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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name McLaren, William and Elizabeth house

other names/site number 004349

2. Location

street & number 1602 15th Avenue

N/A not for publication

city or town Lewiston

N/A vicinity

state Idaho

code ID

county Nez Perce

code 069

zip code 83501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ 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 ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

James D. Swanson
Signature of certifying official

Date

Sept. 18, 1992

IDAHO 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 commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register.

☐ See continuation sheet

☐ determined eligible for the National

Register. ☐ See continuation sheet

☐ determined not eligible for the

National Register.

☐ removed from the National Register.

☐ other, (explain:)

Patrick Andrews

11/6/92

for Signature of Keeper

Date of Action

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5. Classification

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

Name of related multiple property listing: N/A

No. of contributing resources previously listed in the National Register: N/A

6. Functions or Use

Historic Functions (Enter categories from instructions.)

Cat: DOMESTIC Sub: Single dwelling

Current Functions (Enter categories from instructions.)

Cat: DOMESTIC Sub: Multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Colonial Revival

Materials
(Enter categories from instructions.)

foundation stone: sandstone

walls wood:weatherboard

roof asphalt

other n/a

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

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8. Statement of Significance

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

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

Criteria Considerations (Mark "x" in all the boxes that apply.)

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

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Architecture

Period of Significance

1904-1907

Significant Dates

1904

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Nave, James

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

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Constructed in 1904 as part of the Blanchard Heights development in Lewiston, the William and Elizabeth McLaren house is an example of the Colonial Revival style, a transitional aesthetic characterized by the placing of classical revival details on a Queen Anne structure. With the symmetrical massing of the main cube, the uniform use of wooden clapboards on the wall surface, and the prevalence of one-over-one, double-hung sash windows, the McLaren house has few Queen Anne attributes; only the asymmetrical wrap-around porch, the bay windows on the first story and the small lights in several second-story windows indicate its association with the Queen Anne style.

The McLaren house faces north and is situated on a hill that slopes in this direction toward the Clearwater River. Although it is one of three contiguous Blanchard Heights houses on the block, for the most part it is surrounded by post-World War II houses of a modest scale. The building's massing consists of a cross-gable configuration with two one-story, hipped-roof ells on the south elevation. The main block of the house has two stories and sits on a high basement. The stone foundation is laid in a coursed ashlar pattern, the house is sheathed with wooden clapboards, and the roof is clad with asphalt shingles. There is an interior brick chimney.

As stated previously, classical revival elements place the McLaren house neatly in the Colonial Revival rubric. In the center of the broad north gable on the second story is a Palladian window. Six Tuscan columns support the roof of the porch, which wraps around the northwest corner of the house; turned balusters compose the balustrade. Brackets embellish the eaves. A triangular pediment is located on the porch roof, centered over the door.

Although the house has changed from its original single-family use to one of several apartments, thus marring the integrity of the interior, the exterior has suffered few alterations. According to 1928 Sanborn maps, the ells on the south wall were open; these have been closed off. An open, shed-roof aluminum porch has been added on this wall, but is not obtrusive. A few of the balusters have been replaced with standard rectangular posts. A small, portable aluminum shed is located close to the southeast corner. To a large degree, however, the materials, design and workmanship of the house ensure that it conveys the original intent of the architect, James Nave. The mature landscaping, coupled with the proximity of two of the houses originally associated with the Blanchard Heights development, provide the property with high integrity in terms of feeling and association.

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The William and Elizabeth McLaren house is eligible for the National Register under Criteria A and C. Historically, it is significant because it was part of an early twentieth-century residential development, Blanchard Heights, that was unusual for its rural character. Located only a few miles from downtown Lewiston, Blanchard Heights was appealing to those who desired both urban convenience and country life. In turn, Blanchard Heights is associated with the history of Lewiston at the turn of the century, as the availability of such a concept to the town's residents indicates that the city had reached a period of stability and maturation. Architecturally, the McLaren house is significant, along with the other Blanchard Heights homes, because it represents the most elaborate and well-preserved of the early work of a prolific local architect, James Nave.

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

The McLaren house, constructed in 1904, was one of nine houses built as part of the Blanchard Heights development. They were situated on the steep hill south of the downtown commercial core, and southeast of the growing, affluent Normal Hill neighborhood. The Commercial Trust Company, incorporated in 1904 by six local businessmen, owned much of the property associated with Blanchard Heights, and thus promoted the development. Of the six founders, only two, Wendell Hurlbut, the president, and Gaylord Thompson, constructed homes in Blanchard Heights. All of the houses associated with the development were constructed between 1904 and 1907, and were spread over what is now a sixteen-block area (encompassing 15th to 19th streets and 15th to 18th avenues). The McLaren residence is one of three Blanchard Heights houses located on the same side of the street, on the same block.

Blanchard Heights offered great views of the Clearwater River, close proximity to the downtown area, and rural living. Houses were hooked up to city water sources, but owners did not have the constraints placed on their property had they lived in town. Furthermore, deed restrictions specifying that all houses must cost at least \$1,500 ensured an exclusive element to the neighborhood. For years the neighborhood had no defined streets; early residents speak of driving across fields in the most convenient direction (diagonally) to reach the town and of having horses and livestock nearby. One resident of Blanchard Heights, who lived in the area from 1937 to 1988, provided his impression (if conjectural) of early Blanchard Heights:

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

William McLaren, his wife Elizabeth, and two of their three children lived in the house until 1913 or 1914. McLaren had moved to Lewiston from North Dakota in 1903. His obituary stated that he was born in Ontario (presumably Canada) in 1827, and died of heart disease in his home in 1912. By 1914, the Polk Directory lists the residents of the house as Marcus, a chiropractor, and Deana Fite. They lived in the house for approximately seven years. In the mid-1960's the house was converted into four apartments.

The McLaren house was designed by a Lewiston architect, James Nave. Nave was born in Fort Wayne, Indiana, in 1864 and arrived in Idaho from Iola, Kansas, in 1903. Ninety-four commissions are attributed to his firm in the period from 1903 to 1923, and represent works in Lewiston, surrounding small towns in the north Camas Prairie and Clearwater Valley regions, and eastern Washington. Residential commissions, including seven other houses in Blanchard Heights, comprised the bulk of his work during the early years of his Lewiston tenure. These works were generally Queen Anne and Colonial Revival in style. After 1906, however, a local shift occurred from the formality and elegance found in these styles, and Nave's residential practice seems to have been overtaken by another Lewiston architect, Ralph Loring, whose work exhibited a Craftsman influence.

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

The McLaren house represents Nave's early work, and is indeed Colonial Revival in style. The McLaren house can be termed "free classic," in which details associated with the classical revival architecture of America's colonial past were integrated into a house with Queen Anne styling. According to Lee and Virginia McAlester, this sub-type of Colonial Revival styling was especially

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

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

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popular before 1910.³ Because the house has few Queen Anne details (with the exception of the wrap-around porch and the fenestration on the upper windows of the west elevation) it lends itself well to this transitional form. The Palladian window, Tuscan porch columns, turned balusters, brackets and cornice returns constitute the classical details. As stated earlier, the McLaren house is one of three contiguous houses associated with Blanchard Heights, and is identical in plan and form to the adjacent house to the east. The compatible styles, along with the stone retaining wall that extends along the lots of the three properties, present a unified sense of the original appearance of the neighborhood.

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

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Books

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

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

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

Newspaper Articles

Lewiston Morning Tribune. 16 June 1904, p. 10.

----- 16 April 1905, p. 5.

----- 30 April 1905, p. 5.

----- 22 February 1906, p. 5.

----- 19 April 1907, p. 2.

----- 2 September 1912, p. 2.

Other Sources

Deed records, 1904 - 1989. Nez Perce County Courthouse, Lewiston, Idaho.

Sanborn Maps: 1928.

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

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VERBAL BOUNDARY DESCRIPTION

The nomination includes the William McLaren House and the property on which it stands, lot 6 and the west half of lot 5, block 31, in the Yantis Addition to Lewiston. Legal description on file at the Nez Perce County Courthouse, Lewiston, Idaho.

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BOUNDARY JUSTIFICATION

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



William and Elizabeth McLaren House

Nez Perce County, Idaho

Duane Garrett

1978

Idaho State Historical Society Library and Archives

View from the northwest



William and Elizabeth McLaren House

Nez Perce County, Idaho

Duane Garrett

1978

Idaho State Historical Society Library and Archives

View from the West



William and Elizabeth McLaren House

Nez Perce County, Idaho

Elizabeth Eggleston

June 1991

Idaho State Historical Society Library and Archives

View from the north

McLaren-

1602 15th Ave