

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



1982

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Hyde Park Historic District

and/or common N/A

2. Location

street & number ^{Both sides of} 1500 and 1600 block of North Thirteenth Street ^{between Alta and Brinkley} N/A not for publication

city, town Boise N/A vicinity of ~~Congressional district~~

state Idaho code 16 county Ada code 01

3. Classification

Category	Ownership	Status	Present Use
☒ district	☐ public	☒ occupied	☐ agriculture ☐ museum
☐ building(s)	☒ private	☐ unoccupied	☒ commercial ☐ park
☐ structure	☐ both	☐ work in progress	☐ educational ☐ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment ☐ religious
☐ object	N/A in process	☐ yes: restricted	☐ government ☐ scientific
	N/A being considered	☒ yes: unrestricted	☐ industrial ☐ transportation
		☐ no	☐ military ☐ other:

4. Owner of Property

name Multiple ownership. See continuation sheet.

street & number N/A

city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Ada County Courthouse

street & number 650 Main Street

city, town Boise state Idaho 83702

6. Representation in Existing Surveys

title Idaho State Historic Sites Inventory has this property been determined eligible? ☐ yes ☒ no

date 1972 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Idaho State Historical Society

city, town Boise state Idaho

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date N/A

Describe the present and original (if known) physical appearance

The buildings in the Hyde Park Historic District are a mix of residential and commercial styles, although most of the former residences now house small businesses and offices. The structures are all one, one and a half, or two stories in height and of brick, wood, or cast stone construction. The commercial buildings are generally flush with the sidewalk, while the houses are surrounded by trees and small yards. The architectural styles represented are mainly late Queen Anne and Colonial Revival residential and turn-of-the-century commercial. The relatively small scale of the commercial buildings allows them to blend with the residential elements, and the trees and yards further the impression of an active but peaceful neighborhood shopping center. The area surrounding Hyde Park is residential, with the majority of the houses dating from 1900 to 1915. Bungalows and late Queen Anne cottages predominate. Since the Hyde Park commercial area is so well integrated into its residential neighborhood setting, boundary decisions were based on the commercial zoning boundaries set in 1928 and still current. A city historic district with design review was established with these boundaries on November 10, 1980.

INVENTORY:

1. 1501 North Thirteenth Street
Built 1950s

Non-contributory

The one-story concrete block and frame building at 1501 North Thirteenth Street has a stepped false-front roofline facing Thirteenth Street and a narrow pent roof sheltering entrances on both street-facing sides of the building. Vertical board-and-batten siding makes this 1950s commercial building currently intrusive in materials.

2. 1502 North Thirteenth Street
Built 1904

Contributory

This one-and-a-half-story frame cottage has an irregular roof line, a gabled bay window, and shiplap siding. A street-facing gable with pent eaves projects above the full-length front porch. There is a left-of-center entry.

3. 1508 North Thirteenth Street
Built 1907

Conditional
contributory

The one-story frame building at 1508 North Thirteenth, which houses a clothing store, displays a single street-facing gable and central entry flanked by large windows sheltered by semi-circular awnings. The original 1907 house has been obscured by the enclosure of the front porch, yet the structure remains compatible in scale and function with the other buildings in the district.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400–1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500–1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700–1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800–1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900–	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates	1891–1931	Builder/Architect	Tourtellotte and Hummel (site 11)
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Statement of Significance (in one paragraph)

The architectural and historical significance of the Hyde Park Historic District in the larger picture of Boise history stems from several major considerations. The Hyde Park area was an early neighborhood commercial center that developed at the intersection of four early subdivisions. As a neighborhood business area, it occupies a unique position in the history of the city's development during the period from 1891, when Hyde Park Addition was platted, to 1931, soon after the four half-block area was zoned commercial. Hyde Park was also, in part, a product of a developmental pattern which was significant in Boise at the turn of the century. Street railway lines and commercial/residential development grew simultaneously, each justifying the other and expanding the city from its central core in leap-frog fashion. In addition, the blend of late Queen Anne and early Colonial Revival houses and small-scale turn-of-the-century commercial structures creates a harmonious streetscape not duplicated anywhere in the city. Indeed, the function of the commercial center in relationship to the surrounding residential area remains unchanged, although the nature of the services and goods provided has evolved with changing needs and lifestyles.

9. Major Bibliographical References

(Boise) Idaho Daily Statesman. 1890-1920.

(Boise) Capital News. 1895-1910.

10. Geographical Data

Acree of nominated property approximately five acres

Quadrangle name Boise North

Quadrangle scale 7.5 minute

UMT References

A

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5	6	4	3	9	0
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4	8	3	1	0	0	0
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Zone Easting Northing

B

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4	8	3	0	8	0	0
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Zone Easting Northing

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5	6	4	3	0	0
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4	8	3	0	8	0	0
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D

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4	8	3	1	0	0	0
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Verbal boundary description and justification The Hyde Park Historic District includes the inventories buildings and the property on which they stand, extending two blocks on both sides of North Thirteenth Street between Alturas and Brumback streets, west to the alley between North Thirteenth and North Fourteenth streets, and east to the alley between north Twelfth (see continuation sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Susanne Lichtenstein, Architectural Historian AND Janet McCulloch, Architectural Historian

organization Idaho State Historical Society

date 12 September 1982

street & number 610 North Julia Davis Drive

telephone (208) 334-3356

city or town Boise

state Idaho 83702-7695

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Marie Wells

title State Historic Preservation Officer

date 14 September 1982

For NPS use only

I hereby certify that this property is included in the National Register

[Signature]
Keeper of the National Register

date 10/29/82

Attest:

date

Chief of Registration

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Heritage Conservation and Recreation Service**

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Hyde Park Historic District

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HYDE PARK HISTORIC DISTRICT OWNERS' LIST

<u>Site Number</u>	<u>Site Name</u>	<u>Owner's Name and Address</u>
1.	1501 North Thirteenth (Non-contributory)	Darwin Rathman and Robert O'Leary 1406 Eastman Boise, ID 83702
2.	1502 North Thirteenth (Contributory)	Burton Claytor 624 Lawrence Boise, ID 83707
3.	1508 North Thirteenth (Conditional contributory)	Marvin H. and Christine S. Blake, Pamela Simplot and Joanne Wilson 1508 North Thirteenth Street Boise, ID 83702
4.	1510 North Thirteenth (Conditional contributory)	Bill F. and Linda Payne 1603 North Thirteenth Street Boise, ID 83702
5.	1512 North Thirteenth (Non-contributory)	Eugene and Joanne Cockerum 300 South Straughan #112 Boise, ID 83702
6.	1520 North Thirteenth (Non-contributory)	Fearless Farris Western Inc. Box 7627 Boise, ID 83707
7.-10.	1507 North Thirteenth (Contributory)	Jose and Mary Guerricabeitia 1711 West State Street Boise, ID 83702
		and
		Robert and Joann O'Leary 1419 North Thirteenth Street Boise, ID 83702
	1509-1511 North Thirteenth (Contributory)	Certified Rug and Upholstery Service 1509-1511 North Thirteenth Street Boise, ID 83702
	1513-1515 North Thirteenth (Contributory)	Eugene P. Drabinski 2811 Woodlawn Boise, ID 83702

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Owners' List (continued):

<u>Site Number</u>	<u>Site Name</u>	<u>Owner's Name and Address</u>
7.-10. (continued)	1517-1519 North Thirteenth (Contributory)	Philip A. and Anita F. Murelaga 1711 West State Street Boise, ID 83702
11.	1521 North Thirteenth (Contributory)	Philip A. and Anita F. Murelaga 1711 West State Street Boise, ID 83702
12.	1602 North Thirteenth (Non-contributory)	Mary Lou Martin 721 Wyndemere Boise, ID 83702
13.	1606-1608 North Thirteenth (Non-contributory)	Bill F. Payne 1603 North Thirteenth Street Boise, ID 83702
14.	1612 North Thirteenth (Conditional contributory)	Bill F. Payne 1603 North Thirteenth Street Boise, ID 83702
15.	1620 North Thirteenth (Non-contributory)	A. G. Mosbacher Company 2828 Haskell Dallas, TX 75204
16.	1603 North Thirteenth (Contributory)	Bill F. Payne 1603 North Thirteenth Street Boise, ID 83702
17.	1607 North Thirteenth	Andrew D. Anderson Attention: Bill Payne 1603 North Thirteenth Street Boise, ID 83702

and

First Interstate Bank of Idaho
Attention: Loan Adjustment Department
P.O. Box 960
Boise, ID 83701

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Owners' List (continued):

<u>Site Number</u>	<u>Site Name</u>	<u>Owner's Name and Address</u>
18.	1609 North Thirteenth (Conditional contributory)	Andrew Anderson c/o Wayne Garner 1816 Broxon Avenue Boise, ID 83702
		and
		First Interstate Bank of Idaho Attention: Loan Adjustment Department P.O. Box 960 Boise, ID 83701
19.	1611 North Thirteenth (Contributory)	Irene Hassard 1611 North Thirteenth Street Boise, ID 83702
20.	1615 North Thirteenth (Contributory)	Jose and Mary Guerricabeitia 1711 West State Street Boise, ID 83702

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4. 1510 North Thirteenth Street
Built ca. 1896, addition ca. 1900

Conditional
contributory

1510 North Thirteenth Street is a two-story frame residence with an L-shaped plan with intersecting gables. A one-story enclosed porch is seen in the angle of the L and a one-story hip-roofed wing extends along the right side of the house. The main portion of this house, which once served as the Hyde Park Hotel, displays vertical massing with added porches and wings that create a complex layout.

5. 1512 North Thirteenth Street
Built 1943

Non-contributory

The commercial building at 1512 North Thirteenth is a one-story concrete block and stucco structure which sits flush to the sidewalk. It displays a flat facade with an offset display window to the left, an entry at the left side of the building, and a flat roofline. It is a compatible structure in size, setback, and materials.

6. 1520 North Thirteenth Street

Non-contributory

The self-service gas station at 1520 North Thirteenth represents an intrusion in the Hyde Park district. The structure is one story in height and is of recent brick construction.

- 7- 1507, 1509-1511, 1513-1515,
10. 1517-1519 North Thirteenth Street
1507 built 1909; 1513-1515 built 1909;
1517-1519 built 1907

Contributory

The four commercial style structures at 1507-1519 North Thirteenth Street need to be treated as a unit since they form virtually a single facade of rusticated cast stone with only minor variations in texture and height and in the framing of doors and display windows. The one-story flat-roofed structures have a simple narrow cornice and eight separate frame shopfronts and entrances. The doors are surmounted with transoms and are centrally located, flush with the facade, with the exception of that at 1517, which has a recessed entry, and 1517 1/2, which has a right-of-center entry. The most noticeable variations are seen in the less rusticated face of the cast stone on 1517 and the slightly taller facade of 1507.

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11. 1521 North Thirteenth Street
Built 1908

Contributory

The two-story structure of rusticated cast stone at 1521 North Thirteenth Street was designed by Boise architect J. E. Tourtellotte in 1908 for businessman C. H. Waymire. The building is a typical commercial structure of the period with a flat roofline, a simple cornice, and concrete courses beneath the second-story windows dividing the first and second stories. Display windows with multiple transom lights frame the central entry. A second entry at the left of the facade leads to the second-floor residence. At the time of its construction this was the only large structure in Boise built of the cast stone material. The company which supplied the cast stone for this and 1507-1519 North Thirteenth was located on the site of the present 1501 North Thirteenth Street building.

12. 1602 North Thirteenth Street
Built 1936

Non-contributory

The one-story stucco structure at 1602 North Thirteenth Street is a former 1930s gasoline station converted into a pizza restaurant. The flat-roofed structure has an intersecting flat roof which extends to shelter a patio enclosed by horizontal lattice screens. A decorative stucco frieze of geometric shapes encircles the top of the building.

13. 1606-1608 North Thirteenth Street

Non-contributory

The modest one-story cement block building at 1606 North Thirteenth Street is set back from the street with a parking area in front. It has a flat roof and right-of-center entry.

14. 1612 North Thirteenth Street
Built 1904

Conditional
contributory

The building at 1612 North Thirteenth is a one-story frame former residence with a hipped roof and a chimney on the right side. The basic structure is that of the modest square cottage common in Boise during this period. An entry is seen to the left of center. A large window to the right is an additional feature.

15. 1620 North Thirteenth Street

Non-contributory

The 7-11 convenience store is a modern intrusion in the district. It is one story in height and of brick construction.

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16. 1603 North Thirteenth Street
Built 1902

Contributory

The two-story brick and stone building at 1603 North Thirteenth Street is typical of lodge hall construction at the turn of the century. The commercial style structure housed shops on the ground floor and meeting rooms and hall above. The facade is divided by an engaged pilaster into two bays, each bay accommodating entrance and display windows and having three windows on the second story. A stepped cornice with decorative brick work is typical of the commercial style of the period. Extensive restoration has been done to return this 1902 structure to its original appearance.

17. 1607 North Thirteenth Street
Built ca. 1897

Contributory

1607 North Thirteenth Street is a two-and-a-half-story frame, late Queen Anne residence with vertical massing, intersecting gables, and a square tower with a pyramidal roof at the left side of the facade. Decorative shingles and a complex roof with pent eaves and multiple intersecting angles are typical features of the style. A one-story bay window is at the center of the facade, and the entry is recessed beneath an overhanging gable at the left.

18. 1609 North Thirteenth Street
Built 1900

Conditional
contributory

A broad lateral gable with a large, central gabled dormer and a central one story bay window are seen on this two-story frame dwelling at 1609 North Thirteenth Street. A small gable marks an entry to the left, while a door at the right of the facade is recessed beneath the sweep of the overhanging eaves.

19. 1611 North Thirteenth Street
Built 1897

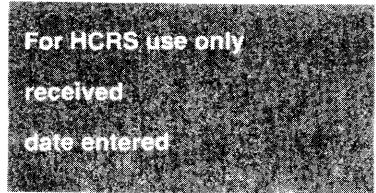
Contributory

The one-and-a-half-story frame residence at 1611 North Thirteenth Street has a hipped roof with an intersecting gable to the left and a hip-roofed dormer at the center front. Shallow, one-story bay windows flank the central porch. Each is capped with a small mansard roof. Leaded glass windows and spindle-work on the porch are decorative elements on this Queen Anne cottage.

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20. 1615 North Thirteenth Street
Built 1931

Contributory

The one-story stucco bungalow at 1615 North Thirteenth Street was built in 1931 for R. M. Swope. The L-shaped plan has low intersecting gables with bracketed eaves and two entrances marked by gabled overdoors. A small wooden fence surrounds the property.

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After 1890 Boise began to grow rapidly, spurred by pioneer optimism, pride in the city and boosterism on the part of developers. Thirteenth Street was the first important artery connecting the original townsite of Boise with Hill Road at the base of the foothills. The blocks to the east and south of Thirteenth Street were rapidly developing as a residential area, and by 1893 four new subdivisions were platted along the street, the next logical step in the town's growth. Once the area was opened to development, plans were made to build a street railway system up Thirteenth Street to connect Hyde Park to downtown. This in turn was used by developers in their promotion of the area, and real-estate man W. E. Pierce paid for the extension of the streetcar line to Thirteenth and Eastman. In 1895 the line was completed, assuring continued growth toward the northwest.

The years 1897-1900 saw construction of several businesses and residences along Thirteenth Street in the two-block area of the Hyde Park Historic District. Growth in the vicinity had been sufficient to justify the construction of Washington School at Fifteenth and Ridenbaugh in 1900, and the population swelled enough to necessitate the addition of four classrooms in 1903. Hyde Park saw its major growth in the period from 1902 to 1909, when the core of the commercial center was developed to serve the expanding neighborhood.

The Hyde Park neighborhood is a blend of architectural styles representative of Boise at the turn of the century and in the following three decades. For the most part, the commercial structures of the district are small-scale, one-story buildings with flat rooflines and facades broken only by display windows. Even the more recent commercial structures echo these basic design elements and therefore fit into the historic streetscape. The two notable exceptions to this trend are the Waymire Building and the Oddfellows building which are both two stories in height and display some of the decorative elements on their facades and cornices common to the commercial vocabulary of the period.

The residential and commercial styles do not intrude upon each other, however, but exist with an easy familiarity. The two taller structures do not seem out of scale with the surrounding buildings and trees, but are rather functioning landmarks around which much neighborhood life and activity center. Hyde Park not only was an early neighborhood shopping development in Boise, but is today the only one which remains physically intact and still retains its original relationship to the community.

Throughout its history the Hyde Park commercial area has maintained a functional relationship with the surrounding residential neighborhood, providing basic goods and services. As the needs of the residents changed, so did the type of services provided. The feed and grain store has evolved into a gas station. The barber shop remains, but the cleaner's now has become a rug and upholstery cleaning service. The bicycle shop of the early years has a modern replacement and C. H. Waymire's grocery store has been supplanted by a foods cooperative. Neighborhood social life now centers around a pub and restaurant rather than the Oddfellows

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Hall, but the familiarity stemming from a sense of community remains. Hyde Park's viability as a commercial center is in part due to its adaptability to changing demands and life styles. A pizza restaurant, two art galleries, a weaver, and a community action agency are among the present tenants of the old buildings. The pragmatic concerns of the original builders have been, in part, subtly transformed to conform to present tastes, and yet a functional continuity remains, as does a strong tie to the surrounding neighborhood. The preservation and renovation activities of store owners in the area reflect the pride and sense of community which has characterized the Hyde Park district throughout its history.

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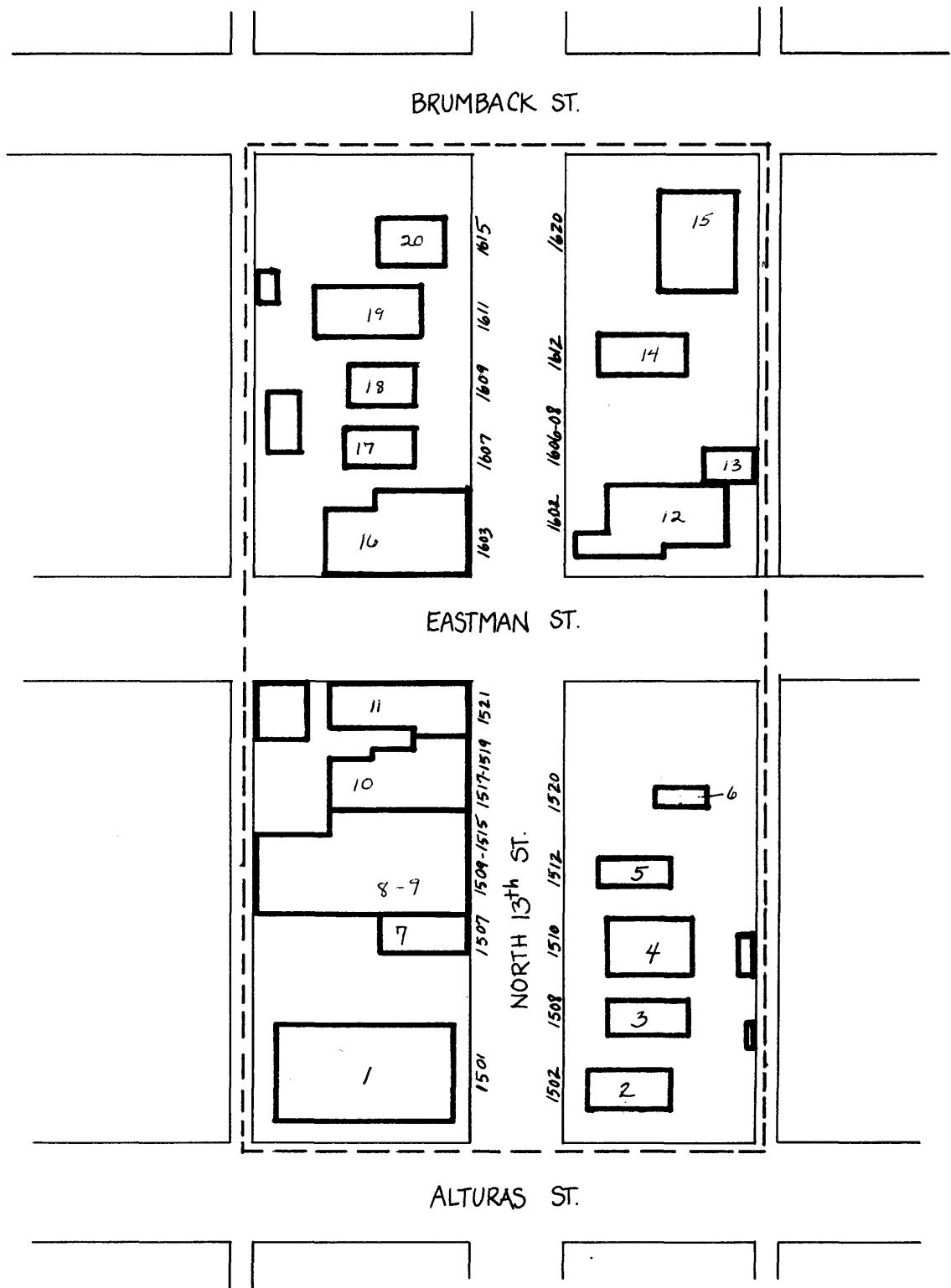
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VERBAL BOUNDARY DESCRIPTION (continued):

and North Thirteenth streets. Boundaries conform to present zoning boundaries which designate the area C-1 (neighborhood commercial).



HYDE PARK
HISTORIC DISTRICT
BOISE, IDAHO
SCALE : 1" = 100' 1981

DISTRICT BOUNDARY - - - - -



Hyde Park Historic District
1502 North Thirteenth Street (site 2)
Boise, Ada County, Idaho

Photograph by Susanne Lichtenstein
1981

Negative on file at the Idaho State Historical
Society, Boise, Idaho

View from southwest

Photograph 1 of 11



Hyde Park Historic District
1512 North Thirteenth Street (site 5)
Boise, Ada County, Idaho

Photograph by Susanne Lichtenstein
1981

Negative on file at the Idaho State Historical
Society, Boise, Idaho

View from northwest

Photograph 2 of 11



Hyde Park Historic District
1611 North Thirteenth Street (site 19)
Boise, Ada County, Idaho

Photograph by Susanne Lichtenstein
1981

Negative on file at the Idaho State Historical
Society, Boise, Idaho

View from east

Photograph 3 of 11



Hyde Park Historic District
1609 North Thirteenth Street (site 18)
Boise, Ada County, Idaho

Photograph by Susanne Lichtenstein
1981

Negative on file at the Idaho State Historical
Society, Boise, Idaho

View from east

Photograph 4 of 11



Hyde Park Historic District
1607 North Thirteenth Street (site 17)
Boise, Ada County, Idaho

Photograph by Susanne Lichtenstein
1981

Negative on file at the Idaho State Historical
Society, Boise, Idaho

View from east

Photograph 5 of 11



Hyde Park Historic District
1603 North Thirteenth Street (site 16)
Boise, Ada County, Idaho

Photograph by Susanne Lichtenstein
1981

Negative on file at the Idaho State Historical
Society, Boise, Idaho

View from southeast

Photograph 6 of 11



Hyde Park Historic District
1507 North Thirteenth Street (site 7)
Boise, Ada County, Idaho

Photograph by Susanne Lichtenstein
1981

Negative on file at the Idaho State Historical
Society, Boise, Idaho

View from southeast

Photograph 7 of 11



Hyde Park Historic District
1612 North Thirteenth Street (site 14)
Boise, Ada County, Idaho

Photograph by Susanne Lichtenstein
1981

Negative on file at the Idaho State Historical
Society, Boise, Idaho

View from west

Photograph 8 of 11



Hyde Park Historic District
C. H. Waymire Building (site 11)
1521 North Thirteenth Street
Boise, Ada County, Idaho

Photograph by Susanne Lichtenstein
1981

Negative on file at the Idaho State Historical
Society, Boise, Idaho

View from southeast

Photograph 9 of 11



Hyde Park Historic District
1509-1519 North Thirteenth Street (sites 8-10)
Boise, Ada County, Idaho

Photograph by Susanne Lichtenstein
1981

Negative on file at the Idaho State Historical
Society, Boise, Idaho

View from east

Photograph 10 of 11



Hyde Park Historic District
1510 North Thirteenth Street (site 4)
Boise, Ada County, Idaho

Photograph by Susanne Lichtenstein
1981

Negative on file at the Idaho State Historical
Society, Boise, Idaho

View from southwest

Photograph 11 of 11