

PH0508837

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED NOV 7 1977

DATE ENTERED

DEC 12 1977

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

**

South Eighth Street Historic District

AND/OR COMMON

The Warehouse District

2 LOCATION

STREET & NUMBER

CITY, TOWN

Boise

VICINITY OF

Second

STATE

Idaho

CODE

16

COUNTY

Ada

CODE

001

3 CLASSIFICATION

CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ MUSEUM☒ COMMERCIAL☐ PARK☐ EDUCATIONAL☐ PRIVATE RESIDENCE☐ ENTERTAINMENT☐ RELIGIOUS☐ GOVERNMENT☐ SCIENTIFIC☐ INDUSTRIAL☐ TRANSPORTATION☐ MILITARY☐ OTHER:

4 OWNER OF PROPERTY

NAME

Multiple

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Ada County Courthouse

STREET & NUMBER

CITY, TOWN

STATE

Boise

Idaho

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Idaho State Historic Sites Inventory

DATE

1972

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY 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 _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

✓ The South Eighth Street Historic District includes twenty-four commercial structures, the majority of which have functioned as wholesale warehouses. The district centers around the railroad sidings which pass through its alleys, with two sets of tracks in the alley between 9th and 8th Streets and one set in the alley between 8th Street and Capitol Boulevard.

The old warehouses vary between one and four stories in height although there is never more than a one-story deviation with adjoining structures; thus a continuous, near-uniform facade line is maintained throughout the district. The use of brick as the primary building material further contributes to the homogeneity of the district.

The majority of the buildings were erected between 1902 and 1915. Although each is unique, all exhibit certain of the classical motifs, rendered in brick, which were commonly associated with commercial blocks of the period: cornices, round and segmental arches, and pilasters which stress the verticality and demarcate the bays. The district's early twentieth century character, scale and history distinguishes it from the surrounding area. Separated from Boise's downtown area by railroad tracks and parking lots, the district stands apart from the nearby, less vertical, non-brick, recent commercial enterprises, automobile dealerships and parking lots. There are few intrusions in the district, and most of these are modern annexes to the older structures.

The buildings within the district remain relatively unaltered and in good condition, with several of them undergoing restoration and rehabilitation work. Local merchants are purchasing these former warehouses with the hopes of converting these blocks into an area of small retail shops offering specialty items.

Inventory of buildings:

1. The Mutual Creamery is a two-story brick building which is painted light yellow with green trim, and is distinguished by its brick ornamentation. It was constructed by the Jensen Creamery Company, a region wide corporation, in 1912 for \$28,000. Meadow Gold Dairies purchased the building in the early 1940's and erected a compatible one-story office addition.
2. The Northrup King & Company Seed Warehouse is a modest one-and-a-half-story brick warehouse which is painted gray. Built in 1935, a compatible addition was erected in the mid-1940's.
3. The Harry K. Fritchman Building is a two-story brick building which is painted dark olive and is distinguished by its segmental arched windows and brick cornice. Constructed in 1910 by Mayor Harry K. Fritchman, it is presently occupied by Hendren Furniture, who have constructed a very compatible landscaped, brick mall on the right side.
4. The Boise Ice and Produce Company is a two-story brick building which is painted beige and has a modest cornice. A concrete loading dock is on the left side. Originally built as a cold storage plant in 1910 it now houses Idaho Fish and Poultry Company.

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/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☐ 1800-1899	☒ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☒ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES 1902-1915 BUILDER/ARCHITECT Multiple

STATEMENT OF SIGNIFICANCE

The South Eighth Street Historic District is architecturally and historically significant as a good example of a large early twentieth century warehouse area. Boise has been southwestern Idaho's major distribution point, and this district is a reminder of that historic role. Most major Idaho cities have sections devoted to warehouses, but this district is better than any other in the state due to the retention and preservation of its original appearance and its size. The early 20th century styles are well preserved with hardly any intrusion.

Boise was historically a major supply center for the gold and silver mining operations in Boise Basin and Silver City. With a revival of mining activity in these areas and the discovery of gold on Thunder Mountain the significance of Boise as a distribution point was enhanced and the warehouses on the west side of South Eighth Street's 400 block were erected in 1902. A fire destroyed the south half of this block in the following year, but it was immediately rebuilt. In the next ten years the area, with its established railway access witnessed an increase in warehouse construction as Boise evolved into the wholesale distribution point for southwest Idaho, eastern Oregon and northern Nevada. The inception of an extremely favorable freight rate for Boise contributed to the increased demand for warehouse space.

Almost all the buildings were designed either by Tourtellotte and Company or Wayland and Fennell, the two leading architectural firms of the period in Boise. Many of the blueprints are still on file and are helpful with the ongoing preservation of this district.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Idaho Daily Statesman 1902-1930; Records of Safeco Title Company

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY

approximately 8 Acres JHB

UTM REFERENCES

A 11 56,408,0 4,829,18,0
ZONE EASTING NORTHING

B 11 56,426,0 4,829,05,5
ZONE EASTING NORTHING

C 11 56,409,5 4,828,79,5

D 11 56,391,0 4,828,92,5

VERBAL BOUNDARY DESCRIPTION

The South Eighth Street Historic District's boundaries are indicated by the dotted line on the accompanying map entitled "South Eighth Street Historic District."

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Don Hibbard, Architectural Historian

ORGANIZATION

Idaho State Historical Society

DATE

2 November 1977

STREET & NUMBER

610 North Julia Davis Drive

TELEPHONE

208-354-2556

384-2120

CITY OR TOWN

Boise

STATE

Idaho

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

Merle Wells

TITLE

State Historic Preservation Officer

DATE

2 November 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST

Charles H. Herring

DATE

12/12/77

DATE

12-8-77

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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Description

CONTINUATION SHEET

ITEM NUMBER

PAGE 1

5. The Davis Warehouse is a two-story brick building which has been stuccoed over and is distinguished by a cast stone pedimented entablature over the entry. Constructed by the Davis Estate in 1910 it was used by the Peasley Transfer & Storage Company. The Idaho Fish & Poultry Company are the present owners.
6. The Harry K. Fritchman Warehouse is a two-story reinforced concrete building which was constructed in 1915 to serve as Swift and Company's warehouse. It is a modest building and its segmental arched windows continue the Davis warehouse's design.
7. The Alexander T. Ellis Warehouse is a modest two-story reinforced concrete building which was constructed in 1913 for \$12,000.
8. & 9. The Antom Goreczky block is a four-story brick warehouse which is in the shape of a right triangle with an arched hypotenuse. The circular side conforms with the path of the railroad tracks. Constructed in 1910 to house W. P. Fuller & Company's paint outlet, it now is owned by Fosters Warehouse furniture who built a two-story concrete block annex (8) to the building in 1959. The annex is an intrusion.
10. The Northrop Hardware Company is a three-story brick building which is a typical example of the commercial style of architecture with its segmental arched windows and brick cornice. It was constructed in 1903 by Northrup Hardware Company and now houses the Eighth Street Marketplace.
11. The Coffin Block is a three-story red painted brick building which is distinguished by a second story center round-arched window. Constructed in 1903 it was Oakes and Company's warehouse and office.
12. The Day Building is a two-story red painted brick building which is three bays wide with a center entry. The second story center window is round arched as is the cornice design on the left bay. It was constructed in 1903 and designed by Tourtellotte & Hummel.
13. The Capitol Brokerage and Commerce is a modest one-story brick building which was erected in 1902.
14. The Peasley Transfer & Storage Company's modest one-story brick facade has been covered with a screen metal front. It was originally constructed in 1902.
15. The O. W. Smith Building is a two-story, light green, painted brick building which is distinguished by its brick cornice and pilasters. It was constructed in 1902.
16. The O. W. Smith Building is a two-story brick building which is painted off white. It is distinguished by inset center doorway with its original wooden frame. It was constructed in 1907. Iron hitching rings in curbing.
17. The Idaho Junk House is a one-story brick and concrete block building in an L shape and has a remodeled facade. Constructed in 1907 by O. W. Smith, the Idaho Junk House became its tenants in 1916 and owners in 1919.
18. The William Udelavitz building is a modest one-story brick building which was constructed in 1926 with an addition placed on it after 1945.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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Description

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PAGE 2

19. The Idaho Milling and Elevator Company is a two-story beige brick building with white brick trim. Distinguished by its cornice and pediments it was constructed in 1910.
20. The Idaho Candy building is a three-story orange brick building with cut stone trim, lintels and sills. It was erected in 1909 and is still owned by the company.
21. The Carson & Lusk Warehouse is a four-story red brick building with white brick segmental arches over the windows and a round-arched center entry. It was constructed in 1906.
22. The Falk Warehouse's three-story red brick building repeats the window pattern of the Carson & Lusk Warehouse. It is distinguished by a cut off corner which contains the entry. It was built in 1906 with a 1910 addition.

3. 20.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Ada Co.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

12 Dec 77

Boise.

South Eighth Street Historic District

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 3

Inventory of loading docks which are existing historic material in South Eighth Street Historic District:

- Building #1.
1. Open loading dock in NW corner along Miller Street.
 2. Covered loading dock extending into Fulton Street.
 3. Open loading dock on rear of building along railroad track.
 4. Open loading dock on rear of building along railroad track and covered loading dock along north side extending into Myrtle Street.
 5. Covered loading dock along south side extending into Myrtle Street.
 12. Open loading dock on rear of building along railroad track.
 13. Covered loading dock on rear of building along railroad track.
 14. Covered loading dock on rear of building along railroad track.
 15. Covered loading dock along south side extending into Myrtle Street.
 16. Covered loading dock along north side extending into Myrtle Street.
 17. Two open loading docks located within driveway area.
 18. Open loading dock recessed in SW corner of building.
 19. Open loading dock along south side extending into Myrtle Street.
 20. Covered loading dock on rear of building along railroad track.
 21. Covered loading dock on rear of building along railroad track.
 22. Covered loading dock on rear of building along railroad track and along north side extending into Broad Street.

PROPERTY OWNERS

✓ Jay Johnson, manager
Meadow Gold Dairies
1301 West Bannock
Boise

✓ Mr. Ralph Kelly, manager
Northrup King and Co.
P.O. 7746
Boise

✓ Seattle Eye Building Corporation
Pier 54
Seattle, Washington

✓ Robert Fifer
414 S. 9th Street
Boise

✓ Robert Hendren
510 S. 9th St.
Boise

✓ Mrs. Bonnie Foster
5904 Randolph Drive
Boise

✓ Mrs. Martha Udell
200 N. 3rd St.
Boise

✓ Mr. W.O. Randolph
6810 Randolph Drive
Boise

✓ Paul W. Mouser
Senior Vice President
Albertsons Inc.
1623 W. Washington St.
Boise

✓ John Burtrum
Eighth Street Marketplace
400 S. 8th Street
Boise

✓ E. F. Macintosh
2927 S.W. 323rd
Federal Way, Washington
~~Washington D.C.~~



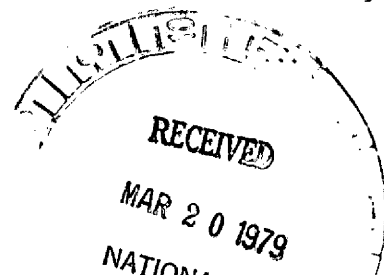
✓ Owen F. Smith, president
Bates Sales Co.
413 S. 8th Street
Boise

✓ Mrs. Mabel B. Evangelho
8665 Winchester
Boise

✓ Donald Wakeman, president
Idaho Candy Co.
500 South 8th Street
Boise

(This is a new owner who purchased
the property since the form was
completed)

3.20



--- DISTRICT BOUNDARY

BOISE, IDAHO
NOT TO SCALE

SHADED AREA INDICATES LOADING DOCKS

SOUTH EIGHTH STREET HISTORIC DISTRICT

FULTON STREET

MILLER STREET

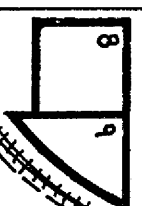
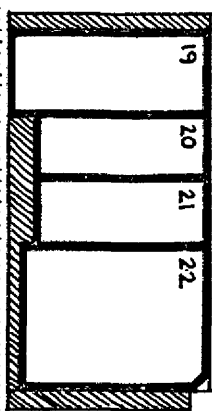
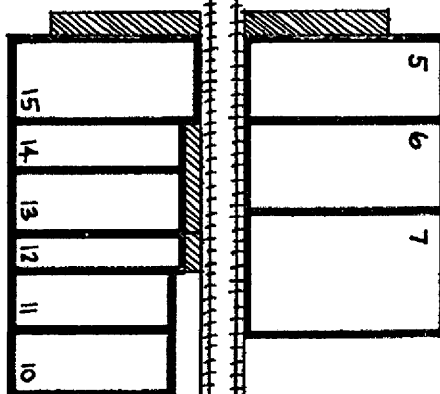
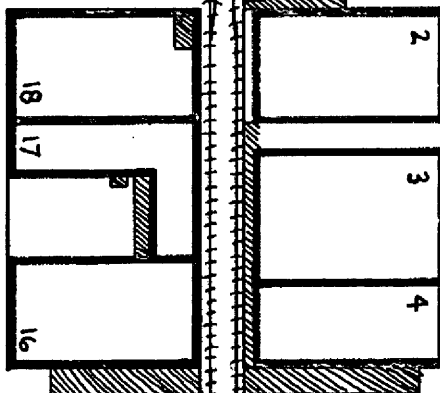
MYRTLE STREET

NINTH STREET

BORAH STREET

BROAD STREET

EIGHTH STREET



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 77000450

Date Listed: 12/12/77

South Eighth Street Historic District
Property Name

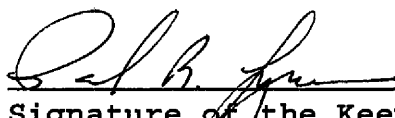
Ada
County

ID
State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

1/16/98
Date of Action

=====

Amended Items in Nomination:

Significance:

The period of significance is revised to read: 1902-1918.
[The original nomination used 1915 as an end date, based, it appears, on an incorrect assumption regarding the date of construction of certain contributing properties (see 416 S. 9th Street). As a historic district, the area retains a cohesive sense of design, scale, and function from the immediate pre-1920 era. The building(s) erected c.1918 reflect the same basic economic stimuli and architectural design considerations witnessed in the properties erected before 1915. The period of significance is therefore revised to better address the historic early twentieth century character of the district. Future research may uncover documentation to substantiate an even later period of significance.]

This information was confirmed with M. Bedeau of the ID SHPO.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)



South Eighth Street Historic District
Boise, Idaho

Photographer - Duane Garrett
1977

NOV 7 1977

Idaho State Historical Society

O. W. Smith building, view from the northeast (#16)

Site survey collection.

PHOTO

NEW ORLEANS DISTRIBUTING CO.

8th STREET
MARKETPLACE
MONDAY THROUGH FRIDAY 10:00 AM - 6:00 PM

HANCOCK BROS. CO.

WALSH CASH CO.

COMP



South Eighth Street Historic District
Boise, Idaho

Photographer - Duane Garrett
1977

Idaho State Historical Society

Falk Warehouse (22), Carson & Lusk Warehouse (21),
Idaho Candy (20), and Idaho Milling and Elevator (19)
from the northwest.



South Eighth Street Historic District
Boise, Idaho

Photographer - Duane Garrett
1977

Idaho Historical Society

View of the Antom Gopreczky block (#8, and #9) from
the northwest.

Site survey.

NOV 7 1977 PHOTO



South Eighth Street Historic District
Boise, Idaho

Photographer - Duane Garrett
1977

Idaho State Historical Society

View of the Fritchman Warehouse (#6) and Davis
Warehouse (#5) from the southwest.

Site survey.

DHG JD



South Eighth Street Historic District
Boise, Idaho

Photographer - Duane Garrett
1977

Idaho State Historical Society

View of the Fritchman building (3) and Boise
Ice and Produce (4) from the southwest.

Site survey.

PHOTO



South Eighth Street Historic District
Boise, Idaho

Photographer - Duane Garrett
1977

Idaho State Historical Society

The Mutual Creamery viewed from the northeast. (1).

Site survey.

PHOTO



South Eighth Street Historic District
Boise, Idaho

Photographer - Don Hibbard
1977

Idaho State Historical Society

View from the north looking at west side of 8th
Street.

Site survey.

NOV 7 1977

PHOTO



South Eighth Street Historic District
Boise, Idaho

Photographer - Duane Garrett
1977

Idaho State Historical Society

View of the Boise Junk House (17) from the southeast
in background left Northrup King (2), right O. W.
Smith building (16).

Site survey.

NOV 7 1977

PHOTO

828