

United States Department of the Interior

National Park Service

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information.

 X New Submission Amended Submission

A. Name of Multiple Property Listing

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- Early Homesteading and Settlement in Cougar Gulch (1888-1910)
- Later Homesteading and Agricultural Growth in Cougar Gulch (1911-1929)
- Depression and World War II Impacts on Cougar Gulch (1930-1949)
- New Development and New Directions in Cougar Gulch (1950-1976)
- Population Growth and Consequences in Cougar Gulch (1977-2022)

C. Form Prepared by:

name/title Sharon Boswell
organization Partners in History
street & number 950 NW Elford Drive
city or town: Seattle state: Washington zip code: 98177
e-mail saboswell@msn.com
telephone 206-354-0250 date Jan. 8, 2026

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

Signature of certifying official Title Date

Idaho State Historic Preservation Office
State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper Date of Action

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
 Name of Multiple Property Listing

Idaho
 State

Table of Contents for Written Narrative

Create a Table of Contents and list the page numbers for each of these sections in the space below.

Provide narrative explanations for each of these sections on continuation sheets. In the header of each section, cite the letter, page number, and name of the multiple property listing. Refer to *How to Complete the Multiple Property Documentation Form* for additional guidance.

Page Numbers

E. Statement of Historic Contexts

(If more than one historic context is documented, present them in sequential order.)

E. STATEMENT OF HISTORIC CONTEXTS	1
Introduction: Cougar Gulch Natural Boundaries and Land Use Background.....	1
Period 1: Early Homesteading and Settlement (1888-1910)	8
Period 2: Later Homesteading and Agricultural Growth (1911-1929).....	23
Period 3: Depression and World War II Impacts (1930-1949)	30
Period 4: New Development and New Directions (1950-1976).....	33
Period 5: Recent Population Growth and Consequences in Cougar Gulch (1977-2022).....	35

F. Associated Property Types

(Provide description, significance, and registration requirements.)

F. ASSOCIATED PROPERTY TYPES	37
Farmsteads.....	38
Primary Farm Properties	39
Secondary Farm Properties.....	46
Secondary Domestic Properties.....	50
Sites	51

G. Geographical Data

G. GEOGRAPHICAL DATA	53
----------------------------	----

H. Summary of Identification and Evaluation Methods

(Discuss the methods used in developing the multiple property listing.)

H: SUMMARY OF IDENTIFICATION AND EVALUATION METHODS.....	54
--	----

I. Major Bibliographical References

(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)

I: MAJOR BIBLIOGRAPHICAL REFERENCES	56
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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

E. Statement of Historic Contexts

Introduction: Cougar Gulch Natural Boundaries and Land Use Background

Cougar Gulch comprises about 12 square miles of central Kootenai County, which is at the base of the North Idaho Panhandle (Figure 1). Most of the properties within its boundaries are located in Township 50 North, Ranges 4 and 5 West, with a few also in Township 49 North, Ranges 4 and 5 West. Cougar Gulch, as the name implies, is a relatively steep V-shaped valley with a stream, Cougar Creek, running along its base. The gulch stretches east-west bordering the wetlands of Lake Coeur d'Alene's Cougar Bay to the east and framed by three mountains—Mica Peak, Blossom Mountain and Signal Point—on the west. The Spokane River Valley lies over the ridge to the north, while the relatively low-lying Mica Flats border its sloping south side. The creek is lined with benchland and also some fairly steep side hills primarily covered with pine forests. Historically, the climate has been moderated by the surrounding mountains, which have blocked some of the frigid easterly winds and have allowed the growth of relatively rich grasses and a few other crops in the low-lying areas (Griffith 1942:3-4; Schnepf 2013) (Figure 2).

The entrance to Cougar Gulch is about seven miles from the center of the town of Coeur d'Alene, which in 2025 had a population of nearly 57,550 and has expanded in size by more than 62 percent since 2000. Despite its proximity to this growing population center, the Cougar Gulch area has maintained its rural character with at least three farms held by the same families for more than a century, and zoning and water restrictions limiting the size and amount of new development. Originally part of the Coeur d'Alene Indian Reservation and then open to homesteading and settlement by 1892, Cougar Gulch has a rich agricultural history that is exemplified by the large number of farmsteads, including barns, residences, and various outbuildings, which continue to convey the proud agrarian heritage of the community.

Background of Early North Idaho Development

The historic context focuses on five major periods in which the settlement and agricultural development of Cougar Gulch took place. Prior to these periods, all this area had been part of the territory of the Schitsu'umsh people, who for millennia had made the lands around Lake Coeur d'Alene their home. This remote inland region, with its predominately mountainous and heavily timbered terrain, was not visited by non-Native outsiders until early in the 19th century, when overland explorers first passed through the region, and a few trappers and missionaries established outposts there. Several major trails used by the Schitsu'umsh and other neighboring Native peoples soon became routes for traders and travelers and then the military to enter the region. Ultimately, other new transportation networks brought permanent non-Native settlement to North Idaho and ultimately Cougar Gulch.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

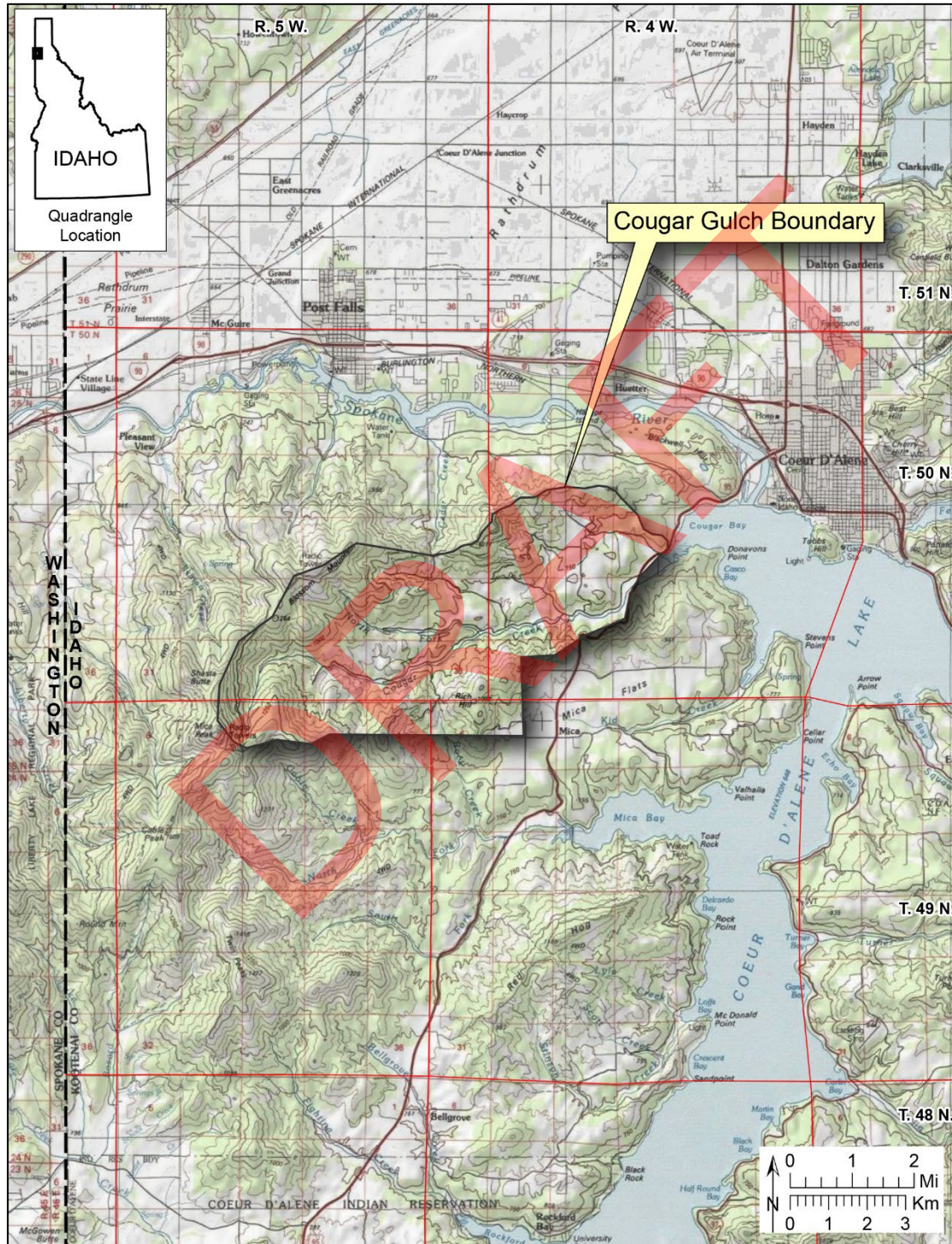


Figure 1. Location and boundaries of Cougar Gulch, Kootenai County, Idaho.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

State

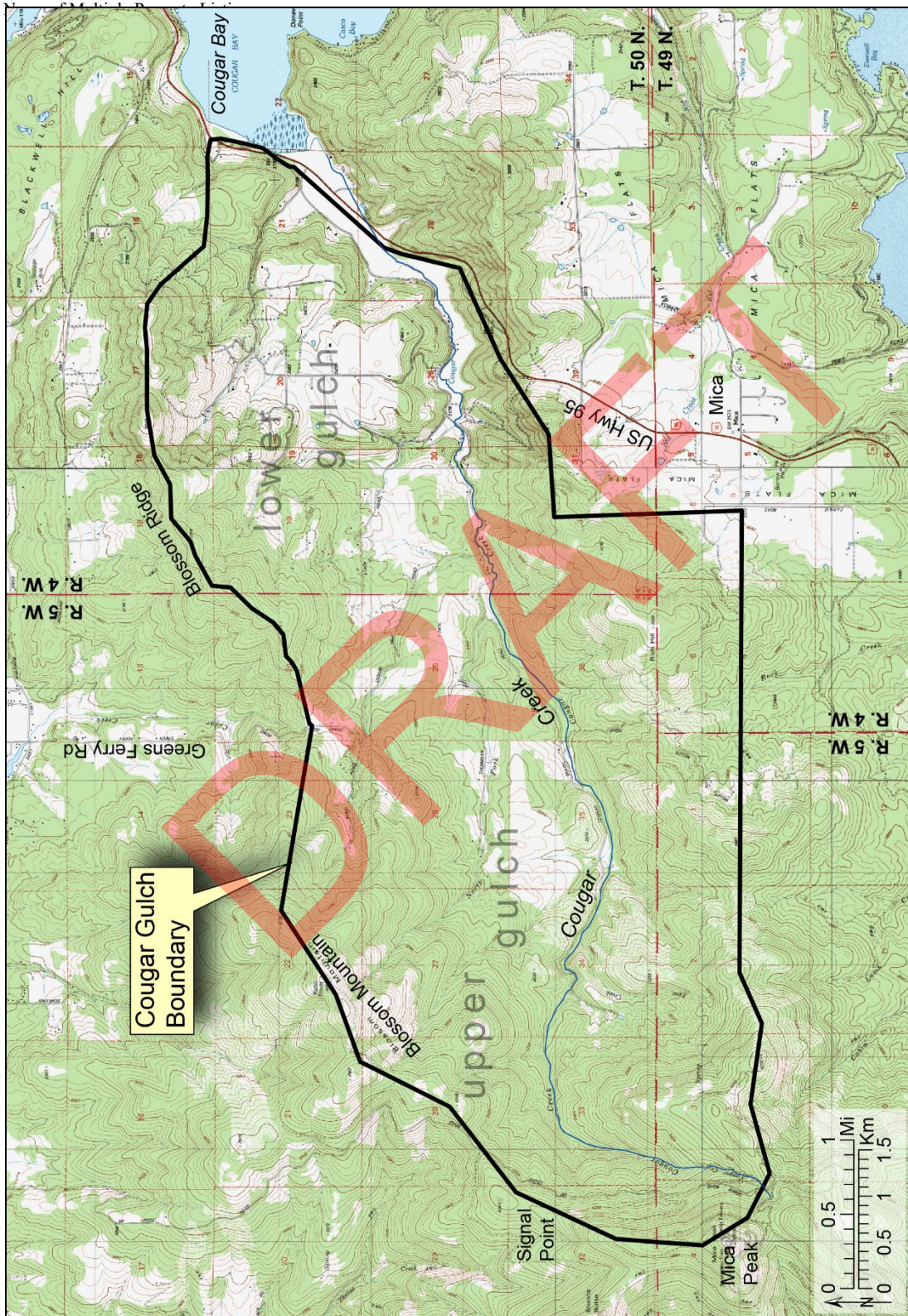


Figure 2. Cougar Gulch showing geographical markers.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

The Schitsu'umsh and the Land

The Cougar Gulch area was originally part of the traditional lands of the Schitsu'umsh people. Their territory included four to five million acres centered around Lake Coeur d'Alene and several major waterways, including the Coeur d'Alene, Spokane, St. Maries and St Joe Rivers. The Schitsu'umsh, also known today as the Coeur d'Alene Tribe, were tied by language and cultural patterns to other Salish speakers in the Columbia Basin, but the geographic features of their territory, including the mountains that formed barriers to the north and east, focused their early subsistence activities close to home. During their seasonal rounds, they made use of the fish, game, roots and berries that were prevalent throughout their territory and then returned in the winter to as many as 35 permanent or semi-permanent villages located primarily along the region's river systems (Frey 1998; Woodworth-Ney 2004:8-11).

The lifestyle of the Schitsu'umsh was changed by the arrival of the horse but was possibly even more directly affected by the advent of disease, which began to reduce their numbers decades before they had any direct interaction with outsiders. The first non-Native visitors to make contact with the Schitsu'umsh were likely members of the Lewis and Clark party as they journeyed back from the Pacific Coast, although very quickly fur traders like the Northwest Company's David Thompson and some of his Hudson's Bay competitors established themselves in the region. Many of these traders were of French-Canadian ancestry, and traditions suggest that they may have given the name Coeur d'Alene to the Schitsu'umsh. A rough translation of the name possibly meant pointed hearts or heart like an awl, terms that could have been used to describe their tough trading skills (Frey 1998; Peltier 1981:11-12, 14; Woodworth-Ney 2004:17-18).

Several Protestant religious groups sent missionaries to the Northwest in the 1830s, and they were quickly followed by the Jesuits, who built nearly a dozen missions and stations throughout the region between 1841 and 1846. The Catholic presence was first initiated by Father Pierre-Jean De Smet, who secured funds from the church to bring Jesuit priests to the Northwest, with the goal of conversion as well as instruction in agricultural practices, which the church believed was a pathway to civilization. The most important center for Catholic activity in the region was the Mission of the Sacred Heart, which was initially established for the Coeur d'Alene people at the mouth of the St. Joe River. The mission was moved twice because of flooding, but the final location, which was constructed in 1852 on the Coeur d'Alene River near the small settlement of DeSmet, became familiarly known as the Cataldo Mission (Dahlgren and Kincaid 1993:3-4; Peterson 1993: 22-23, 97, 151).

The development of other new transportation networks provided easier access for the growth of non-Native settlement in the region. After the northern boundary treaty with Great Britain was signed in 1846, the increasing population led to the admission of Oregon Territory into the United States in 1848. This huge area included not only Oregon but also present-day Washington, Idaho, and portions of Montana and Wyoming. Parts of Idaho were included in Washington Territory when it was carved out of Oregon in 1853, and the rest was added when Oregon achieved statehood in 1859. Idaho finally obtained its own territorial status in 1863, with its current boundaries established in 1868 (Idaho Historical Society 1963).

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

The rapid influx of settlement also led to conflicts with indigenous people over land ownership and the arrival of the American military in the region. Washington Territorial Governor Isaac Ingalls Stevens, acting as *ex officio* Superintendent of Indian Affairs, began treaty negotiations with a number of Tribes to make land cessions and establish reservations. Governor Stevens failed to sign an agreement with the Coeur d'Alene when he was on his first treaty-making mission to the inland Northwest in 1855. Conflicts and other political changes then intervened, and it was not until an Executive Order was signed in 1873 that the Coeur d'Alene Reservation was established. The Coeur d'Alene ceded nearly 2.4 million acres in return for a reservation of about 600,000 acres (Ruby and Brown 1986:33).

Over the next two decades, the pressure for land continued, and several commissions visited the tribe to renegotiate boundaries. The government purchased Coeur d'Alene lands in Washington Territory for \$150,000 in 1883, although the treaty was not ratified until 1891. A second commission opened negotiations in 1889 and finalized an agreement, signed in September of that year, in which the Coeur d'Alene ceded the northern and eastern portions of their reservation, including "on the west of Lake Coeur d'Alene all lands south of Spokane river to a line about eight miles south of the north line of township forty-eight" in return for a payment of \$500,000 (Western Historical Publishing 1903:758). This cession of nearly 250,000 acres included all of the land in current-day Cougar Gulch and was ratified in 1891 (Ruby and Brown 1986:33) (Figure 3).

The Cougar Gulch Area

Despite the success of many of the Coeur d'Alene people who chose to farm, non-Native newcomers who wanted access to more of their land, had lobbied for this last cession, arguing that there were too few of them to utilize all of their reservation. Looking across the Spokane River to the south in the area that became known as Cougar Gulch, some early land seekers saw a "wall" of trees and new opportunities for settlement. "The country is all wild, being a part of the Coeur d'Alene Indian Reservation. The Indians live on the western side of the lake near the new DeSmet Mission, but our stupid government, always ignorant and blundering when dealing with western interests, still keeps settlers from going on the land" (*Northwest Magazine* October 1887 as cited in Anderton 1985:17-18).

Cougar Gulch was a fairly wild and unsettled area, as one early historian described most of Kootenai County in the 1880s. The naming of Cougar Creek, running from Mica Peak into Lake Coeur d'Alene, and Cougar Bay at its outlet, has sometimes been attributed to a soldier at Fort Sherman who may have shot a cougar in the area during this time. As settlement began, there is no doubt that cougars as well as coyotes, bear, and other wildlife were still very prevalent (Beebe 2022a; Brooten 2017; Coeur d'Alene Press, May 22, 1935) Cougars figure prominently in the reminiscences of many of the first homesteaders, who described frequent encounters: "There were a lot of cougars in the woods, hence the name Cougar Gulch. My mother was scared to death of them. She could hear them at night. She said their cry was like a human cry and it was very eerie...." (Saunders nd 1).

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho

State

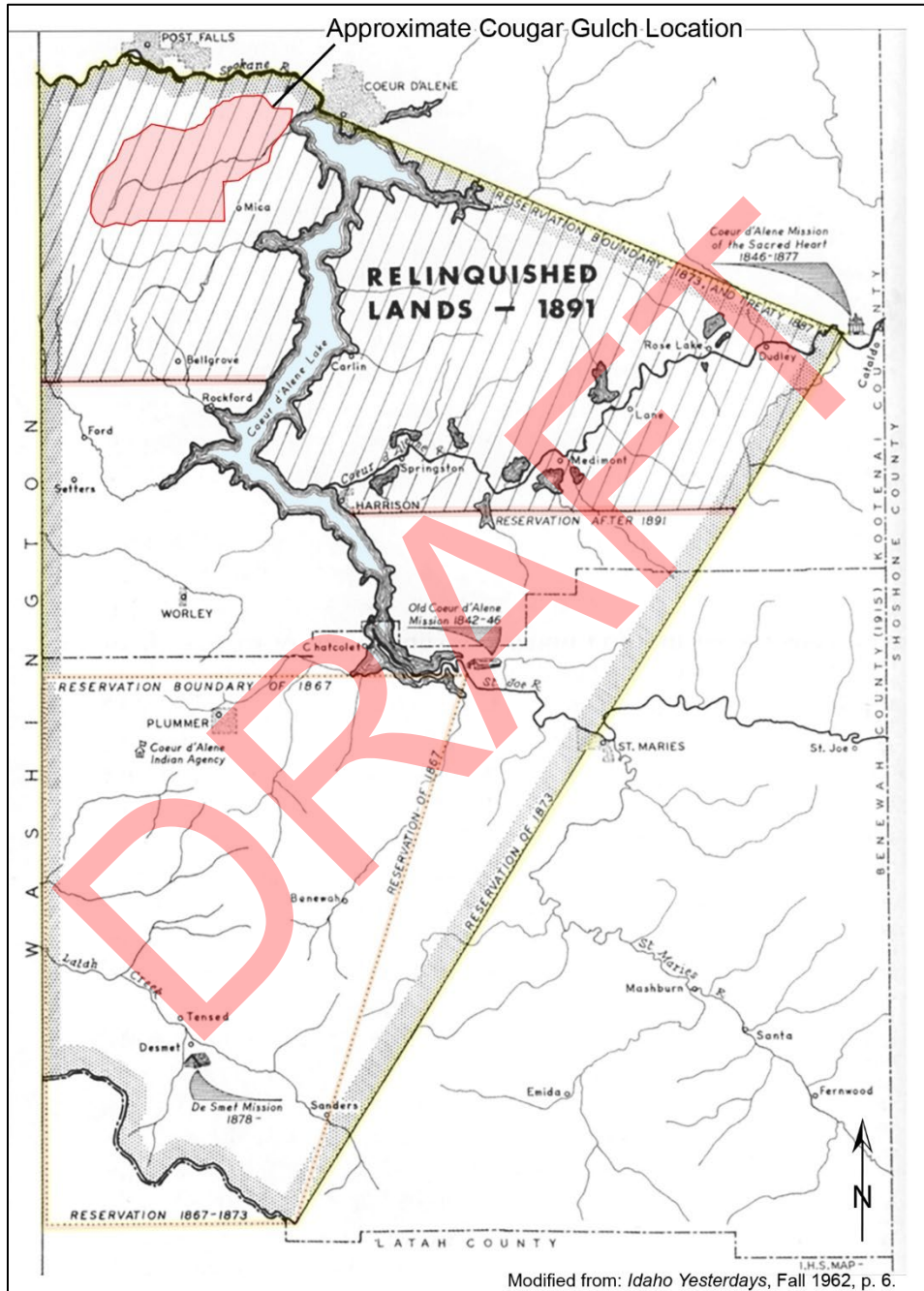


Figure 3. Map showing changes in the boundaries of the Coeur d'Alene Reservation and location of Cougar Gulch.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

Neither the frightening wildlife nor other hardships of the early homesteading lifestyle proved to be deterrents to continued settlement. During this period, the availability of rail and steamer service and the prosperity brought by the rapid expansion of the mining and timber industries led to steady growth in Kootenai County. As new rail lines and roads opened up the area, the growing towns of Coeur d'Alene and Spokane, as well as settlements that served the various resource-based industries in the region, provided a ready market for agricultural products. The county population was only recorded as 418 in the 1880 census but leaped to 4108 in 1890 and more than doubled again over the next decade. A portion of that growth could be attributed to the fulfillment of the land seekers' wishes, as the forced cession of Coeur d'Alene lands led to a rush of new settlement. Potential claimants were then able to use federal land laws to file for their own piece of the land in Cougar Gulch (Bureau of the Census 2021).

Land Acquisition

As part of this additional land cession, Cougar Gulch could not legally be open to non-Native settlement until the government officially surveyed this new territory. This mandate was part of a broader government policy that land in the public domain could not be purchased or claimed without an official survey by the government. Because of both the terrain and the limited population, government survey work had not really begun in this part of North Idaho until 1880.

Because of the slow pace of the survey, the main way that people who had settled on claims in the region were able to protect their property was through the Preemption Act (3 Stat. 566), which essentially accepted the rights of squatters on the public domain. Settlers could not file a declaration for settlement or prove up on a claim without a survey, so this measure provided that heads of families or single people over the age of 21 could have the preferred right to purchase 160 acres of land once the survey was complete. Requirements specified that, if foreign-born, they must have declared their intention to become citizens and could not own 360 acres of additional land: otherwise, the preemption law protected them from trespass charges before a survey was completed. The claimants also had to occupy and improve the property over 14 months, build a dwelling and pay a minimum price of \$1.25 per acre (Opie 1987:55-56; Shannon 1945:56; Yonce 1969:136-139).

One other option was a cash sale, which allowed immediate occupancy as soon as the land was surveyed. Even later, when other land claim measures became available, potential settlers sometimes preferred to make cash entries if they had the funds, as it was the primary means to avoid residency requirements and limits on the amount of acreage allowed. In some parts of the region, this type of claim ended up being purchased by speculators or timber companies (Opie 1987:56).

Homesteading was the primary means that the Cougar Gulch settlers used to claim their land. In 1862, Congress had instituted several measures to advance its goals of establishing a society of independent landowners in the American West. The Pacific Railroad Act encouraged the development of a new transportation system to open western land for settlement, and the Morrill Act provided state land grants to fund education. A third measure, the Homestead Act, established the ideal of a 160-acre self-sufficient farm. Many reformers wanted to forestall the land speculation that had accompanied previous measures and reserve the rest of public domain lands for small farmers, wage laborers and others who had previously been shut out of land ownership. The government hoped to use the concept of

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

homesteading to establish a community in the West that would foster an independent and classless society and that would promote national progress and growth (Shannon 1945:52).

The Homestead Act (12 Stat. 392) offered up to 160 acres of land to any settlers who resided on and improved the property for five consecutive years. The claimant could also purchase the land for \$1.25 per acre after six months of residency, an alternative that appealed to those who wanted more rapid ownership rights. Over time, the Homestead Act came to symbolize the country's commitment to providing a land base for the independent farmer, but critics of the legislation believed that this idealistic vision could never be fully accomplished. The long residency requirements were difficult for many to fulfill, especially on the arid or less productive lands throughout the West. Also, speculation continued, and railroad land grants alone accounted for three times more land than the 84 million acres set aside by the federal government for homesteaders (Opie 1987:65-67; White 1991:142-143).

Once the most productive farmlands were claimed, probably the greatest flaw of the 160-acre homestead was that it was not large enough for self-sufficiency on much of the arid land of the American West. The federal government recognized this problem and passed the Enlarged Homestead Act of 1909 to address this issue by doubling the amount of land that could be claimed to 320 acres in areas where the regional conditions required more extensive holdings. These changes prompted increasing settlement in many areas of southern Idaho as well as Montana and Eastern Washington. Congress also recognized that some of this land would never support crops but would only be good for grazing and forage, and in December of 1916 it passed the Stockraising Homestead Act (U.S. Statutes at Large, vol. 39:862-865), which allowed claims of up to 640 acres of land to be used exclusively for livestock. Provisions of the act required that the Department of the Interior had to make the determination that the land did not have timber or irrigation potential and was only suitable for stock raising, and that 640 acres "are reasonably required for the support of a family" (U.S. Statutes at Large, vol. 39:862).

Under the original Homestead Act, no claims could be made until the surveyors had completed their work and filed township plats. The progress of these surveys dictated the earliest recorded date of the homestead sales, as the rights to the property began with entry rather than initial settlement. Early homesteaders were often at a disadvantage if they had already made improvements, as they could not apply that time towards the residency requirements. Others could potentially make a claim on the same piece of property as soon as the land office filed the survey plats and thus beat out the current occupants who had been living on the property. Recognizing some of the inequities caused by the slow pace of the survey, Congress changed the requirements in 1880 so that homestead rights were extended to unsurveyed lands on the same basis as preemption (Yonce 1969:147-148).

Period 1: Early Homesteading and Settlement (1888-1910)

The ceded Coeur d'Alene reservation lands were not officially thrown open to non-Native claims until after Congress ratified the new boundary agreements in 1891. The northern section of the reservation contained about 300,00 acres and local newspapers reported that soon after the agreement was first signed in January of 1889, "boomers" were waiting along the borders of this land to rush in and make a claim. Those waiting to secure lands did not suspect that it would take another two years for this

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

agreement to be ratified, and most likely a number of settlers had already begun to move onto some of the best agricultural property in the cessions despite the lack of a signed agreement (*Idaho Statesman*, Jan. 18, 1890:1).

The Cougar Gulch area was officially surveyed between December of 1891 and May of 1892 and the early plats also show that some settlement had already taken place by the time the survey was underway. The 1891 plat for Township 50 N, Range 4 South shows a number of houses along the lakeshore, but also at least four or five cabins on parts of the eastern portion of Cougar Gulch as well as at least one developed field, and an established trail that extended through parts of T50 N, R4W, Sections 21 and 22 (Figure 4). Some of these cabins could well have been occupied by members of the Coeur d'Alene Tribe before the reservation land was ceded or possibly by squatters who had moved into Cougar Gulch prior to its opening for settlement. Kootenai County assessor's data also suggest that possibly a few of the farmsteads in the Cougar Gulch were already under development as early as 1888, prior to the treaty ratifications. For example, construction dates for the Victor Bellmore barn and residence, which are now part of the White property on Cougar Gulch Road, are listed as 1888 (Kootenai County Assessor, PID 50N04W216800, accessed at <http://id-kootenaiassessor.governmax.com/propertymax/rover30.asp?sid=CE1A3F4C86914009BC457F813607B949>; Johnson 2004: Bellmore Homestead) (Figure 5).

By the land laws of the period, proving up on a homestead claim generally required a five-year residency period after the property was surveyed. According to local newspapers, a claim could also be entered under the Homestead Act at a rate of \$1.50 per acre, half of which was to be paid within two years (*Idaho Statesman*, Mar. 31, 1891:1). If the homesteader did not shorten the proof period by monetary payments, the claimant was not required to file for final proof immediately after fulfilling the five-year residency requirement. As this final proof required a trip to a land office, many may have lived on the property for substantially more than five years before they filed for a proof document.

The Homestead Act promised "free land" for those who were willing to follow the terms of the legislation, but many soon found that they could not afford to remain on the land or did not find the area or the lifestyle to their liking. Some of these individuals initially settled on the land before the survey and under the terms of the expanded Preemption Act had the right to remain on the land and file for a claim once a survey was made. Essentially regarded as squatters, these individuals often sold their claims to others for a small sum before they actually made an official homestead filing. Others filed but then relinquished their claims, also seeking a monetary payment from those who planned to take up the same property. Often these monetary amounts were reimbursements for property improvements, which could range from a cabin to livestock or even cleared land. The records of the General Land Office, which was the official government agency where potential settlers registered their claims, indicate that a substantial amount of the property in Cougar Gulch was relinquished one or more times before it was claimed by individuals who officially completed the homestead process (Idaho Tract Books, National Archives and Records Administration (NARA), Seattle, Washington).

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho

State

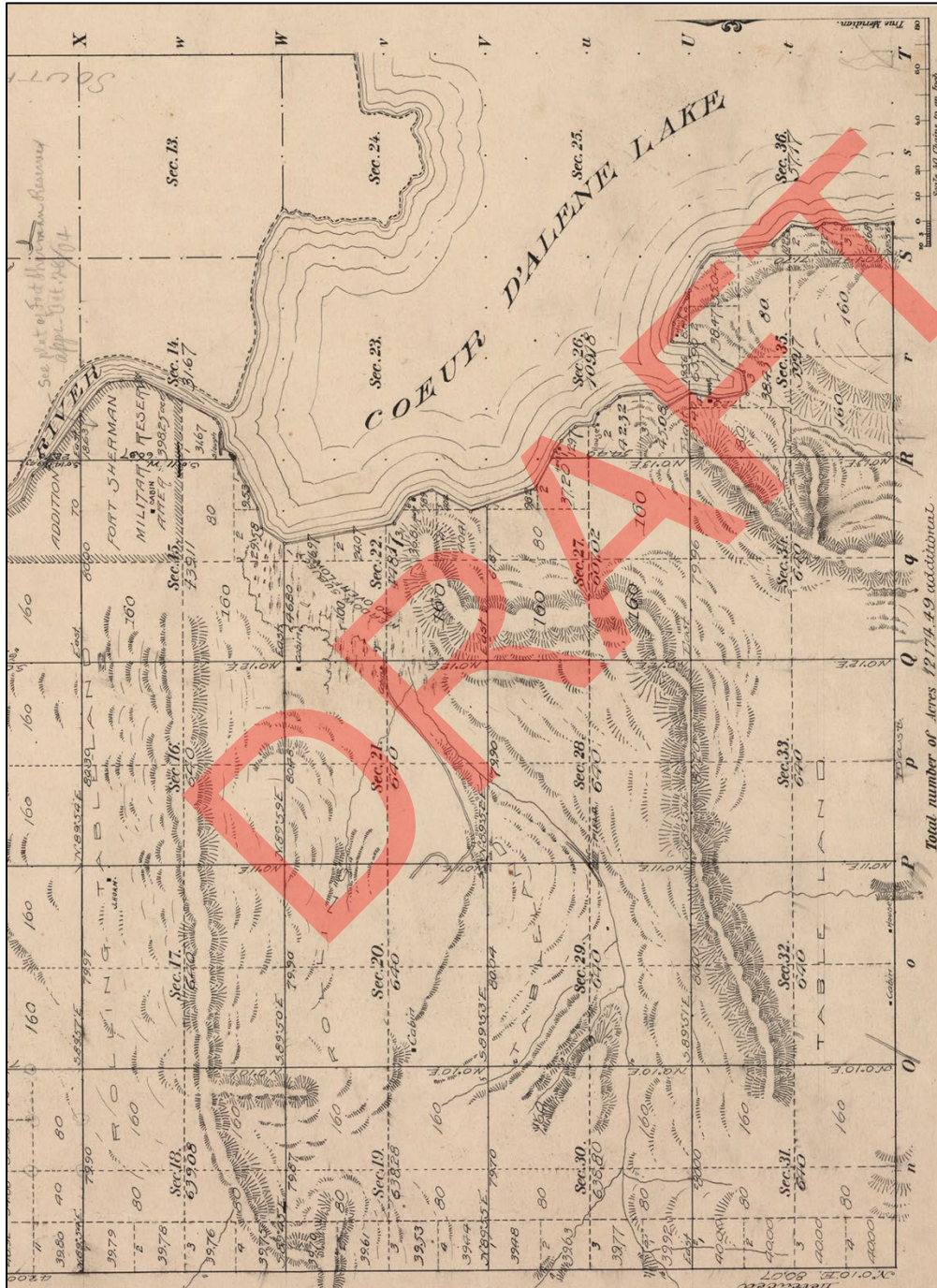


Figure 4. General Land Office (GLO) map showing early development in a portion of Cougar Gulch, Township 50N, Range 4W, 1891.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State



Figure 5. The original barn on the Victor Bellmore homestead was built c. 1888 and remains in place today (photo courtesy of Peg White).

Several of the earliest Cougar Gulch homesteaders purchased the rights to their land from squatters or from individuals who chose to relinquish their claims. According to family stories, John Peter “Pete” Johnson, for example, borrowed \$10 from ten different friends to pay for his property when the original settler, David Phifer, could not afford the required improvements. When Pete Johnson and his wife Sallye first moved to this property in 1897, they lived in a cabin that had already been built and then in 1902 constructed the larger homestead house on the hillside overlooking the property and established the Meadowview Dairy. Phifer and his family moved into the town of Coeur d’Alene, where he became a saloonkeeper (U.S. Census 1900; Graydon Johnson 2019; Maurice Johnson; Johnson 2014:5). Sallye Johnson’s sister, Nellie Benson, was married to Nikolas Rodius in the fall of 1897, and the couple stayed with other Benson family members before they decided to homestead their own property in the Cougar Gulch area. They, too, purchased their claim from a squatter sometime over the next few months, paying \$300 for improvements that included a log cabin, a barn, and a cow as well as a small area of cleared land. Nellie Rodius believed that the log cabin may actually have been built by an earlier trapper in the area (Saunders nd:1).

Some of the squatters merely made their claim and then moved on, using the money for opportunities elsewhere. Bill Ulrich, for example, came west from Buffalo, New York, after his brother, Fred Ulrich, had

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

taken a homestead in Cougar Gulch. Ulrich established his squatter's rights on nearby property, took odd jobs in lumber camps and mills around Lake Coeur d'Alene, and worked on land clearing projects to survive on his claim. He later sold the squatter's rights for \$700, which gave him enough of a stake to move to Spokane and ultimately become a highly successful businessman (*Twin Falls News*, Jan. 22, 1939:11). On occasion, there were also tensions between the squatters and long-term homesteaders. According to the local Rathdrum newspaper, a few of the squatters settling on unsurveyed lands had no fences to protect their crops and had begun to shoot cattle or other animals that strayed onto their claim. The homesteaders whose livestock was being targeted threatened, in turn, to "make an example of the next man caught in the act of killing or injuring stock" (*The Silver Blade*, Nov. 28, 1902:2)

The large majority of land claimants in Cougar Gulch filed their claims under the original Homestead Act of 1862. Of the 83 properties originally included within the boundaries of the Cougar Gulch survey area, 64 were homestead claims, while an additional 18 were cash entries. There was also one Stockraising Homestead that was filed on Mica Peak along the boundaries of Cougar Gulch. While the land in Cougar Gulch was not made available for settlement until Congress had ratified the agreement for this land to be ceded by the Coeur d'Alene in 1891 and technically could not be claimed until it was officially surveyed, more than 60 percent of the claimants received final proof for their property by 1910. In fact, despite a substantial number of early relinquishments, most of the land in Cougar Gulch was settled by 1910. Based on GLO records it appears that the percentage of homesteaders who had actually settled on their land by that date was even higher—nearly 84 percent—as only 12 claims were actually sold after 1910. In some cases, homesteaders did not feel a need to file immediately after the requisite number of years of occupancy had passed, so final proof did not necessarily indicate how early or how long the homesteaders had occupied their property (Figure 6).

General Land Office tract books, which contained the records compiled by each land office when property within its purview first left the public domain, indicate not only a date of initial sale of the property but also its ultimate disposition—whether the claim received final proof, or whether it was relinquished or canceled. The date of sale officially represented the first date of occupation and the beginning of the "proving up" period, although many had occupied the land prior to that sale. In the Cougar Gulch project area, there were quite a few homesteaders who made their initial purchase in November and December of 1907, including a number who actually filed on the same day. It is not known why there was a rush to the Coeur d'Alene Land office in this particular time frame, especially since the government had officially surveyed property in Cougar Gulch and opened it for settlement more than a decade previously. One explanation is that there was a resurvey in late September 1907 of a portion of Cougar Gulch, Township 50 North, Range 5 West, focusing on the higher elevation properties in the upper gulch. Once filed in the Coeur d'Alene Land Office, that survey may have provided additional information on properties that were still available for homestead claims (GLO Plat, September 25, 1907, accessed https://gloreCORDS.blm.gov/details/survey/default.aspx?dm_id=38235&sid=us5cfqiu.kma#surveyDetailsTabIndex=1) (Figure 7).

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

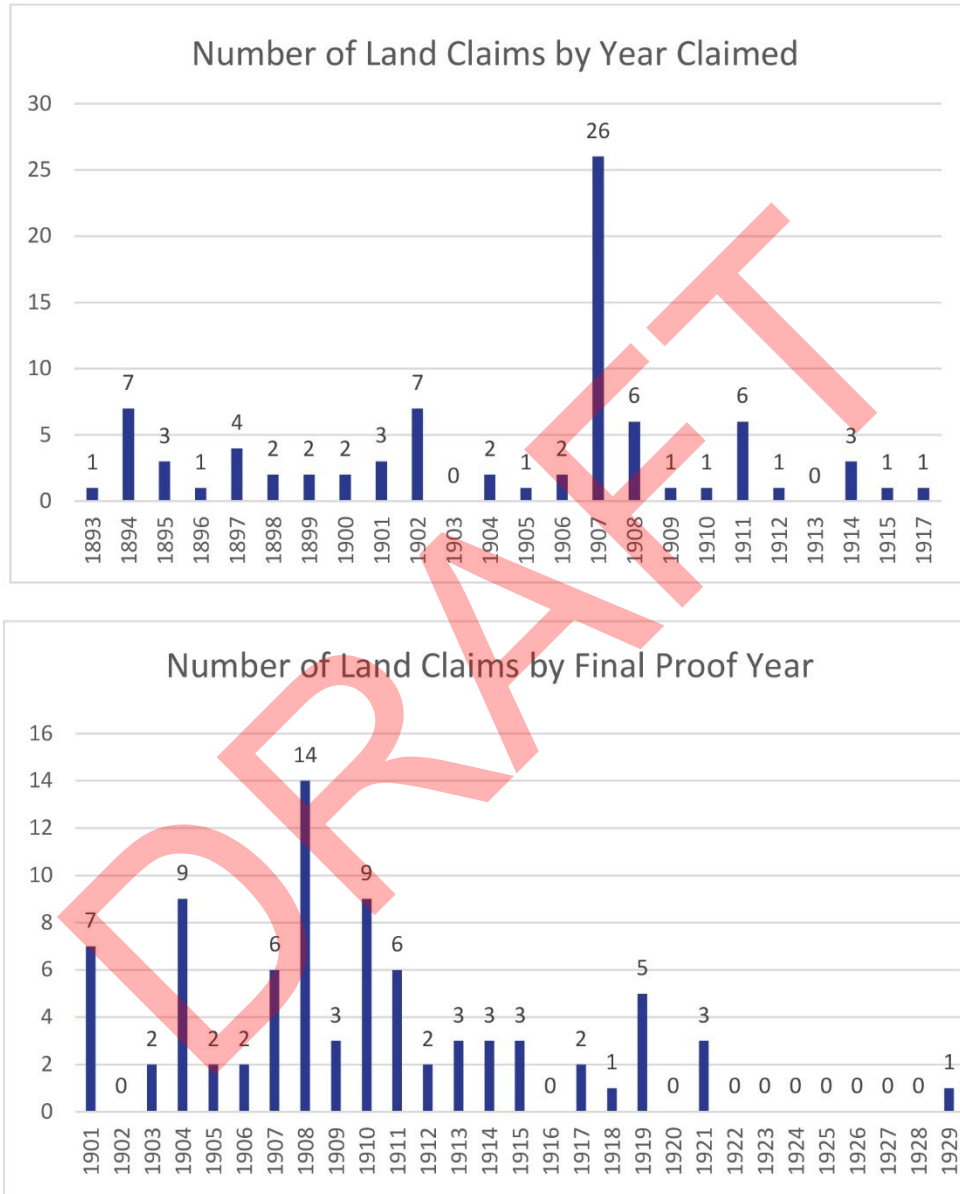


Figure 6. Bar charts show the numbers of Cougar Gulch land claims by year claimed and by final proof year.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho

State

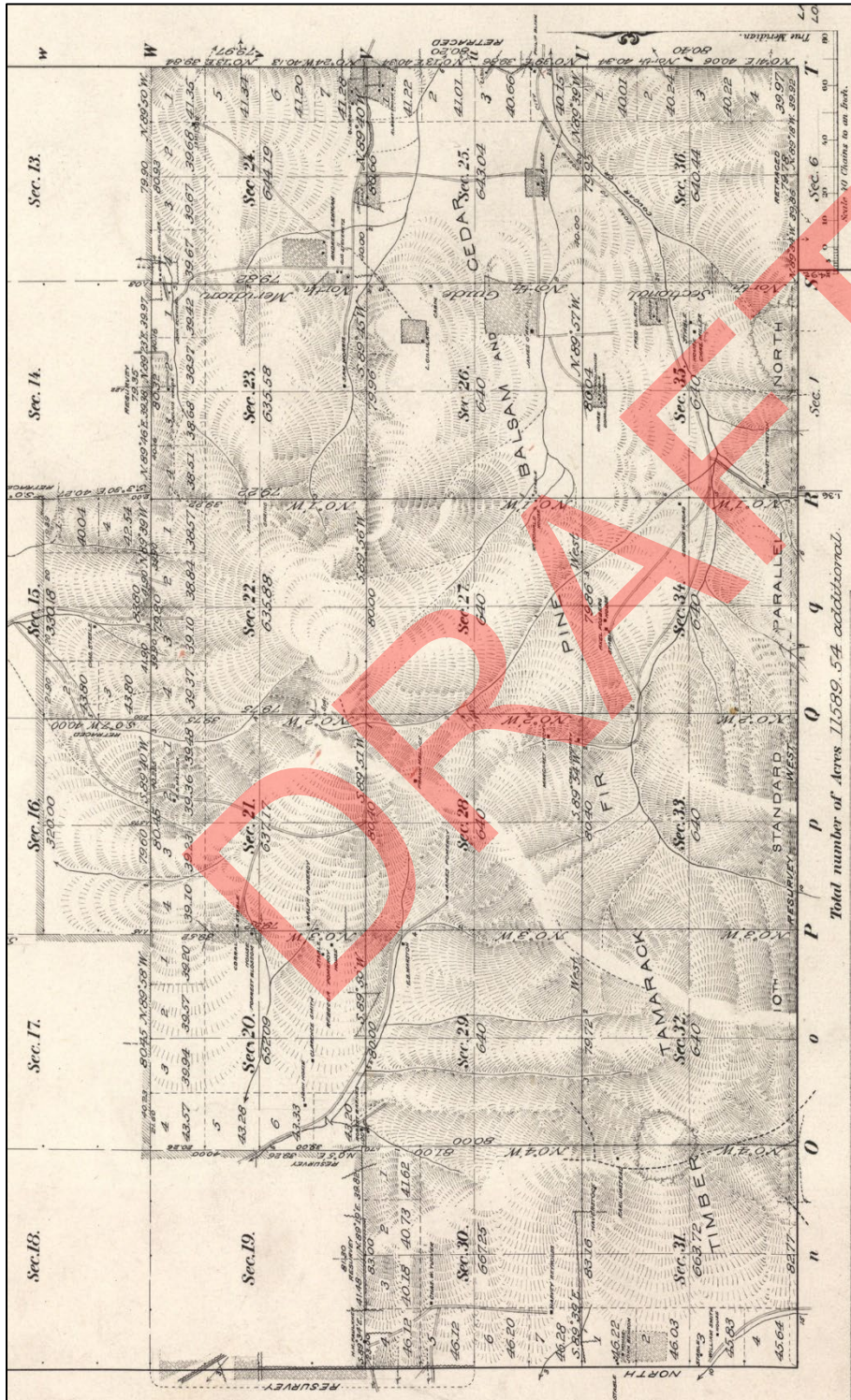


Figure 7. General Land Office survey of T. 50 N., R. 5 W. in Cougar Gulch, 1907.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

Another factor in this rush for homestead claims may have been the effects of the allotment process, and the government’s plans to open thousands of additional acres on eight different Northwest reservations once the land was allotted to individual tribal members. An article in the *Coeur d’Alene Press* of November 26, 1907, described the process and the fact that more than 310,000 acres of Coeur d’Alene Reservation land would be made available in this way. While most of this area was not actually open for settlement until 1909 and 1910, the prospect of a new rush of immigrants planning to claim land in the region may also have encouraged settlers to firmly establish their own claims on currently available land (*Coeur d’Alene Press*, November 26, 1907:4).

The homesteader population of Cougar Gulch contained a substantial percentage of first-generation immigrants to the United States, particularly during the period before 1910. The United States had experienced various waves of immigration throughout its history, caused by both push and pull factors that either forced individuals to leave their countries of origin or lured them to move to a new place. The largest numbers of immigrants to the country by decade occurred during the period from 1901-1910, when nearly 8,800,000 newcomers arrived (Dinnerstein et al 1979: 122). In the Pacific Northwest, the completion of the Northern Pacific Railroad in 1883 and the promotion of immigration that the Northern Pacific and its competitors launched over the next couple of decades is generally regarded as one of the primary factors in the boom of foreign migration to the region, particularly from 1880 to 1910 or until the beginning of the World War I era (Johansen 1986:42-44; Schwantes 1989: 186-188).

Unlike other parts of the United States that saw a change during this period to much greater immigration from southern and eastern Europe, a significant portion of the Northwest’s newly arrived populations were from the Scandinavian countries. While many factors played a role, historians believe that these settlement patterns generally reflected an attraction to an area where the climate, topography and types of occupations were familiar or similar to their countries of origin. In the case of Cougar Gulch, a review of the original homesteaders suggests that majority of those who were foreign-born had immigrated from Sweden, while a substantial number also had come from Norway and Germany. The only other country of origin with more than a single person represented was Canada. Based on their dates of immigration, many of these individuals may have first settled in other parts of the United States before continuing west to make their claim in the Northwest (Johansen 1986:42-44; Schwantes 1989:188) (Table 1).

Table 1. Claimants by County of Origin.

Country of Origin	Number of Claimants
USA	78
Sweden	18
Norway	13
Germany	11
Canada	9
Denmark	1
England	1
Ireland	1
?	1
Grand Total	133

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

Following patterns similar throughout the Northwest, most of the homesteaders in Cougar Gulch were born in the United States, with a substantial portion coming from the upper Midwest. After the first wave of settlers who moved west overland on the Oregon Trail or via sea routes during the Gold Rush era, the difficulty of reaching the Northwest was a factor in slowing internal immigration. The availability of rail transportation by the mid-1880s and the success of major lines in promoting settlement in the West encouraged internal as well as foreign migration. The sale of the Northern Pacific land grants further stimulated this new push westward. While Cougar Gulch homesteaders were born in 18 different states, the largest number were from the upper Midwest and particularly Wisconsin, Michigan, Minnesota, Illinois and Ohio, states that had easy access by transcontinental lines to the Northwest. Also, the climate and types of agriculture as well as the lumbering economies were similar in these two parts of the country (Schwantes 1989:188, 190) (Table 2).

Another homestead pattern reflected in the Cougar Gulch population was the tendency of families or groups of friends to move together or to follow each other to an area. While likely many similar connections existed, examples of these types of relationships included the Johnson and Rodius

families. Sallye Benson had first emigrated to Hayward, Wisconsin, encouraged by a friend from Sweden who had already settled there. After her arrival, she also became reacquainted with John Peter Johnson, whom she had met in Sweden. After a time, they decided to move farther to the west and were joined by other families who had been neighbors in Sweden, including Gust Nelson and his sister and mother. The group all traveled together, stopping in Spokane but then ultimately settling in North Idaho, where

they eventually took up homesteads in Cougar Gulch. Sallye Benson's sister Nellie, brother Ludwig (Louie) and another sister Bina soon followed her. Louie took a homestead in Cougar Gulch, while Nellie married Nikolas Rodius, first living in Wallace and then also settling on a Cougar Gulch homestead. Among the other family groups whose members took nearby claims were Claus and Albert Krone, sisters Ella and Lottie Jellum and Charles and Frank Best as well as their parents, Alexander and Ellen Best (Maurice Johnson 2019; Krone 1988:1).

While many of this first wave of homesteaders were seeking to claim their own property, some also believed that there was more potential to make money in the West. The lure of gold and other precious metals in the nearby Coeur d'Alene Mountains first brought would-be prospectors, who tried their hand at mining but were also introduced to the potential agricultural opportunities of the area or to the

Table 2. US-Born Claimants by State of Origin.

State of Origin	Number of Claimants
Wisconsin	16
Minnesota	9
Ohio	9
Michigan	8
Missouri	8
Illinois	6
Indiana	3
Iowa	3
Maine	3
New York	3
Kansas	2
Oregon	2
Idaho	1
Nebraska	1
North Carolina	1
Pennsylvania	1
Tennessee	1
West Virginia	1
Grand Total	78

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

possibility of settling on or later selling “free” homestead land. Others came to work in the timber industry and also saw the opportunities to market the timber from their Cougar Gulch property. A review of census materials suggests that while a number of the early homesteaders identified themselves as farmers and had come from agricultural backgrounds, many continued to work in other occupations, most notably the timber industry, as they proved up on their homesteads.

A profile of the homesteaders in Cougar Gulch suggests that while some of the early settlers were single men, a majority of the men were married or wedded later after they had made their claim. Several women also filed for their own homesteads in Cougar Gulch, including Margaret Lynch, who lived with her two sisters on her claim and listed her occupation as farmer in the 1910 census. Addie M. Flynn, who was a divorced mother of two, also farmed her homestead for several decades. Lottie Jellum was a schoolteacher who filed for a cash entry in 1909, while her sister Ella homesteaded nearby. Ella Jellum apparently worked as a cashier but later married and moved to Spokane. Another woman homesteader, Virginia Montooth Gray, was a widowed nurse who filed for her Cougar Gulch homestead then later remarried (U.S. Census 1900, 1910, 1920, 1930).

Preparation to Homestead

When the north end of the Coeur d’Alene Reservation south of the Spokane River was first opened for non-Native settlement, the Cougar Gulch area slowly began to draw interest. Cougar Gulch had a mix of relatively steep slopes and heavily forested areas, but there were also lowlands along Cougar Creek and bench areas that included some natural meadows and open terrain. As would be expected, those areas with the most agricultural potential were the first to be settled, followed over time by claims on lands that required more extensive clearing. Proximity to transportation for access and also as a means to market agricultural products was also a factor, and the earliest settlement began at the eastern end of the Gulch, closest to the lake and to the town of Coeur d’Alene.

Because of the nature of this land, the agricultural focus was primarily on raising livestock, including cattle, dairy cows, horses, goats, and swine, and also planting alfalfa as well as some oats, wheat and other grains. Self-sufficiency was seemingly an important component, and most families had their own gardens, raised chickens, and also devoted some land to orchards. The natural meadows and benchland provided the best ground for crops, but in the low areas along Cougar Creek and a few tributary streams some of the land was marshy and there was also a danger of flooding.

A significant portion of the land in Cougar Gulch was forested and so many of the earliest settlers found themselves forced to clear land for any kind of agricultural use. Brush removal was time-consuming but not particularly difficult. Those who settled on more heavily forested claims were often referred to as stump ranchers, as they cut the trees to open up land for grazing and hay crops but were slower to complete the laborious task of removing the stumps. The daughter of homesteader Nikolas Rodius, for example, wrote that the family spent “every spare minute grubbing roots” and trying to open more of their property for cultivation. After cutting down trees, stump removal proved much more laborious. She remembered: “Gradually the meadow was cleared. Plowing around those stumps was not easy and I can remember raking sticks and grass around them to help them burn. When father had a little extra money he would buy some powder and break them up so they would burn better” (Saunders nd:1).

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

Early Homestead Buildings

Early photographs and memoirs suggest that many of the original homestead dwellings were constructed of logs (Figure 8) and, as was common in early settlement areas throughout the West, replaced with a newer and usually larger houses of milled lumber within a few years of settlement. Several of the early homesteaders, like the Johnson and Rodius families, occupied log cabins built by early squatters before they constructed their own homes. The Johnsons, who moved to the property in 1897, had built a frame house on the hillside above the cabin by 1902. The Rodius family remained in the original cabin until 1907, when they completed their residence, which had taken the family more than two years of work to build (Jonson 2004: Rodius:1-3; Saunders nd:1-3).

The original Charles Bittleston home was also a log cabin, built while the family lived in a tent during their first summer on the property. The cabin had a large central room and two bedrooms, according to a family account, and may have been typical of a homesteader cabin of the period:

“Our chairs were boxes for years until pappa made some benches—and boxes also served as cupboards until mamma again devised a cupboard from the large boxes that came packed full from the east—and put shelves in them with white laundered curtains on draw strings on both cupboard and lower windows. Along with the uneven rough board floor thoroughly scrubbed each week-end—made our pioneer home one remarkably homey place and I must not forget, mamma decided and covered the smoked walls and ceiling with clean newspapers each spring and we learned by heart the pictures and bits of news as they sheltered us from the soot or dust that would blow through the cracks in the ceiling boards down on us or our meals when they were spread—but mamma always had a white tablecloth on that wonderful table as well as a cover over top of center dishes left on table. These covers and curtains all made from white flour sacks washed, bleached and hemmed nicely—as well as she discovered she could dye the white sacks different colors and use to join peace (sic) work comforter tops which went to keep us snug and warm at night” (Blocksom: Bittleston Family History-7).

The residences that replaced these cabins were generally of frame construction, often two-story in a gable-front and wing style, sometimes with simple folk Victorian detailing that was typical of the period. Lumber may have been sawn on the property or taken to one of the larger nearby mills. According to Lucia Rodius Saunders, her father had hauled logs from their property to the William Perry mill on Cougar Gulch, where they were rough sawn and then dried before being used for framing. Other timber from their land was taken to the much larger Blackwell mill near Coeur d’Alene to be planed and used as interior trim (Johnson 2004; Rodius:1-3; Saunders nd:1-3).

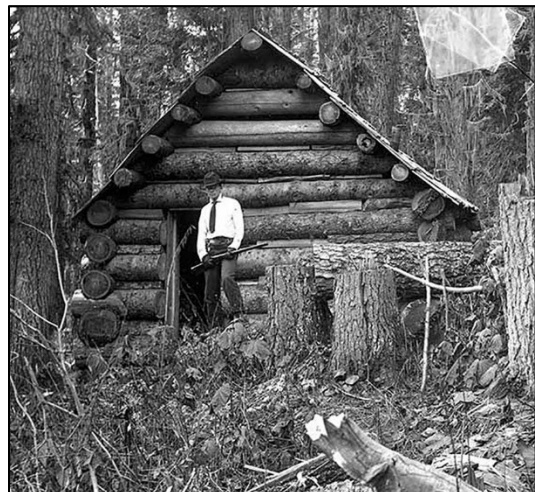


Figure 8. An example of an early log cabin on Cougar Gulch, 1909, (photo courtesy of the Museum of North Idaho).

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

The Raymond Wolske family, who filed their homestead claim in 1901, began with a two-room log cabin, but eventually built a two-story frame home next to it with bedrooms upstairs, a basement, and a large porch (Wolske History:3). Pete Johnson prepared the ground for his house and cut timber on his property, but he was helped in construction by a neighbor as well as a local carpenter and plasterer (Krone 1988).

In addition to a residence, construction of a barn was generally the first priority of most of the Cougar Gulch homesteaders. Early General Land Office maps suggest that many homesteader claims often consisted of a dwelling and a barn or stable nearby for livestock and horses, which were the main method of transportation in these early years. While many of the earliest of these barns, like the initial cabins, may have also been of log construction, most of those documented were of lumber milled from trees on the property. Among the first homesteaders to receive a patent in the Cougar Gulch area was Victor Bellmore, a native of Germany who had emigrated to the United States in 1883. The Kootenai County Assessor fixes the construction date of the large gable barn and residence built by Bellmore in 1888, although his homestead patent information indicates he did not formally file for a claim until 1894. Local stories suggest the possibility of an even earlier date of construction, as a notation written on a barn wall included the dates of 1884-1885 and the prices of hay, potatoes and grain (Johnson 2004: Bellmore Homestead). The large side-gable barn sits on a stone foundation and is constructed with pole supports and rough wood siding undoubtedly sawn locally. Bellmore sold his land by 1904, but the barn remains on the property currently owned by the Don and Margaret White Trust (U.S. Census 1900, 1910).

A small barn was already constructed when the Rodius family bought the squatter's rights for their property, and most of their time was spent clearing and splitting posts for fencing. Before they built their home, they added a woodshed that also doubled as a calf barn. Once their new residence replaced the original squatter's cabin, the family again hauled their own timber to a local mill and constructed a large new barn, which was designed in the Dutch style, for a variety of purposes (Johnson 2004; Rodius:1-3). According to his daughter "It was a large barn for several head of cattle, three horses, calf pens. The southwest corner was petitioned [partitioned] off for the chickens and the northwest corner for a machine shop. There was also plenty of room for hay" (Saunders nd:3) (Figure 9).

The early homesteaders added a number of other outbuildings on their claims to satisfy the needs of their various agricultural enterprises. The homestead documents filed by Rudolph Wolske, for example, who with his wife Ella homesteaded in the Meadowbrook area of Cougar Gulch by 1901, list the buildings that were constructed on the property during his first three years of residency. In addition to their initial cabin, the Wolskes built a 12' x 20' barn, a 12' x 8' woodshed, an 8' x 8' chicken house as well as a root cellar that was 6' x 8' in size (Figure 10). They also claimed to have planted 250 fruit trees in addition to other small fruits, cleared 10 to 12 acres, which they cultivated, and also fenced 25 to 30 acres. Later, Rudolph Wolske also raised bees on his property, as his grandchildren remembered the crocks of honeycomb that were kept in the kitchen. Wolske characterized his land as primarily "side hills," most suitable for grazing and valued all of these improvements at \$500 to \$600 at the time he obtained his homestead patent (Wolske 1906).

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

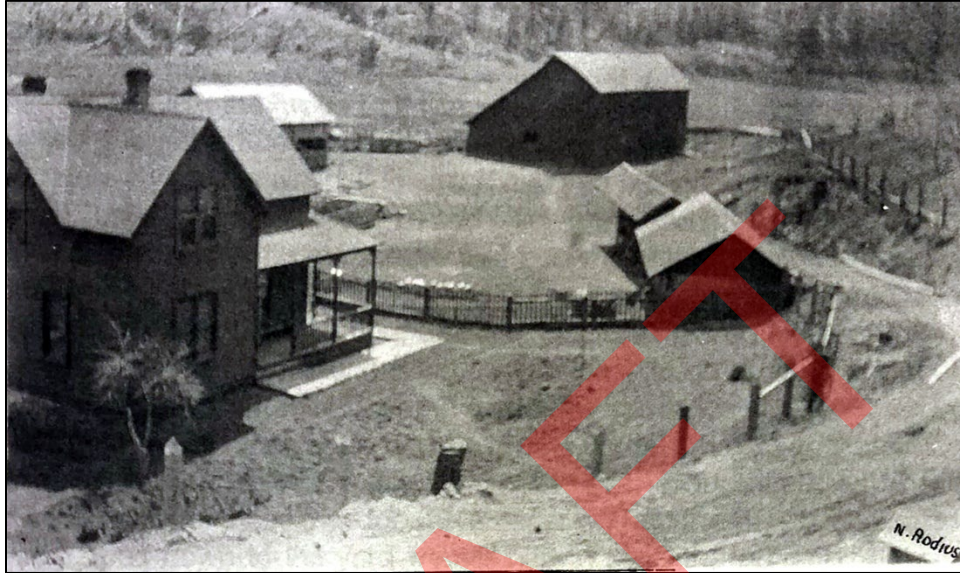


Figure 9. The Rodius barns and the house that replaced the family's earlier cabin, c. 1908.



Figure 10. The Rudolph Wolske family settled in Cougar Gulch in 1901; shown here are buildings completed by c. 1906 as part of the homestead process (photo courtesy of Thomas Kuntz).

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

A spring house was also a common outbuilding, constructed often of logs to house a pump or a water box, sometimes with a piping system to the residence. On the Rodius homestead, the cool interior of the spring house was used for food storage and also for the fresh milk and other perishables. Many of the early settlers also built cellars out of rock or brick and used them for similar storage needs. Often these belowground storage areas were divided into two spaces: one for canned goods and another for vegetables. Others sometimes kept their butter churn in this much cooler area (Saunders nd.; Wolski 1906).

Agricultural Development

While having at least one milk cow was common, several homesteaders also tried to develop a dairy business. Meadowbrook Farm, owned by Pete and Sallye Johnson, was among the earliest of these enterprises. The Johnsons initially built a family residence on the homestead, but in 1904 also constructed a small house in Coeur d'Alene for the winter months. Pete Johnson was able to earn money to support the ongoing expenses of developing the dairy business, but the arrangement also allowed the children to attend school in town. Johnson had a team of horses brought from the farm, and he rented out his services for hauling, grading and other jobs around Coeur d'Alene. Over a few winters, the family even moved their cattle into town and grazed them on vacant land that still surrounded the small settlement. The Johnson children as they grew older helped to deliver the milk, initially using a horse and buggy. The milk was transported in gallon cans and was measured out by the quart to customers who provided their own jars. By about 1908 Pete Johnson returned to living full-time at Meadowbrook Farm, but some of the children remained in Coeur d'Alene, "batching it" as they called it, to finish school or attend the new college that had been established in the city (Krone 1988).

While dairying proved to be one avenue for agricultural development in the Cougar Gulch area, other homesteaders focused on raising grain, hay, potatoes and other crops, and also grazing cattle for later sale. While the hay was primarily for their own livestock, some also sold it to other farmers. Initially homesteaders who raised grain had to travel either to Tensed on the Coeur d'Alene reservation, Post Falls, or Spokane to have it milled. In 1908, the Coeur d'Alene Grain and Milling Company was founded and began to purchase grain from local farmers.

During this period, the Agricultural Extension Service at the University of Idaho began to provide information on crops, livestock, diseases and a variety of other topics of interest related to agriculture in North Idaho. Their general assessment of the commercial potential of agriculture in the region was based primarily on the development of transportation and access to markets: "For the next twenty years Idaho must rank as an agricultural and mining state... Our greatest need is a market for our produce. The favored farmer who resides near a mining camp sells his produce to a profit. The distant farmer cannot compete with him. The community that can produce enough fruit or other products to ship by the carload to the mines of Montana or eastern cities like Chicago receive handsome returns (University of Idaho Agricultural Experiment Station (UI Experiment) 1897:27).

Most early homesteaders in Cougar Gulch did not likely produce sufficient crops and livestock to market on that scale, but instead attempted to establish a self-sufficient lifestyle in which they raised as much as they could for their families, with other products usually sold in Coeur d'Alene, Spokane, and possibly

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

some of the mining and timber camps in the vicinity. The Rodius family, for example, cut cord wood, which they seasoned throughout the winter and then hauled into Coeur d'Alene to sell the following fall. According to her daughter, Nellie Rodius also "went to town every Saturday with butter and eggs and anything else she thought she could sell. Sometimes it was two bunches of green onions or radishes. Sometimes a picking of peas or beans, a pint of sweet cream, or a couple of quarts of Saturday morning's milk. If she could sell something for ten cents, she would take it along. She took care of the grocery bill and our clothes. Father's money was from hay, wood, cow or calf and any extra he made working on the road or for a neighbor. He used his money for improvements and machinery" (Saunders nd).

The Bittleston family also followed a similar pattern, selling their produce in town. As one of the Bittleston children recalled: "...papa purchased a team of gray horses, Maud and Nelly, and a cow we called Annie—some chickens and pigs—and we were busy, but there was so little or no income as we churned the butter and many times I helped mamma carry the butter and eggs to town—sometimes a team came along and gave us a ride, but seldom. We would walk to town and no rig would pass us all the way. We grew our vegetables and used the skim milk, sold the butter and eggs to exchange for flour—or a few extra groceries we needed or as luxury" (Blocksom nd; Bittleston Family History:7).

Often this income would not cover family expenses, and Charles Bittleston also logged and ran logging camps for additional income, much like other homesteaders, including Nikolas Rodius and Rudolph Wolski, who also supplemented their farm proceeds by working during harvest in the Palouse (Saunders nd., Wolske 1906).

1910 Fire

The 1910 fire was one of the most devastating in modern times and proved to be a turning point in terms of the initial homestead settlement and land use in the Cougar Gulch area. While some of the early settlers lost their homes and at least one death was likely attributed to the fire, others were able to salvage and rebuild, ushering in a new era of settlement. While homesteading continued over the next decade, most of the more fertile benchland and other areas that could support crops were already taken, and the new settlement was primarily in the upper gulch. There were also numerous land sales of property that was part of earlier homesteads, including many of the first stump ranches. Settlers remember that the 1910 fire burned down from the Mica Peak area and first threatened homes in the upper gulch. The Charles Millers at the top of the Gulch were among the first to flee, burying their canned goods in the creek and emptying drawers into sheets that were bundled and thrown into their wagon. They drove to the Ulrich homestead, where Carl Ulrich watched as his father "hurriedly buried the guns and the trombone [his prized possessions] in the orchard and we took what we could throw in the wagon and got out about midnight. We moved as fast as we could to keep ahead of the flames, which were enveloping the area... Everything we owned burned, all of the buildings, furnishings, equipment and all that we had left behind including several pigs, chickens, cattle, etc. We were surprised, however, when about a month later a heifer we thought had burned showed up" (Brooten 1971).

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

Many of the neighbors gathered at the Rodius house, while most of the men in the gulch tried to build a fire line. According to one account, they were able to stop the fire's advance and a day later the wind shifted, pushing the fire toward Post Falls. The fire also burned very close to the Bittleston property, and family members remember that Charles Bittleston spent four days and nights with no more than an hour's sleep fighting the fire and trying to protect the farm's home, barn and animals. In addition to the losses suffered by the Ulrichs and Millers, the O'Reilly family lost their barn and outbuildings, although their house remained standing. One of their young children, Phillip, died soon after the fire, possibly of lung damage caused by smoke inhalation (Bittleston Family Incidents 5; Saunders 1990:1).

The cougar population of Cougar Gulch was also a casualty of the fire. One of the early residents of the area, Will Leinum, recalled: "Lots of the cougars died in the 1910 fire...and many of those that were left went up to the thick timber and higher hills toward Signal Point and even beyond the other side. There were some left, but nothing like before, as the timber was logged off through the years and they moved to thicker timber until there were none left" (Brooten 1971). Their disappearance also helped to mark the end of an era.

Period 2: Later Homesteading and Agricultural Growth (1911-1929)

The second phase of the homesteading era got underway slowly as rebuilding began after the devastation of the 1910 fire and the advent of World War I brought new challenges. As men were called to military service, transportation and other services were dedicated to the war effort, and travel for others was restricted, curtailing significant immigration from Europe and also reducing movement within the United States, including tourism. As a result of these and other factors, Kootenai County population dipped from 22,747 in 1910 to 17,878 in 1920, more than a 21 percent decline. The City of Coeur d'Alene was also affected, although less severely, losing a little over 11 percent of its population (Kootenai County Population accessed at <https://worldpopulationreview.com/us-counties/id/kootenaicounty-population>; Singletary 2019:75).

The agricultural community also faced declines, although foodstuffs remained in demand, particularly for the war effort. During this period, most of the remaining unclaimed land in Cougar Gulch was homesteaded, with these properties concentrated in the upper gulch. Only 12 claims were formally filed during this era, and most followed relinquishments or land sales by earlier settlers who decided not to remain after the devastation of the fire. One example was Axel Peter Fosberg, a native of Sweden and his bride, Helen, who had filed for a homestead in Cougar Gulch soon after their marriage in Spokane. They had received final proof on their property in 1910, but then months later lost their home and all of their possessions in the fire. Fosberg and his wife left Cougar Gulch, initially moving to Spokane and then ultimately to California (Fosberg 2018).

While much of the terrain in this upper area was steeper and more heavily forested than other parts of Cougar Gulch, several successful farms were established. The Ulrich and O'Reilly families, for example, chose to rebuild or repair their farm buildings that had been lost to the flames. The Ulrichs initially purchased lumber from the nearby Heyn sawmill and constructed a cabin on their property before they began the work of replacing other lost structures. Many of the other farmsteads in the area changed hands, sometimes multiple times, as the pioneer population aged or moved on to new opportunities.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

Much like the earlier homesteaders, a number of the newcomers supported their farming lifestyles with outside employment, primarily in the timber industry or as itinerant agricultural workers. A few also worked in the town of Coeur d'Alene in jobs as varied as postmaster, teacher, and machinist (Brooten 1971).

One example of the newcomers was Anton Olson, who purchased a portion of the Andrew Hogberg homestead as well as other surrounding property and developed a farm of nearly 200 acres. Olson had first settled in Sandpoint near relatives and then moved to Coeur d'Alene, where he worked in the sawmills and earned money to purchase the land. He began to improve the property and lived in a tent while he cut down the trees and then began to grub out stumps where he planned to build a house and barn. When he moved the family to Cougar Gulch in March of 1911, they put in an orchard, and as more land was cleared, planted hay for their dairy cows and horses, wheat, and other crops. Olson took wheat to Tensed, Idaho, where there was a flour mill on the Coeur d'Alene Reservation. The family also tried to develop a small dairy business and built a stone cellar near the house which had room for the cream separator as well as storage of potatoes and vegetables (Lelard nd). Dairying had begun early in Cougar Gulch, but it grew in importance in the area during the post-1910 era. The head of the Department of Dairy Production at the University of Idaho wrote in 1913 that much of Idaho, including its northern portion, was particularly well-suited to the dairy industry. "In the higher elevations of the state, the winters are a little severe, but not nearly so hard as in the states of Minnesota, Wisconsin, and Michigan, which are famous as dairy communities." He noted the fertile soils and particularly the adaptability of much of the land to the growth of alfalfa and clover, which could be produced economically and serve as the main feed for dairy production (Hawley 1920:468-469).

The Meadowview Dairy owned by the Johnsons showed continued prosperity during this period. According to his daughter, Pete Johnson built a large cow and horse barn on the property from 1911 to 1912 and then added a chicken house as well as a combination milk barn, woodshed, and utility building in the following year. The family was among some of the earliest homesteaders to pipe spring water directly into their residence and by 1916 had also constructed a five-bay garage and shop building (Krone 1988:6).

Union Development

The World War I era affected not only agricultural development but also the region's main extractive industries—mining and timber production—and Kootenai County experienced significant labor unrest during this period. After the violence of the 1880s and 1890s in the Coeur D'Alene mines ended with martial law, the large corporations began to dominate the industry and used a variety of tactics to suppress unionism. During the World War I era, the huge demand for lead and a variety of other metals coincided with a shortage of experienced miners, many of whom had left for military service or other war industries. For a short time, the unions re-entered the Coeur d'Alene mining areas, demanding fair wages and hours. In the lumber industry, there were also strong attempts to better living and working conditions. The rise of the Industrial Workers of the World, better known as the Wobblies, and other militant unions led to strikes and sometimes violence throughout northern Idaho (Fahey 1986:181, 185-186; Schwantes 1989:80-81).

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

Agriculture also saw a rise in unions and advocacy groups during this period. In Cougar Gulch, the focus was on the formation of the Farmer’s Union Meadowbrook Local 56, founded on February 10, 1912. It was a chapter of the Farmer’s Educational and Co-Operative Union of America, Division of Washington and Northern Idaho (“FECUA”). The purpose of the national organization was to promote agricultural education and community involvement, and it did not have a strong emphasis on political power, which other union movements had sought.

The eleven charter members initially met in local school buildings and began construction of their own hall, which was completed with the help of other volunteers by 1915. The initial location was on property at the edge of the Rodius homestead and when finished, the building served as an important center for community activities as well as union meetings. The farmers conducted educational programs and invited extension agents and other experts to discuss agricultural topics and address local needs. The union also gained particular importance for its social functions, offering dances, picnics and other activities that drew many to the hall (Cougar Gulch News, ca. 1979, Meadowbrook Farm Union Local 56 folder, Museum of North Idaho; Sam Rodius Memorial Park Association 2019) (Figure 11).

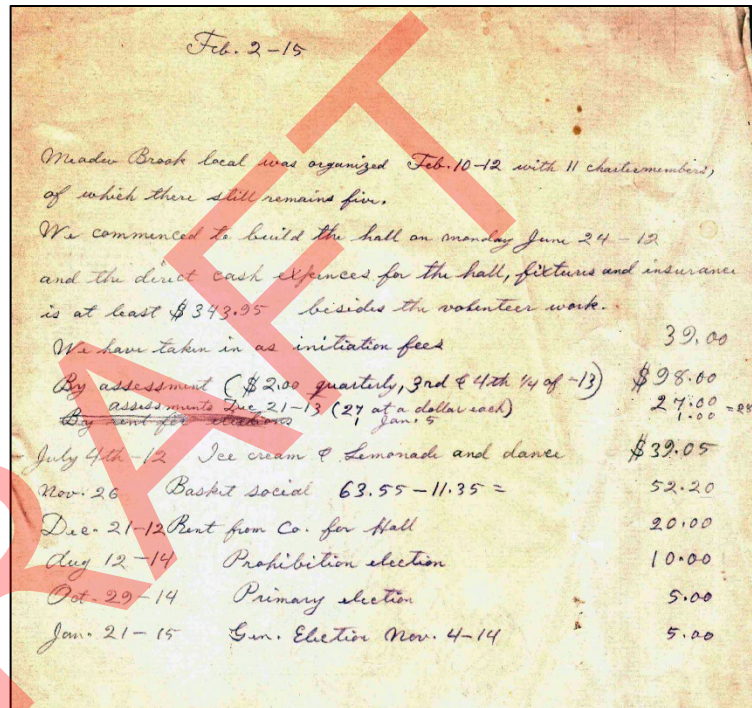


Figure 11. Page from the ledger book of the Meadowbrook Farm Union Local 56, 1915 (courtesy of the Museum of North Idaho).

Post Falls Dam

A particular issue that affected members of the union and the agricultural future of Cougar Gulch during this period was the development of the Post Falls Dam. Early Rathdrum settler Frederick Post had also purchased rights to land along the Spokane River from the Coeur d’Alene Tribe in 1871 with the intent of developing a sawmill and grist mill using the water of the river to power these operations. This location had been an important village site, Q’emiln, for the Coeur d’Alene people, who had farmed in the area surrounding what was sometimes called the Little Falls of the Spokane River. There were actually three channels at the falls, and Post began work on a sawmill, building a timber crib dam on the north channel but apparently not completing his water-powered mill until 1880 (Dahlgren and Kincaid 1996:128, 130).

With the growth of mining in the Coeur d’Alene region, and a rail connection with the Northern Pacific line, the settlement of Post Falls grew, and Post sold his water rights to a consortium of mine owners

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

who planned to convey the power generated at Post Falls to their mines in the Coeur d'Alene Mountains. These rights were subsequently purchased by the Washington Water Power Company in 1904, and over the next two years, the company built dams on all three channels and constructed a power station on the middle channel, adding additional turbine generating units over subsequent years (Dahlgren and Kincaid 1996:138; Drake 2008).

Lake Coeur d'Alene essentially served as the reservoir for these dams, and the backwater raised the water levels, flooding land along its shores including some of the fields of lower Cougar Gulch area homesteaders. While power generated was used to electrify mines and ultimately provide electric power for the industries and cities throughout the inland Northwest, the company did not find it cost-effective to provide access to the rural areas of the region. Thus, the farms of Cougar Gulch did not really experience any of the benefits of this new electrical infrastructure but rather lost land as a result of the dam's backwater (Fahey 1986:165).

Education and Schools

Many of the homesteaders had children, and the relative isolation of the area also required community members to build their own schools. While there continues to be some debate over the number and location of a few of these early schoolhouses, there are several reminiscences that mention the importance of these educational institutions in the life of the youngest generation of Cougar Gulch residents.

Lucia Rodius Saunders described the first Cougar Gulch school as a big log building that was located just across the property line of the upper 40 acres of the Rodius homestead. The teacher, Miss Boggs, stayed with the family, and each day the Rodius children walked with her through the "jungle" of dense vegetation and timber that surrounded it. (Figure 12) She remembered that a few years later, a new building that became known as the Meadowbrook School, was constructed on the main road into Cougar Gulch on a corner of the Rodius land that her father leased to the school district (Maurice Johnson 1988; Saunders nd).

It is not clear whether it was this building or another early Meadowbrook School that burned down during the initial homestead period. Some residents suggest that the schoolhouse that burned



Figure 12. The first Cougar Gulch schoolhouse.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

was on the Johnson property or just slightly across their line on a neighbor's land. There was an interim period after the fire when at least a dozen children attended school in the front room of the Jarrett residence, which was below the Cougar Gulch Road on what is now the Mooney property. A new school was then constructed, possibly of logs, on the Rodius property, and then another frame schoolhouse was constructed on a knoll just below (Blocksom; Brooten 1971; Maurice Johnson 2019)

The children of the residents in the upper gulch had too far to travel, so another school was built in that vicinity. According to Thelma Fitzsimmons, who grew up in the Mica Flats area, she rode her horse to the home of the Ulrichs and then walked up the hill to the schoolhouse. The building was located on a level area that was on the back side of the west slope of the O'Reilly place and appears on the 1907 GLO map of the area. The one-room building had a pot-bellied heater at the center with its stovepipe chimney extending through the roof. The school also had a front porch and a fenced yard surrounded by a stand of yellow pines (Brooten 1971).

This school was torn down in 1921 and replaced by 1923 with a front-gable frame school building on what was then part of the Ulrich property. This new school, which is currently listed in the National Register of Historic Places, was referred to in the nomination as Cougar Gulch School III (NAID 84248489). In the interim, children attended the Meadowbrook School located on a parcel of the Rodius property. When the Cougar Gulch School III was completed, it remained in use until 1944, when the Cougar Gulch School District was consolidated with the Coeur d'Alene District. It was then closed but remains at its original location (Figure 13). The Meadowbrook School was also closed and in 1950 moved down the hill and attached to the rear of the Farmer's Union Building, which had become known as Meadowbrook Community Hall. The addition was used as a kitchen and remains in place today (Brooten, Cougar Gulch News, ca. 1979; Meadowbrook Farm Union Local 56 folder, Museum of North Idaho; Osterberg 1985; Sam Rodius Memorial Park Association 2019) (Figure 14).



Figure 13. The Cougar Gulch School III, built in 1923, is listed in the National Register of Historic Places.



Figure 14. The Meadowbrook Community Hall, originally the home of Meadowbrook Farm Union Local 56.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

Milling and Construction

Throughout this era, the construction not only of schools, but also of most other farmstead buildings in Cougar Gulch, relied on lumber milled locally. In a substantial portion of the area, the land had to be cleared of trees to farm, so early residents cut their merchantable timber and sold the logs to local mills. Some of the resulting lumber was also used for personal construction projects. While a few settlers took their timber to large Coeur d'Alene mills, others stayed closer to home for their lumber processing needs.

At least four or more small mills operated in and around the Cougar Gulch area during this period. Among the earliest was the Perry and Johnson Mill, initially owned by William Perry and Hans Johnson (Figure 15). The pair originally operated a small portable mill in Cougar Gulch, but in the early 1900s they built a new mill on Cougar Creek with the capacity to produce 26,000 board feet of lumber during a 10-hour shift. According to a 1906 newspaper account, the mill had about 1,500,000 feet of logs stored near the site. Perry and his wife had made a cash entry for property in Section 30 of T50N, R4W of Cougar Gulch, which included land along Cougar Creek, and this property may have been the site of the mill. Perry also purchased additional land from other Cougar Gulch settlers, including a portion of the Andrew Hogberg homestead farther north in the gulch. He logged there and also in the Meadowbrook area and was also said to have sold some of the mill's lumber to the Blackwell Company (*The Silver Blade*, Rathdrum, Idaho March 2, 1906:1; *Coeur d'Alene Press*, Jan. 7, 1906; Shadduck 1996:146-147, 149-150).

Perry and Johnson sold the mill, likely around 1909, to Harry Hehn. During the 1910 fire, some of the fleeing homesteaders first stopped at the Hehn place, where at that time there was not only the mill, but also a store and a post office, according to one account. Lumber from the Hehn mill was used to rebuild some of the homes and other buildings lost to the 1910 fire, including a small cabin for the Ulrichs to live in while they worked on replacing other structures on their farm. A national publication reported that a fire in 1911 at the Harry Hehn sawmill in Cougar Gulch caused \$8000 in damage to the property (Brooten 1971; *St. Louis Lumberman*, Sept. 9, 1911; Shadduck 1996:150).



Figure 15. The Perry and Johnson mill, c. 1906.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

According to one local historian, there was also small private milling operation that was started in 1910 on the James O'Reilly property and focused on lumber production for road culverts. O'Reilly had previously worked at the Perry and Johnson mill. Another small mill operated by Bill Leinum was located on Greensferry Road. One additional mill that served the area was built by John Lenz, an Austrian immigrant who was one of the later arrivals, purchasing his property in 1921. He crafted a hand-hewn waterwheel, which was used to provide power for the saws, and he and a partner, Frank Gotz, produced dimensional lumber for the local market (Shadduck 1996:146-147).

Post-World War I Period

The lumber industry as well as the agriculture economy received a boost with the end of World War I. Population growth rebounded as soldiers returned home, new innovations spurred industrial growth, and tourism was revitalized as transportation networks expanded. The increasing popularity of the automobile and improvement in road systems, in particular, had far-reaching effects, not only by opening new areas for agricultural settlement but also providing existing communities like Cougar Gulch with easier access to towns and markets. In addition, the gasoline engine, which had begun to revolutionize machinery used in the woods and mills, also had a similar impact on farming as trucks, tractor, and other machine-driven equipment improved production and efficiency.

With resurgent population growth, the construction focus in Cougar Gulch during this period was on new residences, but there was, perhaps, an even greater emphasis on farm expansion and modernizations. New barn construction was particularly prevalent, perhaps on the predictions of a strong post-war agricultural growth and the broader economic prosperity of the era. At least 12 new barns were built between 1920 and 1925 alone in Cougar Gulch. The styles of these barns varied considerably, although a standard gable type was the most cost-effective and most prevalent. There were also examples of Saltbox, Broken Gable, Dutch Gambrel and English Gambrel designs constructed during this period. While no specific linkages to the ethnic heritage of their builders has been made, some of the larger barns, particularly in the English Gambrel, Dutch Gambrel, and Broken Gable designs, often had side alleys and were used for dairy cattle or other livestock feeding in addition to hay storage. Several were sided with a type of tongue and groove milled lumber with a distinctive center groove that were likely the product of one of the local Cougar Gulch mills.

Agricultural Changes

During this later homestead development period, Cougar Gulch farms seemed to mirror the agricultural trends that the Department of Agriculture and the University of Idaho extension program were seeing throughout Kootenai County. A soil survey of the county in 1920 indicated that the average size of farms was 158.4 acres (the approximate size of a standard homestead) and in these farms about 57 acres were actually under cultivation. The survey found that the total number of farms in the county had increased from 20 in 1880 to 1,396 by 1920. The amount of acreage devoted to hay and other forage far exceeded any other crops, and most of this production was used locally for livestock, with almost none shipped to other areas (Lewis 1923:9).

Part of the reason for the increasing emphasis on growing alfalfa, timothy, clover, and other forage crops was their adaptability to the cut-over lands in North Idaho. In a publication on the topic published

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

by the Idaho Agricultural Experiment Station in Moscow, Idaho, the author wrote that the most striking change after World War I was the rapid development of alfalfa acreage, in particular, as more formerly forested acreage was cleared. In addition, he noted: "There also has been a stimulation in the clearing of land due to the availability at a low price of the left-over war explosives. As in other farming centers, there has not been a very rapid expansion in population, but at the same time there has been a steady influx of settlers and more land is being developed all the time" (Christ 1928:5).

Cougar Gulch seemed to fit this pattern in many ways, although the economic success of farmers never kept pace with most other sectors of the economy during the 1920s. Ultimately, many of the homesteaders in the gulch found that maintaining a self-sufficient lifestyle with a focus on one or two key agricultural products was the most profitable course to follow. Like Sam Rodius, who had taken over the family's homestead property after his father's death in 1923, many found they could no longer maintain the array of crops and livestock that had been their original farming goal. In the mid-1920s, for example, Rodius found it difficult to sell the hay, potatoes, or other crops he spent all of his waking hours cultivating. One year, his sister remembered, he couldn't find a buyer and ended up selling his potato crop at fifty cents for a hundred pounds. The diversified farming that the original homesteaders practiced in previous decades was just not sustainable and so, like Rodius, it was easier to put most of the Cougar Gulch land into hay and alfalfa, fatten cattle for market, and not bother with too many other crops (Saunders nd).

Period 3: Depression and World War II Impacts (1930-1949)

Cougar Gulch residents responded to the Great Depression much like they had faced the difficulties and challenges of early homestead life—with a basic self-sufficiency that enabled most to weather the hardships caused by the nation's devastating financial collapse. The economic decline of the 1930s had severe consequences for all parts of the North Idaho economy, but the agricultural sector, which experienced the loss of markets for cattle, dairy products, and crops, still provided residents with basic food needs. While this period saw very little new construction in Cougar Gulch or expansion in agricultural production, most landowners were able to persevere and occasionally thrive during this era. Those who were most deeply affected in Cougar Gulch were those who were also involved in the timber industry, which saw a huge reduction in demand and the resulting closure of a number of mills in the area. The impact also rippled down to the loggers and timber owners and caused lay-offs for nearly half of all woods workers in North Idaho between 1930 and 1933 alone. The mills and camps located in Cougar Gulch experienced these hardships as did many residents who sold logs from their property or relied on outside jobs in the industry to supplement their farm incomes.

By the mid-1930s, residents were helped by some of the relief and recovery programs instituted by the Franklin Roosevelt administration. As part of what President Roosevelt had called 'a New Deal for the American people,' a number of agencies were developed that helped to create jobs and stimulate the economy. The Civilian Conservation Corps (CCC), for example, employed young men in conservation efforts throughout area forests and the Works Progress Administration (WPA) provided labor for major road and infrastructure projects. WPA funds supported jobs as small as an outhouse installation for the

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

Cougar Gulch School to the major road construction project that connected Cougar Gulch to Mica Bay (*Coeur d'Alene Press*, Nov. 27, 1931; Dec. 11, 1931; Osterberg 1985:2).

Land Transfers

During the early part of the era, several of the early homesteads changed hands as owners retired or turned over property to a new generation. In 1929, Earl and Clara Johnson purchased the John Elder homestead after moving to Coeur d'Alene from Rose Lake, where the mill had closed. Clara was the daughter of Pete and Sallye Johnson, and the Elder property was adjacent to her parents' dairy, Meadowview Farm (Johnson nd).

Clarence and Alta Johnson also returned to Coeur d'Alene in 1931 to take over the dairy business from his parents so they could retire. The farm remained a retail dairy, and the Johnsons continued to deliver milk to clients in Coeur d'Alene, although in a panel truck rather than the horse and buggy of the past. Kootenai County Assessor records suggest that the large barn, garage and bunkhouse on the property were all built at this time. For their retirement, Pete and Sallye Johnson also built a new house, which was completed in 1932, on the hill across the field from the original homestead complex. These buildings were among the few constructed during this period (Johnson 2004; Maurice Johnson 2019) (Figure 16).



Figure 16. View of Meadowview Dairy operated by the Johnson family, c. 1930s (photo courtesy of Courtney Beebe).

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

Depression Impacts

The reminiscences of both Johnson families suggest that while times were hard and money scarce, living on agricultural property in Cougar Gulch provided some security. Earl Johnson worked at a local mill, but his children remembered that he never knew whether it would be running. "I remember Dad walking to the Blackwell Mill to see if there were any orders for lumber to be loaded and shipped. The mill operated on a day-to-day basis. If there were no orders, he walked back home again. Prices were unbelievably low in December of 1932. Dad sold a cow for 2 ¾ cents per pound, about twenty-five dollars, and he paid for the hauling" (Johnson nd). Yet for most of the families in Cougar Gulch, self-sufficiency made the Depression years seem less dire than other people experienced. As Maurice Johnson recalled: "I never thought of our family as being poor because we always had plenty to eat, living on the farm. We had milk and we had meat and we had this and that, and I always thought we had a nice home and so on. But in retrospect, I think cash flow was pretty minimal (Maurice Johnson 2019). Oliver Bittleston, the youngest of Cyrus and Lottie Bittleston's eight children, expressed a similar sentiment: "We were very poor but always had food from the garden and meat to eat" (Bittleston 2013:162).

Others made it through these years by working for the WPA and other New Deal agencies. Employment was available constructing a new section of the Highway 95 from Cougar Gulch to Mica Flats in addition to other public works projects throughout the area. Farm life was also made easier by new programs like the Rural Electrification Association (REA), which brought electricity to most farms in Cougar Gulch by 1937. Electrification was not only a convenience for lighting homes but also brought electrical pumps for new in-home water systems as well as for running machinery in barns and other farm buildings (Johnson nd).

During the Depression years, the Farmer's Union remained active as a both a social and educational centerpiece of the community but also became involved in cooperative ventures to sell both gasoline and farm products. In 1930 the union leased land from Sam Rodius and built a new hall that became the site for meeting but also regular dances and various social events. With little money for other activities, the Meadowbrook Union Hall drew people from throughout Cougar Gulch and beyond to its weekend gatherings. Minutes of the union meetings indicate that the organization opened a Farmers Union Oil Station in early 1933 and then later added a cooperative farm products store. The Union also weighed in on a variety of topics from opposing daylight savings time to lobbying for widening the cut-off road and adding a bridge to enter Cougar Gulch. In 1938 the union added water and electricity to the hall (Meeting of the Meadowbrook Union No. 56, Jan. 14, 1933; November 8, 1933, Museum of North Idaho, Coeur d'Alene, Idaho).

World War II Era

While the New Deal programs and union advocacy provided some assistance, it was the nation's mobilization and eventual entry into World War II that was the major impetus for the revitalization of the economy and job creation. Demand grew for lumber, metals and agricultural resources to supply the war effort and to create the infrastructure required to deliver these goods. Military needs were paramount, and North Idaho was home to the Farragut Naval Training Center, which drew more than

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

300,000 military personnel and support staff during its limited years of operation, 1942 and 1946. Supplying food and other needs of the military base boosted the local economy, and a number of those who were stationed there later returned to the area to live after the war (Singletary 2019:93-96, 113).

During this period as the country was moving out of the Depression and into a wartime economy, the Department of Agriculture in 1942 published a study of land use and settlement opportunities in Kootenai County. Reviewing agricultural development during the previous decades, the report showed that while the number of farms in the county had increased during the Depression era, most were on cut-over timber lands that had not previously been cleared. By analyzing soils, land adaptability, and potential income from a variety of different agricultural uses, the study then compared the current number of farms in a local area to the estimated number of full-time farms that could be supported in that area based on the evaluation criteria. The current Cougar Gulch project area was divided into two separate districts in the Department of Agriculture's report: Meadow Brook and Cougar Bay. Their findings indicated that in the Meadow Brook area there were 14 farms in 1942, while the suggested number that could be supported was 7. In the Cougar Bay area, the number of farms was 28, while the study found that 15 full-time farms could be accommodated in that the area (Griffith 1942:41-43).

Based on these figures, the report found that no additional full-time farms could be effectively maintained in the Cougar Gulch area. To correct these imbalances between the number of operating farms and the carrying capacity of the agricultural land in Cougar Gulch, the study suggested several alternatives. One was for farmers in the area to expand their land base by leasing or purchasing additional property. Another suggested option was for area farmers to increase their own non-farm employment opportunities through work and earnings in other professions. Statistics from 1935 showed that 55 percent of all farmers in Kootenai County were involved in off-farm work. Of those individuals, 82 percent were involved with non-agricultural pursuits, while most of the rest had outside agricultural work (Griffith 1942:44-48).

While it is not known whether there was increased consolidation or leasing of lands by Cougar Gulch farmers, there were additions of new outbuildings on some properties during the immediate post-war years. Many landowners in Cougar Gulch were working in non-farm jobs when they were available during the Depression years, and many returned to those jobs as the economy once again began to grow during the World War II era.

Period 4: New Development and New Directions (1950-1976)

Easier access to North Idaho generally and Cougar Gulch more particularly was encouraged by major state and federal highway development projects that expanded the road and infrastructure construction initiated during the New Deal era. During this period, the primacy of the automobile culture not only reinvigorated the tourism industry but also increasingly linked rural areas to nearby urban centers. Between 1950 and 1970 the population of Kootenai County grew by just over 10,000 people or at an annualized rate of about 2 percent, with nearly 40 percent of the total number in Coeur d'Alene. At the same time, more people could also enjoy the benefits of rural life while still within easy driving distance of jobs in Coeur d'Alene, Spokane and other nearby towns (Kootenai County 2021).

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

Property continued to change hands in the Cougar Gulch area and there were sales of parcels platted within larger holdings. While a few new farms and residential parcels were smaller in scale than in previous eras, there was some consolidation as suggested by the 1942 study. One example is the current Mundt property, which was purchased by the Elmer and Jodi Mundt in 1959. The Mundts wanted land to raise cattle but also appreciated the area's proximity to Coeur d'Alene and access to good schools. They purchased land from Albert Holtz as well as 80 acres from the Stocktons for a total of approximately 280 acres. The property included a large barn, a hay storage building and a smaller barn were built in 1950, according to the Kootenai County assessor's office. The Mundts raised cattle and grew hay as well as oats and barley and later added corn. They purchased a mixer grinder and also added a silo on the property to store the corn. Jodi Mundt also followed the practice of many of the earlier homestead women and raised chickens—over 30 of them at one time. She developed an egg route in town where she regularly delivered the eggs to customers (Mundt 2019).

The Bittlestons, and most other early farm families in Cougar Gulch kept horses for transportation needs, but during this era there was also the beginning of a trend to raise horses rather than dairy cattle. One example was the White farm, which was the location of the earliest dairy barn in Cougar Gulch. The Whites transitioned the stock-raising focus of their early years on the property and began to prize-winning Arabian horses. In addition to the large barn for hay storage, they also constructed a large arena with metal siding in 1960. The Christensen barn, constructed in 1970, was also used primarily for horses (Figure 17).

In this post-World War II era, a variety of new materials that were developed or used in the war effort were further adapted for residential, agricultural and industrial use. While wood continued to be an important material in the area because of the proximity of local mills, there was more widespread availability of aluminum and other metals for siding and additional construction needs. In some cases, building styles were adapted to these materials. The arena on the White property as well as another on the Prochnow (former Rodius) property illustrate that type of use and are both in an interesting juxtaposition with nearby barns of more traditional design and construction. The Quonset hut constructed on the Bryant property in 1970 is another example of the transition of wartime developments to peacetime needs.



Figure 17. This metal arena, designed and built by Don White c. 1964, was one of several metal barns and arenas that were part of the transition for some Cougar Gulch property owners from raising cattle to horses.

The changing nature of agricultural development in Cougar Gulch during the post-war era may be exemplified by the situation of the Meadowbrook Farmer's Union No. 58. By 1968, the organization had

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

only five members who were full-time farmers. Some were advocating that the chapter be closed and the building leased as a tavern or other commercial venture. That situation was not acceptable to Sam Rodius and a few of the early members and so finally a decision was made to buy the property and make the building a community center. As a result, the Sam Rodius Memorial Association was founded to administer and care for the building and perpetuate the community spirit and legacy of the agricultural heritage of Cougar Gulch (Cougar Gulch News 1990 in Meadowbrook Farmers Union files, Museum of North Idaho, Coeur d'Alene, Idaho).

Period 5: Recent Population Growth and Consequences in Cougar Gulch (1977-2022)

By the latter part of the 1970s, the agricultural heritage of Cougar Gulch was further threatened by the continuing population growth in the region. The Pacific Northwest generally, and Idaho more particularly, had long been considered "a hinterland," as regional historian Carlos Schwantes described it. The rich natural environment had caused it to be a supplier of raw materials to the world, but at the same time geographically remote from the power centers of the country. But that very remoteness caused it to be a destination for the "back to the land" movement of the 1960s and 1970s as well as for the rising tide of tourism interested in its scenic beauty and recreational potential (Schwantes 1989:2, 14-15).

Since the 1970s Kootenai County has experienced consistent growth, and the City of Coeur d'Alene has followed suit. Despite the significant economic downturn that was experienced nationwide in the early 1980s, new people continued to come to this relatively unpopulated region with its lower cost of living and relatively easy access to larger urban centers like Spokane. The tourism industry became a particularly important economic driver after 1986, when Dwayne Hagadone, who had originally taken over as publisher of the local newspaper from his father, initially invested \$60 million in the Coeur d'Alene Resort on the lakeshore. The success of this venture as well as the golf course, marinas, and numerous other related businesses that became part of the Hagadone enterprises, had a rippling effect across the region, bringing new jobs as well as visitors (Quinlan 2021; Singletary 2019:176). Census data shows that while the 1970 Kootenai County population was at 35,332, by 1990 it had nearly doubled to 69,795 (Forstall 1996:44; US Census 2024). Coeur d'Alene was a major contributing factor in this growth, with a population in 1970 of approximately 16,200 rising to nearly 25,000 by 1990 and over 35,000 by 2000 (World Population Review 2025). Since the 2000s Kootenai County has continued its growth at an annual rate of 6.9%, making it one of the top three fastest growing counties in Idaho over the last decade with a 2024 population of approximately 188,323 (Elswick 2022; US Census 2024).

Cougar Gulch has seen the effects of this growth. Only a few miles outside of Coeur d'Alene, the lure of rural living in such close proximity to town amenities and the advantages of nearby Lake Coeur d'Alene made Cougar Gulch an increasingly desirable residential area. Benchland also offered the possibility of the relatively easy construction of subdivisions on former pasture and agricultural property. Figures from the records of Kootenai County suggest that the period around 1980 saw the greatest construction of new residences in Cougar Gulch, with as many as 65 in that year alone, but these numbers dropped substantially during the decades that followed. In recent years, new construction has been limited to only a few dwellings a year, and many of those were replacements for existing residences. The main

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho

State

cause was likely the shortage of domestic water supply, which had apparently affected a number of communities throughout Idaho, including Cougar Gulch. With fears that continued development would cause severe water shortages if not permanent damage to existing groundwater supplies, over 75 percent of Cougar Gulch residents signed a petition to the Kootenai County Planning and Zoning Commission in 2022 to change the zoning in the area from agricultural suburban, which required a minimum lot size of two acres, to a rural designation, which would raise the minimum size to 5 acres. The county had already imposed a water flow requirement for wells that serviced new development. These restrictions and community fears of water shortages have served to limit explosive growth and development in Cougar Gulch and have helped residents to maintain the rural character of the area (Elswick 2022; Thornbrugh 2022).

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United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

F. Associated Property Types

According to the standards of the National Register of Historic Places, a property type is “a grouping of individual properties or resources characterized by common physical and/or associative attributes.” These property types essentially link the historic context to historic properties so that National Register significance can be assessed (Lee and McClelland 1999:14). Properties must be fifty years of age or older and meet some, if not all, of the following integrity qualifications developed by the National Park Service: design, location, setting, materials, workmanship, feeling, and association. They must also have significance by their association with one or more of the National Register criteria for eligibility including Criterion A for places significant in our past, Criterion B for important persons, Criterion C for distinctive characteristics of design or form, and Criterion D for the potential to yield important information. Registration requirements provide a baseline for determining the integrity of a property but also how well it represents a property type and relates to the historic context.

In Cougar Gulch, the various property types are grouped into three major categories: Farmsteads, Primary Farm Properties, and Secondary Farm Properties. Within those categories, buildings and structures may be individually eligible for listing in the National Register based on the significance and integrity criteria detailed above, or they may be eligible as contributing properties within a larger group of properties classified together as a Farmstead.

A Farmstead is defined as a property type that includes at least three buildings and structures that contribute to the development of the agricultural and domestic potential of a property. At a minimum, at least one of these contributing properties must be a Primary Farm Property type. Historically, nearly all the early farms in Cougar Gulch were homesteads, most often containing 160 acres or less of land and thus generally small in size. The size and focus of a Farmstead also depended on the climate, terrain, and the types of crops or livestock raised. In an area like Cougar Gulch where hillsides are relatively steep, there is only a limited amount of arable land along the creeks and on ridgetops that is suitable for agricultural production. Generally, an eligible Farmstead in Cougar Gulch consists of barns and secondary outbuildings that convey the historical significance of the property and also retain their integrity. A farm residence also may be a contributing resource, but it is not required on an eligible Farmstead.

Primary Farm Properties may be individually eligible for listing in the National Register if they are considered significant and retain integrity. Farm residences and barns are considered the main examples of these property types in Cougar Gulch. As long as they meet integrity considerations, they may also have eligibility as contributing properties in the broader category of Farmsteads.

Secondary Farm Properties include the various buildings and structures that supported the major agricultural and domestic activities on a Cougar Gulch farmstead. These properties are subdivided into two additional categories. Secondary Agricultural Property Types encompass the structures that are built to serve various necessary functions within the farming operations and Secondary Domestic Property Types are the buildings and structures that contribute to the support and maintenance of life on the farm. Secondary Agricultural Property Types may include a diverse range of structures from sheds

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

and machine shops to chicken coops and silos, while Secondary Domestic Property Types can include outhouses, pumphouses, and other types of structures. Generally, most of these secondary properties are not individually eligible for listing in the National Register unless they are notable in their design or represent a rare or innovative type of agricultural operation or domestic function. Most often they may be eligible as contributing resources within a Farmstead if they retain integrity and significance.

Farmsteads

The Cougar Gulch Farmsteads consist of at least three buildings and structures that are usually clustered in a central compound or complex that serves both domestic and agricultural functions. Because most of the land was originally claimed as homesteads, the size of properties was often limited to 160 acres or less unless there were later land purchases and exchanges or other family members claimed adjacent property. Cougar Gulch Farmsteads usually contained a barn and a residence, but additional buildings and structures were often limited to a variety of different types of outbuildings or Secondary Farm or Domestic Property Types. Both economics and agricultural practices in the area often limited the number of Primary Farm Properties that were feasible.

The location of these resources on a property was most often determined by topography, the availability of water, and ease of access to roads or other transportation routes. The placement of these buildings within the Farmstead was also based on the owner's perception of what was the most productive arrangement for the agricultural operation. In some cases, subsequent owners expanded or altered the original layout, finding more advantageous locations for residences, in particular, but also for new structures needed as farming expanded or types of crops changed. Barns were frequently the centerpiece of the compound, with related outbuildings, including silos, equipment sheds, milking parlors, poultry houses, paddocks, and various storage facilities grouped around them.

Residences were often placed on a slight promontory or at another commanding position that allowed some oversight of the other buildings or the property as a whole. While winter weather conditions were not as harsh in North Idaho as in some other northern-tier states like Montana or North Dakota, proximity of the residence to barns and feed for livestock was necessary when snow or bad weather made access more difficult. Other domestic buildings and structures that were part of the compound could include pumphouses, root cellars, bunk houses, woodsheds, and spring houses.

Over time, some of these buildings were converted to other uses or new structures added. Farmsteads were not static but reflected changes in technology and farming methods and also economic and environmental conditions that influenced the size of the operation, types of crops, or livestock raised.

Significance

During the development of Cougar Gulch, the Farmstead was the community's basic domestic and agricultural unit. Farmsteads as a whole can be evaluated based on their ability to convey the nature, lifestyle, and appearance of this type of agricultural enterprise within its historical context. Since the majority of settlers in Cougar Gulch initially obtained their land from the government through the Homestead Act, the law's provisions dictated the basic parameters of the first Farmsteads. The act required homesteaders to build a place to live and to provide tangible proof from the testimony of two

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

witnesses that they had lived on and cultivated the land for a period of five years from the time of filing (Act of May 20, 1862 (12 Stat 392)). In the Cougar Gulch area, claimants often focused initially on the construction of a rudimentary dwelling and a barn to satisfy these provisions with additional attention paid to planting crops, erecting fences or building other domestic and agricultural structures such as sheds, coops, pumphouses and storage facilities. As time went on, older structures were repurposed or new structures added to address changing agricultural or domestic needs.

Registration Requirements

A Farmstead is defined as a property type that includes a minimum of three buildings and structures contributing to the development of the agricultural and domestic potential of a property. Generally, an eligible Farmstead in Cougar Gulch consists of a combination of Primary and Secondary Farm Properties that convey the historical significance of the property and also retain their integrity, but at least one must be a Primary Farm Property. Cougar Gulch Farmsteads were generally of much smaller size and production capability than other agricultural properties or ranches throughout the state and only rarely did these early farmsteads have more than one or two Primary Farm Properties. Often the nature and extent of agricultural activities was also limited by economic circumstances, terrain, and climate. These types of Farmsteads may also have begun with cabins or smaller residences that were replaced, significantly changed, or expanded over time to meet the needs of residents. As a result, a farm residence also may be a contributing resource, but it is not required on an eligible Farmstead.

Inclusion of agricultural lands that provide an understanding of the historic landscape of the property or context for its use is encouraged, but the boundaries of the Farmstead must, at a minimum, include the Primary Property Types and Secondary Farming or Domestic Property Types that contribute to its significance. While it is understood that it was essential for farmers to add or upgrade buildings and structures as needed to accommodate changing agricultural practices or needs, the number of resources that do not meet age or integrity standards within the Farmstead should not significantly outweigh the number of contributing resources. The ratio of non-contributing to contributing resources should be less than two to one.

Primary Farm Properties

Farm Residences

Most of the early settlers in Cougar Gulch claimed their land under the provisions of the Homestead Act of 1862 (12 Stat. 392), which required the claimant to build a residence and improve the property. Residences are contributing properties on some of the farmsteads, although many lack integrity because of the common practice of replacing, expanding, or remodeling homes to meet the demands of a growing family or the desire for a larger or more permanent place to live. In Cougar Gulch, there are a number of individual dwellings on parcels that do not include other agricultural features. The majority of these buildings are of fairly recent construction or located on properties that have been subdivided, and because of their lack of association with the development of agriculture in Cougar Gulch, they are not considered within this MPD. A majority of these residences no longer retain integrity of design, materials, and workmanship or do not meet minimum age requirements.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

Early photographs and pioneer accounts suggest that many of the original residences in Cougar Gulch were of simple log construction, built quickly to provide shelter while agricultural improvements were prioritized. On the properties surveyed, none of these log buildings appear to remain fully intact or in original location, although at least two current residences incorporate some older log construction altered by more recent additions of very different materials. Several of the properties also include the collapsed remains of log structures that were likely very simple dwellings. While none have been firmly identified as original homestead cabins, several of those remaining appear to be of sufficient age to have been built during the earliest settlement period (Figure 18).



Figure 18. Remains of an early log residence at 4855 West Cougar Gulch Road.

Of the residences that are 50 years of age or older and retain integrity, the most common of these buildings are in the category of what some architectural historians term National Folk housing. These simple one- and two-story homes are characterized by a general lack of identifiable stylistic features. The earliest ones were largely built by their owners and were designed to provide efficient shelter rather than to reflect any popular architectural trend. Early folk architecture included log cabins, but these types were quickly followed by wood-framed buildings, usually lacking extensive adornments or definable stylistic components. Often very simple front- or side-gable forms with larger homes of the gable-front and -wing plan were most common in North Idaho (McAlester 2019:135-138).

With additional time, resources, or need, builders increasingly used more permanent construction methods and often adopted features of national styles that they applied to some of these residences. At the same time, prevalent architectural styles of any given period were seldom adopted fully. Most of these residences more commonly demonstrated modest reflections of contemporary styles and included only minor character-defining features. Likely shipping costs and a dependence on local skills were, in part, responsible for the limited use of nationally popular stylistic choices. Generally, many of the residences in Cougar Gulch are characterized as folk versions of a particular style.

These different building styles are typically associated with chronological periods and among the earliest styles in the Coeur d'Alene area was the Folk Victorian. Queen Anne and other Victorian styles dominated residential construction across the country during the period of 1880 to 1910 and continued to be prevalent for the next decade or so. The style was also popularized by a number of pattern books and mail-order plans that were widely available. Typical embellishments included turned wood porch supports, often called spindle work, and other wood architectural detailing, which by the late 19th century could be purchased pre-cut and delivered by railroad for use in construction anywhere in the

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

country. On a much simpler level, the Folk Victorian drew on design elements from these styles, which were then applied to basic folk house forms with only very simple detailing (McAlester 2019:350, 370). (Figure 19)



Figure 19. A Folk Victorian home built c. 1902 on the Pete and Sallye Johnson homestead property at 3827 West Meadowbrook Loop Road.

Another style found in Cougar Gulch during the period when homesteaders were building more permanent residences was the early bungalow or simple Craftsman style. The early bungalow was typically a small frame residence built on a one or one-and-one-half story rectangular plan, often with a gently sloping gable roof.

Bungalows provided affordable housing as American cities and towns began to expand in the 1890s and early 1900s with the advent of new transportation systems, including the streetcar and the automobile. The Craftsman style, which influenced both the bungalow and much larger suburban residences by 1900, grew out of the English Arts and Crafts movement. In reaction to the industrialization and mass production of the late 19th century, leaders of the movement favored a return to simple but quality craftsmanship and the use of natural materials in construction (Carley 1997:212; Kreisman and Mason 2007:17; McAlester 2019: 568; Roth 1980:198) (Figure 20).

The bungalow was the most typical early residence in the nearby town of Coeur d'Alene as it developed, and when more permanent farm residences were built in Cougar Gulch, it also became a common architectural style. While often modest in size, many of these early residences were built of milled lumber, often sawn from logs cut on the property. While small local mills often provided rough-sawn boards for some construction needs, residents often hauled their timber to the nearby Blackwell Mill or other larger outfits for planing and finishing of boards. When dried, some of this planed lumber was also used for paneling or other interior features.



Figure 20: A Craftsman-style residence, originally built in 1921, at 11391 West Cougar Gulch Road.

Significance

In addition to their role as a means to satisfy the initial requirements for a homestead, residences also were essential to the domestic side of running a farm. Shelter was an essential component of any small family farming operation and as agricultural priorities grew or changed throughout the years, so, too, did the form and size of the family home. While barns were often symbols of the success of agricultural enterprises, residences also symbolized the domestic enterprise and success of their owners.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

Registration Requirements

Farmhouses are considered in the category of Primary Farm Properties because they were usually essential buildings within the context of the development of Cougar Gulch farms. At the same time, these buildings also represented the tastes or priorities of their various owners and because they were not directly related to agricultural needs, they were often remodeled or torn down and rebuilt as families grew, priorities changed, or properties were sold to new owners with different goals or needs. Within this MPD, a farmhouse may be individually eligible if it meets integrity requirements and at least one of the National Register significance criteria.

Additions or changes to these buildings often provide important information or context for the development of Farmsteads and the agricultural lifestyle. If these alterations were made during the period of significance of Cougar Gulch Farmsteads (1888-1975) and they meet sufficient integrity criteria, then they may potentially meet overall significance requirements. Generally, residences with additions or changes would need to maintain similar massing and form, at least from the front elevation, with the use of comparable or compatible materials. Window styles and sizes should also remain the same and the overall design of the building should continue to illustrate its historic association with the development of Farmsteads in Cougar Gulch.

These determinations should generally be made on a case-by-case basis after an evaluation of the various features of these additions and their impact on overall design. The use of metal roofing, for example, does not usually represent a change that would affect eligibility, nor would additions that continue to reflect the original style of the home. The removal of windows, changes in their size, or replacement with new window types of modern materials would likely undermine integrity. Because so many farmhouses have undergone major renovations, they are not necessarily required as one of the three buildings or structures that would form an eligible Farmstead, as outlined in the previous section. Generally, Farmsteads in which the residence has been substantially altered would likely be eligible only under Criterion A, while significance under both Criterion A and Criterion C would be primarily reserved for Farmsteads that exhibit greater overall integrity and include both a residence and an eligible barn.

Barns

Barns were among the first buildings erected in Cougar Gulch, sometimes even before early settlers established a dwelling on their property, and they were constructed in every period of development. The 2022 reconnaissance survey of buildings in the Cougar Gulch project area documented at least 34 visible barns, many of which met minimum age requirements and retained integrity. Several additional barns were recorded that had collapsed or were without a roof and thus were classified as potential historical archaeological sites.

Many of the farms at Cougar Gulch have multiple barns on the property. Usually, one large barn dominates the main farm complex, but there may be one or more additional smaller barns or hay storage structures that are in relatively close proximity. Since many of the barns are not dated, it is difficult to know the sequence of construction, but it appears likely that on some properties, smaller barns may have been the earliest built, followed by a much bigger barn once the farm was well-

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

established. On properties with only one barn, these structures are generally larger and were built to house livestock and also to provide hay storage.

Several local mills are known to have provided lumber for a number of these barns, with the timber usually cut on the owner's property. In some cases, the exterior consisted of rough-sawn boards, while on others, tongue and groove or shiplap siding was used. Interior supports included both poles and timbers planed on two sides or squared. While some barns were set on the ground or sometimes on log sills, the foundations of most of the older barns were stone, while later examples used concrete block or poured-concrete footers.

Mid-twentieth century barns made use of technological advances in both materials and construction techniques that often helped to lower costs, increase longevity, and sometimes to accelerate the speed and ease of barn construction. The use of metal barns or arenas, in particular, also signified the transition for some farmers from the more traditional focus on cattle and sheep to raising horses or draft animals. Particularly in the post-World War II era, prefabricated steel or aluminum panels became a common building material, often as sheathing for roofs but also as a replacement or reinforcement for barn siding or as the main material for new barn or arena construction.

Cougar Gulch barns exhibit a wide range of types, most easily characterized by rooflines and construction techniques. These various types also utilize a mix of materials and structural systems. Simple gable barns predominate, but there are also examples of at least ten other barn types. While the choices of so many varied barn designs may reflect the individual preferences or heritage of their builders, they may also be due to the use of patterns or commonly available barn plans as well as the availability of certain types of materials. In Cougar Gulch, these barn types are usually not limited to a particular time period, with the exception of a Quonset and metal horse barns and arenas.

Barn property types found in Cougar Gulch include the following:

Simple Gable: The largest number of barns documented in Cougar Gulch are in the gable category. Variations of this type are treated separately below. The basic configuration of a simple gable is a barn with a single ridge and usually front gables with equal pitch and length of rooflines. The barn structure is usually rectangular and can be one or more stories (Figures 21 and 22).



Figure 21. Simple Gable barn at 4174 West Cougar Gulch Road.



Figure 22. A Gable barn set into the hillside at 12777 West Cougar Gulch Road.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho

State

Broken Gable: This type of barn has a single ridge and central gable, but the roofline is broken by high lean-tos or sheds whose roofs extend on either side. The sheds may be enclosed with doors to side alleys or have one or both sides open (Figure 23).

Salt Box: There is a single ridge and central gable on this barn but with an integrated lean-to or shed on one of its sides (Figure 24).

Dutch: This barn type has a single ridge line and can be of multiple stories, usually with a more steeply pitched central gable and a roofline that extends all the way down to the first story (Figure 25).

English Gambrel: The roof of this barn type is symmetrical with two different pitches on each side. The roofline has some overhang with a straight extension (Figure 26).

Dutch Gambrel: This type has two symmetrical pitches or slopes on each side with a characteristic curve or flare at the eaves (Figure 27).

Gothic: This barn has a curved roof profile but with a pointed arch roof truss (Figure 28).

Monitor: This barn type features a raised central gable roof section supported by short sides or knee walls and sometimes including windows or openings beneath the roofline. The main portion of the roof then extends symmetrically on either side of the raised section (Figure 29).

Quonset: This type of steel building has rounded sides developed during World War II and manufactured as an easily constructed kit for the military. This type of building was adapted for use as a barn or storage facility in the postwar period (Figure 30).

Metal Barns or Arenas: As the steel industry evolved in the late 19th century, the longevity and durability of steel as a construction material for agricultural buildings became more widely recognized. Initially steel was used as a replacement or reinforcement for wood and also as roofing, but during and after World War II, in particular, the development of pre-manufactured components and kits for various types of metal buildings to speed the construction process was adapted to large barns and arenas (Figure 31).



Figure 23. A Broken Gable barn at 4570 South Stach Road.



Figure 24. A Salt Box barn at 5924 W. Clemetson Road.



Figure 25. A Dutch barn example at 4855 West Cougar Gulch Road.



Figure 26. English Gambrel barn located at 3827 West Meadowbrook Loop Road.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State



Figure 27. Dutch Gambrel barn at 4855 West Cougar Gulch Road.



Figure 28. Example of a Gothic barn at 10997 West Thompson.



Figure 29. A Monitor barn located at 7178 West Meadowbrook Loop Road.



Figure 30. Example of a Quonset at 5611 South Heine Road.

Significance

The barns in Cougar Gulch represent an enduring and essential legacy of the historical significance of small independent farms in Kootenai County and the important role of dairying, livestock raising, and hay production in the local economy. Within an agricultural property, barns have served a very practical function to house livestock and store their feed. They also have a broader cultural symbolism. As the introduction to Idaho's Heritage Barn Register states: "They stand on the landscape as a testament to the Idaho ideals of hard work, productivity, and connection to the land" (Preservation Idaho 2024).

Registration Requirements

As Primary Farm Properties, barns represent an important component of most agricultural properties in Cougar Gulch. While the barns vary widely in style and age, they provide a visual reminder of the community's farming heritage. Barns are usually a key property in a



Figure 31. Example of a steel arena at 4175 West Cougar Gulch Road.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

Farmstead but may also be individually eligible under Criterion A for their significance in the agricultural heritage of the community and Criterion C for their architectural design or craftsmanship.

Of the seven aspects of integrity under NRHP guidelines—location, setting, design, materials, workmanship, feeling and association—eligible barns generally should have integrity of location, design, and workmanship at a minimum. They should also convey a feeling of the era in which they were built, although they may not continue to be in everyday agricultural use. These various aspects of integrity are essential for the barns to convey their significance, but integrity does not necessarily equate with condition. Condition is the physical state of the property, and while a barn may be in a very poor state of repair, it may still retain a high degree of integrity if the original design and workmanship are still apparent. Conversely, the barn may be in very good condition, but if replacement materials are not compatible with the original or repairs have not followed National Park Service guidelines for maintaining historic features of a building, then the integrity of those features may no longer be intact.

In terms of condition, barns should be evaluated on a case-by-case basis but generally should have most of the components of a roof and sufficient infrastructure to convey the basic design, workmanship and original materials of the building. Barns that have collapsed sections or that have weakened or rotting poles or other physical components that jeopardize the stability and safety of the building may not be eligible, but, if possible, the barn should have a structural analysis to determine if preservation is possible.

In order to maintain the functionality of their barns, farmers are often required to make repairs or replace wood siding, roofing or other barn components. These repairs should be made with similar compatible materials. Because of the importance of the roof in the preservation of a barn, for example, the use of metal roofing materials is considered an acceptable alteration to the structure. While windows are usually not a major component of barn design, original windows can be replaced in kind or remain without glass but should not be changed in size or substituted with vinyl frames or other incompatible modern materials. Barn doors, if replaced, should also be made of similar materials and in a similar style to the original.

Changes in farming practices or types of animals raised can necessitate alterations in the interior configurations of barns, which are generally acceptable as long as the main structural components of the building remain intact. In cases where the long-term viability of the barn may be compromised by the lack of a foundation or rotting sills or joists, the replacement of these features in kind or the addition of concrete blocks or poured concrete to stabilize the foundation of the structure may also be acceptable.

Secondary Farm Properties

A selection of different types of agricultural buildings and structures were identified as potential contributing resources to Farmsteads during the survey of Cougar Gulch. The Kootenai County Assessor does not always identify these structures in assessments, so many remain undated. When original or subsequent uses of individual properties cannot be easily determined, the term outbuilding is generally applied. Those property types that retain integrity can be considered as contributing properties but

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

generally are not recommended as individually eligible resource unless they are of unique or innovative design and construction.

Silos and Grain Bins

The development of silos and grain bins began with the need of farmers for long-term storage of green grasses, grains, or other feed crops to carry over from the summer growing season throughout the remainder of the year. In the United States, the earliest examples of this type of storage system were pit silos, which were essentially excavated in the ground and left open, although sometimes lined with wood, concrete, or other materials. While easy to access, the pits led to a great deal of waste, and the first tower silos were built in the 1880s, usually made of wood or stone in a square shape. Problems with air pockets in the corners that caused spoilage around the perimeter of square silos soon led to the development of round silos, which became common outbuildings on farmsteads by the early 1900s (King 2020).

Educating farmers on the value of silos was a focus of the work of the Kootenai County Extension office. The county organized a Farm Bureau and had its first agricultural agent from the University of Idaho Extension Division in 1917. The need for silos in North Idaho was particularly attributed to the relatively early dry summers in the region, as this weather led pastures to dry up early and increased the need for better storage of grasses and grain for both beef and dairy cattle as well as sheep. Soon after the Farm Bureau was organized in Kootenai County, the county agent organized a Silo Excursion to show farmers the advantages of the use of silos. While in many areas, dairy farmers, in particular, were focused on corn and sunflowers as the chief silage crops, in Kootenai County wheat, alfalfa, oats and clover were the most likely crops stored in silos. The extension office credited the tour and the information provided farmers with the construction of 18 silos in the county during the following fall (Rearden 1920:8, 11; Irving 1922:9).

While the extension office encouraged the use of silos, individual companies offered various styles using their own specialized designs, construction techniques, or materials. One early type was the wood stave silo that was constructed of long boards set upright on a foundation and then held together by circular iron bands similar to a barrel stave. Another type, manufactured in Sumner, Washington, by the Hewitt Lea Funck Company, consisted of double layers of Douglas fir wood flooring and siding, tied together by studs and then reinforced with hoops. Others were made of stone or tile, although these types were more difficult and expensive to build. Concrete soon became one of the more popular building materials for silos, either constructed of concrete blocks or poured concrete shaped in wood forms. The advantages were, according to some advocates, that the concrete silos were durable and airtight, free from water leakage. The use of concrete blocks or double-wall construction also could eliminate the threat of frost. Later metal, sometimes glass-lined, also became a popular style. Most had dome roofs, although some wood types used a hip roof (Brindley 1925:9-11, 14; Houghton 1911:15-16) (Figure 32)



Figure 32. A concrete silo at 5690 East Heine Road.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

Because they primarily promoted their own designs or plans, silo manufacturers obviously discouraged the handmade versions. According to one company's advertisements: "If a man does the work himself without expert help, he takes a chance of losing not only his silo, but, which is most important, the crop that he depends upon to carry his stock through the winter" (Brindley 1925:12). While most Cougar Gulch farmers chose pre-manufactured silos or company-designed plans, others used available materials and their own building ingenuity to develop unique versions of the silo for their farms (Figure 33).



Figure 33. A pair of wood grain bins built by an early property owner at 4855 West Cougar Gulch

Grain bins were usually shorter in height than silos but also constructed in a round shape with a conical roof. Generally used to store dry grain, these structures were most often made of corrugated metal, usually vented and often built with ladders on the exterior. The bins differed from silos in that while both needed to be moisture free to prevent spoilage, grain bins generally had ventilation systems that allowed farmers to regulate aeration (Barn World 2024). Most were pre-manufactured, but farmers occasionally developed their own from wood or other available materials (Figure 34).



Figure 34: A grain bin on the property at 5325 West Elmer Farm Road

Significance

Silos became an important component of farmsteads in the Cougar Gulch area to store grasses and other feed that would last through the area's dry summers and relatively long winters. Few of the silos in the Cougar Gulch area are dated, but it is likely that many were constructed after 1917 when a University of Idaho Extension office was established in Kootenai County. The county agent began to promote the use of silos, which were primarily found on farms where cattle and other livestock were raised.

Grain bins also typically were not dated by the county assessor but reflect the need to store feed for livestock or to allow longer retention of grain that might later be sold when prices were higher. This type of storage provided more flexibility for the farmer but also helped to ensure the longer-term quality of the grain (Figure 34).

Registration Requirements

Most silos in Cougar Gulch represent fairly common concrete or metal designs that were widely available. Generally, if these structures retain integrity, they may be contributing resources on a Farmstead. Only if they represent an innovation in silo manufacture or design or are a unique example of a handmade version of this type of structure could they be considered individually eligible. Grain bins

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

also are of a common design and, like silos, only merit individual significance if they are identified as innovative or of unique, locally crafted design.

Other Secondary Farm Properties

The operation of a small farm also required a number of other outbuildings for storage, maintenance, or the housing and feeding of various farm animals. The large majority of these structures were built of wood and generally are very difficult to date. Often, over time, they were repaired or repurposed for new uses as agricultural practices or the owner's needs changed.

The following buildings and structures represent some of the various types of Secondary Farm Properties found on Cougar Gulch Farmsteads (Figure 35):

Storage Shed: Often of simple gable or shed roof design and constructed of rough-sawn or milled lumber, these structures were often used as places to store machinery, tools, or other farming implements. Some may have originally been used as small barns and were later converted primarily to storage.

Garage: As motorized vehicles became more prevalent on Cougar Gulch farmsteads, garages became increasingly important to protect and possibly repair automobiles but also tractors and any other mechanized equipment. While these structures were generally constructed of wood and free-standing in simple front- or side-gable designs, some were lean-tos or shed-roof additions to barns or, occasionally, houses.

Poultry House: Farm families in Cougar Gulch often raised chickens for domestic use, but over the decades, and particularly during the Depression years, sold eggs in the town of Coeur d'Alene and other nearby communities for important supplemental income. The Kootenai County Extension agents encouraged poultry raising, organized tours to visit modern chicken operations, and frequently included plans and photographs of the latest in chicken coop design in their yearly reports. While many Cougar Gulch farmsteads likely had poultry houses, very few remain.



Storage shed



Milking Parlor



Hay Shed



Garage

Figure 35. Selected Secondary Farm Property types.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

Milk House/Milking Parlor: While the larger dairy operations in Cougar Gulch were housed in barns, some farms had milking parlors to accommodate fewer numbers of cows or milk houses for milk storage. Generally smaller gabled wood-frame structures, these outbuildings often stood alone or near residences. Several were repurposed for storage or for use as a supplemental residence.

Loafing Shed: Usually, a three-sided structure with a shed roof and open front, the loafing shed was often situated in a pasture and provided protection for the livestock from various weather conditions. Like many other outbuildings in Cougar Gulch, they were often constructed of rough-sawn or milled lumber and sometimes included watering facilities.

Corral: A fenced open-air enclosure that was used to hold horses, cattle or other livestock. Often constructed of upright wood posts linked by horizontally laid poles or rough-sawn boards, the corral was generally attached to a barn or hay shed.

Hay Shed: While many Cougar Gulch farmers used their barns for hay as well as livestock, additional storage was sometimes provided by a hay shed. The structure was often large and consisted of a roof supported by tall posts, usually with open sides so that bales could be stacked under cover. The hay shed could be attached to a barn or corral or free standing.

Secondary Domestic Properties

The domestic arrangements on a farmstead varied depending on the owner, the size of the farmstead, and the topography, but in addition to a main residence, secondary properties included additional housing for workers or family members as well as the means for water, hygiene, food storage and other amenities. (Figure 36)

Spring House: Water was an essential requirement for living on a farm, and while nearby streams may have been the earliest source for both domestic and agricultural use, springs were important for long-term supplies of clean, fresh water. An early spring house was generally a small building often constructed over the spring to protect it from debris or animals. While sometimes housing a pump or other means of water conveyance, the spring house also frequently served as a cool place to store food, milk, or other domestic products. Like other Cougar Gulch outbuildings, most spring houses were constructed of wood, sometimes on a stone foundation, although stone was a popular building material for the structures themselves in other parts of the country.

Pump House: A separate small structure, often adjacent to a stream or near a spring or other water source, the pump house was generally built to protect a mechanical pump. The pump was used to convey the water, usually via piping, to the residence or sometimes other farm buildings.

Root Cellar: Usually focused on food storage, a root cellar was often dug partially or completely underground, and was used to keep vegetables, milk and other food products cool in summers but also free from winter frosts. While some were part of or adjacent to a residence, others might be separate structures, built of wood, stone and later concrete.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

Bunk House: Many Cougar Gulch farms were family-run operations, but some dairies and other larger livestock operations required additional workers to help with daily chores or seasonal planting or harvesting needs. A few farmsteads included relatively small bunkhouses, which were usually modest wood structures with gabled roofs, to house itinerant workers or sometimes long-term employees and occasionally their families.

Cabin: Sometimes small cabins were also used to house farm workers or even family members. While some of these buildings may have served as original residences before property owners erected more substantial dwellings, others were seemingly built to house workers. Often hastily constructed of logs, rough-sawn wood, and later plywood, many of these small dwellings had a single room, often with no foundations, few windows and seemingly no indoor plumbing or other amenities. Many are only used for storage or stand empty in deteriorating condition. Additionally, a few storage sheds, milk parlors and other outbuildings have also been remodeled to use as living quarters.

Outhouse: Likely all the early residences in Cougar Gulch would have made use of outhouses and a few remain, although unused, on some of the farmsteads. Most were built in fairly close proximity to residences, although a few were also located near some of the agricultural buildings. Generally small wood structures of rough-sawn or milled lumber with simple gable or shed roofs, the outhouses were built over pits and sometimes were also used for dumping other refuse.

Sites

Several collapsed buildings remain on Cougar Gulch property, including dwellings, agricultural buildings, and what could also potentially be small sawmill structures. These sites generally lack roofs and are not intact buildings but may be able to provide additional information about the early settlement and agricultural development in the Cougar Gulch area and could potentially have significance under Criterion D as historical archaeological sites (Figure 37).

Significance:

Secondary agricultural and domestic properties represent important components of Cougar Gulch Farmsteads. In combination with other

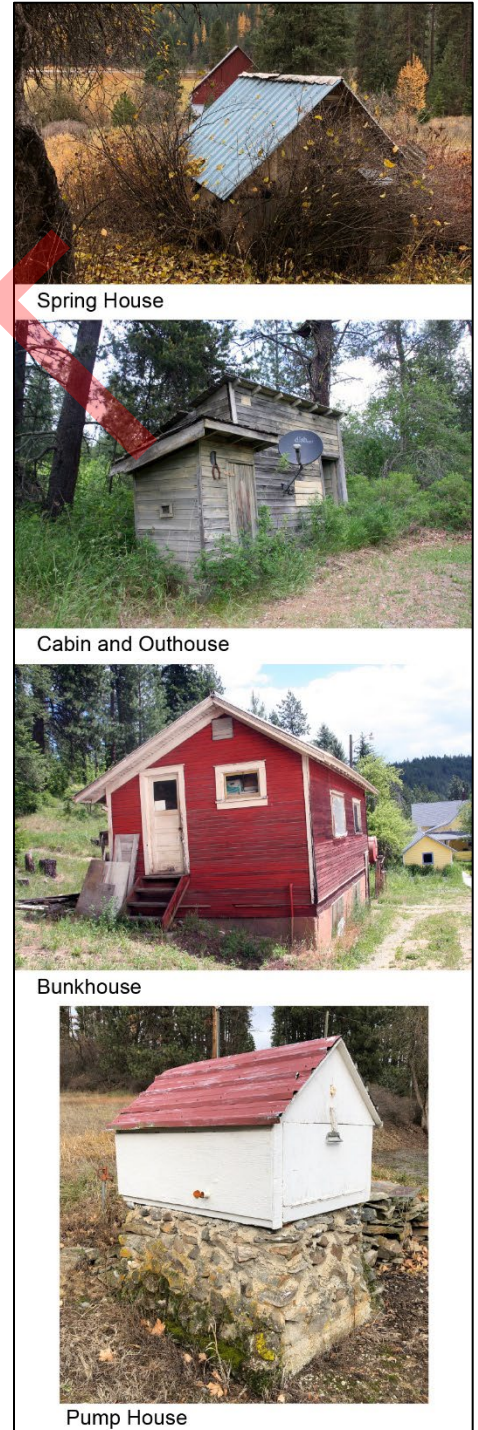


Figure 36. Selected Secondary Domestic Property types.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

Primary Properties, including residences and barns, they often provide essential storage, maintenance, and supply functions that support and sustain the operations of a farm. Especially on smaller parcels of land, where economics dictated fewer primary structures, Secondary Farm Properties fulfilled required roles that contributed to the overall viability or success of the agricultural enterprise and the accompanying domestic arrangements. In many cases, these Secondary Properties outnumbered Primary Properties and were often adapted to new uses as needs changed. While most were not of the scale of the larger Primary Properties, many of these Secondary Properties were of no less importance to a Cougar Gulch Farmstead.



Figure 37. A partially collapsed barn at 10148 West Thompson Road.

Registration Requirements

Secondary Agricultural and Domestic Properties are often essential to the successful operation of Cougar Gulch Farmsteads. Many of these buildings and structures are of simple construction, primarily of locally available resources, including wood and stone, although occasionally sheathed in metal and sometimes built of reused or scrap materials. While some may no longer serve their original purpose, they help to illustrate the various functions that were necessary components of a working farm.

While these types of properties are rarely recommended individually eligible for NRHP listing unless they are of unusual construction or particularly innovative design, they are often contributing resources to Cougar Gulch Farmsteads if they were built during the period of significance and also retain significant aspects of integrity. In particular, location, setting, design and feeling or association are the most important aspects of integrity that these types of properties embody. These buildings or structures should be evaluated on a case-by-case basis, but at a minimum should have a roof or the intact framework of a roof and retain the basic design that characterized the property's original use.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

G. Geographical Data

The geographic setting of Idaho is extremely varied and complex, and Kootenai County, at the southern end of the North Idaho Panhandle, has its own very different climate, geology, and topography from other parts of the state. Its rough land surface primarily consists of forested, hilly, or mountainous terrain with relatively narrow valleys opening to the west. The exception is in the northern part of the county where the Rathdrum Prairie is composed of relatively level or moderately sloping terraces with soils deposited by melting glaciers. A small portion of the rolling, hilly prairie land known as the Palouse also lies in the county's southwestern corner. The Coeur d'Alene River and its tributaries ultimately flow into Lake Coeur d'Alene and form the major drainage system in the southeast (Figure 1). The lake's outlet is the Spokane River, which flows through the north central part of the county into Washington State (Weisel 1981:1).

The Cougar Gulch area is part of the larger Kootenai County, which is currently estimated to comprise about 1240 square miles or 792,320 acres. Cougar Gulch represents a little over 12 square miles of this total (U.S. Census 2022) and primarily follows the valley created by Cougar Creek, which flows primarily southward about 11 miles from its headwaters until it empties into Lake Coeur d'Alene. The gulch is framed by benchland and relatively steep side hills but is also bounded by roads that provide access but also define its space (Figure 2).

A more specific description of the borders of Cougar Gulch is offered by one of its residents as follows:

Cougar Gulch has generally defined itself by four geographic boundaries. To the west the Gulch is bordered by three mountains: Mica Peak, Blossom Mountain, Signal Point. The southern border stretches along Mica Flats, with the most marked point being the top of Miller Road and Sausser Road where Rock Creek runs southeast to Mica Creek and Mica Bay. Along the northern edge, "The Ridge," a long hilly stretch that parallels the Spokane River, divides Cougar Gulch from the Highland / Pleasant View / Upriver area. The eastern border of Cougar Gulch is comprised of the wetlands near Cougar Bay and Highway 95 (Beebe 2022).

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
Name of Multiple Property Listing

Idaho
State

H: Summary of Identification and Evaluation Methods

The multiple property documentation of Historic Agricultural Properties of Cougar Gulch in Kootenai County, Idaho, is based on a 2021 reconnaissance survey of Cougar Gulch, which was followed by the development of a historical context for the area in 2022. The Kootenai County Historic Preservation Commission sponsored both projects, supported by Certified Local Government (CLG) grants provided by the Idaho State Historic Preservation Office and the National Park Service.

For the reconnaissance survey, Kootenai County provided an initial spreadsheet of properties within the defined project area boundaries, and this list was then narrowed to include buildings and structures that contained at least one building or structure 50 years of age or older. There were 49 properties with at least one improvement that dated from 1972 or before, and those properties became the basis for the survey. Google Earth aerials were used to pinpoint these properties and provide a preliminary determination of which features might be viewed from the road. The Kootenai County Assessor's records for each property were also located online and information on construction dates with photographs from past assessments were downloaded into project files.

Because of the hilly terrain, extensive forested areas and the number of private roads in the project area, approximately half of the properties could not be viewed from the road. As a result, Courtney Beebe, a member of the preservation commission and Cougar Gulch resident, took the lead in contacting residents to seek permission to visit their property and photograph and survey their buildings. Most of the survey work took place on June 5 and June 6, 2021, with additional follow-up appointments and photography conducted in July and August of that year. Of the 46 identified properties, 38 were surveyed from the road or on the property with the permission of owners. Based on the survey, 10 were potentially eligible as Farmsteads, each containing at least three contributing properties. Also notable were 28 barns that were found to be individually eligible, with 12 of those located on properties that were not considered eligible Farmsteads. There were also two sites where the building ruins were believed to be potentially eligible under Criterion D.

Background research included a review of General Land Office patent records to determine the original number of homesteads and their boundaries within the project area. Ms. Beebe and other members of the Cougar Gulch community had gathered numerous files related to the development of the Meadowbrook Community Hall, which is located at the heart of Cougar Gulch. These files, as well as a number of additional primary and secondary source materials and photographs related to life in Cougar Gulch, were provided to the project. Most are currently housed at the Museum of North Idaho in Coeur d'Alene. The Kootenai County Recorder's Office was also an important source of research materials, including grantor/grantee files for property in the project area. The Kootenai County Assessor also maintains extensive property files, including past assessment photographs that are now available online and were invaluable. Some individual property owners also provided their personal documentation and historic photographs. The Coeur d'Alene Library's digitized access to the *Coeur d'Alene Press* as well as local and regional histories available in libraries and archives were also utilized.

For the 2021 reconnaissance survey, Kootenai County provided a list of all the landowners within the established project area. That number was then reduced to 49 properties that contained at least one

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

Name of Multiple Property Listing

State

building constructed in 1972 or earlier, and thus 50 years of age or older. Multiple attempts were made to contact all of these identified landowners, and the survey ultimately included 38 properties that could be viewed from the road or whose owners were willing to have project personnel visit their land. Of the properties surveyed in this way, 10 were potentially eligible as Farmsteads, each containing at least three contributing properties. Also notable were 28 barns that were found to be individually eligible, with 12 of those located on properties that were not considered eligible farmsteads (Figure 2). There were also two sites where the building ruins were believed to be potentially eligible under Criterion D.

As part of the historic context project, Kootenai County Preservation Commission member Courtney Beebe remained in contact with Cougar Gulch landowners and visited several additional properties. In April of 2022, Commissioners Beebe and Laurie Mauser, and project manager Sharon Boswell also visited several properties that previously were only viewed from the road and also recorded at least one other property that was not included in the original survey.

Research for this project was built on a significant amount of primary material gathered from the collections of families who lived in Cougar Gulch and wrote about their experiences. Transcriptions from oral history interviews with some long-time residents were also valuable resources. Copies of most of these primary sources as well as historic photographs and documents were available from the collections of the Museum of North Idaho or gathered by Ms. Beebe and other local residents. Other important records on property ownership and improvements came from the Kootenai County Assessor's and the Kootenai County Recorder's offices. The Coeur d'Alene Public Library, the Post Falls Historical Society, the Washington State Library in Olympia, Washington, and the University of Washington Libraries in Seattle were utilized for books, newspapers and journal articles. The National Archives and Records Administration office in Seattle was also visited and was the source for the General Land Office (GLO) tract books that provided additional information on original settlement in the project area. Online resources available from the University of Idaho, and particularly historic reports from the Agricultural Extension Service, were also extremely valuable. The online GLO database maintained by the Bureau of Land Management was of frequent use as were census, birth, death, marriage and military records, city directories and a variety of other resources available through databases maintained by Ancestry.com. Historic newspapers were accessed through the Coeur d'Alene Public Library and Newspapers.com

The current MPD is based on the findings of these previous studies and provides not only a historic context, but also a review of the various property types that are found in Cougar Gulch. Commissioner Courtney Beebe has continued to be in contact with residents of Cougar Gulch to view additional Farmstead resources and to gain permissions for potential future National Register nominations. She and historian Sharon Boswell have also had the opportunity to visit previously undocumented properties and to assess agricultural and domestic property types not included in the past studies. The MPD explores these varied properties with additional research on design, materials, and other historical background. The goal is to provide a framework for future documentation of significant resources that will help to support and preserve the unique agricultural heritage of Cougar Gulch.

United States Department of the Interior

National Park Service

Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976

Idaho

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State

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