**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: Phillips, Dr. John and Elaine, House
Other names/site number: N/A
Name of related multiple property listing**:** N/A
(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 3233 Edson Street
City or town: Boise State: Idaho County: Ada USA
Not For Publication: N/A Vicinity: N/A

## 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:

**___A __B _x_C ___D**

**10 October 2019**

**Tricia Canaday, Deputy State Historic Preservation Officer** **Date**

**State or Federal agency/bureau or Tribal Government**

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

**Signature of commenting official:** **Date**

**Title :** **State or Federal agency/bureau or Tribal Government**

## 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: | X |
| Public – Local | |
| Public – State | |
| Public – Federal | |

### Category of Property

(Check only **one** box.)

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

**Number of Resources within Property**
(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|---|---|---|
| 1 | | buildings |
| | | sites |
| | | structures |
| | | objects |
| 1 | 0 | Total |

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

**6. Function or Use**
**Historic Functions**
(Enter categories from instructions.)
DOMESTIC/Single Dwelling

**Current Functions**
(Enter categories from instructions.)
DOMESTIC/Single Dwelling

## 7. Description

**Architectural Classification**
(Enter categories from instructions.)
MODERN MOVEMENT

**Materials:** (enter categories from instructions.)
Principal exterior materials of the property:

Foundation: CONCRETE

Walls: PLYWOOD

Roof: WOOD: Shake

Other: BRICK, CEMESTO

**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 Phillips, Dr. John and Elaine, House, commonly referred to as the Phillips House, is located in the Depot Bench Neighborhood of Boise, Idaho. The Neighborhood is roughly bound by Overland Road to the south, S. Roosevelt Street to the west, Crescent Rim to the north, and Federal Way to the east. The house is named for Dr. John Phillips, who commissioned architect and inventor Arthur Lowe Troutner to design and assist in construction of the property in 1957/1958. The Phillips House is a two-story, single-family dwelling located at 3233 W. Edson Street, Boise, Idaho. The property is a mid-century modern building, comprised of 4 bedrooms, 2.5 bathrooms, a galley kitchen, a spacious living room, a study, and two additions in approximately 2,640 square feet. The building's defining feature is its tri-gabled roof

design, which is described in detail below.[1] The building is situated on a 0.38-acre irregular lot, which sits adjacent to Boise's Bowden Park to the southeast, as well as several residences to the west and north. A continuous row of mature, deciduous trees and coniferous bushes grow along all property lines, providing seclusion and privacy.[2] This circle of trees and shrubs is only broken on the northeast side of the property where the driveway is located.

The property retains high levels of historic integrity across the aspects of location, design, materials, setting, feeling, workmanship, and association. The main house maintains its original floor plan and design. Current owners purchased the home in 2017 and have made minimal upgrades to the property's interior, slightly diminishing integrity of materials, however these upgrades have not been significant enough to detract from its overall historic integrity. The property's two additions, both designed and built by Dr. Phillips, include an accessory dwelling unit, added in 1976, and a shop addition, added in 1963. Both additions, discussed at length below, fall within the period of significance and do not diminish the property's historic integrity.[3] The materials Dr. Phillips used in these additions are consistent with the materials he and Troutner used in the construction of the main house, and the design mirrors the contemporary style of the main house.

## Narrative Description

### Introduction:

The Phillips House is located at 3233 W. Edson Street, within the established Depot Bench Neighborhood in Boise, Idaho. The geometrically inspired building, which features an overall triangular motif,[4] sits on Parcel #8072, of Lot 61, State Subdivision, #8070 8090 C. Scholar Jonathan Reich described the building's contemporary roof design as "3 folded plate triangles"

[1] Correspondence between preparer HannaLore Hein and James Gabbert, Historian, National Register of Historic Places, Washington, D.C. resulted in a suggested definition of the roofline as "tri-gabled" as opposed to hyperbolic, as it lacks the convex curvature of a hyperbolic structure. He also recognized that the roof took inspiration from both A-Frame and Chalet style buildings. Correspondence began on March 28, 2019 in person at the National Council on Public History's annual conference in Hartford, Connecticut. HannaLore followed up with him via email on April 2, 2019.

[2] The original blue prints for the property included rough landscaping, the design and layout of which remains today. A key component of the property was the Zen Garden, designed by Phillips, which is accessible via the building's northwest entrance. It is located between the shop and the accessory dwelling unit.

[3] The period of significance of this property includes the completed dates of construction for these two additions, because they contribute rather than diminish from the property's historic integrity.

[4] The triangular motif exists in the building's roof design, and many of the interior spaces also exist as triangular spaces. The first-floor office has acute-angled corners, and the upstairs bedrooms have obtuse and acute corners. The concrete patios have feature a triangular pattern stamped. Rectangles are the other shapes most prevalent in the design of the building, and will be described at a later point in this nomination.

comprised of a truss deck system.[5] A truss deck system consists of a pair of two-by-four beams fastened to webbed steel tubing.[6]

**Figure 1 Example of the truss deck system, complete with webbed steel tubing.[7]**

The truss deck provides the structural support for the building's main architectural element, it's tri-gabled, three-dimensional, A-Frame configurated roof. The roof connects the home's three distinct elevations and provides cover over the home's three first-floor entrances and concrete patios, which are located where the roof points descend to meet the ground (north, southwest, southeast corners). The building's dimensions measure 33.1 feet long on the northwest elevation, 33.6 feet long on the northeast elevation, and 33 feet long on the southern elevation. The property also features two additions that complement the main house. These additions, an accessory dwelling unit and a shop, are described in detail later,[8] following the architectural description of the main house. The landscaping and driveway resemble features that Troutner originally envisioned for the property. The home's current landscaping includes large mature trees and bushes that line the eastern, western, northern, and part of the southern line of the property. Additionally, the property's Zen rock garden, which features large basalt rocks purposefully placed within the exterior space and surrounded by gravel, remains in its originally designated place on the property's

[5] Throughout this nomination, all references to Troutner's truss deck system will use the common spelling "truss deck" despite spelling variations that exist in the documents consulted as part of the research for the nomination. The exception to this can be found in the references listed under item 9: Major Bibliographical References, and the spelling of document titles in footnotes throughout. In the footnotes and bibliography section, the spelling of truss deck varies to reflect that actual spelling of the term used in document and article titles referenced.

[6] Arthur Troutner invented the truss deck system in 1958. More information about this invention can be found below, in Section 8 of this report. Jonathan Reich, *Poetic Engineering and Invention: Arthur Troutner, Architect, and the Development of Engineered Lumber*, n.d., 6.

[7] Reich, 7.

[8] Dr. Phillips intended today's accessory dwelling unit which connects to the main house via a breezeway on the northeast elevation, to serve as a garage. However, shortly after construction, his mother became ill, and he converted the space to additional living quarters, complete with bathroom, living space, kitchen, and bedroom. The "driveway" for the property is loose gravel and directs traffic from Edson Street to an area directly in front of the accessory dwelling unit.

northwestern boundary.[9] The driveway, composed of crushed gravel, connects the area to the northeast of the accessory dwelling unit with Edson Street.

Architect Arthur Troutner incorporated Cemesto boards, a fire-resistant, highly-insulating building material made from asbestos cement and a fibrous core,[10] dark wood 3" cedar battens, stained concrete blocks, fixed, inoperable (first-floor) Thermopane (insulated glazing), and a mix of operable and inoperable Pierson sashless windows in his design of the second-floor elevations.[11] These elements remain as originally installed and constructed. Each of the building's three elevations are set back underneath the eaves of the roof. Additionally, each elevation's fenestration is unique and reflects the distinct and various uses of the interior spaces.[12] The building includes three first-floor entrances, located in the building's corner walls. These entrances are located at the three triangular points of the building (north, southwest, southeast). Each entrance has a built-in cover, (roof overhang) as the roof points extend over these entrances to meet the concrete roof footings.

[9] The Zen rock garden was not included on Troutner's original site plan, but instead, Dr. Phillips designed and installed this feature at the time of the building's original construction. This element covered the building's original septic system, which now sits underneath the 1963 shop addition.

[10] George F.W. O'Brien, "Sandwich Panels in the Construction Industry" (Master of Science, Civil Engineering, University of Southern California, 1959), 8; "The Cemesto Future," *Time Magazine*, May 31, 1943. The Celotex Corporation first produced Cemesto, a laminated building material in 1930. The company's signature product incorporated a common waste product (sugar-cane fiber) into the construction of its building material. Cemesto boards were waterproof, fire-resistant, and highly-insulating building materials, made 1.5 inches thick, with an inner fibrous core coated with asbestos cement.

[11] The Pierson sashless windows on the south, northwest, and northeast elevations are both operable and inoperable. Those that do operate are horizontal sliders. The operable windows on the northeast, south, and northwest elevation have exterior screens.

[12] Dana Oland, "This Boise House Was Considered 'Too Radical' for Sunset Magazine. Now It's for Sale.," *Idaho Statesman*, September 15, 2017; John L. Phillips, Jr., "Phillips House Construction, Photograph," 1958; John L. Phillips, Jr., "To Mr. Troutner," May 13, 1956, Phillips Family Archive; John L. Phillips, "Phillips House Original Garage Plans," February 1, 1976, Phillips Family Archive; Arthur Troutner, "Phillips House Original Blueprints," December 11, 1958, Phillips Family Archive. The fenestration of the south elevation (interior living room, and office) includes numerous windows that provide ample natural light; the northeast elevation comprises fewer windows on the first-floor, as the interior first-floor space of that elevation consists of closets and storage space; the northwest elevation contains wall segments without windows and walls with half windows. These interior spaces include the kitchen and dining room respectively.


**Figure 2 Original Plot Plan, depicting building footprint, landscaping, and location of future garage addition.[13]**

[13] Troutner, "Phillips House Original Blueprints."

**Figure 3 Original blueprints showing the exterior walls, the roof-support wall formations (walls constructed with concrete blocks), and the extension of the roofline/points to meet the concrete footings.**

## Structural Roof Configuration:

The Phillips House roof forms the centerpiece and most architecturally interesting element of the building, while triangles and rectangles form the building's predominant geometrical motifs. The structure's foundation and the roof's three footings are made of concrete; the building's corner walls are made of ferric-stained concrete blocks. These walls also serve as the entry points for the three first floor entrances, described below. The roof itself is composed of six triangular sections made from plywood and originally overlain with slate shingles. The original owners replaced the slate shingles with wood shakes in the early 1960s. These replacement wood shakes still cover the roof today. These six roof planes are joined in pairs by a central valley and form three composite roof elements (tri-gables). These three roof elements form three sharp points, which extend to the ground with steep pitch and dramatic effect and connect with the concrete footings. The roof's three

ridges meet in the center of the structure, at a central high point, from which the building's triangular and functional pumice brick chimney emerges, acting as the central point of symmetry for the entire building. Each folded triangular roof section is composed of two symmetrical plates of wood through the center of which runs Troutner's proprietary truss deck system.

**Figure 4 Photograph taken during construction in 1958, showing construction of roof structure containing the truss deck system.[14] Also depicted are corner walls which feature the building's three entrances. These structures remain in place today unaltered from original construction.**

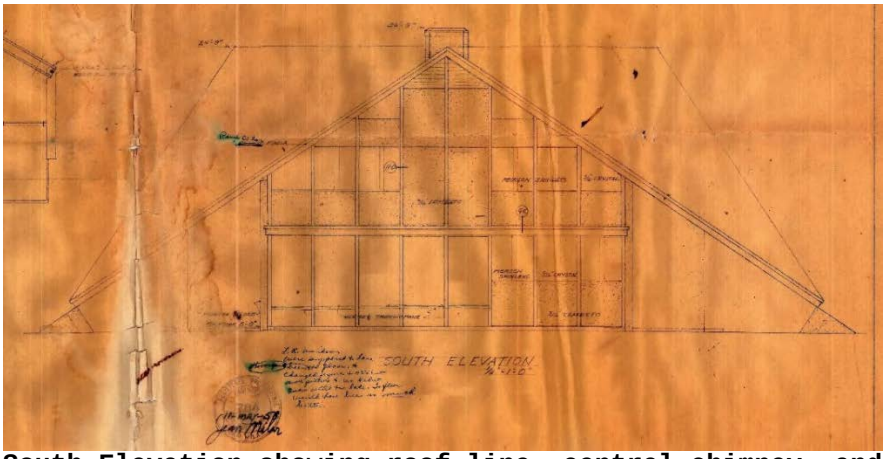


**Figure 5 South Elevation showing roof line, central chimney, and southern elevation.[15]**

[14] "Phillips Family Photo Archive, Roof Construction, c. 1958," 1958, Phillips Family Archive.
[15] Troutner, "Phillips House Original Blueprints."

As individual elements, the roof is comprised of six identical right triangles. The triple-ridge, rotationally symmetrical roof, carries similar angles through the entire structure and creates a wealth of open floor space within the interior of the house, including expansive cathedral-like ceilings in the second-floor bedrooms and family room. The truss deck provides the structural support for the entire building. The underside of the roof (soffit or eave) consists of continuing lengths of varnished hemlock lumber.[16] This element is also present on the underside of the structure's linear, horizontal overhangs, which are present on the south and northeast elevations, at the ceiling level of the ground floor. The building's facia consists of varnished redwood. On both the eaves and overhangs, the varnished lumber element does not stop at the point where the exterior walls meet the roof, but is instead continuous, forming the ceiling of the interior spaces on the first and second floors. Three concrete footings, equidistant from one another, support the steeply-pitched roof. Metal L-brackets attach the tips of the roof (roof's valleys) to the tops of the concrete footings.

**Figure 6 Southern Elevation and 1970s accessory dwelling unit looking northwest. Photograph also partially depicts the first-floor's main entrance, underneath roofline, behind large bush in foreground.[17]**

## South Elevation:

The southern elevation comprises the exterior walls of the first-floor living room, and the second-floor bedrooms. This elevation, as well as the northwest and northeast elevations feature similar fenestration, the specific differences of which are described under separate elevation headings as follows. This elevation is book-ended by the concrete-block corner walls.

[16] Troutner.

[17] "Photograph by Realtor.Com - 3233 W. Edson, St. Boise, - Est. $497,300," July 13, 2018.

The south elevation's first-floor configuration features five ¾ inch Thermopane glazing panels which provide light into the building's main living space. The three inoperable, Pierson sashless windows, which provide light for the first-floor office, are segmented horizontally from the Cemesto boards below by a 3" cedar batten. The wall materials of this elevation are made of Cemesto boards. The building's overhang horizontally segments the first and second floors of the south elevation.

The exterior walls of the second floor are comprised of a mix of Cemesto boards and operable and inoperable Pierson sashless windows. The configuration of these elements creates a bilaterally symmetrical motif of rectangles, squares and triangles, and serve as the exterior wall and window-openings for the two identical second-floor bedrooms. An operational, triangular, louvered wood vent (and interior house fan) exists at the highest point on the elevation, underneath the ridge of the roofline. This operational element provides temperature regulation for the upper floor.[18] The photo below indicates that this operational louvered wood vent is in the open position.

**Figure 7 Southern Elevation; interior spaces include first-floor living room and office, and second floor bedrooms.[19]**

## Northeast Elevation:

The original northeast elevation abutted the gravel driveway. Currently, the 1976, single-level, accessory dwelling unit, sits directly in front of this elevation; its flat-roof meets with the original overhang of the main house, forming a breezeway between the two structures. The building's northeast elevation retains integrity of design, even though it is not visible from the

[18] Phillips, "Phillips House Original Garage Plans"; Troutner, "Phillips House Original Blueprints." Also see field survey photos attached below.

[19] Dane Vanhoozer, "Site Visit Photograph," August 9, 2018, Stevens Historical Research Associates.

property's driveway due to the accessory dwelling unit. However, Troutner had included a carport structure in the original plan for the building in the same location as today's accessory dwelling unit, indicating that he envisioned the property's northeast elevation would be partially obscured. The description of the accessory dwelling unit can be found under the heading "Additions."

**Figure 8 Original view of northeast elevation; photograph taken looking west. accessory dwelling unit current located where parked cars sit.[20]**

The northeast elevation comprises the exterior walls of the property's first-floor closet and pantry, exterior storage space, and the second-floor family/playroom, closet, and bathroom. Like the southern elevation, this elevation's fenestration includes operable and inoperable Pierson sashless windows and Cemesto boards, and a horizontally wooden overhang segments the first and second floors.

[20] "Sunset Magazine, The Magazine of Western Living, Photographs and Correspondence," February 10, 1977, Phillips Family Archive.

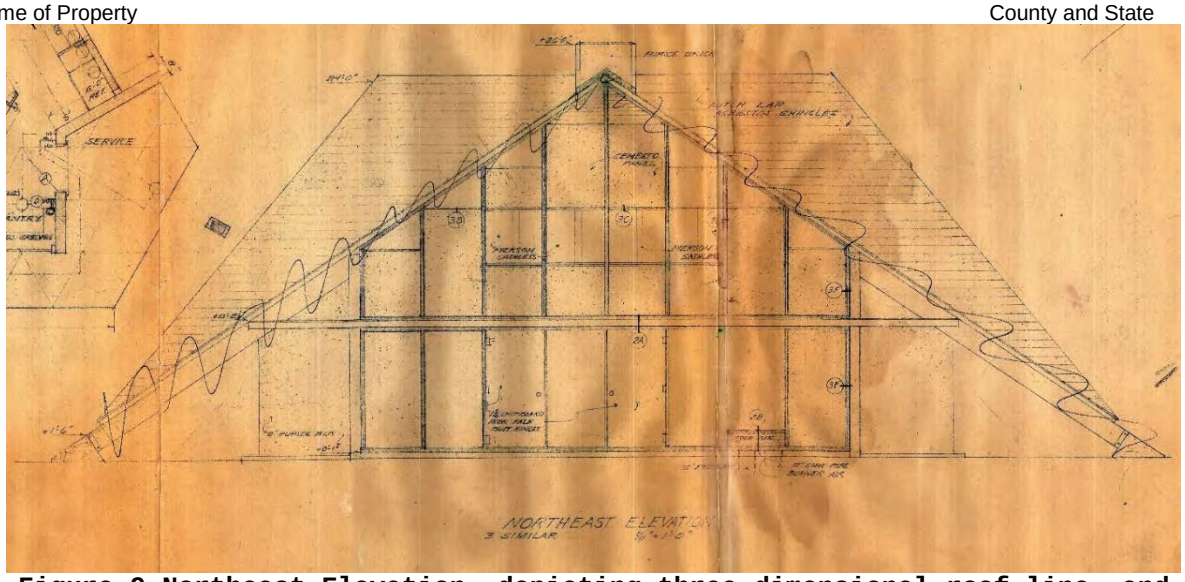


**Figure 9 Northeast Elevation, depicting three-dimensional roof line, and northeast elevation.[21] Small rectangular windows were added above the four middle boards during original construction, despite not appearing in the original blueprints.**

The first-floor is comprised of eight rectangular Cemesto boards, two of which are mounted on hinges and open to storage space that is accessible from the building's exterior. One of these sections (third from the left on this elevation) has pre-drilled holes for ventilation. Four small rectangular windows sit above the four centermost Cemesto boards, and extend to meet the elevation's overhang.

The second floor fenestration consists of four square Pierson sashless windows, two of which operate on horizontal sliders. The remaining triangular windows are positioned along the eaves of the roof and provide additional light for the second-floor family room. The walls are constructed of Cemesto boards. A second operational, louvered wood vent, exists on the highest point of this elevation, directly underneath the ridge of the roofline. This feature allows for temperature regulation on the upper floor.[22] The photo below indicates that this operational louvered wood vent is in the closed position.

[21] Troutner, "Phillips House Original Blueprints."

[22] Troutner; Phillips, "Phillips House Original Garage Plans." Also see field survey photos attached below.

**Figure 10 Northeast Elevation, including accessory dwelling unit attached via a breezeway; Main first-floor entrance depicted to the left. Photograph taken looking west.[23]**

## Northwest Elevation:

The northwest elevation features the exterior walls of the first-floor kitchen and dining area, as well as the second-floor master bedroom and bath. Given the needs of these interior spaces, the exterior elevation does not exhibit the same bilateral symmetrical use of siding and glazing as the southern and northeastern elevations. Rather, the motif on the first-floor features rectangles and squares; with glazing predominately in place at the dining room (right of center) to offer natural light. The galley kitchen's cabinets and counters preclude the use of large windows in that space. Additionally, this elevation does not feature an overhang; nevertheless, like the southern and northeastern elevation, it's fenestration features Thermopane glazing,[24] operable and inoperable Pierson sashless windows, and Cemesto boards.

[23] Vanhoozer, "Site Visit Photograph."

[24] The addition of ¾ length Thermopane glazing in the dining area on the northwest elevation differs from the original plans. The original owner replaced two of these panes at an unknown time, likely to provide more access to light, and better views from the dining room. Images from the original owners show this elevation with windows that match the original drawing. "The House Poster," n.d., Phillips Family Archive.

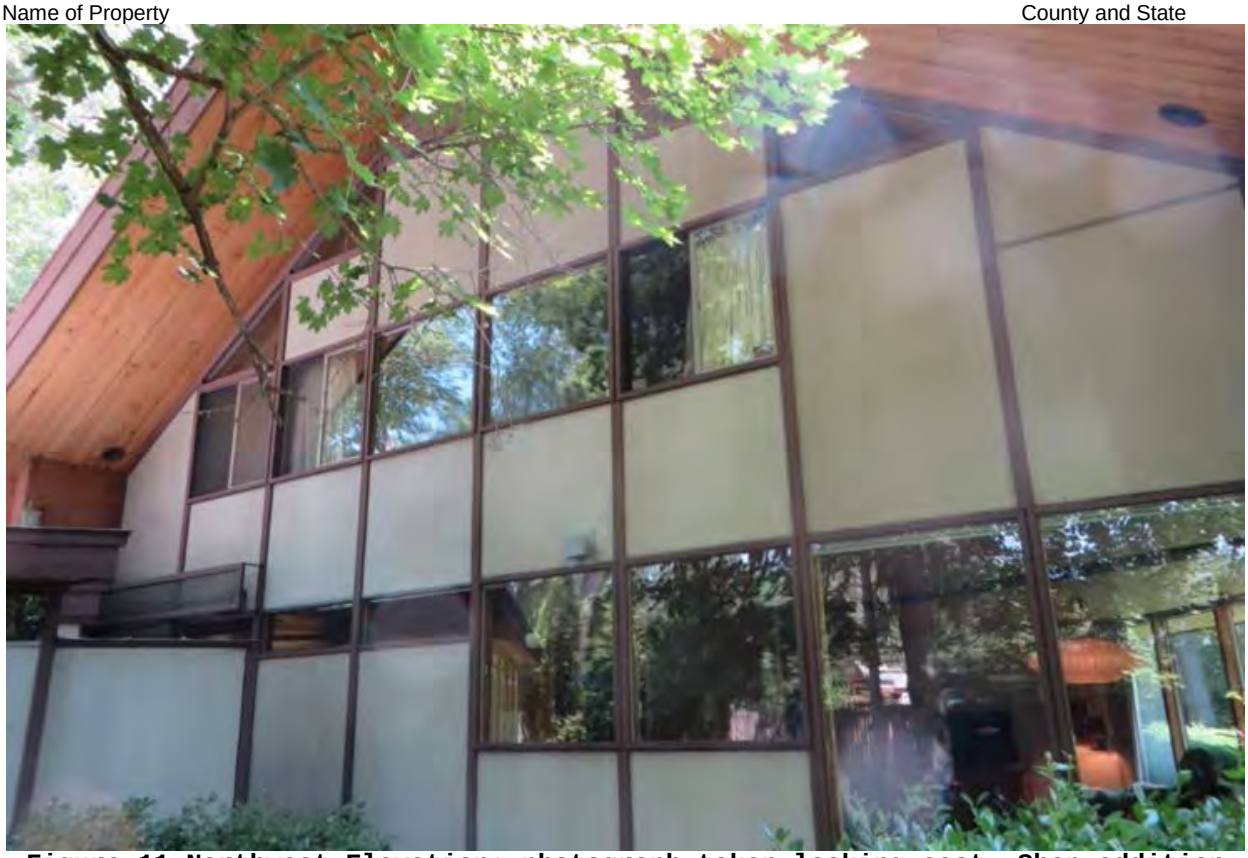

**Figure 11 Northwest Elevation; photograph taken looking east. Shop addition located towards lower left of frame, skewing the view of elevation's Cemesto board and window configuration. Window configuration varies slightly from original plan, however, general window configuration and all Cemesto boards pictured here are original to the house. Interior spaces depicted include first-floor kitchen and dining room, and second floor master bedroom.[25]**

The second-floor elevation includes a mix of square and triangular Pierson sashless windows. Three operable square windows exist on horizontal sliders and include exterior screens. These windows open to the master bedroom, and bathroom, respectively. The large Cemesto board (right of center) is the exterior wall of the master closet. A third operational, louvered wood vent, exists on the highest point of this elevation, directly underneath the ridge of the roofline. This feature allows for temperature regulation on the upper floor.[26] This vent is partially visible in the above photo.[27]

[25] Vanhoozer, "Site Visit Photograph."
[26] Troutner, "Phillips House Original Blueprints"; Phillips, "Phillips House Original Garage Plans." Due to the tree cover and limitations of the lot, the photographs of the northwest elevation are closer to the building. Additionally, the foliage, which hangs very close to the house had partially hidden the view of the louvered wood vent on this elevation.
[27] Troutner, "Phillips House Original Blueprints"; Phillips, "Phillips House Original Garage Plans." Also see blueprints throughout nomination.

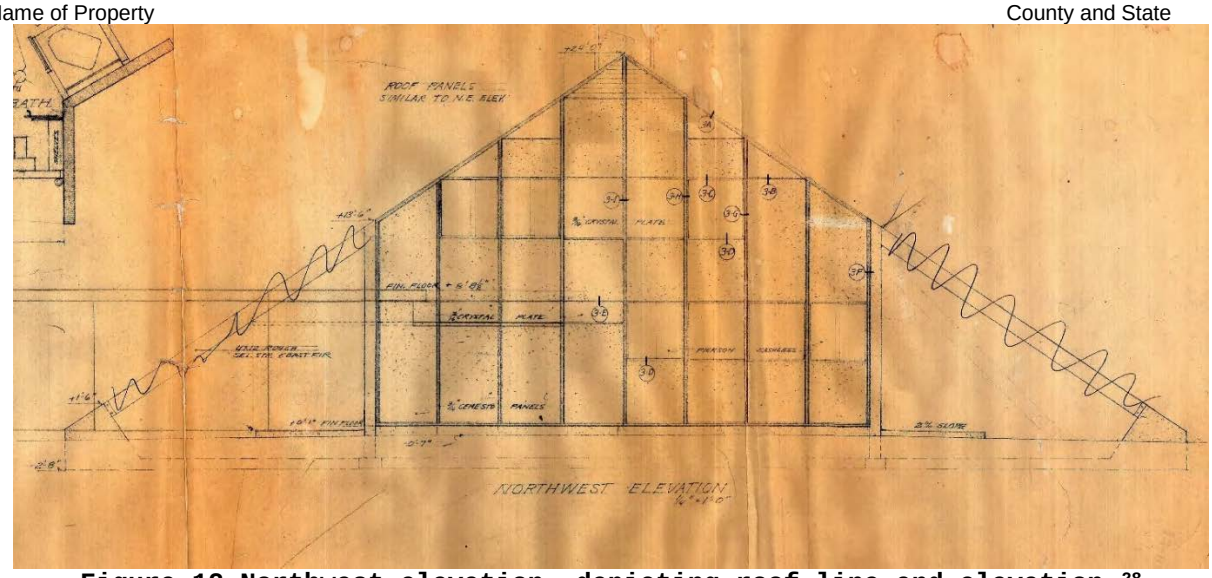


**Figure 12 Northwest elevation, depicting roof line and elevation.**[28]

## Interior:

The interior configuration of the first-floor contains living space that loops around the home's central chimney, storage, and main floor bathroom. The first-floor includes a galley kitchen, dining area, half bathroom, utility room, closets and pantry, home office, and main living room. The main entrance (southeast corner) opens to a long hallway that runs the length of the building. To the right, along this hallway are storage closets, with original partitions, and the kitchen's pantry. The doors along this hallway are foldable bamboo curtains attached via an overhead track. Halfway down the hallway to the left is the half bath. At the end of this hallway is the entrance to the galley kitchen, and beyond the building's second entryway which opens to the Zen garden.

[28] Troutner, "Phillips House Original Blueprints."

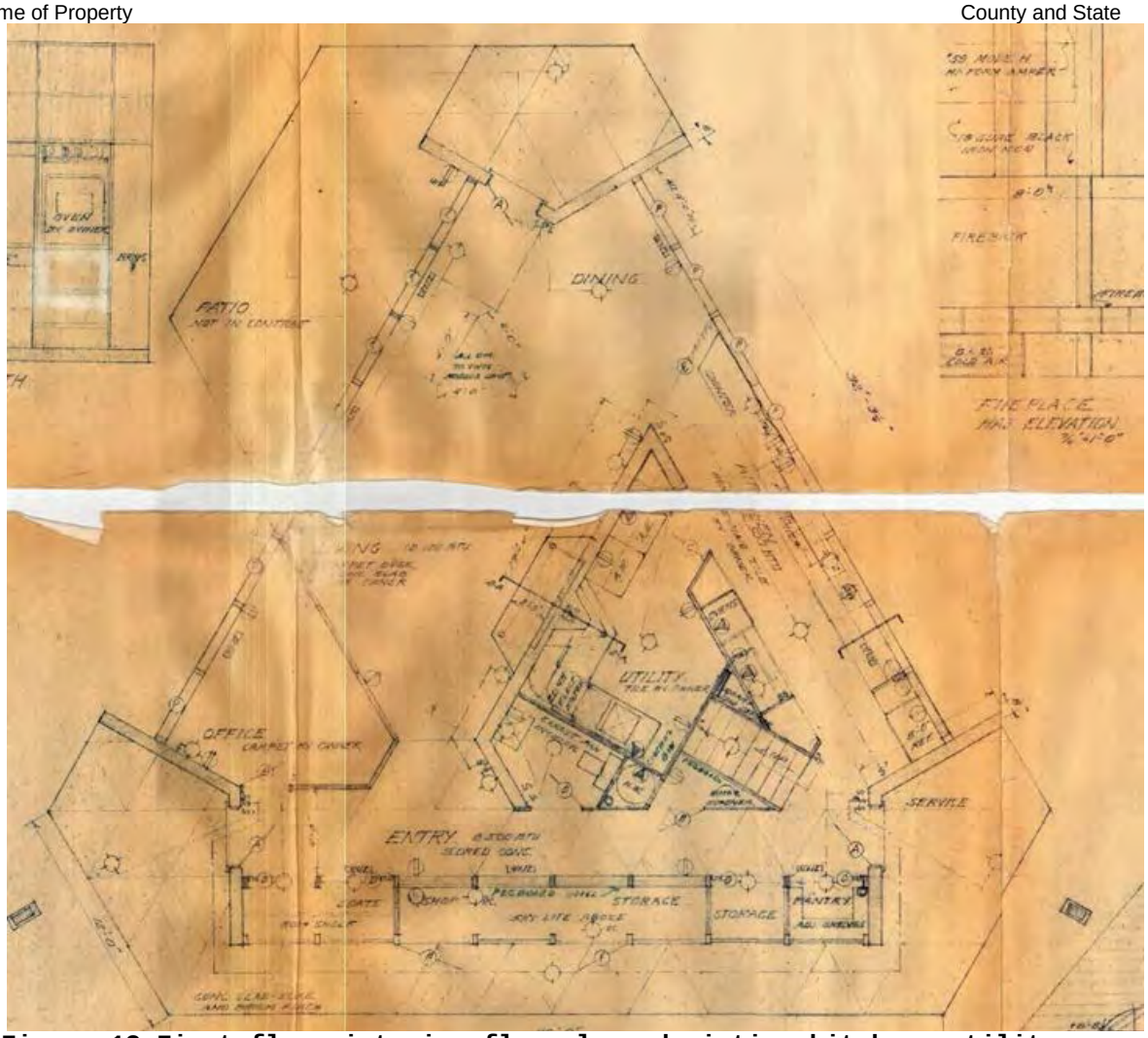


**Figure 13 First-floor interior floorplan, depicting kitchen, utility room, living room, office, storage, and all first-floor entrances.**

**Figure 14 View of main entryway showing hallway leading to kitchen; at the end of the hall is northeast, first-floor exit which opens to the Zen Garden.**

The first-floor office is located directly to the left of the main entryway, which is paved with flagstone.[29] Past the office on the left is the entrance to the living room and dining area. The current owners have replaced the carpet in the living room, and the flooring in the kitchen and dining area.[30] The living room includes a large wall of windows (south elevation) as well as a central fireplace, complete with original built-in wall sconces.[31] The interior walls, made of stained plywood, remain in excellent condition throughout the first-floor.

[29] Dr. Phillips, his wife, and children laid the flagstone themselves to save on installation costs. The flagstone came from Troutner's brother's rock quarry.

[30] The current owners replaced the original flooring in the kitchen and dining room with a cork floor, the color of which greatly resembles the original.

[31] Dr. Phillips had the light sconces custom built for the home. Interview with current owner.

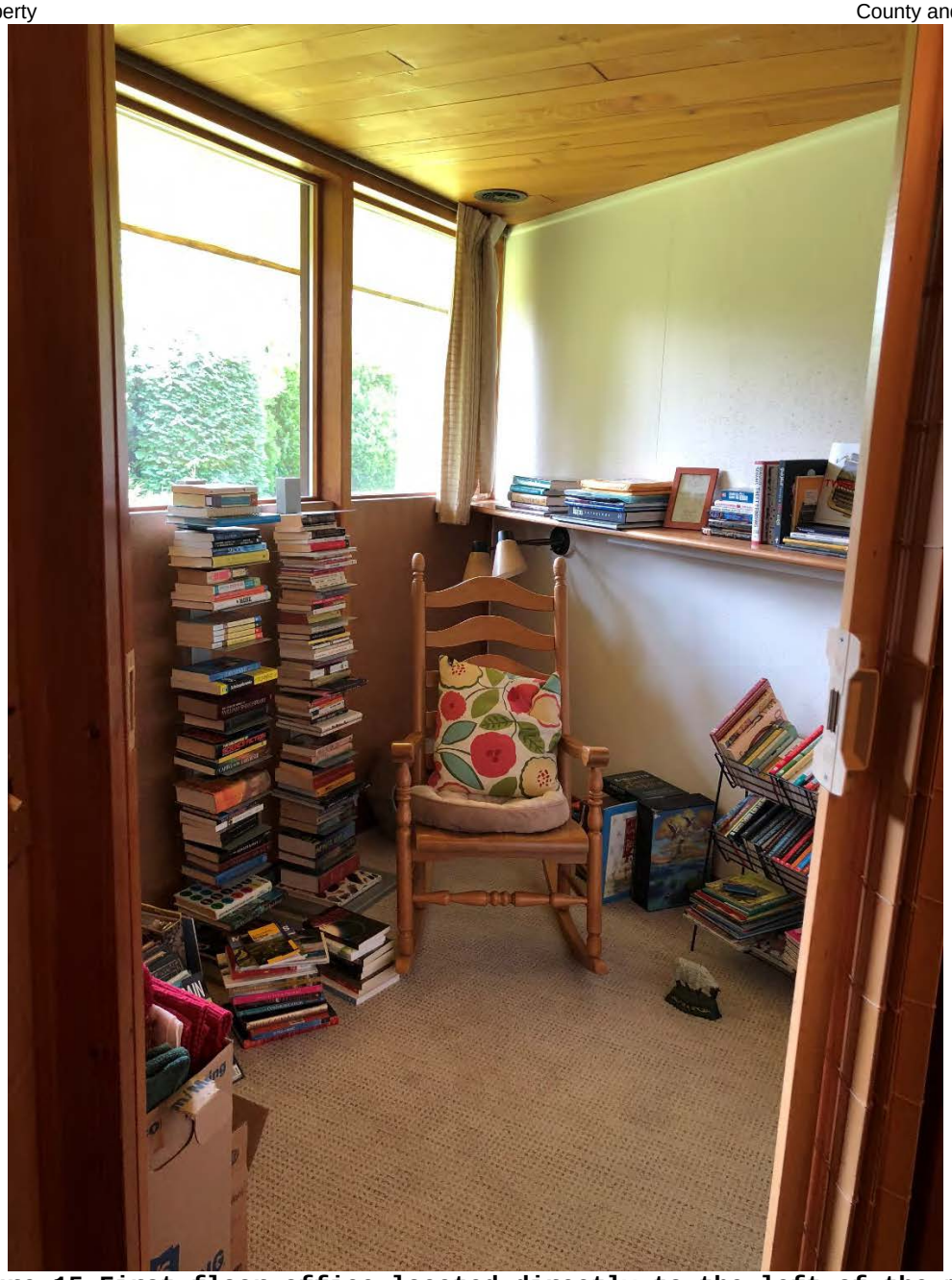

**Figure 15 First-floor office located directly to the left of the main entryway.**

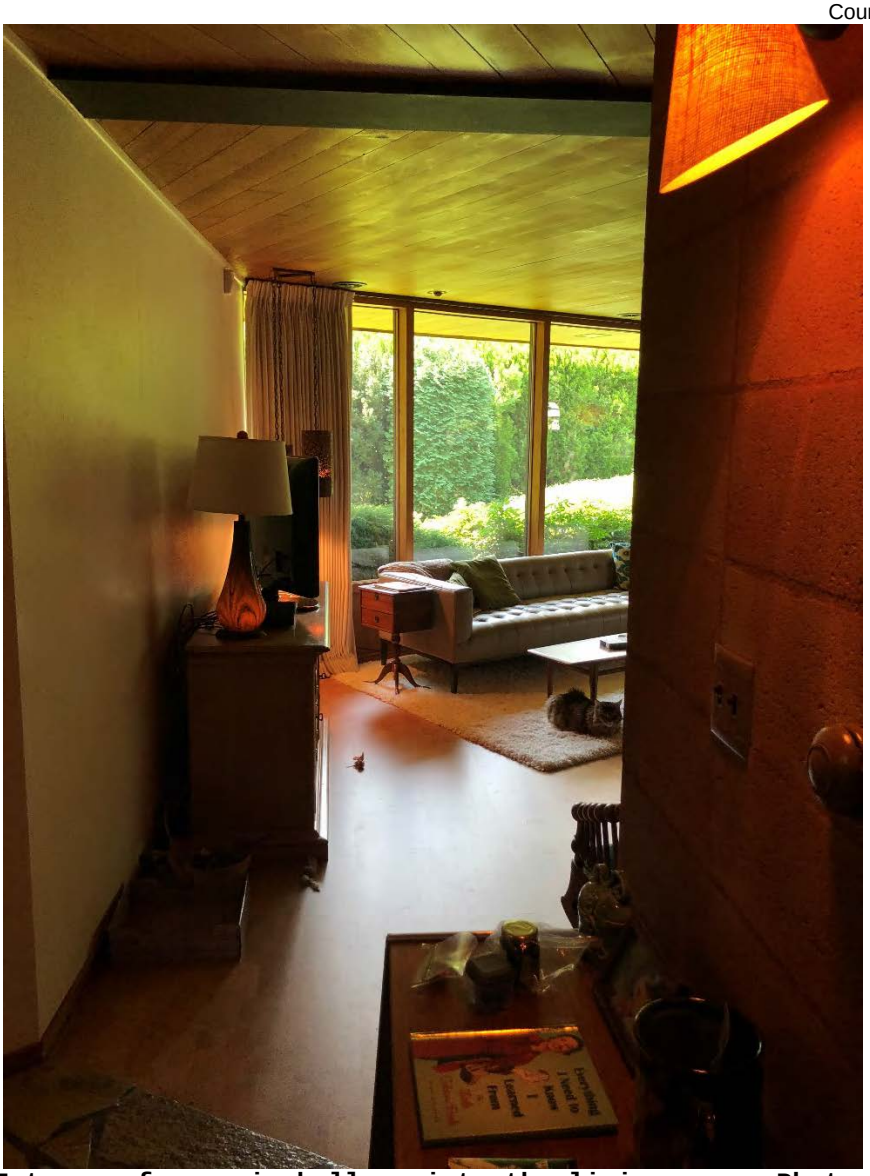

**Figure 16 Entrance from main hallway into the living room. Photograph taken looking south; main entryway to the left of the frame.**

Adjacent to the living room (open concept) is a small dining area and the third first-floor entrance. This entrance opens to a concrete patio and the south lawn. The galley kitchen then opens from the dining area, and connects to the entryway hall at the “Zen garden” entryway. The current owners have replaced the countertops and appliances in the kitchen and installed new grounded outlets. From the kitchen, one can enter the utility room, which sits in the center of the house, behind the chimney, and houses the laundry room, and other storage.

**Figure 17 Living Room, photo taken from dining room, looking towards the main entryway and hallway. Kitchen appears to the left of the frame.**

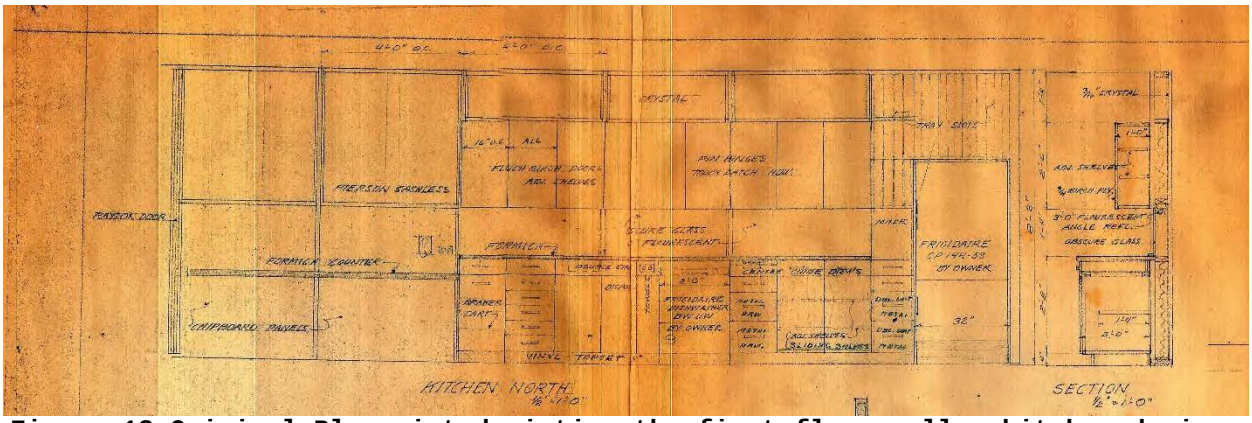


**Figure 18 Original Blueprint depicting the first-floor galley kitchen design, complete with built in storage areas.** [32]

[32] Troutner, "Phillips House Original Blueprints."

**Figure 19 Galley kitchen; photo taken from dining room, looking towards northwest "Zen-garden" entrance.**

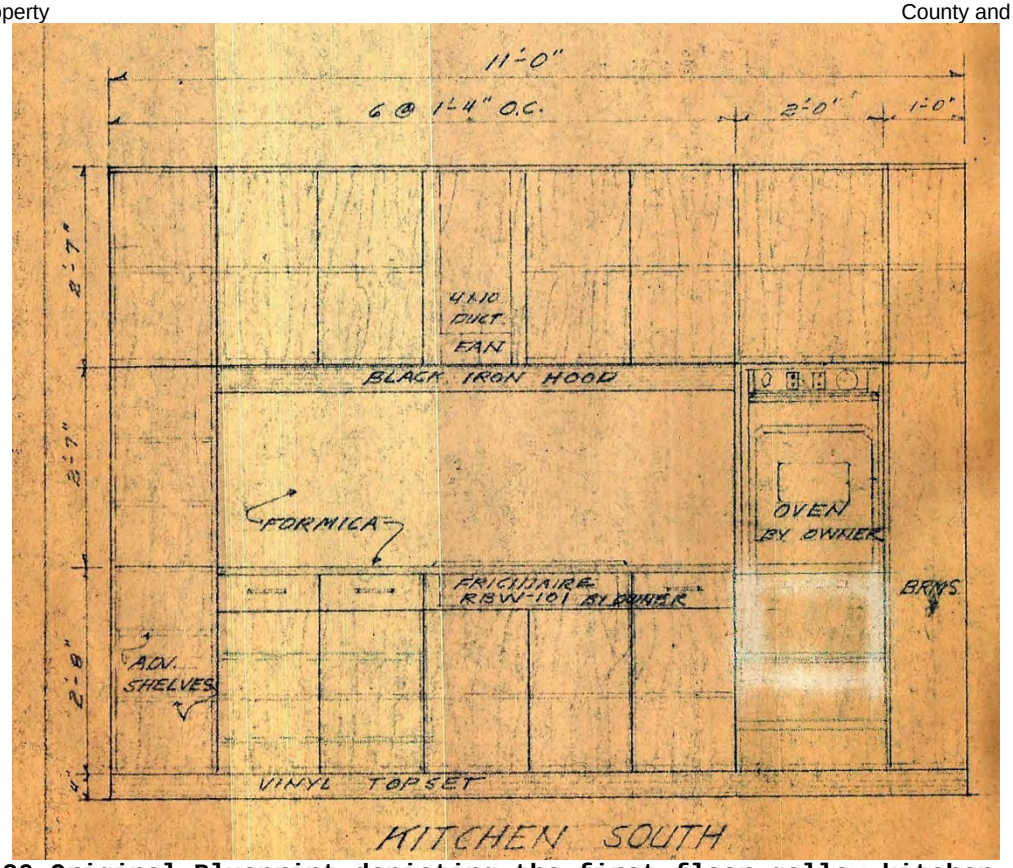


**Figure 20 Original Blueprint depicting the first-floor galley kitchen design, south facing wall.**[33]

From the Zen garden entrance, at the north end of the galley kitchen, one finds the stairs to the second floor, which features three bedrooms, one full bath, a family room, and an additional storage closet. The stairs open to the family room, with south facing windows and a large storage closet. The prominent chimney, painted a pale coral, is located at the central point at which the interior walls meet, dividing the space into living space, master and secondary bedrooms. Directly to the right of the upper stair landing is the master bedroom. The master bedroom's closet is to the left of the entryway door, and access to the full bathroom is to the right. The full bathroom sits at the north corner wall of the building. The bathroom has windows that face both southeast and southwest. As the room is located at the corner of the house, the ceiling of this bathroom, especially in the shower, is slanted to mirror the pitch of the roof. A secondary entrance provides access to the bathroom from the family room.

[33] Troutner.

**Figure 21 Stairway access to second floor. First-floor hallway to the left of frame, and galley kitchen to the right of frame.**

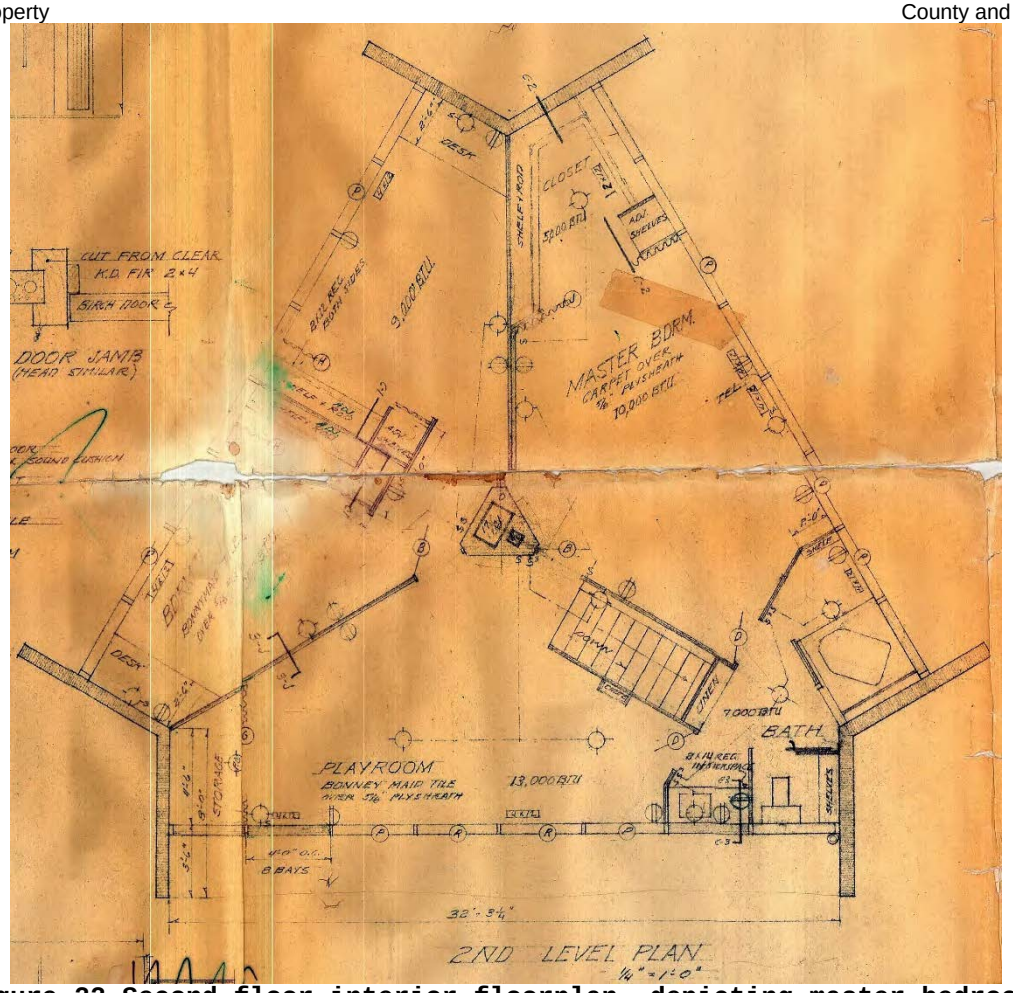


**Figure 22 Second floor interior floorplan, depicting master bedroom, secondary bedrooms, living space and bath.[34]**

From the upper landing, one can also access the two additional bedrooms. These two secondary bedrooms are accessible via a single-entry door, and are partially divided by a free-standing, central closet,[35] which serves as the dividing line of symmetry between rooms. The windows in these rooms open to the northeast elevation.

[34] Troutner.

[35] The closet serves to separate the two upstairs bedrooms. The rooms are accessible from a single entry way door and directly in front of that entrance, one encounters the closet. To the right of the closet is the first bedroom, and to the left of the closet is the second. The closet does not fully extend to the ceiling but does provide some privacy between the two rooms. As Troutner originally designed these partially separated rooms for Dr. Phillip's twin boys.

**Figure 23 Photo of upstairs family room and storage closet. Photo taken from second bathroom entrance, looking west.**

**Figure 24 View of second floor master bedroom, northeast elevation.[36]**

The current owners have made minor modifications to the interior of the house. In addition to the first-floor flooring and kitchen upgrades, they retiled the shower as the existing grout was failing, as well as fresh interior paint in a similar hue to the original paint.[37]

## Additions:

### Shop Addition:

In 1963, Phillips designed and built the shop addition.[38] Dr. Phillips likely reviewed the plans with Troutner, as the two men remained close friends after completing construction of the main house. Phillips built this addition to provide additional storage space that would have normally been available in a garage or carport. This area also allowed the family to move one of the twin boys' drum set from his bedroom to the far end of the shop within its own isolated room. Philips designed the shop as a parallelogram, reflective of Troutner's original plans for a future car port. Today, the shop addition exists largely as it did in 1963. Although the padded, sound-isolating, interior walls are no longer present, the addition's main footprint, exterior walls, windows, and roof remain unchanged. The current interior of the shop consists of plywood, unfinished ceiling, pegboard interior walls, and a poured concrete floor. This addition also features the same Cemesto boards, and small rectangular glazing used for the exterior walls of the main house.

[36] Vanhoozer, "Site Visit Photograph."
[37] Information gathered from conversations with current (2018) owners.
[38] SHRA was unable to locate the original shop plans. Interviews with Greg and Jeff Phillips revealed information about the historic use and purpose of this space.

**Figure 25 View of shop addition, looing north. Northwest elevation appears to the right in the frame.[39]**

[39] Vanhoozer, "Site Visit Photograph."

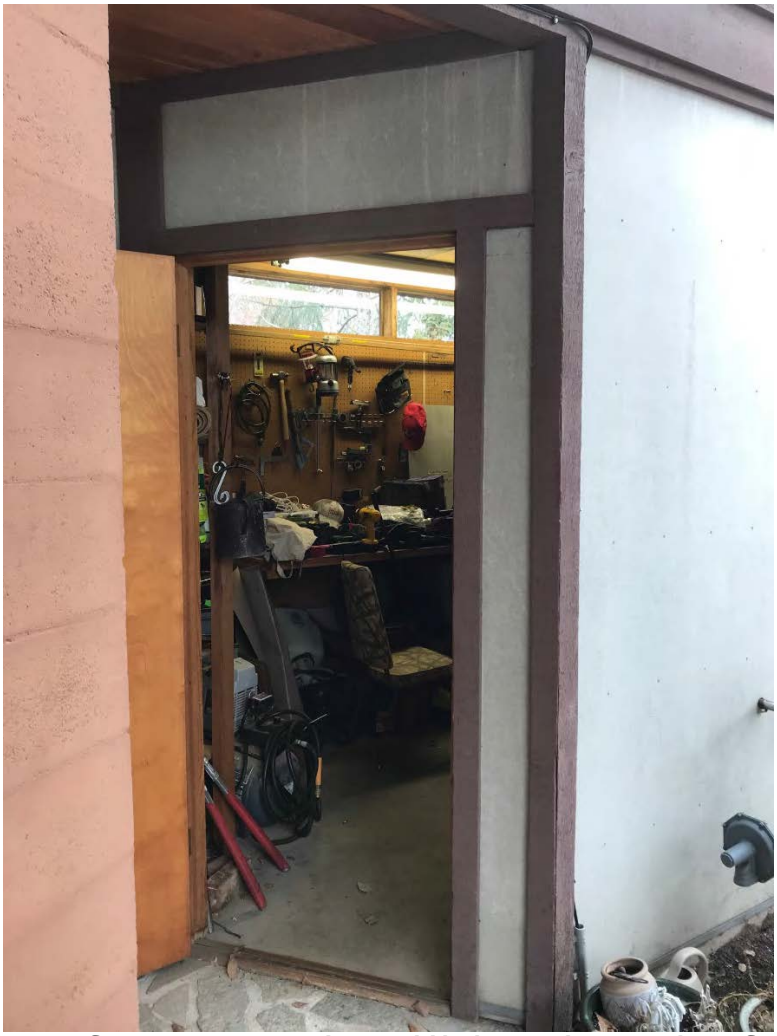

**Figure 26 Photo of entrance to shop addition. Photo taken from northwest patio/Zen Garden, looking southwest.**

**Figure 27 Photo of interior of shop addition. Photo taken looking northwest.**

Accessory Dwelling Unit

In February 1976, Dr. John Phillips finished sketching the blueprints for a garage addition. Once inspectors signed off on the design, he immediately converted the space into an accessory dwelling unit.[40] He never used the space as a garage, despite plans indicating that interior walls and space should be designed to facilitate future removal.[41]

The accessory dwelling unit measures 28x28 square feet, although the footprint of the structure is a parallelogram, as opposed to a true square. According to Dr. Phillips' sketches of the addition, "all battens and facias" were pre-stained to match those on the existing building.[42] The addition contains one bedroom, one bathroom, and a kitchen. This unit slightly

[40] As of 2018, the hardware that Dr. Phillips had purchased for the garage doors remained on the property in the shop addition, however, he never installed this hardware to raise the door.
[41] Troutner, "Phillips House Original Blueprints"; Phillips, "Phillips House Original Garage Plans."
[42] Phillips, "Phillips House Original Garage Plans."

detracts from the overall symmetry and massing of the main house, however, original plans for the main house designated the area where this addition sits as a garage. This accessory dwelling unit uses the same Cemesto boards used for the exterior walls of the main house. The unit also mimics many of geometric motifs found in the main house, including the angles of the structure, as well as other architectural features, such as the wood trim and the tongue and groove soffit on the extended roof line.

Over time, this area housed various members of Phillips' family, including his wife's mother, his father, his sons and their wives at various times. Today, the accessory dwelling unit remains unchanged from the original 1976 construction. The current owners have made no modifications to this addition.

**Figure 28 View of accessory dwelling unit, and northeast elevation, view looking west.[43]**

[43] Vanhoozer, "Site Visit Photograph."

**Figure 29 Interior view of accessory dwelling unit, kitchen, looking west; Photo credit Cy Gilbert, 2017.**

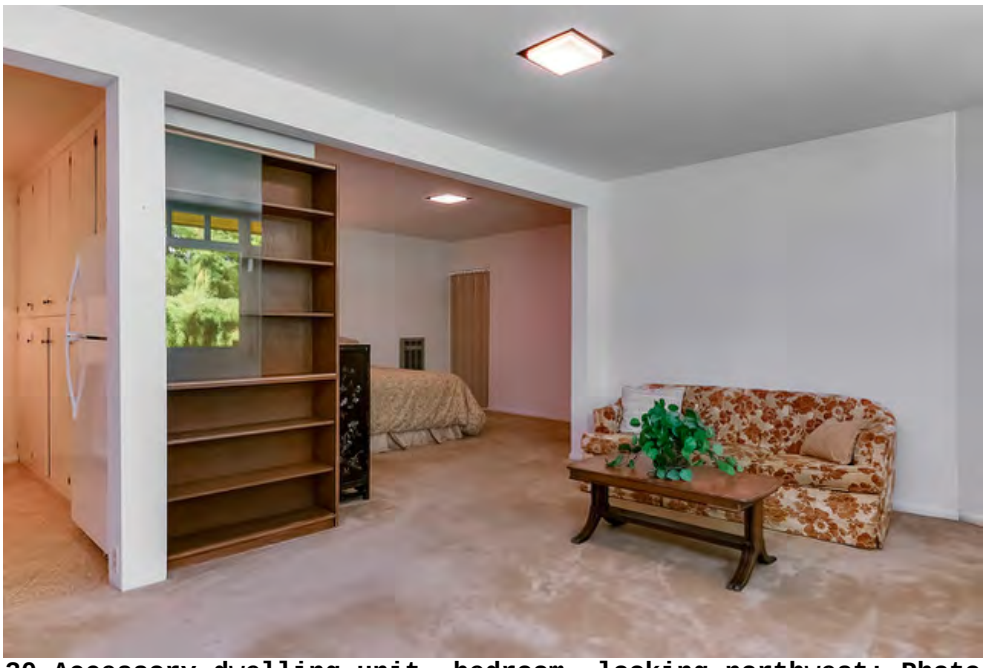

**Figure 30 Accessory dwelling unit, bedroom, looking northwest; Photo Credit Cy Gilbert, 2017.**

**Figure 31 Accessory dwelling unit, living Room, looking southeast; Photo Credit Cy Gilbert, 2017.**

**Figure 32 Accessory dwelling unit, bathroom, looking southeast; Photo Credit Cy Gilbert, 2017.**

## Integrity:

The Phillips House maintains a high degree of integrity across all seven aspects. The period of significance begins in 1958 with the completion of the main Phillips House, and extends to 1976, with the completion of the accessory dwelling unit. Although the 1976 end-date falls slightly outside of the 50 year threshold for listing in the National Register of Historic Places, the construction of the accessory dwelling unit adds to the historic integrity of the property, since Dr. Phillips constructed these additions soon after the main house, following the original design aesthetic and sometimes where Troutner originally envisioned them. The impact of these two additions on the seven aspects of integrity are discussed below where applicable. Specifically, the additions are congruous with the design, materials, workmanship, and feeling of the original home. The 1976 completion date for the accessory dwelling unit falls slightly outside of the 50 year threshold, but its significance to the property as a whole justifies this extended period of significance.

### Location

The Phillips House maintains its historic location. The building has not been moved since its initial construction. The lot size had not changed, nor has the original access changed from Edson Street.

### Design

The Phillips House largely maintains its original design, with the exception of the two additions, which are compatible to but not part of the main house's original design.[44] The floorplan, function, form, and style of the property exists as Troutner and Phillips originally designed the home. The current owners have made minimal upgrades to some of the interior finishes of the home, including new appliances in the kitchen, additional grounded outlets in the kitchen and bathroom, new carpet in the first-floor living room, new cork floor in the kitchen and dining room, and new countertops in the kitchen. Additionally, the current owner retiled the master bathroom shower stall, as the original stone elements were falling out and the grout was failing. The current owners made every effort to keep these upgrades within the original style of the home, (i.e., new floors are the same color as those that they replaced). These improvements did not affect the function of the home, and do not significantly diminish the integrity of design.

While the design of the main home retains substantial integrity, the property's two additions – the 1963 shop and the 1976 accessory dwelling unit, while not part of the original design, complement the design of the main house and fall within the period of significance. Arthur Troutner did not design these two additions; instead Dr. Phillips designed these additions and attempted to replicate the design of the main house. These additions partially obstruct the northwest and northeast elevations. Their design, with similar geometric motifs and angles, and their placement in relation to the main house, do not diminish the historic integrity of design as the period of

[44] Troutner, "Phillips House Original Blueprints." Arthur Troutner did stipulate that a garage or "addition" would be built in front of the northeast elevation, however he did not provide detailed plans for such an addition. The 1976 accessory dwelling unit mirrors the footprint of the addition that Troutner drafted in 1957/1958 and exists in the exact location that Troutner had placed the garage/addition on his plans.

significance for this property extends to include the completion of the 1976 addition.

### Setting

The Phillips House retains integrity of setting. Dr. Phillips purchased the .38-acre lot, originally part of the lot located at 1000 Owyhee Street, in 1956. This lot had several mature trees and existed as a vacant residential lot. The only structure that existed on the lot prior to construction was a chicken coop. After completion of the building and associated landscaping (lawn, Zen Garden, bushes) Dr. Phillips made minimal changes to the setting of the home. At some point, Dr. Philips planted juniper bushes along the southern elevation, as well as at the concrete roof footings on the southeast and southwest roof points. The current owners have removed these junipers around the footings but have not made any other changes to the setting and as such integrity of setting is retained. Additionally, the adjacent Bowden Park and South Junior High remain features in the neighborhood and add to the integrity of setting.

### Materials

The materials that Troutner and Dr. Phillips used in the construction of the Phillips House included Cemesto boards, cedar battens, redwood, varnished hemlock, ferric-stained concrete blocks, flagstone, black slate shingles, poured concrete, Thermopane (insulated glazing), Pierson sashless windows, and Troutner's proprietary truss deck system. These elements and their original configuration remain nearly identical to the original construction. In the early 1960s a tree fell and damaged the slate shingles on the main home's roof. Dr. Phillips' insurance company found that to replace the damaged shingles with slate was cost prohibitive, and instead re-shingled the roof with thick wood shakes. These shakes remain on the building's roof today. All other original materials remain. Additionally, Dr. Phillips was also mindful of the home's materials in designing and constructing the two additions (1963 shop and 1976 accessory dwelling unit). He used the same Cemesto boards in the construction of both additions.

### Workmanship

The Phillips House maintains a very high degree of integrity of workmanship. Together, Dr. Phillips and Troutner completed a large percentage of the construction themselves. As the technological application of the truss deck system for the structural roof configuration was, at the time, the proprietary knowledge of Troutner's, the workmanship represents evidence of the technology of his craft. Additionally, the workmanship of the roof, concrete block walls, and flagstone entryway reveal Troutner's technological application and artistic principals.

### Feeling

The Phillips House maintains a high degree of integrity of feeling. As the property is a one of a kind custom home, with dramatic features (sloping roofline, triangular and geometric motifs, unique layout), it evokes a strong feeling of modern architecture and a high degree of craftmanship. It is unlike any other property in the neighborhood. The property's shop addition, completed in 1963, and the accessory dwelling unit, completed in 1976,

slightly alter the feeling and massing of the main home.[45] However, Dr. Phillips built these additions shortly after construction on the main house, and attempted to replicate Troutner's modern architectural style in their design. These additions slightly diminish the property's original feeling, as they partially obstruct the northeast and northwest elevations. The accessory dwelling unit in particular detracts from the main home's dramatic effect since this elevation is what visitors first see when approaching the building from Edson Street. Yet the feeling of the property has, since construction of these additions, retained a hidden, mysterious quality. It remains partially hidden from Edson Street and the surrounding houses by the landscaping and large mature trees. These elements, and the feeling they evoke, have not been diminished. If anything, the addition of the accessory dwelling unit has intensified the uniqueness of the house, and has protected the main house from views from Edson Street the same way the landscaping has protected the house since 1958. Additionally, since these additions incorporated the same construction materials, and similar lines and style as the main house, their presence does not diminish the building's integrity of feeling.

### Association

The Phillips House maintains its historic associations, as the resources surrounding the property remain very much as they did when the home was first built. The home also maintains its original use as a single-family dwelling. The architecture and design of the building, even with the two additions, resonate with mid-century modern/contemporary architecture of the 1950s and 1960s.

### Conclusion

The Phillips House retains integrity across all seven aspects and continues to exist as an excellent example of mid-century modern residential architecture by architect and inventor, Arthur Troutner. The home's two additions contribute to the overall integrity of the property, and fall within the established period of significance for the home.

[45] The period of significance extends from 1958-1976 to reflect the completed construction of the main house and the accessory dwelling unit. Although the 1976 date falls outside of the 50 year threshold for listing, this addition effected some of the aspects of integrity of the home.

## 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.
- [x] 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

**Areas of Significance**
(Enter categories from instructions.)
Architecture
Engineering

**Period of Significance**
1958-1976

**Significant Dates**
1963

**Significant Person**
(Complete only if Criterion B is marked above.)
N/A

**Cultural Affiliation**
N/A

**Architect/Builder**
Troutner, Arthur Lowe

**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 Phillips House is eligible under Criterion C for Architecture and Engineering, as the building embodies distinctive architectural elements of the modern/contemporary style home.[46] The Phillips House, which remains nearly

[46] Stephanie Clarkson, Melanie Flitton Folwell, and Amy Pence-Brown, "Idaho Modern Field Guide, Boise First Edition: The History, Care, and Keeping Of Your Mid-Century Home" (Idaho Modern, January 1, 2016). According to the *Idaho Modern Field Guide,* Arthur Troutner designed in the contemporary style, which was popular between 1945 and 1965. Homes built in the Contemporary style included large panes of windows to experience better views of the outdoors, and downplayed or recessed

unchanged from its original design and construction, also represents an excellent example of the work of architect and inventor, Arthur Troutner, as it features engineering inventions of his own creation, namely, the truss deck system. The building is significant at the local level as it was one of the earliest residential projects in Boise to incorporate the truss deck system. This project served as an opportunity for Troutner to perfect his technology and gain esteem for his invention. This property represents Troutner's extraordinary interpretation of modern/contemporary architecture. The concepts he perfected in the design of this property served as the foundation on which he built out a legacy that revolutionized the way builders used wood products in construction. The period of significance begins in 1958, the year the home was completed, to 1976, when the complementary additions were added.

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

## Biography of Arthur Troutner, Architect and Inventor

Arthur Troutner was born on September 29, 1921, in a rural farming community near Pingree, Idaho, where relative scarcity defined his early childhood years. Being raised on a forty-acre beet and potato farm required a certain amount of everyday ingenuity to keep the family farm operational.[47] The relative isolation of eastern Idaho also meant Troutner had few opportunities to interact with peers. Instead, Troutner relied upon his own inventiveness for entertainment. The seclusion of Idaho's vast Snake River Plain did more than promote the development of Troutner's own self-reliance; it encouraged Troutner to experiment, which further nurtured his inventive spirit. Troutner's upbringing in southern Idaho, with its unique geographic and geologic features also provided inspiration for Troutner later in life.[48] By the time he reached adolescence, Troutner moved to Boise and lived with his grandmother while he attended junior high and high school. As a teenager, Troutner met the future Idaho architect Charles Hummel.[49] Hummel fondly remembered Troutner as "one of those people who was in a class by himself," an individual who delved into "great science projects, and mischievous things."[50] Despite a late start to formal schooling, Troutner graduated with a diploma from Boise High School in 1939 and struck out on his own.[51]

America's involvement in World War II in 1941 quickly altered Troutner's path, as he enrolled in the Army Air Corps. As an enlisted serviceman,

entryways. Another style of that same era, the A-Frame, which was popular from 1934-1960s, and which Troutner incorporated into the design for the Phillips House, featured low hanging eaves, A-shaped, pitched roof, and open interior ceilings. Additionally, the *Idaho Modern Field Guide* suggests that "the roofline of a modern home is a character-defining feature."

[47] Reich, *Poetic Engineering and Invention: Arthur Troutner, Architect, and the Development of Engineered Lumber*, 2.

[48] Reich, 3.

[49] Patricia Wright, Lisa B Reitzes, and Idaho State Historical Society, *Tourtellotte & Hummel of Idaho: The Standard Practice of Architecture* (Logan, Utah: Utah State University Press with Idaho State Historical Society, 1987). Frederick Hummel, and his son Charles Hummel, both renowned Boise architects, both made lasting impacts on Idaho's built environment.

[50] D. Nels Reese, "An Essay on Art Troutner - The Architecture of Arthur Troutner, Idaho Genius," *Designing Idaho*, October 2, 1998, http://idahoptv.org/outdoors/shows/designingidaho/troutneressay.html.

[51] "Boisean Receives Honorable Mention in Essay Contest," *Idaho Statesman*, August 6, 1939.

Troutner worked on heavy bombers as an airplane mechanic in Biloxi, Mississippi, an experience which left a lasting impression and equipped him with a unique skill set.[52] Troutner developed solutions to the unique problems involved in maintaining efficient strength-to-weight ratios on complicated airframes and he quickly became well-versed in these design requirements, an understanding which defined his post-war career.[53] Troutner's four years with the Army Air Corps, and his intimate involvement with research and development proved formative and laid the foundation for his future success as an inventor.

His service in the Army Air Corps and his introduction to the development and fabrication of cutting-edge materials inspired Troutner to return to school following the war with the help of the G.I. Bill.[54] He choose to enroll in the robust engineering program at Moscow's University of Idaho. It took little time, however, before Troutner became more interested in architecture as the ultimate expression of engineering, and in 1949, Troutner graduated from the University of Idaho with a bachelor's degree in architecture. The completion of this degree proved to be a pivotal moment in his life.[55] While Troutner valued his earlier experiences growing up in rural Idaho and his enlistment with the Army Air Corps, he had no doubts as to the turning point in his life: "It was going from engineering to architecture at the University of Idaho...I've been doing both ever since."[56] Shortly after graduating, Troutner returned to Boise to establish himself in the field of architecture. Equipped with knowledge, training, and his aptitude for innovative thinking, Troutner kicked off his professional career, designing and building homes and small commercial buildings in southwestern Idaho. However, his career was not without challenges.

During the 1950s, Troutner developed a reputation as an innovative designer and as the architect of unique contemporary homes in Boise, the Wood River Valley, and southern Idaho. Customer demand and Troutner's own architectural designs called for ever-increasing spans of joists, specifications that conventional lumber products failed to meet. To alleviate this issue, Troutner returned to the drawing board and set about devising creative solutions to these problems.[57] Drawing on his experience in the Army Air Corps and his engineering and architectural education, Troutner eventually devised a lightweight, open web system - made of steel and lumber - of connected trusses in the form of decking.[58] Mid-1950s versions of what Troutner called his truss deck consisted of decking made of thin-walled steel tubing that connected two rails of 1" lumber spaced between a base layer of plywood,

[52] "Arthur Lowe Troutner," *Idaho Statesman*, April 17, 2001.
[53] Reich, *Poetic Engineering and Invention: Arthur Troutner, Architect, and the Development of Engineered Lumber*, 4.
[54] Harold Bunderson, *Idaho Entrepreneurs: Profiles in Business in Boise, ID* (Boise, ID: Boise State University, 1992), 68; Reich, *Poetic Engineering and Invention: Arthur Troutner, Architect, and the Development of Engineered Lumber*, 5.
[55] D. Nels Reese, "Troutner's Talents Lead Wood Development," *Idaho Statesman*, July 8, 1976.
[56] Reese, "An Essay on Art Troutner - The Architecture of Arthur Troutner, Idaho Genius"; Tim Woodward, "Trus Joist Founder Still At Drawing Board: Art Troutner, Boise Reclusive Inventor, Lives Life of Gadgets, Ideas," *Idaho Statesman*, March 24, 1997.
[57] Bunderson, *Idaho Entrepreneurs: Profiles in Business in Boise, ID*, 69.
[58] Reich, *Poetic Engineering and Invention: Arthur Troutner, Architect, and the Development of Engineered Lumber*, 6; Bunderson, *Idaho Entrepreneurs: Profiles in Business in Boise, ID*, 69.

which formed the deck system, initially 9" deep, 2' wide, and 32' long.[59] The beauty of the truss deck system existed in the fact that sections of it could be installed side-by-side to form the specified deck-size for a particular house or building. This invention struck the perfect weight-to-strength ratio for residential and commercial buildings alike. Although the industry at first responded with great skepticism, the truss deck promised to revolutionize the construction industry.[60]

On February 15, 1960, Troutner, having partnered with Harold Thomas,[61] incorporated the Trussdeck Corporation.[62] Shortly thereafter, the two individuals moved their operation into an old hangar at Gowen Airfield in Boise, where Troutner proceeded to develop a free-standing truss he called a "truss joist."[63] This new truss utilized stress-rated single 2x4s as top and bottom chords and the same thin-walled steel tubing as web chords in what is called a Warren truss configuration. Troutner not only developed the initial prototype, but he also built the machinery required for fabrication.[64] In 1965, the men changed their company's name to the Trus Joist Corporation.[65]

During the following decades, Troutner and the engineers at Trus Joist Corporation progressively developed a complementary family of proprietary open-web trusses, which used machine stress-graded wood chords, galvanized steel tubing, and pin connections to achieve an unprecedented weight-to-strength balance.[66] Industry professionals - architects and engineers - often referred to the company's revolutionary products as "lean meat."[67] The development of the "I" Joist, in the late 1960s, proved crucial in responding to continued market opportunities and demand for cutting-edge building products.[68] The crucial difference in the concept called for using plywood for the webbing as opposed to the traditional steel. The I-beam became an

[59] Troutner developed his truss deck system in 1956 and experimented with improving his design. In February 1958, he filed a patent for his composite truss. He received his patent for this invention on February 6, 1962. Arthur Lowe Troutner, Composite Truss Deck, United States Patent Office 3019491 (Boise, Idaho, filed February 10, 1958, and issued February 6, 1962).
[60] Bunderson, *Idaho Entrepreneurs: Profiles in Business in Boise, ID*, 69–70.
[61] "History of TJ International, Inc. – FundingUniverse," n.d., 69–70; Bunderson, *Idaho Entrepreneurs: Profiles in Business in Boise, ID*. Troutner first met Harold Thomas while Troutner was working on the Boise Little Theatre project. Harold recognized the possibilities of Troutner's truss deck invention and had a keen understanding of the timber market. As an experienced businessman, he realized that Troutner's proprietary system would alleviate many of the market's pain points, especially designs calling for the use of expansive, long-span joists.
[62] Bunderson, *Idaho Entrepreneurs: Profiles in Business in Boise, ID*, 73; Reich, *Poetic Engineering and Invention: Arthur Troutner, Architect, and the Development of Engineered Lumber*, 6. Troutner and Thomas renamed the company The Trus Joist Corporation in 1965 and in 1988 to TJ International. The company sold to Weyerhaeuser in 2000.
[63] Reich, *Poetic Engineering and Invention: Arthur Troutner, Architect, and the Development of Engineered Lumber*, 6; Bunderson, *Idaho Entrepreneurs: Profiles in Business in Boise, ID*, 73. This
[64] Reich, *Poetic Engineering and Invention: Arthur Troutner, Architect, and the Development of Engineered Lumber*, 6.
[65] The spelling of the Trus Joist Corporation reflects this commonly accepted spelling. Any other spellings of Trus Joist Corporation found throughout this nomination reflect the actual title of a reference document, or will be placed within quotes to indicate a different spelling within a cited primary or secondary source.
[66] Peter T. Johnson, *Raising the Roof: Creating the Kibbie Dome at the University of Idaho* (Moscow, ID: University of Idaho Press, 1998), 4.
[67] Johnson, 4.
[68] Bunderson, *Idaho Entrepreneurs: Profiles in Business in Boise, ID*, 78.

immediate success as its uniformity and strong, yet lightweight, construction filled an important need in the marketplace.[69]

In 1971, Trus Joist Corporation introduced "MICRO=LAM," a laminated veneer lumber. The fabrication process diminished the effects of natural defects in the wood and resulted in a product two and half times stronger than traditional sawn lumber. Once again, however, the conservative building industry was suspicious of the change, and continued to rely on traditionally sawn lumber. As historian Jonathan Reich argues, few realized what Troutner had: "that the paradigm for building with wood had changed."[70] Even fewer realized that Troutner had already devised a product that at once addressed the 1970's environmental sensitivities and would fill an important industry need before the industry knew such a need existed.[71] Troutner and his engineers had engineered their way to ultimate success, even if it took several more years for the industry to recognize the impact of their contributions.

Today, Troutner's pioneering work in wood technology, as well as his unique contributions to the field of architecture, serve as his legacy. Historians have argued that Troutner was "the most important single figure in the history of the development of wood technology for architecture," and an individual who made several significant contributions to both architecture as well as engineering.[72] Throughout his career, Troutner designed numerous buildings in Idaho, both residential and commercial, including the Troutner Home (Boise, 1955), the Boise Little Theater (Boise, 1956), and the Kibbie Dome, which held the record for the largest wood spanned roof at the time it was constructed (Moscow, 1975), as well as several other modern/contemporary houses.[73] These properties stand testament to the ingenuity and creative thinking of Arthur L. Troutner. During a career that spanned more than five decades, Troutner obtained more than 50 patents for the various composite wood products he designed, along with several other inventions.[74] In total, Troutner had some 60 architectural and engineering projects to his credit. Troutner died on Saturday, April 14, 2001 in San Diego, California.[75] Troutner is remembered as an architect, an inventor, and an artist who pioneered the invention of technologies that revolutionized the use of wood as a composite structural building material.

## Modern and Contemporary Architecture and Innovation – Troutner's Interpretation

American architecture in the post-WWII era began to embody elements of modern and contemporary style and design. Immediately following the war, residential builders were also faced with alleviating America's critical housing shortage. During this time, builders and architects moved away from period

[69] Bunderson, 78–80.
[70] Reich, *Poetic Engineering and Invention: Arthur Troutner, Architect, and the Development of Engineered Lumber*, 9.
[71] Reich, 9–10.
[72] Reese, "An Essay on Art Troutner - The Architecture of Arthur Troutner, Idaho Genius"; Reich, *Poetic Engineering and Invention: Arthur Troutner, Architect, and the Development of Engineered Lumber*.
[73] Donald W. Watts, "National Register of Historic Places Registration Form Art Troutner Houses Historic District" (Idaho State Historic Preservation Office, August 30, 2007), Idaho State Historic Preservation Office.
[74] Reich, *Poetic Engineering and Invention: Arthur Troutner, Architect, and the Development of Engineered Lumber*, 1.
[75] "Arthur Lowe Troutner."

style houses and embraced eclectic and modern elements in their designs.[76] However, many builders found themselves working within an industry that suffered from overall lack of "know-how" and with partners, such as city or county entities, without financial means to engage in large-scale, affordable housing projects.[77] Nevertheless, builders soon rallied to meet the needs of the emerging superpower that was the United States. Architectural historian James Jacobs notes that by the 1950s, society trumpeted builders "as the linchpins in the creation of the latest version of what was widely held to be a peculiarly American way of life."[78] It was within this climate that Arthur Troutner found himself designing residential and commercial buildings in Southern Idaho, melding his innovative inventor's mind with the emerging modern and contemporary design schemes and the budgetary restrictions of his clients.[79]

Troutner's residential style most closely resembles the emerging contemporary style that became popular for architect-builders in the 1950s, 1960s, and 1970s. This style completely rejected traditional form and details. Instead, contemporary homes usually incorporated wide eave overhangs, shallow gabled roofs, and unusual window shape and placement.[80] Other contemporary elements included "shed" style rooflines which created dramatic effect and reinforced geometric motifs of the buildings.[81] Troutner's residential designs incorporated some of these elements, however, he also embraced design choices that were outside of the norm for this emerging architectural style. Additionally, Troutner's residential designs, while all in the vein of eclectic and unique, do not all look alike, even though they use similar construction materials. If anything, the variations in his overall designs serve as the central thread of his style. Over time, Troutner reinterpreted elements of one style in subsequent styles, such as the A-Frame element, and the use of Cemesto boards. His early design projects had a direct impact on the products he later invented that provided structural solutions to the problems he faced in his own building experience, and which have revolutionized construction with engineered lumber.

During the early-mid 1950s, Troutner designed three properties in Idaho Falls, Idaho.[82] These three homes, while all in close proximity, varied

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[76] Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York, NY: Alfred A. Knopf, 2013), 45.

[77] James A. Jacobs, *Detached America: Building Houses in Postwar Suburbia* (Charlottesville, VA: University of Virginia Press, 2015), 23; Paul W. Hirt, *A Conspiracy of Optimism: Management of the National Forests Since World War Two* (Lincoln, NE: University of Nebraska Press, 1994), xx–xxii; Leland M Roth, *American Architecture: A History* (Boulder, Colo.: Westview Press, 2001), 412–13.

[78] Jacobs, *Detached America: Building Houses in Postwar Suburbia*, 23.

[79] Troutner's design on the Phillips House ended up costing more to construct than originally thought.

[80] McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, 477.

[81] McAlester, 477.

[82] Watts, "National Register of Historic Places Registration Form Art Troutner Houses Historic District." While Troutner designed other residential homes in Idaho, no one has done a complete inventory of these properties. Scattered newspaper articles, in clippings files at the Boise Public Library mention a home done in Hagerman, and two other Boise homes, one on Warm Springs Avenue and one above Table Rock. These properties also reflect contemporary styles. The Hagerman house features extensive use of wood, stone, and glass and "resembles the prow of a ship coming over the horizon; from above, it looks like a six-sided start." Woodward, "Trus Joist Founder Still At Drawing Board: Art Troutner, Boise Reclusive Inventor, Lives Life of Gadgets,

greatly in their design. One home featured a true A-Frame configuration, while another featured a 16-sided circular design, and the third featured a "clipped triangular star" design, with "wings" that radiate out from a central point of symmetry to resemble a six-pointed star. These homes, while all incorporating elements of contemporary styles, look nothing alike.[83] Additionally, they did not incorporate Troutner's truss deck system, instead relying on massive 4ft. x 12ft. beams for the structural support. Former Idaho Historic Preservation Planner, Don Watts, asserted that the use of such massive beams in these projects likely spurred Troutner's efforts in inventing the truss deck system, on which he relied exclusively for the structural support for the Phillips House, a project that he took on a mere two years after designing the Idaho Falls buildings.[84]

Between the 1950s and 1980s, Troutner designed a number of houses in Boise, Ketchum, and Hailey, with a scattering of houses in Oregon, Maryland, and Utah.[85] Former University of Idaho Associate Professor of Architecture, Jonathan Reich, noted the influence that Frank Lloyd Wright had on Troutner's designs and architectural style.[86] Many of these residential projects reflect Wright's influence, especially the notion of blending design with the natural environment. Yet, despite the influence, Troutner succeeded in developing his own unique contemporary style. As one of Troutner's colleagues noted, "While Troutner's style is reminiscent of some of legendary architect Frank Lloyd Wright's work, the tendency to compare the two denies the originality of (Troutner's) own thought."[87]

Troutner's interpretation of the modern/contemporary style remains visible in the extant homes he designed in Idaho, including the Phillips House. However, his larger legacy exists in the mark he left on the construction industry through the introduction of the truss deck and subsequent structural support systems and engineered lumber products. Following the use of the truss deck in the Phillips House, Troutner continued to market the invention, however, architectural historian Nels Reese explained that other builders showed little interest in the truss deck system.[88] It originally proved to be too revolutionary to a conservative industry whose building codes did not account for the use of engineered trusses.[89] One business, however, knew Troutner was onto something with this innovative system and attempted to file a patent on Troutner's invention. Fortunately, Troutner protected his invention with his

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Ideas." Warm Springs home features extensive stonework and an inside pool, which serves as the centerpiece of the house. Christine Liebenthal, "Substance and Style," *Idaho Statesman*, January 11, 2002.

[83] These three homes exist as a NRHP-listed historic district. Don Watts listed the district in 2007. Watts, "National Register of Historic Places Registration Form Art Troutner Houses Historic District."

[84] Watts.

[85] Despite the existence of a number of extant homes that Troutner designed, only the three properties in Idaho Falls have been listed in the National Register of Historic Places. Troutner's archival collection exits at the University of Idaho. Professor Johnathon Reich donated this collection to the university in 2001. The staff processed the collection in 2014 and prepared the collection's finding aid, identifying numerous residential projects throughout the 1950s, 1960s, 1970s, and 1980s. University of Idaho, Library, Special Collections Department, "MG460, Art Troutner Collection, 1942-1987, Archival Collection Finding Aid," January 1, 2014, University of Idaho, Special Collections and Archives.

[86] Reich, *Poetic Engineering and Invention: Arthur Troutner, Architect, and the Development of Engineered Lumber*, 5.

[87] Liebenthal, "Substance and Style."

[88] Reese, "An Essay on Art Troutner - The Architecture of Arthur Troutner, Idaho Genius," 5.

[89] Bunderson, *Idaho Entrepreneurs: Profiles in Business in Boise, ID*, 70.

own patent on the "Composite Truss Deck," which he filed on February 10, 1958, months after completing the drawings on the Phillips House.[90] This initial patent laid the foundation for the engineered lumber legacy he built in later life. Troutner's architectural genius and innovative mind carry incredible significance to the mid-century modern era in Idaho, and to the projects that he touched throughout his career.

## The Phillips House Significance

The Phillips House exists as an excellent example of Troutner's modern/contemporary architecture and an early use of Troutner's proprietary truss deck system. The Phillips House is at home within the Boise Depot neighborhood, which developed as one of Boise's first suburbs south of the river in the early 1900s. Around the same time that crews completed construction on Boise's 1925 Spanish-style train depot, Boise experienced an increased use of motorized vehicles and paved roads.[91] Growth progressed rapidly as large lots and comfortably sized homes began to dot the area south of the new depot. By mid-century, this neighborhood housed half of Boise's growing population in homes of diverse and distinct styles, including Tudor, Colonial, and Spanish Revivals, as well as Ranches, among others.[92] It was within this setting that Dr. John Phillips commissioned designer and architect Arthur Lowe Troutner to design and construct the Phillips House in 1956.

Dr. John Phillips was born in Portland, Oregon, on July 31, 1923. He was still in high school when he began a semi-professional musical career playing his cornet/trumpet and singing with dance bands in the Portland area. "Johnny" was a soloist in a big band as well as a member of a small group. In the fall of 1941, Phillips enrolled in Reed College, where he studied until the spring of 1943, when his Enlisted Reserve Corps unit was called to active duty in World War II. He returned to civilian life as a reserve 2nd lieutenant in the spring of 1945.[93]

That same year Phillips met Elaine Conrad. Phillips recalled later that he made the best decision of his life when he asked Elaine to marry him. The pair married shortly after meeting, and built a small house in Portland, where twin sons, Greg and Jeff, were born in 1950. While living in Portland, Phillips earned both his bachelor's and master's degrees at Reed College, while also continuing his semi-professional musical career as a trumpet player and vocalist with a prominent Portland dance band (Bill Becker). He also taught seventh grade for three years in the Portland public school system.[94] Phillips then accepted a research fellowship at the University of Utah, and in July 1953, earned his Ph.D. in Psychology. In 1955, two years after receiving his doctorate, Phillips joined the faculty at Boise Junior College (Boise State University). The college first appointed Phillips

[90] Arthur L. Troutner, Composite Truss Deck, U.S. Patent Office 3,019,491, filed February 10, 1958, and issued February 6, 1962.
[91] Boise City Department of Arts and History, "History of the Boise Depot | City of Boise," accessed July 12, 2019, https://www.cityofboise.org/departments/parks-and-recreation/facilities/boise-depot/history-of-the-boise-depot/.
[92] Dusty Parnell, "The History of the Boise Bench," *Idaho Statesman*, August 12, 2015.
[93] Greg Phillips, "Life of John and Elaine Phillips," January 31, 2019.
[94] Phillips.

Director of Testing and Counseling and Chairman of the (two-man) Department of Psychology.[95]

It was shortly after arriving in Boise, Idaho, that Dr. Phillips took steps to build a home for his family.[96] In May 1956, Phillips wrote to the occupant of 1000 Owyhee Street, located within the growing Boise Depot Neighborhood, inquiring if he would be willing to sell a portion of his lot. Phillips had been trying to secure land for a home for several months, and had not found a piece of land that made him "feel like settling down."[97] But in finding the lot on Owyhee Street, which was surrounded by large elm trees and vacant except for a small chicken coop, Dr. Phillips felt comfortable in moving forward with plans for a custom home. The occupant of 1000 Owyhee Street agreed to subdivide his property and sell the acreage abutting Edson Street to Dr. Phillips for an unknown amount.[98]

On May 13, 1956, upon the recommendation of a colleague, Dr. John Phillips sent a letter to Arthur Troutner inquiring as to his qualifications as an architect.[99] In the letter, Phillips stated his belief that Troutner was the person most likely to "be of assistance in our present dilemma" in constructing a house with "lots of living space per dollar" and "one which at once meets our peculiar needs as a family and is in itself a work of art."[100] Troutner, having already completed a handful of residential houses in Boise, Idaho Falls, and other Idaho locales, was keen to continue building his reputation as an architect, and in making use of his newly conceived truss deck system.

Troutner, Dr. Phillips, and his wife Elaine, developed an excellent working relationship immediately after becoming acquainted with each other. Dr. Phillips contacted Troutner looking for more than a simple contractor and architect. He wanted to work with a creative artist with whom he "could engage to make something very special, but within a limited budget ($20,000)."[101] Dr. Phillips and Troutner collaborated on the design and creative decisions, with many design decisions being driven by budget limitation which required tradeoffs. In some cases, Phillips took on construction project tasks himself to offset some of the additional cost. In others, Troutner, added certain features into the design because he wanted the feature even if it cut into his profits. The men collaborated on a number of these tradeoffs and compromises, whereby Phillips traded his labor as a way to reduce Troutner's costs.[102]

By December 1957, Troutner had drawn the blueprints for the Phillips House, a unique mid-century modern home. Troutner's distinct modern/contemporary

[95] Phillips.
[96] John L. Phillips, Jr., "To Occupant 1000 Owyhee Street, Boise, Idaho," May 12, 1956, Phillips Family Archive. Phillips taught in the Psychology Department at Boise Junior College, (Boise State University) from 1956 to 1988, when he retired as chair of the department.
[97] Phillips, Jr.
[98] Phillips, "Life of John and Elaine Phillips."
[99] Phillips, Jr., "To Mr. Troutner."
[100] Phillips, Jr.
[101] Phillips, "Life of John and Elaine Phillips."
[102] Phillips.

design incorporated elements of A-Frame design, and other modern elements, including symmetrical lines and geometric motifs, and he also intentionally incorporated natural wood and rock elements. His design fit with the mature trees on the residential lot. With the blueprints complete and every detail meticulously planned, securing financing to construct the house proved to be the most difficult hurdle to overcome. Eventually, after much difficulty, Dr. Phillips secured a loan to finance construction, and for the better part of a year the Phillips family lived on the property in an old chicken coop and surplus army tent while construction of the new home progressed around them.[103]

**Figure 33 Photograph from 1958 Phillips House Construction c. 1958.[104]**

Greg Phillips, Dr. Phillips' son, recalled what a challenge it had been for his father to secure a loan to finance construction of the house. Despite the success of the design, the project was not likely a financial success for Troutner, as Greg Phillips recollects that Troutner lost money on the project.[105] To cut costs, Dr. Phillips labored on the house himself. According to Greg, his father spent hours sanding the wood surfaces before they received a coat of varnish; Dr. Phillips also stained the concrete blocks with ferric oxide (iron oxide) which formed the "corners" of the house. With the assistance of his twin boys, Greg and his brother Jeff, Dr. Phillips even laid the flagstone in the entryway of the house with "free stones they got from Troutner's brother who owned a quarry."[106] In the fall of 1958, having poured "every penny and every spare minute into the construction of the

[103] "The House Poster."
[104] "Phillips Family Photo Archive, Chicken Coop and Outdoor Kitchen during Construction c. 1958," 1958, Phillips Family Archive.
[105] Oland, "This Boise House Was Considered 'Too Radical' for Sunset Magazine. Now It's for Sale."
[106] Oland.

house," the Phillips family moved into their mid-century modern home.[107] According to Dr. D. Nels Reese, "Art's enthusiasm for the new system may have outstripped the Professor's ability to pay" as the house exceeded the estimated $20,000 construction cost by $5,000.[108] The Phillips House represents an early use of the truss deck system and it embodies Troutner's unique interpretation of contemporary style.[109] According to an article published in the Idaho Statesman during the property's construction, "its form was so unusual that when the neighborhood kids were told it was a missile silo - they believed it."[110]

Dr. Phillips and his wife, Elaine, both lived in the home until their deaths (2017 and 1998 respectively). They maintained the home in pristine condition, making no major alterations to Troutner's design of the main house. Following Dr. Phillips' death, his two sons facilitated the sale of the property to the current owner, who has made minimal changes to the interior and exterior of the home.

The architectural significance of the Phillips House is the extraordinary tri-gabled, three-dimensional A-Frame design and the use of the proprietary truss deck system. The roofline is not only aesthetically unique but also structurally unique for the time in which it was built. The home's contemporary layout, with geometrically placed windows and walls allow abundant natural light and views of the property's natural landscape. The galley kitchen and eat-in dining room flow into a main living space which served as the heart of the Phillips family home. The central fireplace, with custom sconces, anchors the room. It, along with the attached chimney, serve as the central point of radial symmetry for the roof and each distinct elevation. While a two-story home was not unheard of in contemporary architectural design, it did add to the uniqueness of Troutner's design.

## Conclusion:

The Phillips House is eligible for listing in the National Register of Historic Places under Criterion C for Architecture and Engineering, for its unique modern/contemporary architecture and innovative engineering (structural elements) as designed and conceptualized by architect and inventor, Arthur Troutner. The property retains a high degree of integrity across all seven aspects and is an excellent example of a master work from notable Idaho architect, Arthur Troutner.

The Phillips House is in excellent condition and continues to embody the distinctive architectural elements and creative ingenuity and technological genius of Arthur Troutner. The building's physical characteristics represent a strong example of Troutner's unique interpretation of mid-century modern/contemporary architecture, and the building's unique roof design

[107] "The House Poster"; Oland, "This Boise House Was Considered 'Too Radical' for Sunset Magazine. Now It's for Sale."
[108] Reese, "An Essay on Art Troutner - The Architecture of Arthur Troutner, Idaho Genius," 5.
[109] Reich, *Poetic Engineering and Invention: Arthur Troutner, Architect, and the Development of Engineered Lumber*, 6; Reese, "An Essay on Art Troutner - The Architecture of Arthur Troutner, Idaho Genius," 5; Jennifer Atteberry Eastman, *Building Idaho: An Architectural History* (Moscow, ID: University of Idaho Press, 1991), 138–40. Ultimately, the Phillips House reflected the structural exhibitionism that Troutner also used in his own unique home, which he constructed on the hills below Boise's Table Rock in 1955.
[110] Oland, "This Boise House Was Considered 'Too Radical' for Sunset Magazine. Now It's for Sale."

reflects the innovative construction methods and technology associated with Troutner's truss deck structural system. The property is significant at the local level. As one of several Troutner homes within Idaho, the Phillips House is especially significant because it was one of the first documented residential properties to use Troutner's patented truss deck technology. Following construction of the Phillips House, Troutner continued to build on the idea of the truss deck, patenting a number of additional and complementary technologies that revolutionized construction using engineered lumber, while also continuing to design residential buildings for clients throughout Boise, and southern Idaho.

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**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
__x__ University:
__x__ Other
Name of repository: Boise Public Library Clippings Files; Current (2018) property owners' archive; Stevens Historical Research Associates; Greg Phillips (Phillips Family Archive); Historic *Idaho Statesman* newspaper, Idaho State Archives; University of Idaho, Special Collections and Archives;

**Historic Resources Survey Number (if assigned): _____**

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**10. Geographical Data**

**Acreage of Property** ____0.38 acres_____

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 43.595119 Longitude: -116.222575
2. Latitude: Longitude:
3. Latitude: Longitude:

**Or**
**UTM References**
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting: Northing:

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

The property encompasses the following parcels:

R8112008072 of Lot 61, State Subdivision, #8070 8090 C

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with the Phillips House; boundary reflects the actual lot size of .38 acres.

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**11. Form Prepared By**

name/title: HannaLore Hein and Dane Matthew Vanhoozer

organization: Stevens Historical Research Associates

street & number: 445 W Main St.

city or town: Boise state: ID zip code: 83702

e-mail hlhein@shraboise.com

telephone: (208) 426-0206

date: November 2, 2018

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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.)

Checked with SHPO and obtained all materials the Idaho SHPO has on the building.

**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, which 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: The Phillips, Dr. John and Elaine, House

City or Vicinity: Boise

County: Ada State: Idaho

Photographer: Dane Matthew Vanhoozer and HannaLore Hein

Date Photographed: August 9, 2018 and June 18, 2019

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

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1 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Phillips House, looking southwest, from driveway entrance on
Edson Street.

2 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Accessory Dwelling Unit, partially obstructed Northeast
Elevation.

3 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
```

Description: Accessory Dwelling Unit, front entrance, looking northwest from driveway.

4 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Accessory Dwelling Unit, looking south/southwest.

5 of 27.
Photographer: Dane Vanhoozer
Photo date: August 9, 2018
Description: Accessory Dwelling Unit, partially obstructed Northeast Elevation, entrance to breezeway.

6 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Accessory Dwelling Unit, Northeast Elevation, main entrance, entrance to breezeway. Dynamic roof structure and concrete footings in foreground, looking southwest.

7 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Accessory Dwelling Unit, partially visible main entrance, mature tree line along eastern property boundary, driveway to Edson Street, looking north/northeast.

8 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Phillips House, South Elevation, main entrance, partially obstructed Accessory Dwelling Unit, looking northwest

9 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: South Elevation, interior living room, and second floor bedrooms, looking north.

10 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: South Elevation, first-floor entrance to dining room, looking northeast.

11 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Dynamic Roof Structure with concrete footing, South Elevation with overhang, Northwest Elevation, partially obstructed Shop Addition.

12 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019

Description: Northwest Elevation, partially obstructed Shop Addition, taken from west edge of property line, looking east.

13 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Northwest Elevation, partial photograph of Shop Addition, taken from east edge of property, looking east.

14 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Shop Addition, east edge of property line, mature trees and landscaping, looking northwest.

15 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: West Elevation of Shop Addition, looking east, roof structure of main house in background.

16 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Northeast elevation of Shop Addition (right of frame), entrance to main floor kitchen, Dynamic roof structure and concrete footings, Zen Garden, exit of breezeway, and northwest elevation of Accessory Dwelling Unit (left of frame).

17 of 27.
Photographer: Dane Vanhoozer
Photo date: August 9, 2018
Description: View looking through breezeway, looking east, Accessory Dwelling Unit (left of frame) main house exterior storage and Northeast Elevation (right of frame) towards main first-floor entrance.

18 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Interior Entryway, and main floor storage closets. Main floor bathroom located behind cinderblock wall in middle of frame. Green Door in background opens to Zen Garden, looking west.

19 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Main Floor Office, located directly off of first-floor main entryway, window look out onto southern lawn, looking southwest.

20 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Main floor living room and dining room, looking southwest, entrance to space directly off of main floor entryway.

21 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Main floor central chimney and fireplace, galley kitchen to left of frame, looking north.

22 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: First-floor Galley Kitchen, looking north.

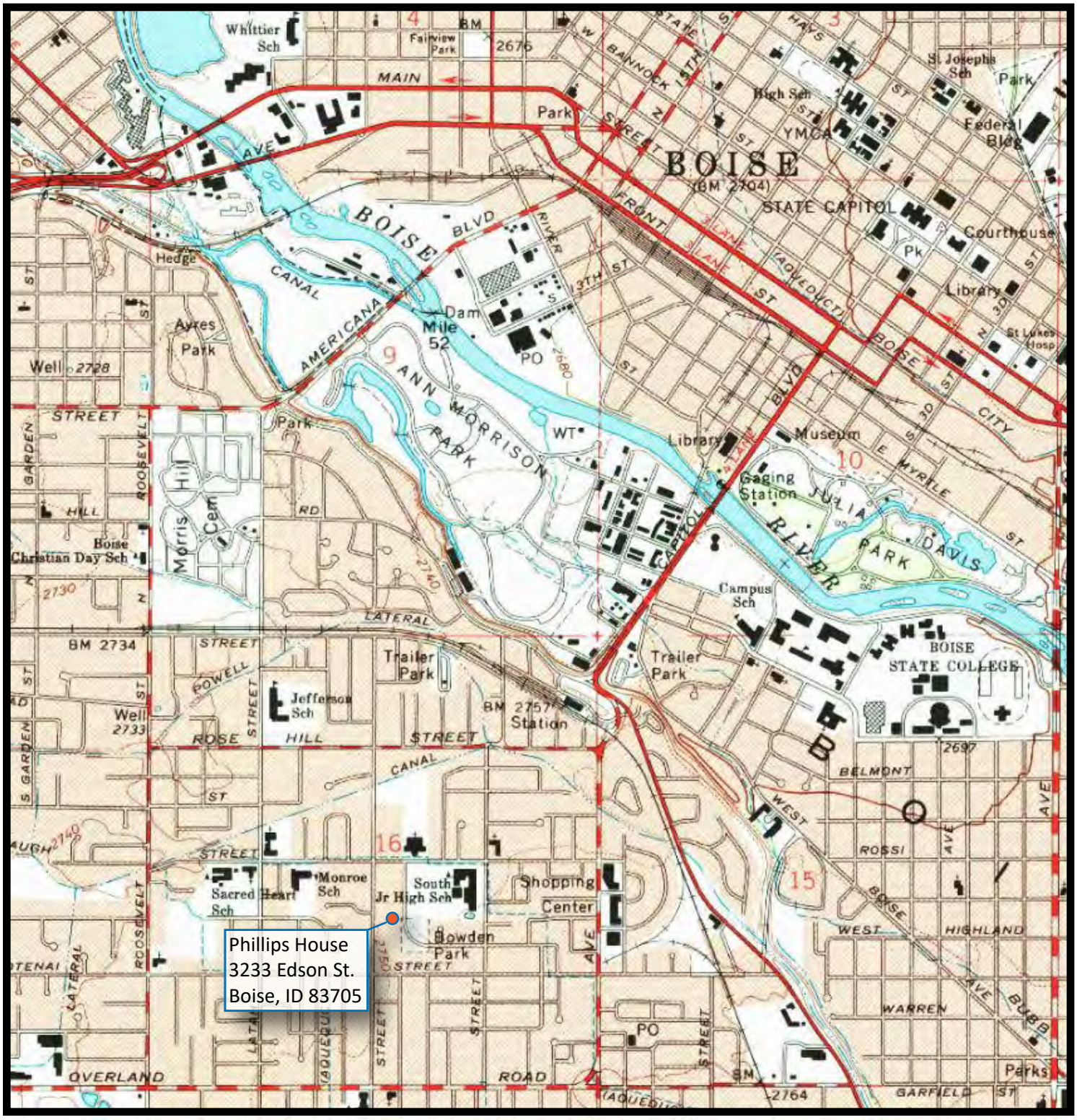
23 of 27.
Photographer: Dane Vanhoozer,
Photo date: August 9, 2018
Description: Stairs to second floor, looking southeast.

24 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Second Floor living room and storage closet, looking east.

25 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Second Floor entry door to bedrooms, central chimney feature behind wooden panels to the right of frame, interior wooden paneling of roof structure to left of frame, looking southeast.

26 of 27.
Photographer: Dane Vanhoozer
Photo date: August 9, 2018
Description: Second Floor Secondary Bedrooms, looking south; closet appears in foreground (right of frame); this feature serves to partially separate the two bedrooms.

27 of 27.
Photographer: HannaLore Hein
Photo date: June 18, 2019
Description: Second floor Master Bedroom, looking northwest.




# Phillips House

Location of building

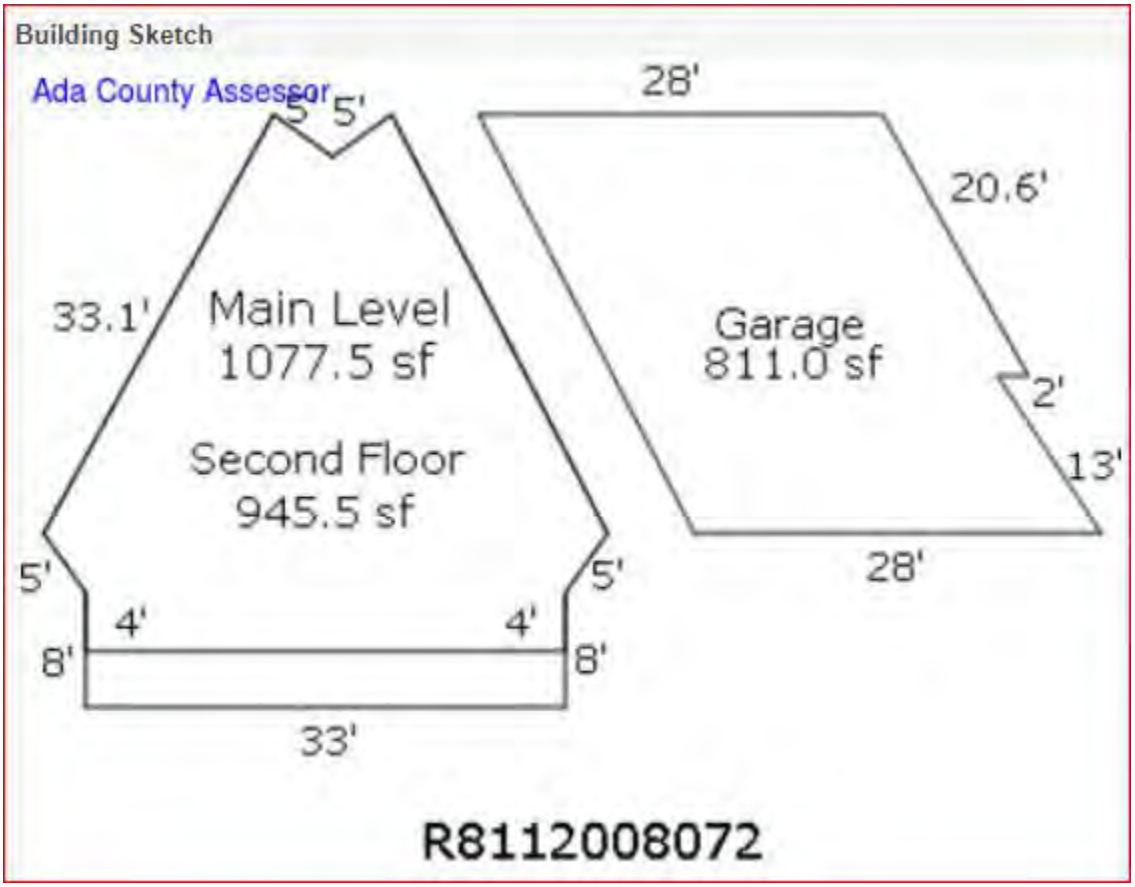
1972 Boise South 7.5' USGS Quad
1:24,000 scale
Section 16, T3N, R2E

North
West
Visual Boundary of Phillips House
S Shoshone St
W Edson Ter
S Owyhee St
W Kootenai St
W Wood Acres Dr
S Glen Haven Pl
S Glen Haven Dr
0
100
200ft

North
West
Visual Boundary of Phillips House
W Edson St
S Owyhee St
W Wood Acres Dr
S Glen Haven Pl
0
50
100ft


W Edson St
North
West
Verbal Boundary of Phillips House
0
20
40ft

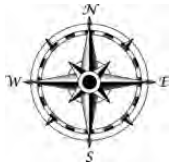
# Maps:



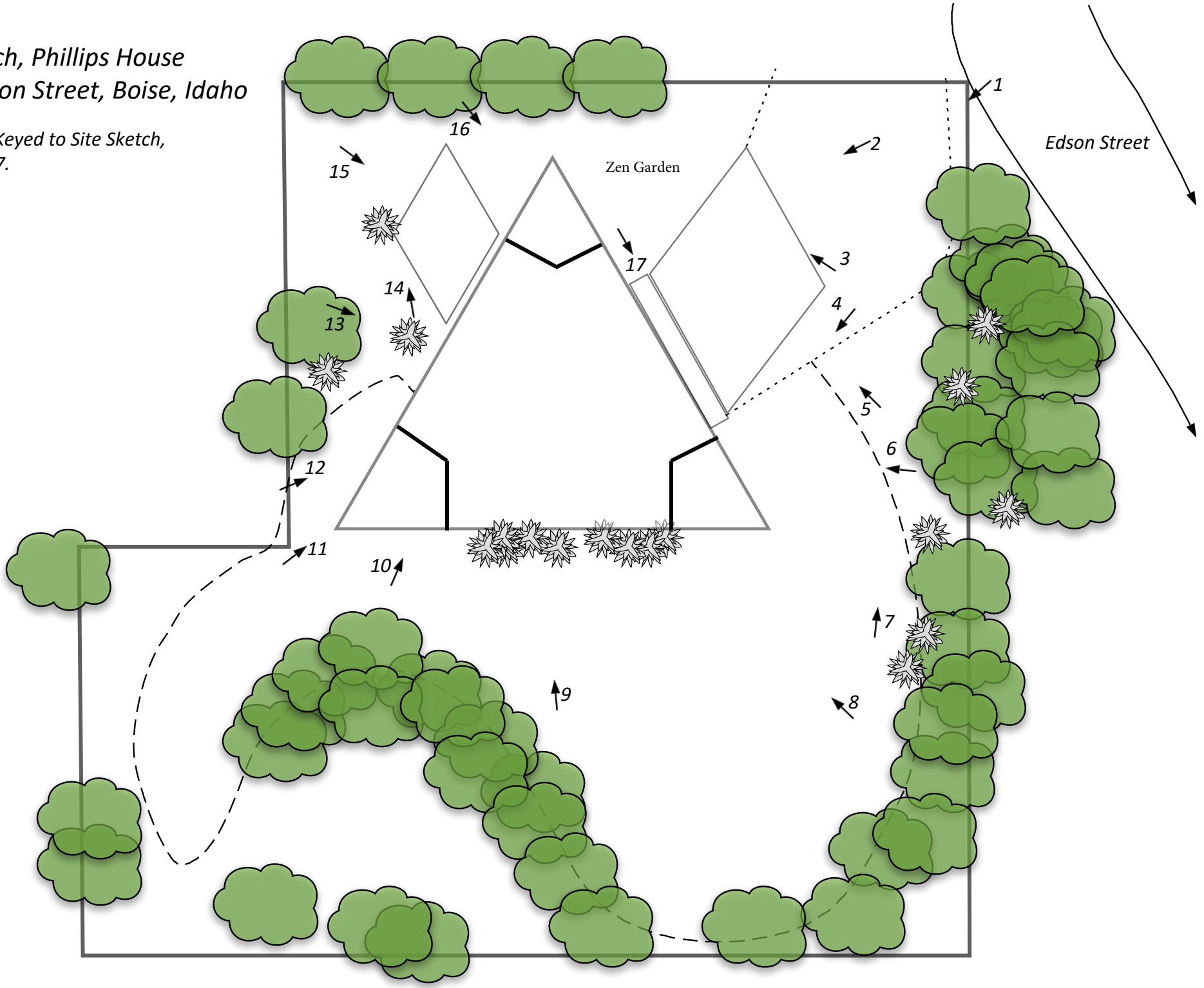

*Ada County Assessor Property Dimensions and Accessory Dwelling Unit Dimensions*

*Site Sketch, Phillips House*
*3233 Edson Street, Boise, Idaho*

*Photo Log Keyed to Site Sketch, Photos 1-17.*

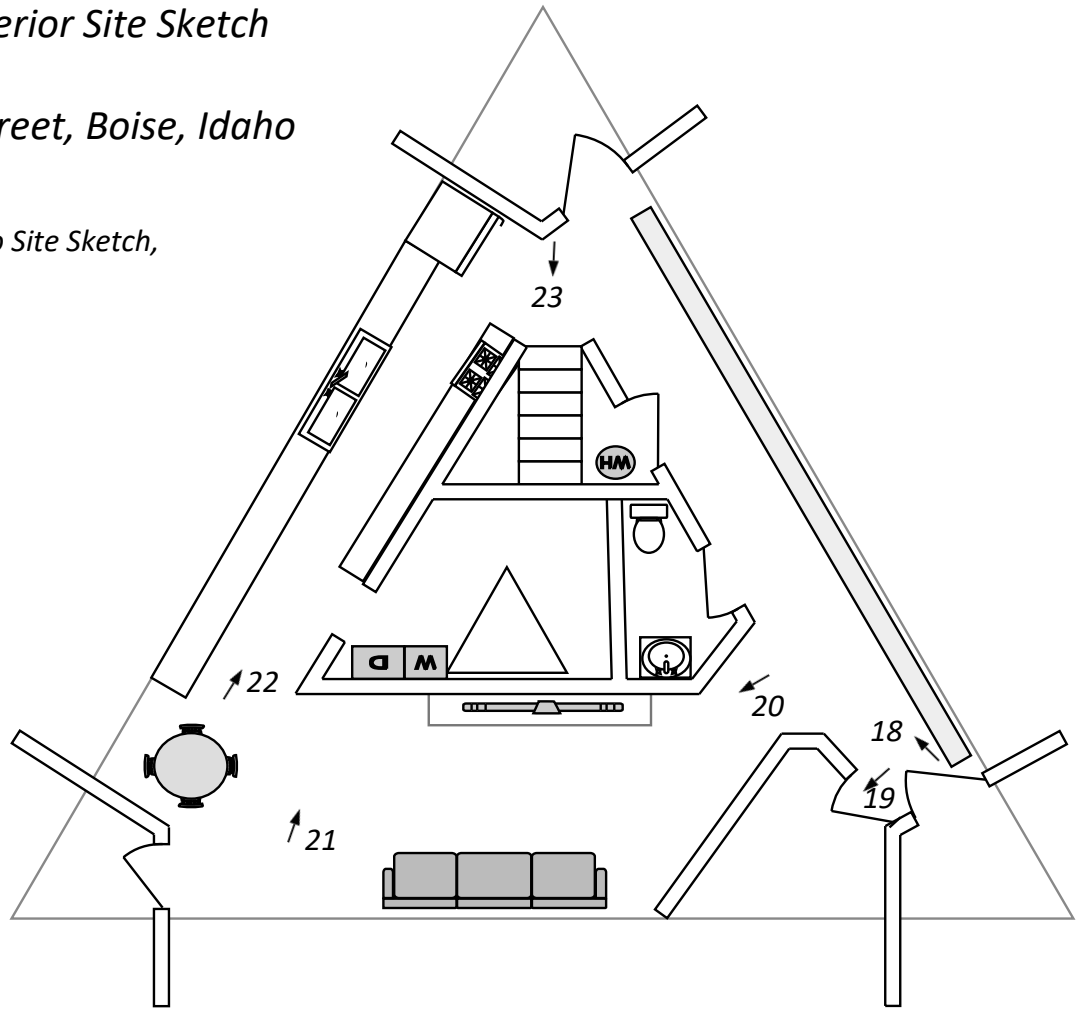


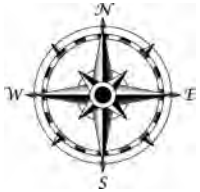

*Not To Scale*



*First Floor, Interior Site Sketch*
*Phillips House*
*3233 Edson Street, Boise, Idaho*

*Photo Log Keyed to Site Sketch,*
*Photos 18-23.*

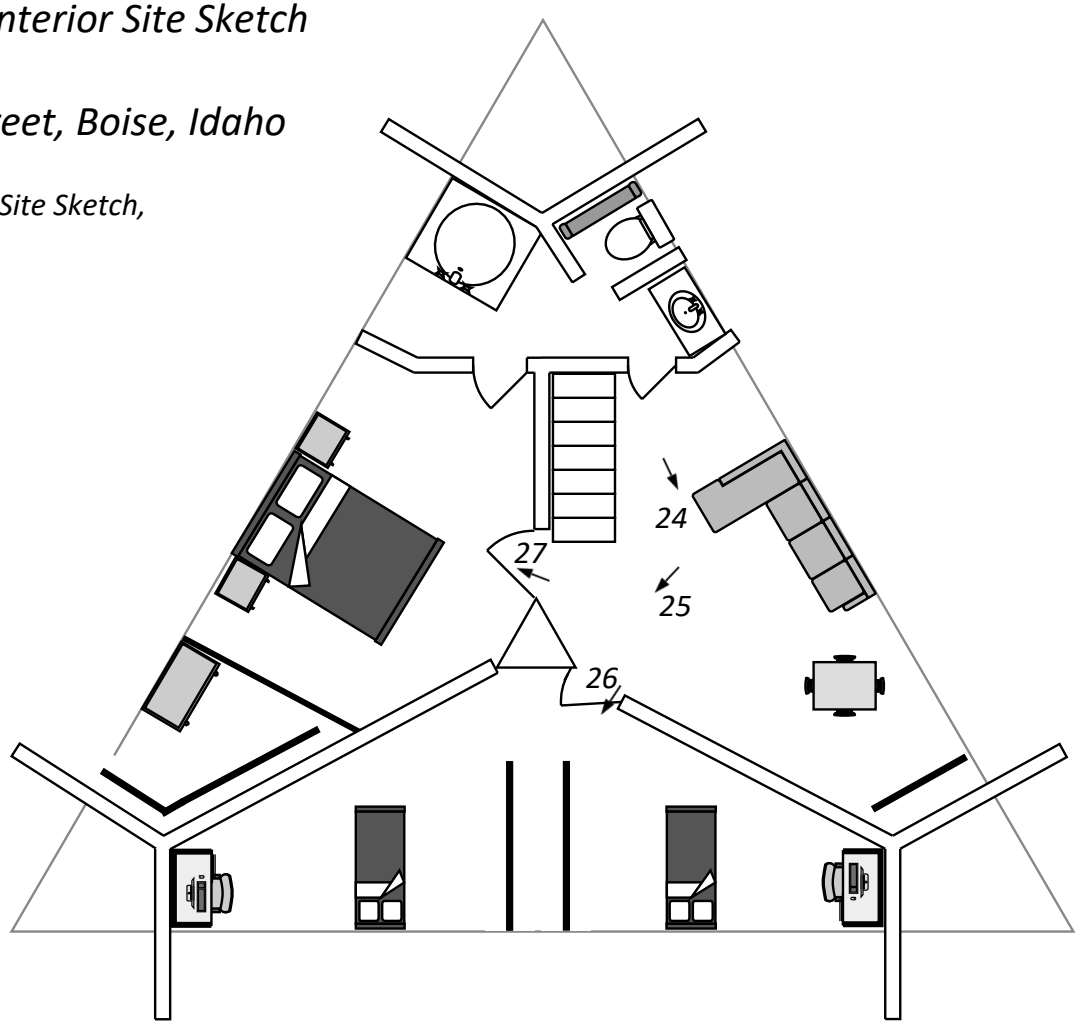


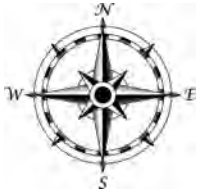




*Not To Scale*

*Second Floor, Interior Site Sketch*
*Phillips House*
*3233 Edson Street, Boise, Idaho*

*Photo Log Keyed to Site Sketch,*
*Photos 24-27*




*Not To Scale*

# Phillips House Photographs


*Photo 1 Phillips House, looking southwest, from driveway entrance on Edson Street.*

*Photo 2 Accessory Dwelling Unit, and partial northeast elevation, looking southwest, from driveway.*

*Photo 3 Accessory Dwelling Unit Front Entrance, looking northwest.*

*Photo 4 Accessory Dwelling Unit, Main Windows, looing south/southwest; Main Phillips House and entrance to breezeway in background.*

*Photo5 Accessory Dwelling Unit, partially obstructed Northeast Elevation, and entrance to breezeway, looking west.*

*Photo 6 Accessory Dwelling Unit , Northeast Elevation, main entrance, entrance to breezeway. Dynamic roof structure and concrete footings in foreground. Looking southwest.*

*Photo 7 Accessory Dwelling Unit, partially visible main entrance, mature tree line along eastern property boundary, driveway to Edson Street, looking north/northeast.*

*Photo 8 Phillips House, South Elevation, main entrance, partially obstructed Accessory Dwelling Unit, looking northwest.*

*Photo 9 South Elevation, interior living room, and second floor bedrooms, looking north.*

*Photo 10 South Elevation, first floor entrance to dining room, looking northeast.*

*Photo 11 Dynamic Roof Structure with concrete footing, South Elevation with overhang, Northwest Elevation, partially obstructed Shop Addition, looking northeast.*

*Photo 12 Northwest Elevation, partially obstructed Shop Addition, taken from west edge of property line, looking east.*

*Photo 13 Northwest Elevation, southwest elevation of Shop Addition, taken from east edge of property, looking east.*

*Photo 14 Southwest elevation of Shop Addition, east edge of property line, mature trees and landscaping, looking northwest.*

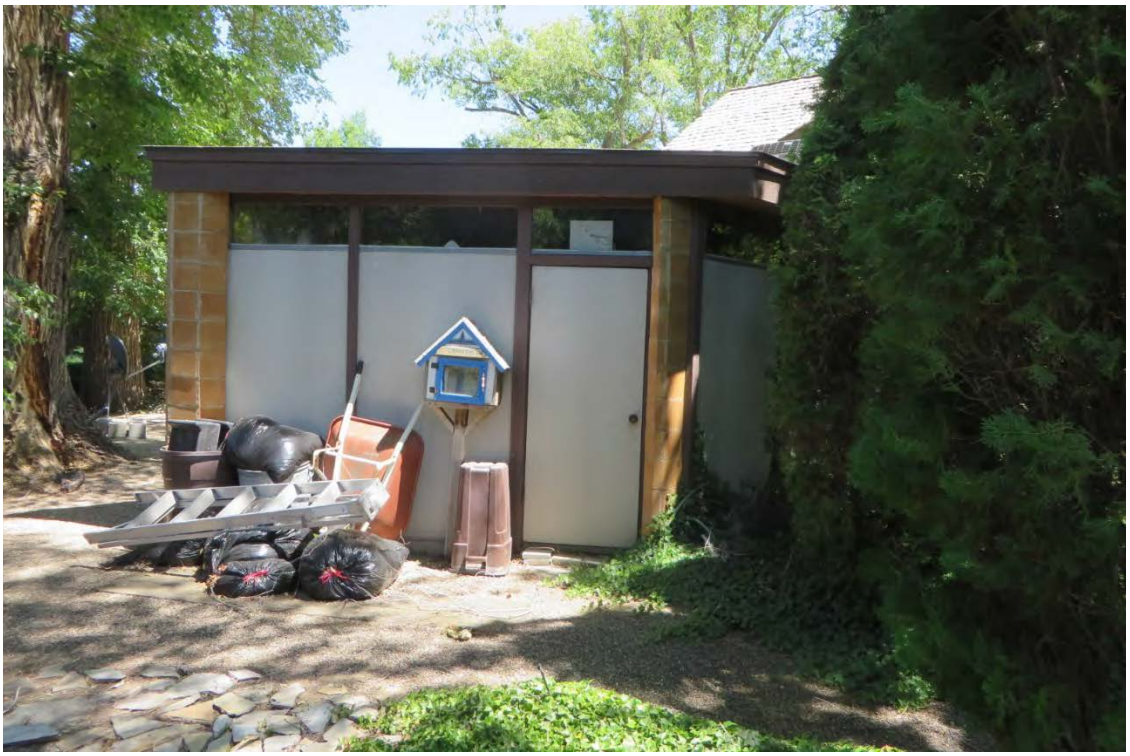


*Photo 15 West elevation of Shop Addition, looking east, roof structure of main house in background.*

*Photo 16 Northeast elevation of Shop Addition (right of frame), entrance to main floor kitchen, Dynamic roof structure and concrete footings, Zen Garden, and northwest elevation of Accessory Dwelling Unit (left of frame).*

*Photo 17 Photo of Breezeway Connecting House to Garage/Mother-In-Law Addition (Appears To The Left In Frame); Photo Taken Looking East (Northeast Elevation Appears In Right of Frame).*

*Photo 18 Interior Entryway, and main floor storage closets. Main floor bathroom located behind cinderblock wall in middle of frame. Green Door in background opens to Zen Garden, looking west.*

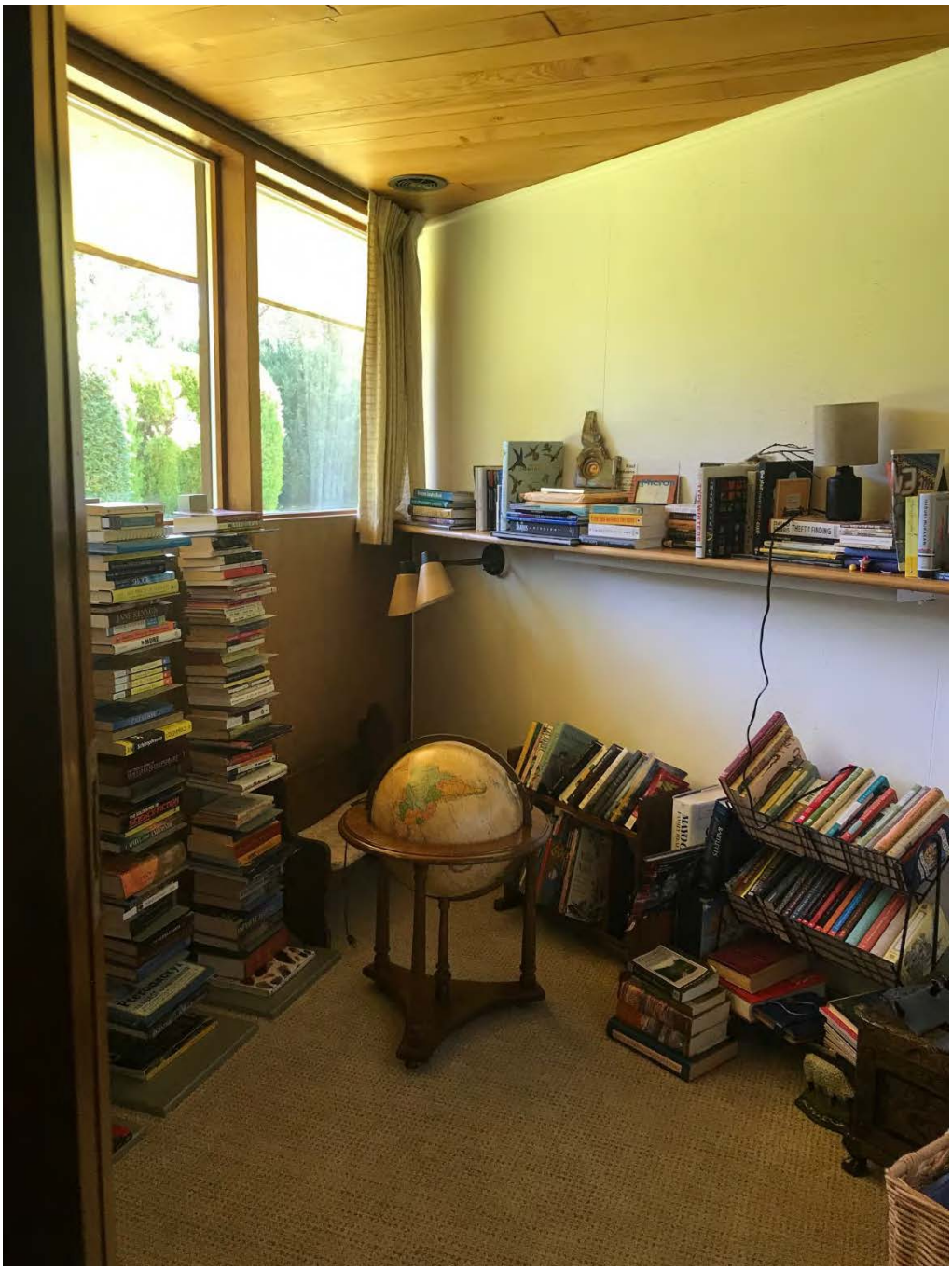


*Photo 19 Main Floor Office, located directly off of first floor main entryway, window look out onto southern lawn, looking southwest.*

*Photo 20 Main floor living room and dining room, looking southwest, entrance to space directly off of main floor entryway.*

*Photo 21 Main floor central chimney and fireplace, galley kitchen to left of frame, looking north.*

*Photo 22 First floor Galley Kitchen, looking north.*

*Photo 23 Stairs to second floor, looking southeast..*


*Photo 24 Second Floor living room and storage closet, looking east.*

*Photo 25 Second Floor entry door to bedrooms, central chimney feature behind wooden panels to the right of frame, interior wooden paneling of roof structure to left of frame, looking southeast.*

*Photo26 Second Floor Secondary Bedrooms, looking south; closet appears in foreground (right of frame); this feature serves to partially separate the two bedrooms.*

*Photo 27 Second floor Master Bedroom, looking northwest.*