

PH0508349

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED OCT 31 1977

DATE ENTERED DEC 12 1977

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

West Warm Springs Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

CITY, TOWN

Boise

VICINITY OF

CODE
16

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

First

STATE

Idaho

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:

4 OWNER OF PROPERTY

NAME

Multiple

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Ada County Courthouse

STREET & NUMBER

Jefferson Street

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

☒ 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 West Warm Springs Historic District, an established residential area with mature trees, borders Main Street and Warm Springs Avenue. The fourteen houses date from the late 1890s through the first decade of the twentieth century. Most all the structures are two or three stories high, although the modest houses erected for Jesus Urquides (5) and Rufus Fontes (6, 7) are on a smaller scale. The styles employed are typical of the period, and range from the late Queen Anne (as displayed in the William Northrop (2), Alfred Eoff (12), and George Leighton (14) residences) to the colonial style (as discerned in the Peter Sonna (3), J. J. Ormsby (8), and Henry Falk (11) residences) and Georgian revival style (Timothy Regan (13).) Frame construction dominates, although a quarter of the buildings are rendered in Boise sandstone, the A. B. Kohny (1), Edgar Wilson (9), Mrs. Alfred Eoff (10), and Timothy Regan (13) residences. Most of the residences are on large landscaped lots with several being enclosed by stone or iron fences. The majority of the houses still serve as private residences; however, two have been converted into apartments. Another three serve commercial purposes and one is a fraternity house.

The district is distinct from the surrounding neighborhood which is predominately more recent medical and commercial. The houses are in the main in excellent condition as the owners are quite preservation conscious and are striving to maintain the neighborhood despite nearby commercial incursions.

The only feature which mars the district is a parking lot situated between the Edgar Wilson (9) and Mrs. Alfred Eoff (10) residences. There are no intrusions.

Inventory:

1. 209 Main Street is a two-and-one-half story stone and shingle residence which was built in 1904 for Albert B. Kohny. This Queen Anne going colonial house, which has excellent bevelled glass windows was designed by Wayland and Fennell. Presently it houses Fritchman's Art Gallery.
2. 203 Main Street was built in 1892 for William E. Northrop, president of Northrop Hardware Co. This two-and-one-half story frame Queen Anne house is distinguished by gambrel roofs, and a left of center porch, with an arched entry, which wraps around the left side. A right of center bay window is surmounted by a mock gable with a Palladian window. The etched glass windows in this house are perhaps the finest in Idaho. Presently the Graebbers operate a beauty parlor on the first floor and live on the second. It was designed by John C. Paulson of Helena, Montana, and is one of his few extant works in Idaho.
3. 121 Main Street was built in 1911 for Peter Sonna. This two-story stucco house with brick trim was remodeled at an early date into a Federal revival style. It is distinguished by its left of center one-story portico and its second story oriel window on the left side. An iron fence separates this house from the street.

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

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The West Warm Springs Historic District is architecturally significant for its high proportion of fine Queen Anne and colonial revival style residences, most of which date from 1892-1911.

Situated only two blocks from downtown Boise, the area serves as a "gateway" to Warm Springs Avenue, the city's most prestigious residential section. As such it is expensive property and has attracted the city's more prominent persons as its residents. A congressman, Edgar Wilson (9), and two governors, Chase Clark (11), and James Brady (12) have resided here, as well as leading merchants (Henry Falk (11), Peter Sonna (3), Albert Kohny (1), William Northrop (2), Frank Fletcher (1), ranchers (L. L. Ormsby (8), George Leighton (14), bankers (Alfred Eoff (12), Charles Barton (9), Richard Bicknell (10), and a mining man, Timothy Regan (13).

Historically this district is the product of the first prosperous decade of the twentieth century. The years following 1897, and especially from 1904 onward, saw a steady immigration of people to Idaho. The state "boomed" in those years, and Boise was no exception. This neighborhood developed because a Natatorium had been built in 1892 at the end of the street with a street car line to serve it. At this time it replaced Grove street as the fashionable residential district.

The district is a cohesive neighborhood without any intrusions, although the commercial property surrounding it is all of a more recent period. The district is in excellent condition thanks to active preservation activities. The Yates, Graeber, and Stromberg families have all recently restored their properties (1, 2, and 14), and TEK is now restoring the former Mrs. Eoff residence (10). Thus, the district maintains its strong historic and architectural integrity.

A majority of the buildings have been designed by either Tourtellotte and Company of Wayland and Fennell, the two leading architectural firms in Boise for the period. These homes represent several of the more prestigious and better preserved examples of their work.

The area behind Jesus Urquides' residence (5) was a Spanish village for over a century after 1864. The village was the operating base for Urquides' packing enterprise, and the Urquides house became the headquarters for Idaho's most prominent packers of supplies into remote mining camps.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"Historic Houses of Boise's Warm Springs Avenue Area," Boise Junior League, 1975;
Idaho Daily Statesman, 1898-1912.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 10 acres.

UTM REFERENCES

CA 1, 1	5 6 4 8 5 0	4 8 2 8 8 6 5	DB 1, 1	5 6 4 9 4 5	4 8 2 9 0 1 5
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING
AC 1, 1	5 6 5 1 4 0	4 8 2 8 8 8 0	BD 1, 1	5 6 5 1 4 0	4 8 2 8 6 7 5

VERBAL BOUNDARY DESCRIPTION

The West Warm Springs Historic District includes all the property on the south side of Main Street and Warm Springs Avenue between 209 Main Street and Broadway. On the north side of the street block #36 Boise City Original Townsite, between First and Second Streets, is included, as is the former Henry Falk residence on Idaho Street. See enclosed map labeled West Warm Springs Historic District.

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

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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11 FORM PREPARED BY

NAME / TITLE

Don Hibbard, Architectural Historian

ORGANIZATION

Idaho State Historical Society

DATE

24 Oct 77

STREET & NUMBER

610 North Julia Davis Drive

TELEPHONE

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

Idaho State historic preservation officer

DATE

24 Oct 77

FOR NPS USE ONLY

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

ATTEST:

Charles Adams

DATE

12/12/77

KEEPER OF THE NATIONAL REGISTER

DATE

12-8-77

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

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Description

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4. 119 Main Street, designed by Charles F. Wood, was built in 1906 for Mrs. Anna Bayhouse. This two-story frame dwelling in the colonial style is presently being used as an office building.
5. 115 Main Street is a modest one-story frame dwelling, built in the 1880s for Jesus Urquides. Urquides was a prominent packer who brought supplies and equipment to many remote Idaho mining camps in the nineteenth century. Since 1864 he had a base for his packing operations adjacent to this house.
6. & 7. These two modest dwellings at 111 and 107 Main Street were erected by Rufus Fontes in 1895. These Queen Anne cottages are typical of the period and presently are rental properties.
8. 101 Warm Springs Avenue is a two-story colonial style residence, built for sheepman L. L. Ormsby in 1907. Designed by Wayland and Fennell, this house is distinguished by its one-story portico and truncated hipped roof with a centered dormer.
9. 103 Warm Springs Avenue is a three-story Tudor style house which was erected in 1904 for banker Edgar Wilson. Originally this stone and stucco residence had a romanesque character with its corner tower. Tourtellotte and Hummel, who did the original design, remodeled this house in the 1920s for Charles Barton. A fine iron fence separates the house from the street.
10. 141 Warm Springs Avenue is a three-story sandstone and stucco dwelling, which was converted into apartments, and is now being restored by Tek as a fraternity house. Tourtellotte and Hummel designed this residence for Mrs. Eoff in 1911. It is distinguished by an inset corner porch and third story dormers. Banker Richard Bicknell purchased this house in 1915 and resided here until recent years.
11. 109 Idaho Street was built in 1904 as the residence of merchant Henry Falk. It is a two-story colonial style house which is characterized by its pedimented porch with Ionic columns. The dwelling remained in the possession of the Falk family until after World War II when it was sold to former governor, and then federal judge, Chase Clark.
12. 140 Main Street is one of the best Queen Anne styles residences in Boise. This three-story frame house is distinguished by its pedimented wrap-around porch, second story balcony and third story mock gables. Architect J. F. Tourtellotte designed this dwelling for banker Alfred Eoff in 1897. Governor James Brady purchased it in 1908 and used it as the governor's home. A stone wall runs around the main and second street sides of the property. On the second street side is a stone hitching post and carriage block.

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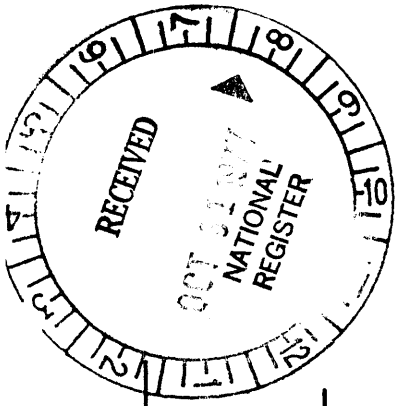
CONTINUATION SHEET

ITEM NUMBER 7

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2

13. 110 Main Street is a two-story Georgian revival residence rendered in sandstone. Originally built for mining baron Timothy Regan in 1905 it is distinguished by its two-story pedimented portico with its Corinthian columns. Tourtellotte and Company designed this house which has been occupied by the Kappa Sigma fraternity, but is now about to be restored as a private residence. The interior is unaltered on the first floor.
14. 100 Main Street is another of Boise's better late Queen Anne residences. This two-story frame dwelling is distinguished by a second story, left of center, tower which is balanced by a right of center gable with returns and a Palladian window. Originally it was a one-story cottage, which Mr. Kerr built in 1892. In 1902 George Leighton purchased the house and subsequently had it enlarged in 1905 by adding the second story, the front hall and stairway. Walter S. Campbell designed the original cottage.



WEST
WARM SPRINGS AVE.
HISTORIC DISTRICT
BOISE, IDAHO

--- DISTRICT BOUNDARY
NOT TO SCALE

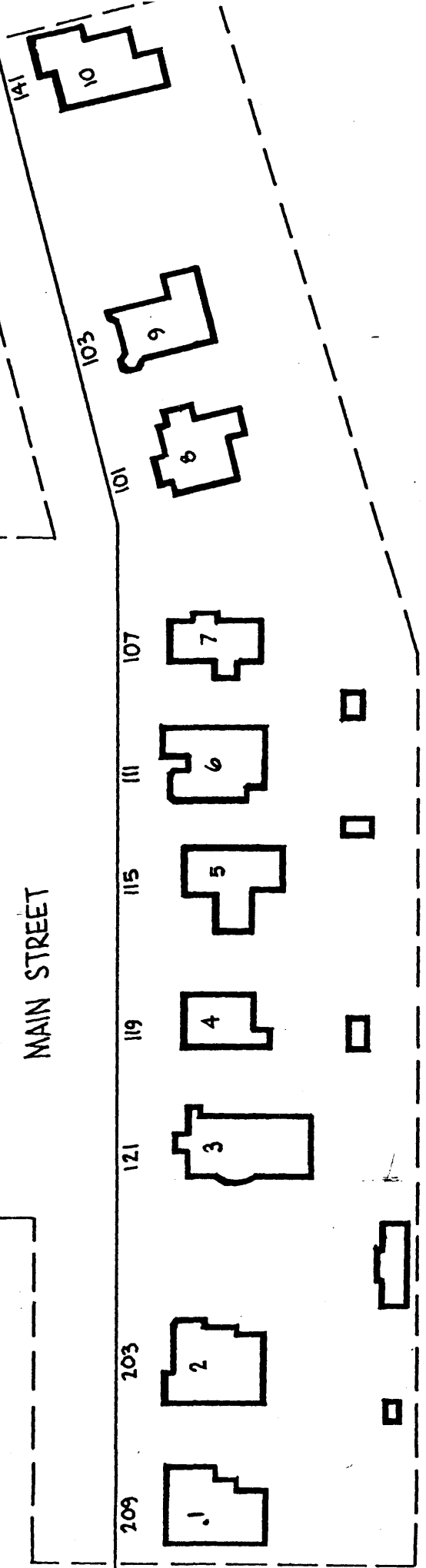
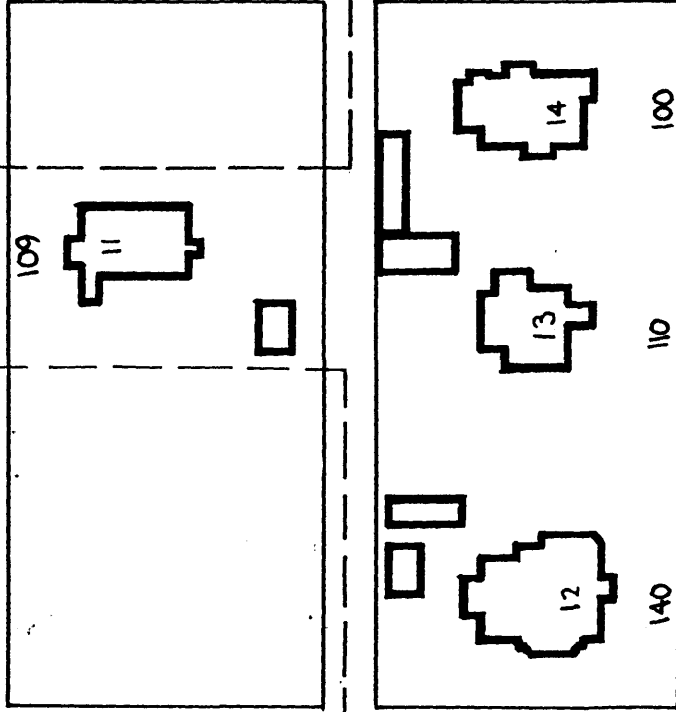
WARM SPRINGS AVENUE

IDAHO STREET

FIRST STREET

SECOND STREET

MAIN STREET





Ada County

West Warm Springs Avenue Historic District
Boise, Idaho,

Photographer - Don Hibbard
1977
Idaho State Historical Society

view of Wilson (9) and Eoff (10) residences from the
northwest.

Site survey file.

PHOTO
288

DEC 12 1977

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Ada County

West Warm Springs Historic District
Boise, Idaho

Photographer - Don Hibbard
1977

Idaho State Historical Society

view of Wilson (9) and Ormsby (8) residences from
the northeast.

Site survey file.

OCT 31 1977

DEC 12 1977

PHOTO

#2078



Ada County

West Warm Springs Historic District
Photographer - Don Hibbard
1977

Idaho State Historical Society

Front view of Sonna (3) residence from the north.

Site survey file.

OCT 31 1977

DEC 12 1977

PHOTO

398



Adda County

West Warm Springs Historic District
Boise, Idaho

Photographer - Don Hibbard
1977

Idaho State Historical Society

view of Kerr (14) and Regan (13) residences from the
southeast.

Site survey file.

DEC 12 1977

OCT 31 1977

PHOTO
488



West Warm Springs Historic District
Boise, Idaho

Ada County

Photographer - J. M. Neil
1976

Idaho State Historical Society

Eoff residence (12) from the southeast.

Site survey file.

OCT 31 1977

DEC 12 1977

PHOTO
#588



Ada County

West Warm Springs Historic District
Boise, Idaho

Photographer - Don Hibbard
1977

Idaho State Historical Society

View of Kohney (1), Northrop (2), Sonna (3), and Bayhouse
(4), residences from the northwest.

Site survey file.

OCT 31 1977 PHOTO

DEC 12 1977

#698



Ada Co.

West Warm Springs Historic District
Boise, Idaho

Photographer - Don Hibbard
1977

Idaho State Historical Society

View of the Fontes (6, 7) and residences from the west.

Site survey file.

PHOTO

DEC 12 1977

OCT 31 1977

708



Ada Co.

West Warm Springs Avenue Historic District
Boise, Idaho

Photographer - Don Hibbard
1977

Idaho State Historical Society

view of Falk (11) residence from the southeast.

Site survey file.

PHOTO

OCT 31 1977

DEC 12 1977

#898