

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JUN 22 1978

DATE ENTERED

DEC 15 1978

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

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

State Street Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

State, Jefferson, 2nd, 4th and 5th

NOT FOR PUBLICATION

CITY, TOWN

Boise

CONGRESSIONAL DISTRICT

First

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
☐ COMMERCIAL
☐ EDUCATIONAL
☐ ENTERTAINMENT
☐ GOVERNMENT
☐ INDUSTRIAL
☐ MILITARY
☐ MUSEUM
☐ PARK
☒ PRIVATE RESIDENCE
☐ RELIGIOUS
☐ SCIENTIFIC
☐ TRANSPORTATION
☒ OTHER: *Prof. Offices*

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

Boise

STATE

Idaho

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Idaho State Historic Sites Inventory

DATE

1972

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Idaho State Historical Society

CITY, TOWN

Boise

STATE

Idaho

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
☒ EXCELLENT	☐ DETERIORATED	☒ UNALTERED	☒ ORIGINAL SITE
☐ GOOD	☐ RUINS	☐ ALTERED	☐ MOVED DATE _____
☐ FAIR	☐ UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The State Street Historic District consists of sixteen residential structures, which date from the early 1880s to 1940. As such the area runs a gamut of historic residential styles in Boise: Queen Anne (6, 11, 16, 14), colonial revival (2, 4, 7, 9), Tudor (13), Swiss Chalet (12), Palladian (1), and bungalow (8), with a majority of the houses being Queen Anne or colonial revival. Mature trees line the streets and the houses range from one to two and one-half stories in height, presenting a cohesive streetscape. Frame construction dominates, although two houses employ Boise sandstone (14, 16), one brick (7), and four have stucco veneers (1, 8, 13, and 15). Most of the residences are on large landscaped lots, of which several are enclosed by stone or iron fences or hedges. Two hitching posts and a carriage block remain along the streets.

The majority of the houses still serve as private residences; however, three are now used as professional offices.

The district is distinct from its surrounding neighborhood which is predominately more recent medical and governmental buildings. The near-by residential pockets do not maintain the district's architectural integrity, having been either greatly altered or built in a more modest manner. The houses within the district are in the main in excellent condition as the owners are preservation conscious and are striving to maintain the neighborhood despite nearby governmental incursions.

There are no intrusions within the district. The Alexander residence, already on the National Register, is on the northwest corner of this district.

Inventory:

1. 201 West Jefferson Street is a two-and-one-half story Palladian villa style house, distinguished by its Ionic portico and balcony and Palladian dormers. This white stucco residence was designed by Tourtellotte and Hummell in 1910 for Judge Frank Dietrich. The Idaho Daily Statesman described it as "southern colonial of the Virginia type" and noted it to be "the only one of this particular style of architecture in Boise,"¹ which is still true today.
2. 211 West Jefferson is a two-story colonial revival house with a wrap-around front porch with square Tuscan columns. It has a shingled second story and a hipped roof with flaired mock gables. Tourtellotte and Company designed this house in 1903 for lawyer Samuel L. Tipton. It still remains in the Tipton family.
3. 221 West Jefferson is one of the oldest extant dwellings in Boise which still sits on its original site. This modest one-story, gabled roof clapboard structure was erected in 1883-84 for Richard C. Adelman, a miner and proprietor of the Gem Saloon. The original iron and wood fence encloses the property, which still belongs to the Adelman family.

¹ Idaho Daily Statesman, August 31, 1910, p. 5, c. 1.

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

1884-1940

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The State Street Historic District is architecturally significant for its high proportion of well designed residences. The area, which mainly developed between 1895-1910, contains a number of Boise's finer houses, executed by some of the city's leading architects, and displays a high variety of compatible late Victorian styles. These range from the sandstone turretted late Queen Anne houses designed by Tourtellotte and Company for Arthur Hodges (16) and Daniel Caswell (14) to the brick colonial revival dwelling of Mrs. Oberdoffer (7), designed by Nisbet and Paradise, to the Palladian Dietrich residence (1), a Tourtellotte & Hummell creation; to the Swiss Chalet style Governor Morrison residence, by J. Flood Walker. All these houses are among the finest examples of their style in the state and exhibit a high degree of craftsmanship.

The area also is a cohesive architectural statement on the shifting tastes of the period. Not only does it display the more prestigious houses of the early twentieth century, one of Boise's major "boom" periods, but it also includes the modest pioneer home of Richard C. Adelman (3), several Queen Anne cottages, (10, 6), the popular half-timbered Tudor style (13), and the still more recent colonial-revival style of the late 1930s (5). Thus it presents a panorama of Boise's architectural heritage.

The area, located only four blocks from the Capitol Historic District (NR), has many political associations. Former Governor John Morrison (12) resided here as did judges Ralph Quarles (15) and Frank Dietrich (1). John Hays, who made his home at 204 West State Street (13), was the city's district attorney, and a state senator, as well as a prominent lawyer. Other lawyers to live in the neighborhood included Samuel Tipton (2), Cary S. Polk (13) and Charles McCarthy (13).

In the area of education J. W. Daniels is especially significant, having served as Boise's superintendent of schools from 1883 through 1904. He was responsible for organizing Boise's public school system, which was then in its infancy. In 1904 he resigned his position and moved to Moscow to serve on the University of Idaho's board of regents. Hester Spackman was also a prominent Boise educator. Arriving in Boise in 1899 to serve as superintendent of Ada County Schools, she later taught at Hawthorne school in the city.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Idaho Daily Statesman, 1888-1910
Interviews with Mrs. Anne Atkinson

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY slightly over five

UTM REFERENCES

CA	11	564970	4829180	D8	11	565100	4829360
ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING	
AC	11	565200	4829300	88	11	565080	4829110
ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING	

VERBAL BOUNDARY DESCRIPTION

The State Street Historic District includes all the property on Jefferson & State Streets between Second and Third Streets with the exception of the southwest corner lots of State and Second streets, as indicated on the enclosed map labeled State 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

STREET & NUMBER

610 North Julia Davis Drive

CITY OR TOWN

Boise

DATE

22 June 1978

TELEPHONE

384-2120

STATE

Idaho

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ☐

STATE ☒

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

22 June 1978

FOR NPS USE ONLY

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

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST *William L. Bouch*

KEEPER OF THE NATIONAL REGISTER

DATE

12/17/78

KEEPER OF THE NATIONAL REGISTER

DATE

12/14/78

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Description
CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

4. 206 West Jefferson is a two-story colonial style residence which dates from 1888. This clapboard house has a Tuscan columned front porch, pedimented wood window frames, and wood diamond patterns in the major first story windows' transoms. It terminates with an overhanging hipped roof with a dormer in it. It was built for blacksmith John Atkinson.
5. 208 West Jefferson is a one-story colonial style cottage with a centered, outset, skewed gabled entry. A simple denticulated entablature ornaments the portal of this house which was built in 1939-40 for Mrs. Blucher, a daughter of John Atkinson. The art deco interior, including light fixtures and wall papers, remains intact as Mrs. Anne Atkinson, a sister-in-law of Mrs. Blucher, still lives here. The house replaced an earlier Queen Anne cottage.
6. 210 West Jefferson is a one-and-one-half story Queen Anne cottage with a left of center bay window and a right of center porch with Tuscan columns. Its shingled gable contains a Wyatt window with Tuscan columns. This was also erected for John Atkinson in 1903. The cast iron hitching post with a horse's head in front of the residence was made by this blacksmith.
7. 216 West Jefferson is a two-story colonial revival residence designed in 1910 by Nisbet and Paradise for Mrs. Sophia Oberdoffer. It has a brick, painted white, first story and a shingled second story. An enclosed porch with an elliptical archway runs the length of the facade and a small, outset, pointed window ornaments the second story.
8. 220 West Jefferson was built in 1890 for John W. Daniels, the city superintendent of schools. In 1932 Thomas Newell purchased this house and had it remodeled into its present stucco and brick bungalow appearance. A fine hedge encloses this property.
9. & 10. 412 Third Street and 221 State Street were built for Thomas Fitzpatrick in 1890 and 1893 respectively. The former is a one-and-one-half story steep gable roofed dwelling with an extremely large centered dormer. The latter is a simple one-story Queen Anne cottage with a hipped roof with mock gables. An enclosed porch was added to the east side prior to 1925. Both houses have large shingles covering their original clapboard exteriors.
11. 217 West State Street is a two-and-one-half story, late Queen Anne, residence which is dominated by an outset, left of center, two-story portico. The portico has Doric columns and a shingled, flaired second story balcony. Shingled flaired gables further enhance this clapboard residence which J. E. Tourtellotte designed in 1899 for Hester Spackman, the county superintendent of schools.

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12. 211 West State Street was built in 1905 for Idaho governor John T. Morrison. Designed by J. Flood Walker in the Swiss chalet style this two-story frame dwelling is distinguished by its broad over-hanging eaves. The front porch has square columns with capitals with a diamond patterned ornamentation which is repeated in wood in the windows. This building is presently used as a doctor's office.
13. 204 West State Street is a two-and-one-half story Tudor style residence with a sandstone fence in the front. Originally built in 1895 as a Queen Anne style residence for district attorney Charles M. Mays, it was remodeled for Dr. Lucian P. McCalla in 1914 by Tourtellotte and Hummell to its present exposed rough timber and stucco appearance. There is a cut-stone hitching post in front of the residence which now houses the Idaho Law Foundation.
14. 210 West State Street is a two-and-one-half story Queen Anne style residence rendered in Boise sandstone. It is distinguished by a southwest corner finialed turret. Below the turret is curved porch with Tuscan columns. This house was built in 1904 for Daniel Caswell, a wholesale and retail paint dealer. In 1907 sheepman James Laidlaw purchased the dwelling. A stone carriage block still remains in front of this fine house.
15. 216 West State Street is a two-and-one-half story frame residence which has been stuccoed over. The shingled gables and front porch with its turned columns are all that remain of this 1895 dwelling which was erected for Reverend J. W. Weaver. In 1897 Supreme Court Justice Ralph Quarles purchased the property. It is now used for professional offices.
16. 220 West State Street is a stone residence rendered in a late Queen Anne style. It is distinguished by its southwest corner tower, wrap-around porch with Doric columns and its shingled gables. It was designed in 1908 by Tourtellotte and Company for rancher Arthur Hodges.

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Significance

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Tourtellotte and Company, Boise's major architectural firm of the period, designed six of the houses in the district: the Hester Spackman (11) of 1899, Daniel Caswell (14) of 1904, Samuel Tipton (2) of 1903, Arthur Hodges (16) of 1908, Judge Frank Dietrich (1) of 1910, and Dr. Lucian P. McCalla of 1914. These houses reveal the progression of the firm's design capabilities as well as the shifting tastes of the period.

J. Flood Walker remained in Boise for only twenty-one months, and designed very few buildings in that time. However, arriving from Los Angeles, he introduced Boise to the designs current in California at the time. He was responsible for initiating Boise to the bungalow style and his Governor Morrison residence in the Swiss Chalet style, which the Statesman found to be "new and exceedingly effective,"² was a radical departure from what proceeded it in residential design. This residence is one of three extant dwellings in Idaho attributed to Walker.

Nisbet and Paradise were a minor firm which operated in Boise between 1909-1915. It offered an alternative to the two major firms in the city. Mrs. Oberdoffer's residence (7) is typical of their designs of the period. B. Morgan Nisbet was associated with J. Flood Walker in 1905 and then worked in the office of Wayland and Fennell. Frank Paradise, originally from Denver, worked in Portland prior to forming a partnership with Morgan Nisbet.

² Idaho Daily Statesman, January 15, 1905, p. 13, c. 2.

State Street Historic District Property Owners

Idaho Law Foundation
204 W. State Street
Boise, Idaho

Robert Overstreet
210 West State Street
Boise, Idaho

✓ Marshall Ogden
220 West State Street
Boise, Idaho

✓ Doctor Arthur Gallow
211 West State Street
Boise, Idaho

✓ Miss Billie S. Payne & Guy Hurlbutt
217 West State Street
Boise, Idaho

✓ Lois Brook
412 Third Street
Boise, Idaho

✓ Thomas Newell
220 West Jefferson
Boise, Idaho

✓ Rena Ullman
216 West Jefferson
Boise, Idaho

✓ Celia Talamantez
210 West Jefferson
Boise, Idaho

✓ Anne Atkinson
208 West Jefferson
Boise, Idaho

✓ Peter Hizer
206 West Jefferson
Boise, Idaho

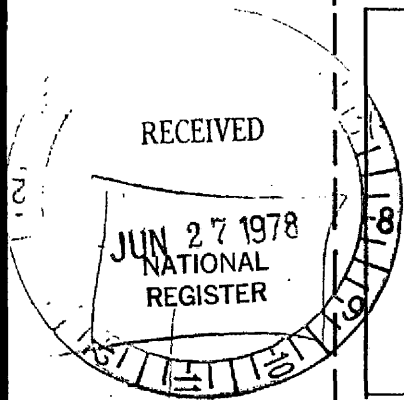
William Adelman
221 West Jefferson
Boise, Idaho

✓ Kenneth Tipton
211 West Jefferson
Boise, Idaho

✓ Dorrell Larson
203 West Jefferson
Boise, Idaho



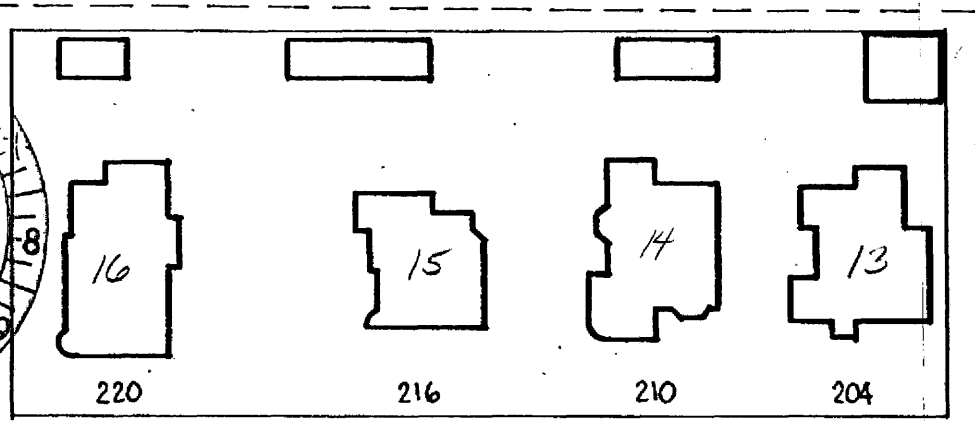
AL
See map



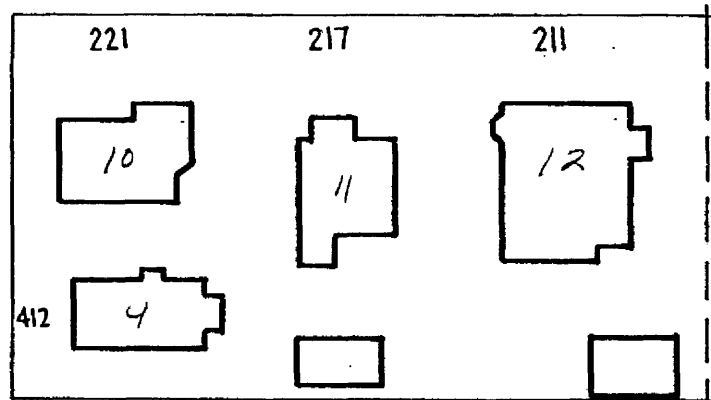
Alexander Hse
304 State St.
on NR

DEC 1978

THIRD STREET



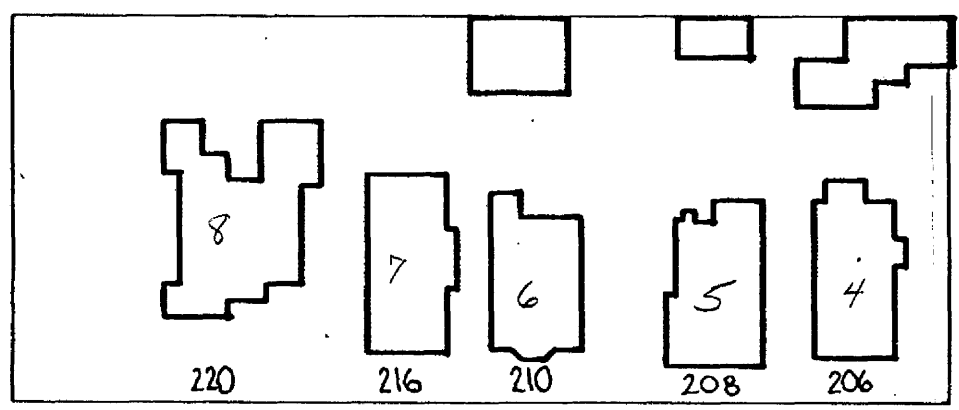
STATE STREET



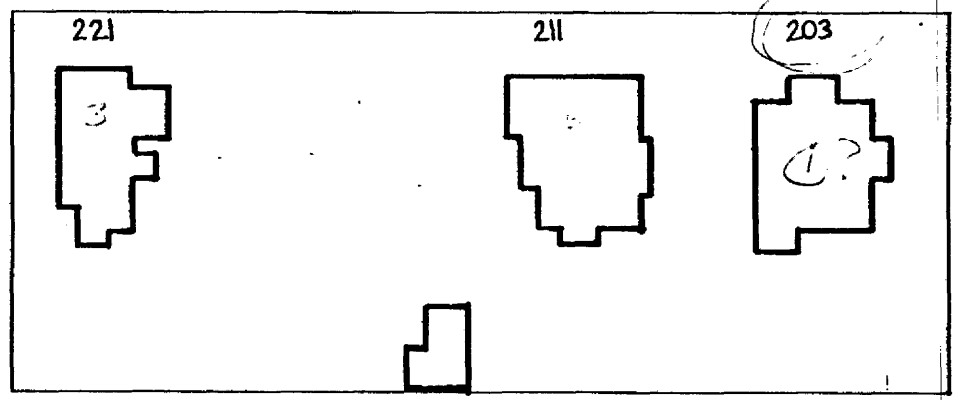
STATE STREET
HISTORIC DISTRICT

BOISE, IDAHO
NOT TO SCALE

--- DISTRICT BOUNDARY



JEFFERSON STREET



SECOND STREET



State Street Historic District
Boise, Idaho

Photographer - Duane Garrett
1978

Idaho State Historical Society

View of south side of Jefferson Street from the
northeast: Dietrich residence (1), Tipton residence (2)
and Adelman residence (3).

Site survey file.

DEC 15 1978

JUN 27 1978



State Street Historic District
Boise, Idaho

Photographer - Duane Garrett
1978

Idaho State Historical Society

View of Adelman residence (3) from the northeast.

Site survey file.

DEC 15 1978

JUN 27 1978



State Street Historic District
Boise, Idaho
Photographer - Duane Garrett
1978
Idaho State Historical Society

John Atkinson residence (4)
from the northeast.

Site survey file.

JUN 27 1978
DEC 15 1978



State Street Historic District
Boise, Idaho

Photographer - Duane Garrett
1978

Idaho State Historical Society

North side of Jefferson Street from the southeast:
Atkinson residence (4), (5), (6), and Mrs. Oberdoffer
residence (7).

Site survey file.

DEC 15 1978

JUN 27 1976



State Street Historic District
Boise, Idaho
Photographer - Duane Garrett
1978

Idaho State Historical Society

John Daniels residence (8) from
the south.

Site survey file.

DEC 15 1978

JUN 27 1978



State Street Historic District
Boise, Idaho
Photographer - Duane Garrett
1978

JUN 27 1978

Idaho State Historical Society

South side of State Street
from the northeast: Morrison
residence (12), Spackman resi-
dence (11), and Fitzpatrick
cottage (10).

Site survey file. DEC 15 1978



State Street Historic District
Boise, Idaho

Photographer - Duane Garrett, 1978

Idaho State Historical Society

North side of State Street from the southeast:
Hays residence (13), Caswell residence (14), Weiver
residence (15), and Hodges residence (16).

Site survey file.

DEC 15 1978

JUN 27 1978