

**United States Department of the Interior
 National Park Service**

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Carousel Tree Farm
 Other names/site number: Bellmore Homestead; White Farm; Carousel Arabian Ranch
 Name of related multiple property list: Historic Agricultural Properties of Cougar Gulch, Kootenai County, Idaho 1888-1976
 (Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 4175 West Cougar Gulch Road
 City or town: Coeur d'Alene State: Idaho County: Kootenai
 Not For Publication: N/A Vicinity: X

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide x local

Applicable National Register Criteria:

x A ___ B x C ___ D

<p>_____ Signature of certifying official/Title: <u>Idaho State Historic Preservation Office</u> State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title :</p>	<p>_____ State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u>2</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>4</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- Agriculture/animal facility
- Agriculture/agricultural outbuildings
- Domestic/single dwelling

Current Functions

(Enter categories from instructions.)

- Agriculture/animal facility
- Agriculture/agricultural outbuildings
- Domestic/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Other: Simple Gable Barn

Other: House

Other: Simple Gable Springhouse

Other: Simple Gable Pumphouse

Other: Simple Gable Metal Arena

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Wood

Stone

Metal

Brick

Concrete

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Carousel Tree Farm at 4175 West Cougar Gulch Road has remained a working agricultural property since it was patented as a homestead by German immigrant Victor Bellmore in 1901. Originally encompassing 80 acres, the property currently consists of 37.54 acres of gently sloping hillsides and timbered areas to the north and west with a steep volcanic basalt rock wall near the northwest boundary. The southern property line initially incorporated the benchland along Cougar Creek, but after the 1929 sale of most of this land, now essentially follows the right of way of West Cougar Gulch Road. The buildings are clustered across the hillside on the northeast side of the parcel and include the large, wood side-gable barn, built around 1888, which has a stone foundation and is set into the hillside on the western side of the farmstead complex. A central hillside spring, protected by a wood-frame springhouse, provided water for the livestock and also the residence via a small pumphouse. Both structures were likely built during the early years of farmstead development and still remain. In 1964 when Donald and Margaret White purchased the farm, they began to use it to raise Arabian horses and added the metal arena building in 1964 to 1965 as an

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indoor training facility. They also expanded the residence over the years, making several additions. When they retired from raising horses in 1980, the Whites then planted much of the farm's open land with Christmas trees, although few of these trees still remain. Like most agricultural properties, the farmstead has undergone additions and changes over its nearly 138-year history as the evolving economics of farming and new directions and technological innovations have led to different needs. Based on the Cougar Gulch MPD, the contributing properties include the original barn and the metal arena, which are considered Primary Farm Properties, and two Secondary Domestic Properties, the springhouse and the pumphouse. The one non-contributing resource, the residence, has undergone major additions and renovations by various owners and no longer retains integrity of design, materials and workmanship. The contributing buildings and structures on the property illustrate the evolving nature and use of the farmstead, but at the same time retain integrity of location, design, materials, feeling and association and contribute to our understanding of the important farming culture of Cougar Gulch and the unique architectural styles and construction techniques that marked the historical development of the Carousel Tree Farm.

Narrative Description

Location and Setting

The Carousel Tree Farm is located in the SE4SW4 and the SW4SE4 of Section 21, Township 50 North, Range 4 West in Kootenai County, Idaho. The farmstead includes 37.54 acres near the east end of Cougar Gulch which, as the name implies, is a relatively steep V-shaped valley with a stream, Cougar Creek, running along its base. The entrance to Cougar Gulch is about seven miles from the center of the town of Coeur d'Alene, Idaho, at the southern end of what is known as the North Idaho Panhandle. The gulch stretches east-west for about 11 miles, 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. Cougar Creek is lined with benchland and also some fairly steep side hills primarily covered with pine forests (Griffith 1942:3-4; Schnepf 2013).

The farmstead buildings are grouped on the hillside near the northeast corner of the property and are accessed by a gravel driveway extending into the center of the complex from West Cougar Gulch Road. The barn is located to the west, set into the hillside, and with its main entrance at the center of the building's east facade. The residence sits on a slight promontory to the east, shaded by several large trees on its south side. The graveled road branches toward the garage portion of the house but also extends around the north end of the building to reach the metal arena. The arena is oriented approximately north-south and sits directly to the east of the residence. The property then drops off sharply, with rocky escarpments and mature trees characterizing the land to the north. The small pumphouse is located adjacent to the drive as it turns toward the residence, while the springhouse is further up a grassy hillside to the north. The area was once planted as an orchard, which was then replaced with small firs and other trees,

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most of which are now gone. The remainder of the property is largely covered with a mature pine forest.

Resources

RESOURCE 1: Wood Barn

Resource Type: Building

Date of Construction: c. 1888

Contributing

The large wood barn on the Carousel Tree Farm is a Primary Farm Property type under the Cougar Gulch MPD. The barn is of simple side-gable design, and, according to the Kootenai County Assessor, was built in 1888, making it one of the oldest standing buildings in Cougar Gulch. While the original homesteader, Victor Bellmore, did not file his initial claim on the property until 1894, many settlers occupied their land for years before they officially registered with the land office, and so it is possible that he did build the barn at an earlier date.

Exterior

The barn is built into a hillside to the west of the residence and other farmstead buildings. It sits on a mortared stone foundation, which is particularly visible on the downside or south end. Much of the barn has vertical rough-sawn wood siding, with horizontal siding along the lower portion of the barn, extending to the height of a row of small windows. A corrugated steel roof now covers the remnants of the earlier wood shakes.

The wood entry door is located near the middle of the barn's east side. A gabled wood pediment sits above the door, supported by two squared wood posts with additional scalloped wood panels on each side extending to a shorter post forming a directed entryway. The barn has small rectangular windows that have movable wood covers and extend widely spaced across the east façade, with one similar window at the same height on the south end. Windows are also set into the stone foundation on the south end as is a wood entry door.

At the center of the rear or west elevation of the barn, a gabled roof extends over another wood entry door and forms a porch supported by wood posts. Covered rectangular wood windows of the same size as those on the east side also extend along this west façade. A shed roof open-sided garage addition is appended to the north end of the building, supported by squared wood posts reinforced with diagonal wood supports.

Interior

When the Whites purchased the property, the barn floor was primarily dirt and many of the interior wood sills were rotting. In 1965 they made some interior renovations to the barn, lifting up some of the hand-hewn wood beams and pouring concrete footings to preserve them and provide a more solid foundation for the central part of the building. There were apparently few rooms or other buildouts in the interior of the barn except a loft area. In notes from a conversation with Peg White in 2024, she described the interior features that she and her husband

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added for their horses in 1965 and that remain today: “The Barn interior on the east side contains two tack rooms, a foaling stall and an open horse stall area. When entering the Barn from the North main door, on the direct left are two tack rooms. One is enclosed with a door and the other is open on one side. The roof of the tack rooms is the hay loft. On the back of the first tack room, in the NE corner of the barn is an enclosed foaling stall with a door. The SE corner of the barn is a horse stall area. Distinguishing features in this area are the wood panels that were chewed on by horses on the upper most wall planks, which are horizontal. The Western side of the Barn contains one horse stall in the NW corner, and one in the SW corner, but the remainder of the area is open” (White 2024).

The barn retains integrity across the seven aspects from the period of significance. Concrete pads were poured beneath the building’s main interior beams for support, and the interior wood horse stalls and the exterior shed roof carport were added at a later date, but these alterations are more than fifty years old and do not affect the overall design of the building. The barn retains the association and feeling of its original late 19th century period of construction and is a contributing element of the farmstead.

RESOURCE 2: Metal Arena

Resource Type: Building

Date of Construction: c. 1964-1965

Contributing

The metal arena is a simple side-gable building, oriented approximately north-south and set immediately to the east of the residence on the Carousel Tree Farm. Don White, one of the farmstead’s owners, designed and built the arena, around 1964 to 1965, for the Arabian horse business that he and his wife had started. The building has a poured concrete floor and vertical corrugated metal siding, separated along the middle of the side walls by a band of plywood that extends around all sides. A very large, sliding two-panel entry door of plywood is set into the west facade of the building, with a smaller sliding corrugated-metal door just to the north on the same side.

In the interior, the building is supported by large wood trusses with laminated beams composed of upright and diagonal members. The trusses are tied with large triangular wood gussets to the upright wood posts providing support for the metal wall panels. A series of wood box stalls line the east side of the building along with a horse washing area. The corrugated metal roof has spaced fiberglass sections that allow in light.

The arena is over 50 years old and retains integrity of design, materials, workmanship, setting, location, and feeling. While it is not currently used for horses, the building’s original features remain. It is an example of a Primary Farm Property Type under the Cougar Gulch MPD and is a contributing element of the farmstead. Under Criterion A, the arena illustrates an important trend in the development of agricultural enterprises in Cougar Gulch as horse breeding became an alternative to raising cattle and other livestock as a commercial venture and sustainable economic support. The arena was designed by its owner and reflects the particular needs of his

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family's Arabian horse business. The building has distinctive characteristics of design and construction under Criterion C. While a simple gable style, the large, open interior spaces, the use of metal siding, fiberglass and other modern materials and the inclusion of wood stalls and other horse maintenance needs reflect an early and innovative design for a metal arena rather than a standardized or pre-manufactured building. Accordingly, the arena is a contributing resource to the larger farmstead.

RESOURCE 3: Farmhouse

Resource Type: Building

Date of Construction: c. 1888, multiple additions post-1964

Noncontributing

The residence on the Carousel Tree Farm property is a 1.5 story, wood-frame, cross-gable building, with a composite shingle roof. The Kootenai County Assessor suggests that the house was originally built in 1888, but it has received multiple remodels and additions over the years. The additions include a single-story gabled carport, which extends from the north end of the house, and also has a boxed, flat-roof extension for storage to the east. The carport is now enclosed and connects on its far north end with a rectangular front-gable building that Mrs. White believes is part of the original house and was used as a meat locker/cold storage room. A more recent shed-roof addition was also built on the south end of the house.

West Façade

Much of the residence sits on a poured-concrete foundation. The main entry to the house is accessed through an inset porch. Older photographs show that the porch originally extended across the front or west façade of the side-gable wing, but that much of it was enclosed to form a larger interior living space. This section of the house has vertical wood siding, while the remainder of the residence is sheathed in horizontal tongue-and-groove wood siding. A simple gabled dormer with a pair of 6-lite windows sits above the front porch on the west side. The main front-gable section of the house has a similar pair of 8-lite windows in the gable with a large picture window framed by two sets of 8-lite windows on the main level.

South Façade

A shed-roof addition extends from a portion of the south end of the house and has multiple large-banded windows along the west and south sides. A pair of sliding glass doors provide access to the addition from the large raised-wood deck that extends along the southwest side of the house. The deck is supported underneath with round wood posts, while a three-board horizontal wood railing with vertical squared posts extends along the edges of the deck. The south side of the residence also includes a gabled dormer with a centered pair of 8-lite windows.

East Façade

On the east façade, a large brick chimney, now painted white, is centered on the gable end. To the north another gabled dormer, this one with three casement windows, sits above a one-story shed-roof addition, which includes a pair of 12-lite windows as well as a large vertical wood-framed window on the first floor.

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A comparison with one historic photo suggests that while the residence retains some of its original stylistic elements, it has undergone significant changes within the last 50 years. While it retains integrity of setting, location, and association, the house has lost integrity of design, workmanship, materials, and feeling and is a non-contributing resource to the larger farmstead.

RESOURCE 4: Springhouse

Resource Type: Structure

Date of Construction: c. 1890s

Contributing

The springhouse on the Carousel Tree Farm is located on the hillside to the northwest of the residence and northeast of the wood barn. The simple wood structure sits where a spring originates above a small swale. The general purpose of a springhouse was to cover and protect the water source from debris, animals or other potential sources of contamination. In most types, the interior of the structure also remained cool, and thus could be used to provide refrigeration for food or even the milk of dairy cows.

Below the springhouse on the White property, a low course of stones encircles a pool where the water could be held, but this area is generally overgrown with reeds and other vegetation. The spring creek flowed underground downhill to the south around the back or west side of the barn to join Cougar Creek in that vicinity. Apparently, the water at one time flowed under portions of the barn, damaging some of its foundation, and had to be redirected.

The springhouse is a steeply pitched front-gable structure with an entry door on its north end. It is overgrown with vegetation and difficult to view in its entirety, but it is wood framed and sheathed with rough-sawn vertical wood boards. There is a tall poured-concrete boxlike structure that forms part of the springhouse's northwest corner and also supports the roof joists on that side of the structure. The roof is currently covered with metal sheathing, but an exposed area shows some remaining rough-sawn boards covering the rafters underneath.

The springhouse is in poor condition, but retains integrity of design, materials, location, setting, and association. Under the Cougar Gulch MPD, it is considered a Secondary Domestic Property Type and is recommended as a contributing element of the farmstead.

RESOURCE 5: Pumphouse

Resource Type: Structure

Date of Construction: c. 1890s

Contributing

The pumphouse on the farmstead is a small wood structure that houses the pumping system and is set on a mortared stone base. The wood part of the structure is essentially a front-gable wood box with a fairly steeply pitched roof covered in corrugated metal. A door hinged at the bottom on the front gable can be opened to access the pump. The water pipes run from the pump down

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through the stone base and then underground to the residence and are not visible from the outside. A low wall of stacked flat rocks with no mortar sits adjacent to the pumphouse, but its function is unknown. The current owners believe the pumphouse is one of the early structures on the farmstead, although no information is available on its original date of construction. Some of the wood sections had begun to rot and were replaced by the Whites in the 1960s but the design and most of the materials remained the same.

The pumphouse retains integrity of design, location, setting, and association and is recommended as a contributing element of the farmstead. Under the Cougar Gulch MPD, the pumphouse is considered a Secondary Domestic Property type.

Change Over Time and Integrity

All the contributing buildings and structures remaining on the Carousel Tree Farm date from the period of significance of the farmstead (1888-1976). While regular maintenance has continued, no major alterations to the exterior of these properties has taken place since 1976. The residence, which is the farmstead's only non-contributing building, has undergone several remodels over time, including the enclosure of a garage area, which was originally a carport. The current raised-wood deck along much of the west façade of the home as well as the shed-roof addition on its south end were constructed after 1976, the end of the period of significance, although the specific dates of these alterations are not known. Despite these changes, the style of the original cross-gable farmhouse remains a major focus, and the renovations, which are primarily in the same wood materials as the original, do not detract from the overall feeling of a rural farmstead residence.

The location of the farmstead buildings remains the same as does their association with historical agricultural development in Cougar Gulch. While the large wood barn was initially built for the draft horses, which performed much of the hauling and farm work, later owners focused on other types of livestock, grown new crops and fenced parts of the property to accommodate these changing agricultural pursuits. Fruit trees were added to the hillside above the farmstead compound but then were removed as they aged or were surrounded by hand-peeled pole fencing, built by Don White for horse paddocks in the 1960s. The construction of the metal arena, which incorporated more modern materials, provided a means to update and expand the Arabian horse business, but its position behind the residence ensured that it did not detract from the historical appearance of the rest of the farmstead. Later after 1980 when the Whites' began the transition from horse breeding to raising Christmas trees, most of the fencing was removed to make way for more trees. Few of those trees now remain. A wood gazebo on the lower hillside to the southeast of the barn was built for the tree business, but it collapsed as a result of age and weather and was removed. It was replaced by a second wood gazebo that remained at the site until 2024, when once again it was destroyed by severe weather, although the concrete foundation remains.

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These types of landscape changes historically had an impact on the overall setting of the farmstead and were indicative of evolving agricultural patterns in Cougar Gulch and the accommodations needed to continue the economic viability of farming and stock raising in the area. Most of these more recent additions to the Carousel Tree Farm have been removed, and the only non-contributing property, the residence, has lost integrity but still conveys the feeling of a farmstead house. Today the four contributing buildings retain excellent integrity of location, design, workmanship and materials. They convey the feeling of a historic farmstead and the association with the traditions of the small family farm, continuing from the earliest homesteading days into the modern era and characterizing much of the Cougar Gulch area.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Agriculture

Architecture

Period of Significance

1888-1976

Significant Dates

1888 (barn constructed)

1894-1904 (property homesteaded)

1964-1965 (arena constructed)

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Arena: Donald White

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Carousel Tree Farm is an important example of a farmstead that exemplifies the long agricultural heritage of family farms in Cougar Gulch, Kootenai County, Idaho. Under Criterion A, the farmstead is significant for its association with the theme of Agriculture and eligible for listing in the NRHP at the local level. It retains both domestic and agricultural buildings that exemplify the importance of local farming traditions and the transitions from earliest settlement, land acquisition, and subsistence agriculture to more modern versions of the family farm. The farmstead is also eligible for the NRHP under Criterion C for its significance in Architecture and the distinctive characteristics and construction methods of its contributing buildings. While the farmstead residence has had multiple additions and changes over time and is considered non-contributing, the farmstead's four contributing resources are over 50 years of age and retain integrity of design, materials, workmanship, setting, location, feeling and association. Its period of significance is 1888 to 1976. The farmstead was settled during the initial period of homesteading and development (1888-1910), as discussed in the Cougar Gulch MPD, and consisted of what was likely one of the first barns and residences in the area. While the property was reduced in size to 37.54 acres over the next few decades as economic needs, markets for goods, and technologies changed and affected the agricultural lifestyle and farming practices in Cougar Gulch, few changes were made to the basic farmstead layout and buildings. Donald and Margaret White, as the owners since 1964, continued these traditions and maintained the agricultural viability of the property, retaining most of the original buildings but adding an arena in the 1960s to accommodate the transition to raising horse, which was also a trend followed by other Cougar Gulch property owners. It was not until 1980 after the period of significance that the Whites developed another resource-based use of the property, planting Christmas trees for sale, although few of those types of trees now remain.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The farmstead currently owned by the Donald and Margaret White Trust and referred to here as the Carousel Tree Farm is an important property evaluated within the Cougar Gulch MPD and eligible for listing in the NRHP under Criteria A and C at the local level. Under Criterion A, the property represents the unique agricultural heritage of Cougar Gulch and the transition from land acquisition and subsistence agriculture during the earliest settlement period (1888-1910) to more modern versions of the family farm in Cougar Gulch and Kootenai County during later periods of development. The farmstead's contributing buildings and structures retain integrity and include property types that illustrate distinctive construction methods and design as well as

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evolving agricultural architecture. As a result, the farmstead is also recommended eligible for listing in the NRHP under Criterion C.

Criterion A: Agriculture

The Carousel Tree Farm had its beginnings in the Early Homesteading and Settlement Period (1888 to 1910) that is described in the Cougar Gulch MPD. The property was originally in the northern section of the Coeur d'Alene Indian Reservation and was part of the 250,000 additional acres ceded by the Tribe in a second round of negotiations approved by Congress in 1891. Once the government secured and surveyed this property, it opened the area for settlement in 1892. A number of early claimants, often referred to as squatters, likely occupied portions of Cougar Gulch before the land was officially available, and Victor Bellmore may have been one of this group. The Kootenai County Assessor suggests that the extant barn on his property was built in 1888, although Bellmore did not formally file a claim on the property under the Homestead Act (12 Stat. 392) until 1894. Under the terms of the act, he received full title to the land in 1901 (Kootenai County Assessor 1901).

After Victor Bellmore secured the homestead rights to this property, he, like many other early claimants, farmed for a few more years and then decided to sell. There were two additional owners over the next decade, including Jean Nogues and his wife, who purchased the property in 1904, and then Daniel and Carrie Hall, who obtained title to the farmstead in March of 1909 (Kootenai County Assessor 1904, 1909). While the 1910 fire burned through the property of many of their neighbors in the upper gulch, the Halls' farm was not directly affected. They continued to farm and raise cattle until 1917, when they sold the Cougar Gulch property and purchased a ranch in southern Idaho near Rupert (Kootenai County Assessor 1917; *Times-News*, October 15, 1943:2).

The new owner, Roy Stockton, was born in Coeur d'Alene and had previously been a salesman for a local lumber company. Stockton and his wife, Clara, were likely drawn to the property because a corner of it bordered the farm of Roy's brother, John "Jack" Stockton, which was located to the north in the Meadowbrook section of Cougar Gulch (Johnson 2004). The Stocktons continued to farm this land, although in 1929 sold the low-lying pasture along Cougar Gulch to their neighbor, Ned Mooney (Kootenai County Assessor 1929). Possibly a result of the Depression, which had affected agricultural prices even before the stock market crash and the widening economic downturn, one local history suggests that the Stocktons traded the land for another property owned by the Mooneys across the Spokane River near Huetter (Johnson 2004). Like many of his Cougar Gulch neighbors during Period 2 (1911-1929) of later settlement and agricultural growth, as described in the Cougar Gulch MPD, Roy Stockton was very active in the Farmer's Union Meadowbrook Local 56, founded in 1912. In the post-Depression and World War II years (Period 3: 1930-1949), the Stocktons diversified their agricultural production with crops like potatoes and also expanding to orchards. Roy Stockton was also involved in promoting the expansion of electricity to farming properties under the Rural Electrification Association (Brooten 1964; *Coeur d'Alene Press*, Sept.3, 1949:1).

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The Stocktons sold the farmstead in 1945, retiring to the town of Coeur d'Alene, and the property was purchased by Arvid Johnson (Kootenai County Assessor 1945). Johnson sold it again in 1947 to Holland Patterson, a local furniture store owner (Kootenai County Assessor 1947). Whether or not the Pattersons actually farmed the property is unknown, but the farmstead was sold to the Gollar V. "Jim" Bobbitt in April 1964 and, according to Kootenai County grantor/grantee records, sold to Donald and Margaret "Peg" White the same day (Kootenai County Assessor, 1964a, 1964b). Within the context of the Period 4: New Developments and New Directions (1950-1970) as described in the Cougar Gulch MPD, the Whites changed the focus of agriculture on the property, developing the Carousel Arabian Horse Ranch. The Whites were internationally known for their Arabian horses and won a number of awards for their breeding stock and showmanship.

For personal and health reasons, the Whites decided to end their horse business and in 1980 started growing Christmas trees. The transition was very natural, as Don White had a forestry background, serving as a forester for the State of Oregon and then Idaho before becoming an Extension Agent in Forestry at the University of Idaho. For the next few decades the couple operated Carousel Tree Farm, offering families the opportunity to select trees on the property, while Peg White also became well-known for her hand-made wreaths. The tree farm is no longer in operation and most of the trees have been removed. Don White died in 2023 and a trust in the name of the Whites continues to hold the property while it remains Peg White's residence.

Criterion C: Architecture

Under Criterion C, the contributing buildings on the farmstead also reflect distinctive design characteristics and construction methods for agricultural property types described in the Cougar Gulch MPD. The side-gable wood barn, built by homesteader Victor Bellmore as early as 1888, is likely one of the earliest of this Primary Farm Property Type in Cougar Gulch. The large barn, which is sheathed in rough sawn wood boards with a simple stone foundation, was the centerpiece of the farmstead, used for both hay storage and livestock. Constructed during the period of early settlement, the prominent placement and size of the barn reflected the importance placed on the agricultural potential of the property.

In contrast, the metal arena illustrates the transition of agricultural architecture to a later phase of more diverse development. The arena not only illustrates the movement toward horse breeding in Cougar Gulch during Period 4, New Development and New Directions (1950-1972) as developed in the MPD but also exemplifies the new technologies and materials that became available during the post-World War II period. The arena is also the unique design of breeder Don White, who used these new materials to develop a different type of livestock facility suited to the Arabian horse business but also to the unique locational considerations of the farmstead.

The Secondary Domestic Property Types, which include the springhouse and the pumphouse, were essential elements of a farmstead, providing the water for domestic use, but also, as needed, for agricultural purposes. These outbuildings on the White farm also reflected an evolution of

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use. The springhouse, usually installed to protect the spring water, but also adapted as a cool space for food preservation before refrigeration was available, was likely an early addition to the property. The pumphouse, which contained the pump to distribute the water to the residence, had an electrical connection and possibly built after rural electrification.

Summary

The Carousel Tree Farm was evaluated for significance under the Cougar Gulch MPD and is considered eligible for listing in the NRHP under Criteria A and C at the local level. Under Criterion A, the property is significant under the theme of Agriculture as it represents the unique agricultural heritage of Cougar Gulch and the transition from land acquisition and subsistence agriculture during the earliest settlement period (1888-1910) to more modern versions of the family farm in Cougar Gulch and Kootenai County during later periods of development to 1976. The farmstead's four contributing buildings and structures retain integrity and also include property types that illustrate distinctive construction methods and design as well as evolving agricultural architecture. As a result, the farmstead is also recommended eligible for listing in the NRHP under Criterion C for its significance in Architecture.

DRAFT

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Brooten, Sadie

1964 Meadowbrook. *Coeur d'Alene Press*, Coeur d'Alene, Idaho, March 7, 1964.

Bureau of the Census

1880 1880 *Federal Census Manuscript Population Schedules*. United States (US) Department of the Interior, Washington D.C.

1900 1900 *Federal Census Manuscript Population Schedules*. US Department of the Interior, Washington D.C.

1910 1910 *Federal Census Manuscript Population Schedules*. US Department of the Interior, Washington D.C.

1920 1920 *Federal Census Manuscript Population Schedules*. US Department of the Interior, Washington D.C.

1930 1930 *Federal Census Manuscript Population Schedules*. US Department of the Interior, Washington D.C.

1940 1940 *Federal Census Manuscript Population Schedules*. US Department of the Interior, Washington D.C.

1950 1950 *Federal Census Manuscript Population Schedules*. US Department of the Interior, Washington D.C.

Coeur d'Alene Press

1949 Roy E. Stockton, in Area Since 1910, Succumbs. *Coeur D'Alene Press*, Coeur d'Alene, Idaho, Sept. 3, 1959:1.

Johnson, Edward

2004 Homesteads. Selected Ownerships of Homesteads in Vicinity of Cougar Bay and Cougar Gulch near Coeur d'Alene Idaho. Lawrence Johnson, ed. Self-published, Coeur d'Alene, Idaho.

Kootenai County Assessor

1901 Victor Bellmore Declaration of Homestead, Book S:20, Jan. 29, 1901.

1904 Victor Bellmore to Jean Nogues, Deed Book 15:7, July 21, 1904.

1909 Jean Nogues to D.E. Hall, Deed Book 32:317, March 27, 1909.

1917 D.E. Hall to Roy E. Stockton, Deed Book 64:312, Dec. 10, 1917.

1929 Roy E. Stockton to Ned Mooney, Warranty Deed Book 94:224, Aug. 31, 1929.

1945 Roy E. Stockton to Arvid L. Johnson, Warranty Deed Book 128:543, July 20, 1945.

1947 Arvid L. Johnson to Holland L. Patterson, Warranty Deed Book 139:128, Sept. 2, 1947.

1964a Holland L. Patterson to Gollar Vance Bobbitt, Warranty Deed Book 196: 393, Apr. 21, 1964.

1964b Gollar Vance Bobbitt to Donald White, Warranty Deed Book 196:394, Apr. 21, 1964.

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Times-News

1943 Daniel E. Hall Dies at Rupert. *Times-News*, Twin Falls, Idaho, Oct. 15, 1943:2.

White, Margaret

2023 Personal Communication with Courtney Beebe, Sept. 21, 2023.

2024 Personal Communication with Sharon Boswell and Courtney Beebe, May 8, 2024

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Museum of North Idaho

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 37.54 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------|--------------------|----------------------|
| 1. Zone: 11N | Easting: 511657.14 | Northing: 5278734.66 |
| 2. Zone: 11N | Easting: 512037.39 | Northing: 5278737.27 |
| 3. Zone: 11N | Easting: 511855.11 | Northing: 5278495.90 |
| 4. Zone: 11N | Easting: 511665.42 | Northing: 5278556.02 |
| 5. Zone: 11N | Easting: 511611.22 | Northing: 5278655.95 |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the White farmstead is shown on the map in Figure 2, which also includes the UTM points. It follows the Whites' north and east property boundaries, skirting the West Cougar Gulch Road right of way to the end of the sloping hillside below the barn. The line then heads northwest to the base of the steep ridge, following in a northeasterly direction back to the north property line.

Boundary Justification (Explain why the boundaries were selected.)

The contributing and non-contributing resources of the Carousel Tree Farm are at the center of the farmstead boundaries, which are drawn to include all the built-environment resources as well as enough of the surrounding land to provide an adequate environmental context for the property. The boundaries include the former orchard and lands later devoted to Christmas trees as well as a small segment of the woodlot on the farmstead's west side.

11. Form Prepared By

name/title: Sharon Boswell
organization: Partners in History
street & number: 950 NW Elford Drive
city or town: Seattle state: WA zip code: 98177
e-mail: saboswell@msn.com
telephone: 206-354-0250
date: January 17, 2025

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items).

Figures

Figure 1. USGS map of the location of Carousel Tree Farm location in Kootenai County and inset of location in Idaho.

Figure 2. Aerial view of Carousel Tree Farm parcel and boundaries of the farmstead.

Figure 3. Photo point map of the Carousel Tree Farm.

Figure 4. Kootenai County Assessor diagram of the residence on the Carrousel Tree Farm, c. 2024.

Figure 5. Historic photograph of the wood barn in the context of the farmstead, view to the northeast, c. 1960s (courtesy of Margaret White).

Figure 6. Historic photograph of the residence on the Carousel Tree Farm property, view to the southeast, c. 1960s (courtesy of Margaret White).

Figure 7. Historic photograph of Don White on fence near residence and outbuildings, view to the east, c. 1960s.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Carousel Tree Farm

City or Vicinity: Coeur d'Alene, Idaho

County: Kootenai

State: Idaho

Photographer: Sharon Boswell; Courtney Beebe

Date Photographed: 2023, 2024

Description of Photograph(s) and number, including description of view indicating direction of camera:

Building descriptions indicating view to which camera is facing:

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- Photo 1. Wood barn, main entrance, view to southwest.
Photo 2. Wood barn, south gable end, view to northwest.
Photo 3. Wood barn, west side and south gable end, view to north.
Photo 4. Wood barn, detail view of stone foundation, south end, view to north.
Photo 5. Wood barn, west side, view to northeast.
Photo 6. Wood barn, main entrance, view to west.
Photo 7. Wood barn, detail of gable end and interior timber framing, view to north.
Photo 8. Wood barn, interior horse stalls, view to southwest.
Photo 9. Wood barn, north gable end and attached open carport, view to south.
Photo 10. Wood barn, context view of farmstead from West Cougar Gulch Road, view to northeast.
Photo 11. Metal arena, main entrance, view to southeast.
Photo 12. Metal arena, west side, view to north.
Photo 13. Metal arena, southwest corner, view to northeast.
Photo 14. Metal arena, southeast corner, view to the northwest.
Photo 15. Metal arena, view to the south from hillside.
Photo 16. Metal arena, interior of arena, horse stalls and washing area, view to northwest.
Photo 17. Metal arena, interior of arena, north wall and roof support, view to north.
Photo 18. Metal arena, interior west wall and interior of door view to west.
Photo 19. Residence, south addition, view to north.
Photo 20. Residence, east side and brick chimney, view to west.
Photo 21. Residence, south side of enclosed carport, view to northwest.
Photo 22. Residence, main entrance, west façade and carport, view to east.
Photo 23. Residence, context view to northeast.
Photo 24. Springhouse, view to east.
Photo 25. Springhouse, detail view to east.
Photo 26. Springhouse, view to south.
Photo 27. Springhouse, stone wall edging water spring, view to north.
Photo 28. Pumphouse, wood gable structure with stone base, view to northeast.
Photo 29. Pumphouse, view to north.
Photo 30. Pumphouse, view to northeast.
Photo 31. Context view of Carousel Tree Farm from Highway 90, view to the north (photo point not shown on map).
Photo 32. Context view of entrance to Carousel Tree Farm from West Cougar Gulch Road, view to the north.

Paperwork Reduction Act Statement: This information is being collected for nominations 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:

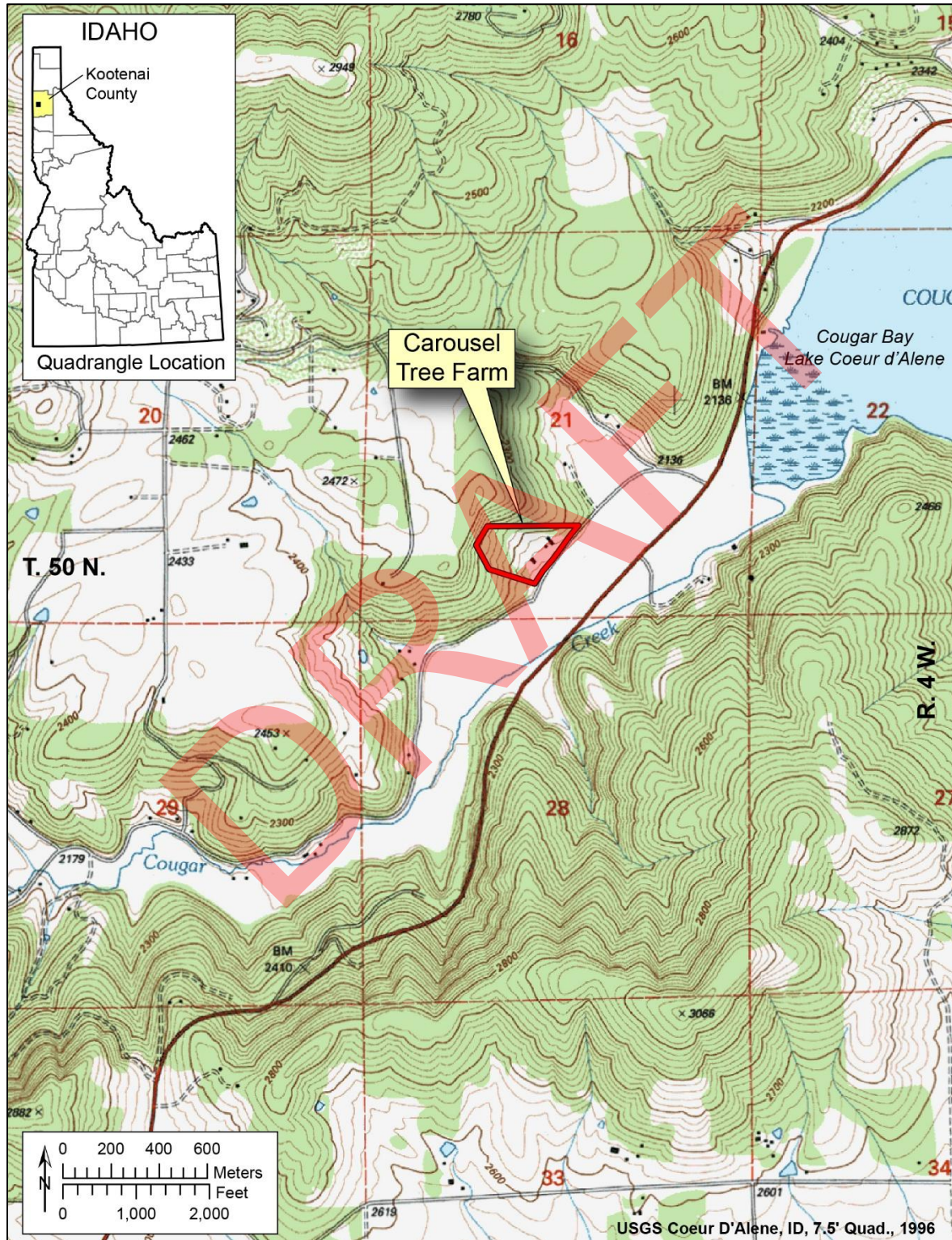
Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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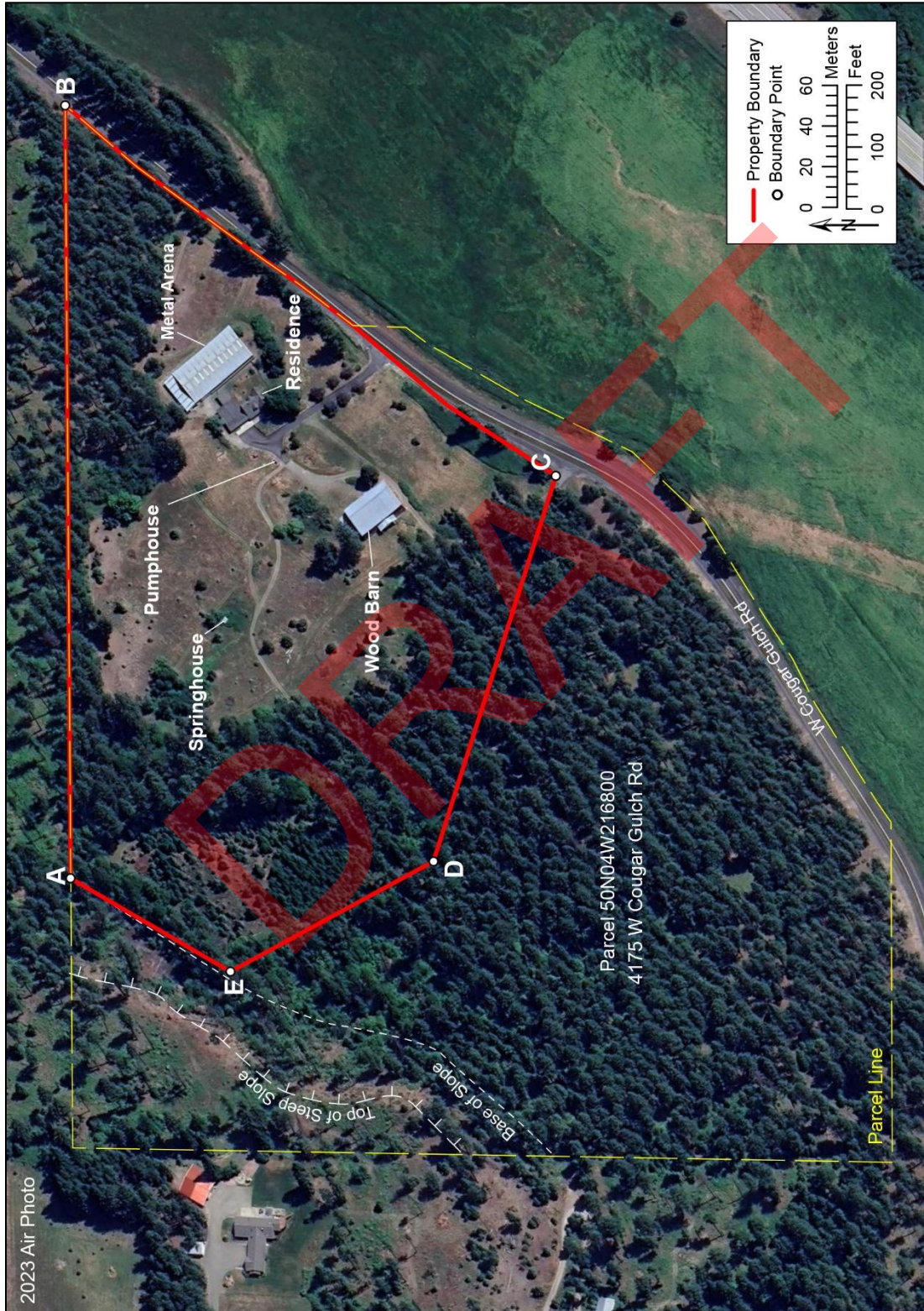
Figure 1. USGS map of the location of Carousel Tree Farm location in Kootenai County and inset of location in Idaho.



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Figure 2. Aerial view of Carousel Tree Farm parcel and boundaries of the farmstead.
ADD COORDINATES TO CAPTION



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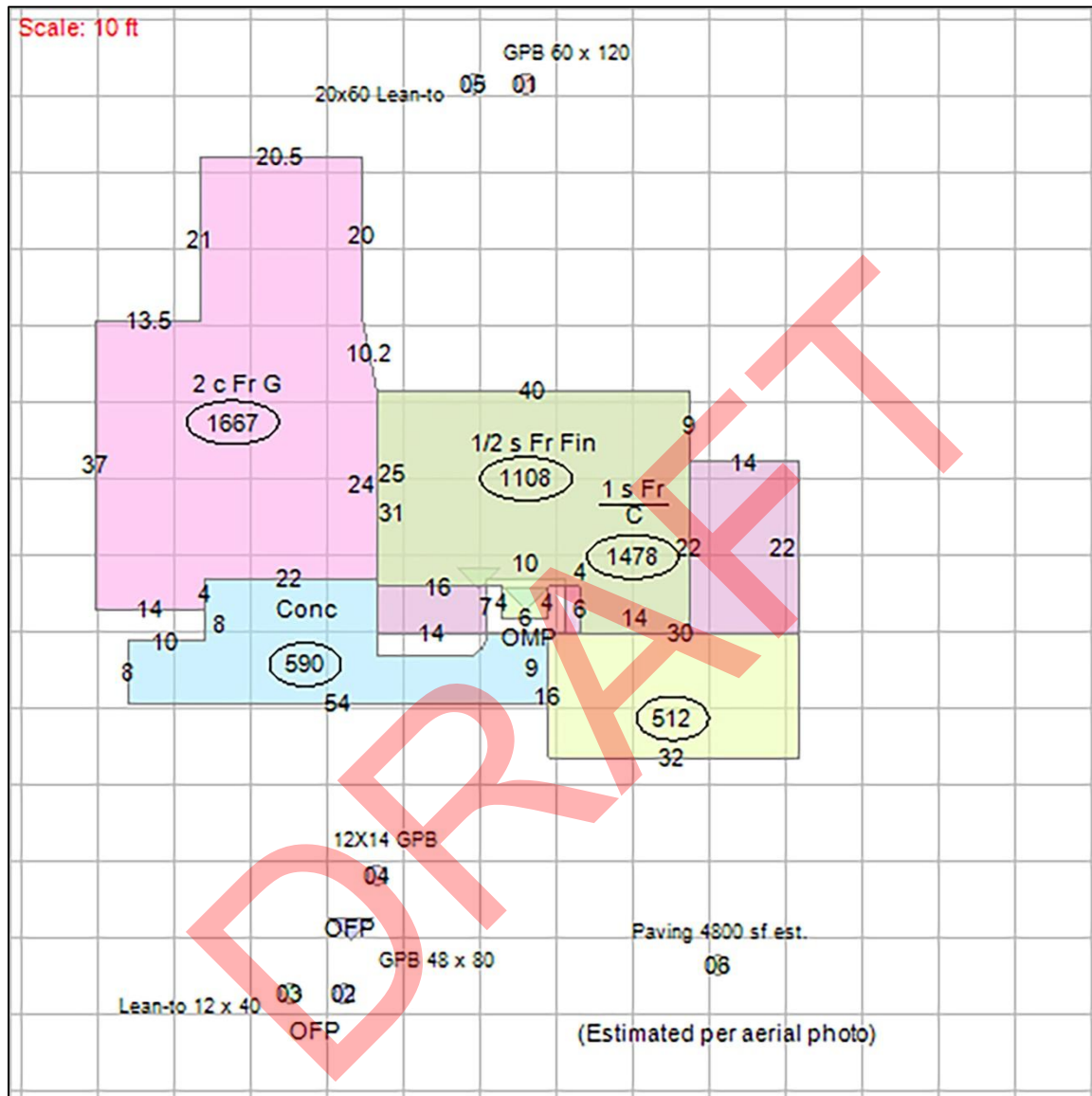
Figure 3. Photo point map of the Carousel Tree Farm.



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Figure 4. Kootenai County Assessor diagram of the residence on the Carrousel Tree Farm, c. 2024.



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Figure 5. Historic photograph of the wood barn in the context of the farmstead, view to the northeast, c. 1960s (courtesy of Margaret White).



Figure 6. Historic photograph of the residence on the Carousel Tree Farm property, view to the southeast, c. 1960s (courtesy of Margaret White.)



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Figure 7. Historic photograph of Don White on fence near residence and outbuildings, view to the east, c. 1960s.



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Photo 1. Wood barn, main entrance, view to southwest.



Photo 2. Wood barn, south gable end, view to northwest.



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Photo 3. Wood barn, west side and south gable end, view to north.



Photo 4. Wood barn, detail view of stone foundation, south end, view to north.



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Photo 5. Wood barn, west side, view to northeast.



Photo 6. Wood barn, main entrance, view to west.



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Photo 7. Wood barn, detail of gable end and interior timber framing, view to north.



Photo 8. Wood barn, interior horse stalls, view to southwest.



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Photo 9. Wood barn, north gable end and attached open carport, view to south.



Photo 10. Wood barn, context view of farmstead from West Cougar Gulch Road, view to northeast.



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Photo 11. Metal arena, main entrance, view to southeast.



Photo 12. Metal arena, west side, view to north.



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Photo 13. Metal arena, southwest corner, view to northeast.



Photo 14. Metal arena, southeast corner, view to the northwest.



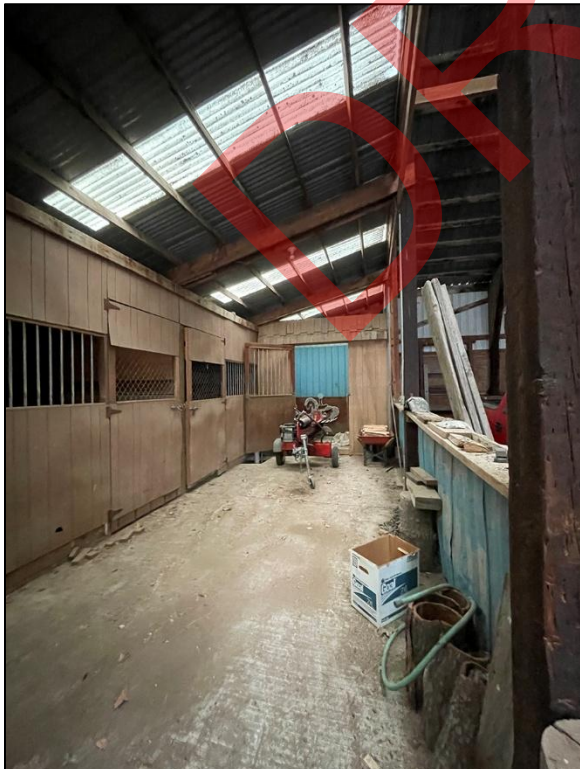
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Photo 15. Metal arena, view to the south from hillside.



Photo 16. Metal arena, interior of arena, horse stalls and washing area, view to northwest.



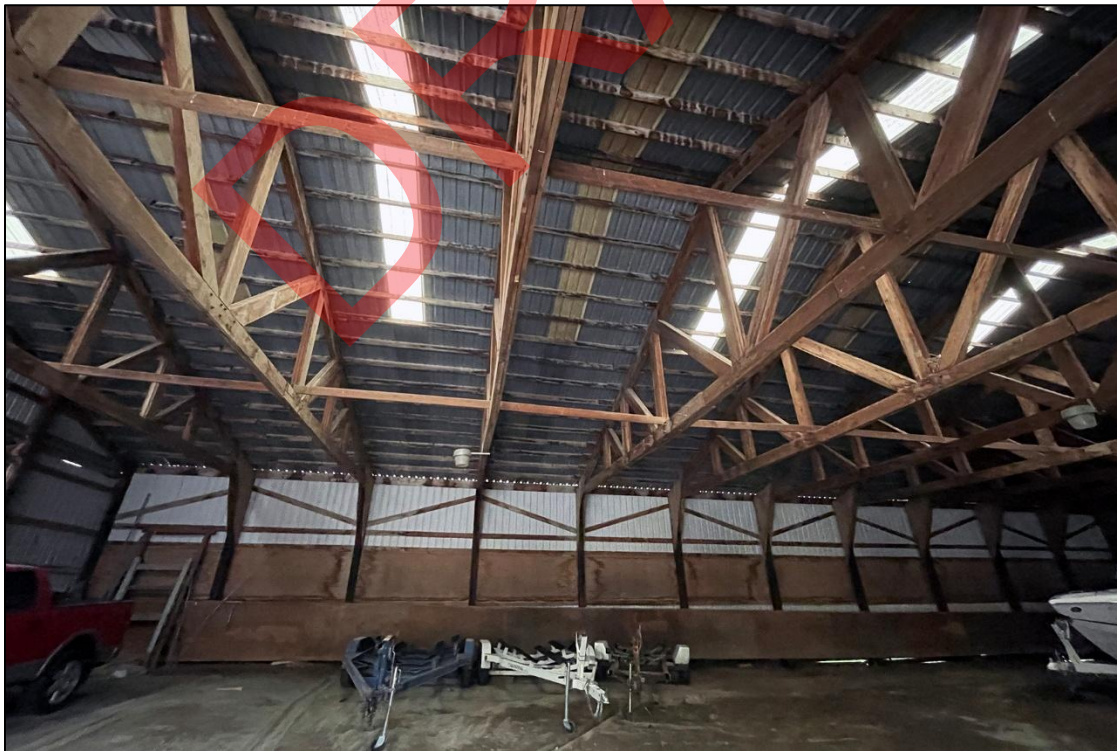
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Photo 17. Metal arena, interior of arena, north wall and roof support, view to north.



Photo 18. Metal arena, interior west wall and interior of door view to west.



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Photo 19. Residence, south addition, view to north.



Photo 20. Residence, east side and brick chimney, view to west.



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Photo 21. Residence, south side of enclosed carport, view to northwest.



Photo 22. Residence, main entrance, west façade and carport, view to east.



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Photo 23. Residence, context view to northeast.



Photo 24. Springhouse, view to east.



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Photo 25. Springhouse, detail view to east.



Photo 26. Springhouse, view to south.



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Photo 27. Springhouse, stone wall edging water spring, view to north.



Photo 28. Pumphouse, wood gable structure with stone base, view to northeast.



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Photo 29. Pumphouse, view to north.



Photo 30. Pumphouse, view to northeast.



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Photo 31. Context view of Carousel Tree Farm from Highway 90, view to the north (photo point not shown on map).



Photo 32. Context view of entrance to Carousel Tree Farm from West Cougar Gulch Road, view to the north.

