond the main section's width, and the two south facade additions add another 16'4" to its length.

The house sits on a raised, poured concrete foundation which provides a daylight basement with boxed windows. Half of the basement windows are metal-framed double casement windows; the other half are double-hung sash aluminum or wood-framed windows.

A wide wood water table marks the separation between the basement and first story. The walls of the upper stories are wood frame clad with narrow gauge, bevel siding. The walls terminate with an austere architrave (boxed) cornice. Originally a stucco soffit and dentils were located underneath the cornice; all stucco and dentils were removed in 1950 and replaced with a plain wood soffit. The flat roof is covered with asphalt sheeting and is surrounded by a solid, wooden parapet. Paired or triple windows dominate each facade. Most windows are 16-over-1 with metal muntins: all windows are double-hung sash unless otherwise noted. Grouped windows on the first story have a single lintel with a small drip cap, while those on the second story abut the bottom of the architrave, and therefore have no distinct lintels.

The building's north facade is symmetrical in design and dominated by a two-tiered entry porch, or portico, in its center. Two fluted Doric columns with square, stepped bases run the full height of the two stories. The entry porch and stairs are concrete and have a wrought-iron balustrade and side rails. A wood, flush door with three small lights is centrally located, and is flanked with glass-block sidelights. The second-story porch is surrounded by a simple balustrade composed of plain rectangular balusters. Two small French doors flanking a pair of 1-over-1 windows open out to the second-story porch.

Doric-style pilasters frame the corners of the north facade and the parapet. Flanking the portico on the first story are three grouped windows, with paired windows above. The wing's north facade has a ribbon of four 1-over-1 windows on its second story, and one 16-over-1 window on its first story.

The east facade is composed of: the building's main section; a two-story wing projecting from the east facade; and a one-story kitchen addition projecting off the rear of the house. The main

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section's first story contains two 16-over-1 windows matching those on the front facade, and a smaller version of the same style of window. The second story has a rectangular, sliding window and 16-over-1 window. The wing's east facade is composed of three 1-over-1 windows enclosing what was the sleeping porch, one fixed window on the second story, and two 16-over-1 windows on the first story. A wooden ramp runs two-thirds the length of the east wing's first floor. Concrete steps lead to a wood-paneled door into the basement area. The one-story kitchen addition's east facade contains only a glazed door with a single light and a wood panel.

The house's south facade includes many additions that provide an irregular pattern with multiple projections; the one-story additions project further than the upper-story additions. The windows on this facade vary in size, proportion, and number in the grouping; no two groupings are the same. The main section's second story contains two single windows and two groupings of three windows. The one-story porch addition attached at the southwest corner contains a French door flanked with sidelights. The first story's second addition contains triple, double-hung sash windows with metal frames, and paired fixed windows. The original projecting wing's first story has a double-hung sash window, and its second story has three fixed windows.

The west facade of the house is asymmetrical in its present appearance. A brick chimney is located slightly off-center on the east facade; it projects above the roof line, piercing the cornice and interrupting the parapet along the way. To the north of the chimney, a single double-hung sash window is located in the first story's exterior and a small sliding window is located in the second story. South of the chimney, the first story windows include a 16-over-1 sash window; the second story has 16-over-1 windows of a different size. The rear entry addition's west facade contains paired 16-over-1 windows.

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STATEMENT OF SIGNIFICANCE:

The Henry W. and Ida Frost Dorman house is significant under Criterion A, at the local level, for its association with early 20th-century suburban development in Caldwell. The building is also significant under Criterion C, as an excellent, local example of the Neo-Classical Revival style, a style introduced at the 1893 Columbian Exposition held in Chicago.

Criterion A

The 1881-1884 construction of the Oregon Shortline Railroad (OSL), which linked the transcontinental Union Pacific Railroad to the Pacific Northwest, precipitated the development of many southwestern Idaho towns, including Caldwell. Robert Strahorn, who served as the Union Pacific's publicist, seized the opportunity to develop townsites along the new link. Senator H. H. Caldwell of Kansas, Hugh B. Wallace, S. B. Jones, and Strahorn formed the Idaho and Oregon Land Improvement Company, which sold town lots in Hailey, Shoshone, Mountain Home, Payette, and Caldwell. Although agricultural settlement preceded the formal establishment of Caldwell in 1883, the railroad brought an influx of small businesses and real estate promoters to develop the townsite and small suburban acreages.¹

Caldwell was only a tent city when the OSL laid its tracks there. The *Idaho Tri-Weekly Statesman* described the new town as having "eleven saloons and one [water] pump in successful operation."² Despite its inauspicious beginning, Caldwell grew rapidly and became a supply center for surrounding farms and villages, and for mining districts in Owyhee County. By 1884, Caldwell consisted of 600 people, 40 businesses, 150 other structures, a telephone system, and a public school.³

When Canyon County was created in 1891, Caldwell was designated as the county seat. The same year the Wood River Presbytery established Idaho's first college in the town--The College of Idaho. Despite this, Caldwell's growth lagged until 1909, when the construction of the Deer Flat Reservoir reclamation was completed close to town. The newly available irrigated tracts caused Caldwell's population to boom; from 1900 to 1910, the town grew from 997 inhabitants to 3,543, and Canyon County's population more than tripled to 25,323.⁴ Similar growth occurred in the Boise Valley and other newly irrigated lands in southern Idaho.

Ambitious entrepreneurs helped promote Caldwell's boom in the early 20th century. One such promoter was Henry Dorman, who came to Caldwell in 1885. Dorman's personal history exemplifies the history of many Idaho entrepreneurs who pioneered land development. In 1883, Dorman emigrated from Illinois to Ketchum, Idaho, lured by the area's booming mining districts. In 1885, he moved to Caldwell and worked at the M. B. Gwinn Mercantile, one of the first businesses in the young town. Dorman then returned to mining, operating the Ida and Lincoln Mines at Pearl,

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located approximately 35 miles northeast of Caldwell. In 1893 he married Ida Frost of Caldwell, daughter of one of Idaho's earliest pioneer families. Approximately five years later the Dormans moved back to Caldwell, where they engaged in ranching, farming, and fruit growing.⁵ Henry Dorman was well established as a community leader during Caldwell's boom period, and he developed some of the first additions and subdivisions of Caldwell, including the lands surrounding his ranch home and orchards on the southern edge of Caldwell. Dorman also became a successful fruit grower as horticulture became a major Idaho industry in the 1900s. His apples won prizes at the 1908 National Horticultural Congress, and Dorman was elected president of the Idaho Horticulture Society in 1913.

Dorman built on his success as an orchardist to sell his developments. The October 1, 1909, *Caldwell Daily News* carried an advertisement for the Dorman Land Company, picturing his "prize-winning orchard of national fame." The advertisement went on to say: "We have over 300 acres of orchard land located in the heart of Caldwell's apple belt, platted in five and ten acre tracts, in and near the City. It is all accessible by [street] Car Line....Our Specialties--Suburban Homes and Fruit Lands."⁶

Henry Dorman was following a pattern similar to early rural suburban development surrounding Boise, Idaho's largest town and the capital city. In 1907, The Boise Valley Traction Company, an interurban streetcar line, established its "loop," connecting Caldwell and several other small communities to Boise. Dorman owned the traction company's right-of-way through Caldwell and was well aware of booming real estate development surrounding Boise. Several local entrepreneurs and wealthy professional people who helped develop the interurban line also owned property along its tracks. They subdivided the acreages into town lots (such as Ustick), or into three-, five-, and ten-acre lots to be developed as "country homes" or small agricultural plots.

This pattern was common in late 19th- and early 20th-century suburban development in the United States. The suburban model offered families a taste of "country life," with relatively easy access provided to urban work centers by streetcar systems. The suburb reflected American ideals concerning the virtues of open space, fresh air and green foliage. In established cities, suburban development also offered middle-class families an opportunity to escape urban centers teeming with foreign immigrants. The development pattern in Boise-area communities especially matched suburbs of the Greater Los Angeles area, which were interspersed between orange groves and small farms (hence the name Orange County).

Henry Dorman was successful enough in his various business ventures that in 1910 he had a \$10,000 mansion constructed on his former "ranch." The property had been subdivided and platted as the "Arlington Heights" Subdivision (later named Pioneer Subdivision) by 1910, and incorporated into the city limits. Dorman kept portions of his original ranch and orchard, and provided his previous home (adjacent to the new house) as a residence for his parents.

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Construction of Dorman's 10-room home began in June 1910. The *Caldwell Weekly News* announced this event in its "Local Paragraphs" column: "The house will be modern throughout, and it is safe to say will be one of the finest houses in the city when completed."

Construction of the home was completed in November, 1910. It was described as a "fine, modern, two-story house...with two bathrooms. There will be a cold storage room 25x25 and a big basement 40x42." The names of its architect and building contractor were never mentioned in area newspapers, but a relative of Mrs. Frost identified local contractor Lem Harding as the builder. Harding was the building contractor for the first Canyon County Courthouse in 1893. He was later locally known for introducing "Miracle Brick" (molded concrete blocks simulating rough-cut stone) as a building material in Caldwell.

The Dorman home's Neo-Classical Revival design, large lawn, and ornamental plantings reflected the influence of turn-of-the-century "City Beautiful" and "Country Beautiful" suburban planning. City beautification was one of many Progressive-Era reform movements, and its ideals reflected those of the 1893 Columbian Exposition held in Chicago. Several of the country's leading architects designed the so-called "White City," with a central courtyard, green strips, paved roads, and classically inspired buildings. Their work so excited other architects and city planners that they began redesigning urban landscapes with city centers, parks and boulevards, and public transportation systems. Included in the "City Beautiful" movement was the idea of planned garden suburbs, such as one designed by Frederick Law Olmstead in Riverside, Illinois. The Neo-Classical Revival style of architecture also became popular, based on the classical colonnaded buildings designed for the Columbian Exposition's White City. These designs soon spread to newly established Midwestern and Western communities, though usually replicated on a more modest scale.⁸

Burgeoning Idaho communities also adopted some of the urban and suburban designs of the "City Beautiful" movement. In the mid-1890s, over 4,000 trees were planted along Caldwell streets, creating a boulevard effect. By 1907, a new architect-designed city hall and railroad depot tied together its substantially built business center. Sewer and water lines were placed under Cleveland Boulevard in 1908. From 1909 to 1911, streets were paved, a new brick high school was built, and the College of Idaho's new campus buildings on the east end of Cleveland Boulevard were constructed. Two Caldwell homes designed in the Neo-Classical Revival style were built in 1910--the Dorman house and the Henry and Carrie Blatchley home on the College of Idaho campus.⁹

The Dormans lived in the house for almost nine years and then moved to Boise. In July, 1919, the spacious home was purchased by three community physicians--Doctors Fern Cole, James A. Young, and Clifford Kaley. Another small hospital, the Canyon Hospital, run by Mr. and Mrs. J. M. Spurgeon, had previously served the community from 1911 to 1917. After it closed, patients had to travel to Boise for hospital care. The hospital did reopen in March 1919, renamed the Steensland Hospital (run by Mrs. A. J. Steensland of Gooding); however, it could not meet all the needs of

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a growing population. The three doctors who bought the Dorman house converted it into a small private hospital, called "The Caldwell Sanitarium." They purposely retained much of its home-like atmosphere to help patients feel more comfortable. The new sanitarium contained seven private rooms and two wards with four beds each. Caldwell's Forward Club, a women's service club, furnished the women's ward. Both the men and women's ward contained fireplaces. An operating room, sterilization room, and sleeping porch for the nurses were located on the second floor.¹⁰

After Doctor Young was killed in a ferry crossing accident in 1920, Weiser doctor Stowell Dudley moved to Caldwell and joined the Sanitarium's professional staff. Later, Dr. Dudley's interest in the Sanitarium was sold to Dr. H. B. Hanford. In 1929, the Memorial Park Hospital was built, and the two hospitals served Caldwell until a more modern, community-owned facility (Caldwell Memorial Hospital) was built in 1949.

The closing of Caldwell's Sanitarium coincided with a growing movement within an Idaho women's club--The Idaho Chapter of the PEO Sisterhood. Started as a sorority-like secret society at Iowa's Wesleyan College in 1869, the PEO organization eventually evolved into a community-based women's club. Like many women's clubs and service organizations, PEO took on some characteristics of Progressive Reform movements in the late 19th century. The club emphasized further educational and cultural opportunities for women, as well as a feeling of sisterhood and civic responsibility. The club presented many middle-class women the opportunity for literary and cultural enlightenment. Following the Progressive Movement's emphasis on scientific principles of organization, women's clubs became more formal institutions. In the 1890s, PEO club chapters began adopting constitutions and using Robert's Rules of Order for parliamentary meeting procedures. The members also placed more emphasis on philanthropy, organizing scholarships and loans for women wishing to further their education.¹¹ Caldwell's PEO Chapter F, started in 1910, was the sixth chapter formed in Idaho.

After World War I rural areas of the nation suffered from an agricultural depression, and Idaho was no exception. In the 1920s, several Idaho PEO chapters created special funds for members "in need." The Idaho PEO Welfare and Trust Fund was set up in 1925 under the motto: "No PEO Ever a Public Charge." Part of each chapter's state dues went to this fund; over the years giving to the fund fluctuated between being voluntary and mandatory.¹²

The idea of retirement homes for PEO members became a national discussion topic in the 1920s, though the ambitious nature of such projects meant that they were slow to materialize. The PEO groups followed the lead of other social and fraternal organizations that pursued similar projects during the years before the social safety nets of the New Deal programs were created. Locally in Caldwell, the Odd Fellows had established a retirement home for its members in 1920.

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The first PEO chapter house (a retirement home for senior members) was established in 1929 at the organization's birthplace--Mount Pleasant, Iowa. Soon, other chapter houses opened in Alhambra, California (1933) and Knoxville, Kansas (1937). Idaho PEO members discussed the possibility of a regional chapter house as early as 1935, when Caldwell Chapter F members prepared a memorial, or petition, for the state PEO convention. The memorial proposed the establishment of an Idaho PEO Home. Letters were written to other Idaho chapters, and the response was favorable. In 1936, Love Miller Smith, the guiding force behind the cause, visited the Alhambra PEO Home; soon after, she offered \$100 donation to begin an Idaho Chapter House fund. Her contribution and Chapter F's memorial were accepted at the state PEO convention. Portions of local dues to the State Chapter were placed in the Chapter House Fund, and voluntary contributions helped this fund grow.¹³

World War II interrupted plans for the Chapter House, as PEO members focused their efforts on various war-related and post-war projects. Subsequently, at the 1947 PEO State Convention, members adopted a five-year plan for systematic giving to the Chapter House Fund, presented by Chapter F.

Meanwhile, by 1949, a community-owned hospital was built in Caldwell and the private sanitarium (formerly the Dorman mansion) was no longer needed. Love Miller Smith had previously worked as the sanitarium's secretary-treasurer and knew the doctor-owners well. She and the wives (also PEO members) of Drs. Cole and Kaley used their influence to convince the owners to donate the property to the PEO for use as a chapter house. Another PEO member's husband, Judge Thomas E. Buckner, donated \$8,000 toward remodeling costs. In March, 1950, the former Dorman property and the two houses associated with it were given to the state PEO Sisterhood. It was stipulated that the Sisterhood must raise \$20,000 in addition to the \$23,000 already in the Chapter House Fund for remodeling costs. In June, the state PEO Chapter agreed to the proposal, and in less than three months an additional \$21,000 had been raised. Several Caldwell PEO members and their husbands made large donations to the project. Among the first to contribute was Love Miller Smith, who gave \$1,000.¹⁴

In November, 1950, the PEO Chapter House Building Committee, headed by Chapter F member Edith Ross, requested bids from various contractors. Keys Construction Company of Caldwell received the contract. The specifications were drawn up by architect Andrew Bowles of Nampa, who formerly worked for the well-known Boise architectural firm of Tourtellotte and Hummel. The house's interior underwent extensive remodeling, and a one-story addition was constructed on the building's south (rear) facade. The contractor was instructed to match the lapped wood siding on the house's exterior walls, and to reuse all existing doors and windows, excepting the front entry door. New poured-concrete walls and floors replaced old ones in the basement, and windows were replaced and added to the basement.¹⁵

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Dedication ceremonies for the new PEO Chapter House were held on May 6, 1951. Approximately 500 PEO members from around the state were in attendance. Love Miller Smith became Superintendent of the Chapter House, and moved into the older, smaller house on the grounds (the original Dorman house, which was eventually moved off the property). PEO members, especially those from Caldwell Chapters F and AU (started in 1941), donated furnishings and canned goods to the Chapter House.¹⁶

In 1955, two small cottages were built on property adjacent to the Chapter House--a one-bedroom, brick cottage and a duplex faced with Owyhee rose stone. Both homes were owned and paid for by individual members of Chapter F (including the wife of original donor Dr. Fern Cole). Two more brick cottages were built on adjacent property in 1958. One was paid for and occupied by the wife and daughter of another former donor, Charles Tobias. The fourth house was built by relatives of donor Clifford Kaley. Another two-bedroom, brick house was constructed from 1966 to 1968, and the last cottage was built in 1989. All houses and associated property, except for the one constructed in 1989, have been gift-deeded to the Idaho PEO Sisterhood.¹⁷

Originally, only PEO members who were single or widowed were allowed to reside in the Chapter House and associated cottages. In 1979, the rules were changed to allow husbands of PEOs to be admitted as residents. Several retired couples have lived in the cottages since that time. Members from chapters throughout Idaho have inhabited the Chapter House, along with former California and Alaska members. At present, no one is residing in the Chapter House itself, but several of the cottages are occupied. The main house continues to be used for residential dining and other activities, and area chapters hold occasional meetings and parties there.

The history and changing uses of the former Dorman mansion exemplify early suburban and urban development patterns in Caldwell. Its later use by the Idaho PEO sisterhood reflects an important role women's clubs played in Idaho's social history. The house continues to be well cared for and remains in excellent condition.

Criterion C

When the Dorman home was built in 1910, architectural styles were undergoing a transition in southwestern Idaho. Queen Anne and Colonial Revival-influenced styles dominated the residential architecture in Boise and Caldwell. By 1910, simpler, less adorned Neo-Classical Revival and Craftsman Bungalow styles were favored by area architects. Two larger Caldwell homes built in 1910 were of the Neo-Classical Revival style; these homes were owned by Henry Blatchley and Henry Dorman.¹⁸

Neo-Classical Revival architecture became common in national domestic construction during the first half of the 20th century. The style was introduced at the 1893 Columbian Exposition held in Chicago. There, architects fused early Classical Revival and Greek Revival influences into the central buildings and several smaller state pavilions constructed for the exposition. These buildings

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were widely photographed and described in newspapers throughout the United States. Variations of the Neo-Classical Revival style, with full-height porches, classical columns, cornices, and symmetrically balanced facades, were replicated in growing communities throughout the Midwest and West.¹⁹

The Dorman mansion's Neo-Classical Revival features represent the first wave of the style's popularity, which dates from 1900 to 1920. The massive, fluted Doric columns and flat roof of the full-height entry porch resemble elaborations common to the first wave. The later Neo-Classical Revival phase (1925-1950), emphasized side-gabled roofs, slender columns, and full-width, two-story porches. The Dorman house also reflected the influence of early Greek Revival style. The pilasters, massive classical columns with stepped capitals, boxed cornice, original stucco dentils (removed during the 1950 remodel), and wide architrave are characteristics common to Adam and Greek Revival buildings. Flat roofs and rooftop balustrades or parapets are common to Italian-influenced styles. The lack of extensive ornamentation and clean lines of the Dorman house reflect a rejection of earlier, more ornate Beaux Arts styles.²⁰

Most of the Dorman home's exterior alterations occurred fifty years ago from the present date. Comparative historical photographs of the house when it was owned by the Dormans and when it became a sanitarium, indicate very few (if any) alterations. When the building was remodeled for use as a PEO Chapter House, alterations occurred to window and door placements and framing, the soffit, and the basement. However, most of these alterations attempted to reuse original windows or replace with similar ones. The concrete basement walls were joined with newer reinforced-concrete walls, and the original windows were replaced with newer ones. The stucco soffit with dentils was removed and replaced with a wood soffit. The front entry door was changed from a panel door with multi-paned sidelights and transom to a flush slab door with glass-block sidelights and no transom. Changes also occurred to the second-story porch. The original had a single door surrounded by sidelights and a transom. This was changed to two narrow French doors flanking paired, double-hung sash windows that were probably original to another exterior portion of the house.²¹

The majority of building alterations occurred in 1950 and early 1951. Later, several second-story windows on the southeast L-shaped wing were replaced with metal, double-hung sash windows, and the first-story entryway on its north facade was removed and sided with matching lapped wood. Metal storm windows cover most of the original windows. However, the building retains much of its integrity and is in excellent condition. The PEO Chapter House looks remarkably similar to the early years it served as the Dorman home. It is an excellent example of Neo-Classical Revival architecture in southwestern Idaho, and serves as a reminder of Caldwell's early suburban and architectural development.

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ENDNOTES:

- 1 For background information on Strahorn, see Carlos Schwantes. Railroad Signatures Across the Pacific Northwest (Seattle: University of Washington Press, 1993), 81-82. For information about Caldwell's settlement, see Annie Laurie Bird, Boise, the Peace Valley (Caldwell, Idaho: Caxton Printer, 1934), 279-313.
- 2 The [Boise] Idaho Tri-Weekly Statesman, 8 September 1883, 3.
- 3 For statistics, see Caldwell Centennial Calendar (Caldwell, Idaho: Caldwell Public Library, 1983) and Bird's Boise, the Peace Valley, 249-313.
- 4 United States, Department of Commerce and Labor, Thirteenth Census of the United States Taken in the Year 1910; Abstract...with Supplement for Idaho, 575, 588.
- 5 Hiram Taylor French, Book II of History of Idaho (Chicago and New York: Lewis Publishing Co., 1914), 963, See also Dorman's obituary in The Idaho Statesman, 19 May 1929.
- 6 "Dorman Land Company," Caldwell [Idaho] Daily News, 1 Oct. 1909, Sec. 1, p.
- 7 "Local Paragraphs," Caldwell (Idaho) News Weekly, 15 June 1910.
- 8 For information on the "City Beautiful" movement and early suburban planning, see Alexander B. Callow, American Urban History (New York: Oxford University Press, 1973), 596-600; see also Jackson, 122. For information on the American Neoclassical style, see Lee and Virginia McAlester, Field Guide to American Houses (New York: Alfred A. Knopf, 1988), 343-353.
- 9 For information on Caldwell architecture and the Blatchley house, see Jennifer Eastman Attebery, "Domestic and Commercial Architecture in Caldwell," Idaho Yesterdays (Vol. 23, No. 4) Winter 1980, 5-6. See also Elaine Leppert and Lorene Thurston, Early Caldwell Through Photographs (Caldwell, Idaho: Caldwell Centennial Committee for the Idaho State Centennial, 1991).
- 10 "Informal Reception Opens Caldwell Sanitarium...", The Caldwell Tribune, November 1919.
- 11 The PEO Record, Vol. 79 No. 1, January 1967.
- 12 Helen Gale, "Idaho PEO Chapter House History," unpublished speech in the records of the Caldwell PEO Chapter AU.

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- 13 Helen Gale Speech. See also PEO Chapter F Recording Secretary's Book, 1933-1939, all record books on file with Chapter F in Caldwell, Idaho.
 - 14 PEO Chapter F Recording Secretary's Book, 1948-1951. See page 130 for the donation of Love Miller Smith.
 - 15 A. D. Bowles, Architect, "Specifications for General Construction and Remodeling of the PEO Chapter House...", 11 Sept. 1950, on file with the Idaho PEO Chapter House Board of Trustees, Caldwell.
 - 16 Helen Gale speech; see also PEO Chapter F Recording Secretary's Book, 1948-1951.
 - 17 Ibid.; see also PEO Chapter F Recording Secretary's Books, 1954-1958 and 1965-1978.
 - 18 Attebery, "Domestic and Commercial Architecture in Caldwell," 5-11; telephone conversation between author and Charles Hummel of the 3-generation Idaho architectural firm Hummel Architects PA, Boise, Idaho, 25 February 2000.
 - 19 McAlester, 343-346.
 - 20 Ibid., 343-344, 179-180, 397-398; see also Attebery, 5.
 - 21 Andrew Bowles, "Specifications...." See also copies of historical photographs in Appendix.

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PHOTO LOG

Henry W. and Ida Frost Dorman House

Caldwell, Canyon County, Idaho

Photographer: Madeline Kelley Buckendorf

Date: February 21, 2000

Negatives on file at Idaho State Historic Preservation Office, Boise

#1 of 4: North Elevation looking south

#2 of 4: East elevation looking west

#3 of 4: South elevation looking north

#4 of 4: West elevation looking east



PEO

DORMAN, HENRY W. AND
IDA FROST HOUSE

CALDWELL, CANYON COUNTY, IDAHO
VIEW LOOKING SOUTH

PHOTO #1 OF 4



Dorman HENRY W. AND
IDA FROST, HOUSE
Caldwell, CANYON COUNTY, IDAHO
VIEW LOOKING WEST
PHOTO #2 OF 4



Dorman, HENRY W. AND

IDA FROST, HOUSE

Caldwell, CANYON COUNTY, IDAHO

VIEW LOOKING NORTH

PHOTO # 3 OF 4



Dorman HENRY W. AND

IDA FROST, HOUSE

Caldwell, CANYON COUNTY, IDAHO

VIEW LOOKING EAST

PHOTO #4 OF 4