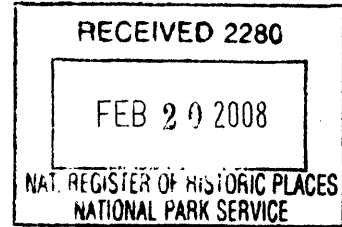


United States Department of the Interior
National Park Service



249

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Old Town Residential Historic District

other names/site number _____

2. Location

street & number Roughly bounded by West Benton Street, South Garfield Street, West Lewis Street

and the Portneuf River N/A not for publication

city or town Pocatello N/A vicinity

state Idaho code ID county Bannock code 05 zip code 83204

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Kenneth C. Reid 14 Feb 08
Signature of certifying official/Title Date
KENNETH C. REID, Deputy State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Edson H. Beall 4.2.08
Signature of the Keeper Date of Action

Old Town Residential Historic District
Name of Property

Pocatello, Bannock County, Idaho
City, County, and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

| | | |
|--------------|-----------------|------------|
| Contributing | Noncontributing | |
| <u>42</u> | <u>25</u> | buildings |
| _____ | _____ | sites |
| _____ | _____ | structures |
| _____ | _____ | objects |
| <u>42</u> | <u>25</u> | Total |

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Family Dwelling

DOMESTIC/Multiple Family Dwelling

RELIGION/Religious Facility

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Family Dwelling

DOMESTIC/Multiple Family Dwelling

COMMERCE & TRADE/Professional

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY

REVIVALS

LATE 19TH & EARLY 20TH CENTURY

AMERICAN MOVEMENTS

NO STYLE

Materials

(Enter categories from instructions)

foundation CONCRETE; STONE

walls WOOD; STUCCO; BRICK; CONCRETE

roof ASPHALT; WOOD

other SYNTHETICS

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 7

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria)

qualifying the property for National Register listing.)

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

Criteria Considerations

(Mark "x" on all that apply.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

Period of Significance

1892-1950

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Winburn, Slack, Architect

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested Other State agency
- 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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Federal agency
- Local government
- University
- Other

Name of repository:

X See continuation sheet(s) for Section

10. Geographical Data

Acreage of property approx. 22 acres

UTM References

(Place additional UTM references on a continuation sheet.)

| Zone | Easting | Northing | Zone | Easting | Northing | | |
|------|-----------|---------------|----------------|---------|-----------|---------------|----------------|
| 1 | <u>12</u> | <u>381430</u> | <u>4746160</u> | 3 | <u>12</u> | <u>381580</u> | <u>4745770</u> |
| 2 | <u>12</u> | <u>381700</u> | <u>4745860</u> | 4 | <u>12</u> | <u>381310</u> | <u>4745940</u> |

Verbal Boundary Description

(Describe the boundaries of the property.)

See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Elizabeth P. Jacox & Barbara Perry Bauer

organization TAG Historical Research and Consulting date August, 2007

street & number P.O. Box 7333 telephone 208-338-1014

city or town Boise state Idaho zip code 83707-1333

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps: A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and/or properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items.) **Floor plan**

Property Owner

Name Multiple Owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

Introduction

The Old Town Residential Historic District encompasses approximately 6 blocks in an area of Pocatello contained within the Original Pocatello Townsite. Within the boundaries of the district, there are 68 properties, of which 43 contribute to the historic character of the neighborhood. Although the majority of the buildings are single family dwellings, there are 21 multi-family dwellings, including houses with basement or attic apartments, duplexes, triplexes, fourplexes and apartment buildings. Of the buildings housing multiple families, 13 contribute to the character of the district. No commercial buildings are located within the boundaries of the district. One building was built as a church, converted to a commercial building and is now (2006) in the process of conversion to a residence. The building totals for the historic district do not include accessory buildings such as garages or sheds. The earliest houses in the neighborhood were constructed c. 1892, but the majority of the buildings were built between 1900 and 1941. The neighborhood reflects housing patterns in Pocatello with the earliest houses constructed as single family dwellings and later buildings showing a trend toward multiple family housing including low-density duplexes and fourplexes and medium density apartment buildings, most of the latter constructed c. 1920-1930.

The Sullivan-Kinney House (441 S. Garfield) was listed in the National Register of Historic Places on July 2, 1977. It is the only building within the district boundaries which has been previously listed in the register.

Boundary

The Old Town Residential Historic District is located on the east side of the Portneuf River. Most of the properties are located on S. Hayes Avenue, between W. Lewis Street and W. Benton Street, but the boundaries were expanded to include a few blocks of S. Garfield Avenue between W. Benton Street and W. Bonneville Street. The District's name derives from the commonly referred-to name of the neighborhood. See attached map and Section 10 for a complete description of the district boundaries.

Neighborhood Description

Pocatello's oldest neighborhoods developed in the late nineteenth and early twentieth centuries in the aftermath of important changes in land available for development in Pocatello. Originally founded as a railroad junction in 1882, the town had been restricted to a 40-acre RR right-of-way on either side of the railroad tracks because it ran through the Fort Hall Indian Reservation. Negotiations with the Fort Hall tribes took several years, but in 1888 additional lands were acquired and Congress passed the Pocatello Townsite bill. The townsite was surveyed in 1889 and lots were sold at auction in 1891. Growth initially occurred in the "Westside" area located between the railroad tracks and the Portneuf River.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 2 **Name of Property** Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

Pocatello was laid out in a grid with the Oregon Short Line railroad yards at the center. The tracks run in a northwesterly/southeasterly direction and streets were platted on both sides of the tracks with "Avenues" running parallel and "Streets" running perpendicular to them. Avenues are "North" and "South," with Center Street the dividing line while streets are designated "East" and "West," with the railroad yards as the dividing line. The streets of the Old Town Residential Historic District include blocks designated south and west. The avenues were named for presidents and have retained those names since the town was platted. Streets were originally identified by letters and directions, i.e. "A Street, NW," but in 1901 were re-named for early explorers and promoters of the American West, i.e. "Lewis," "Clark," etc. These names are retained today. Streets were allotted a standard width of 60' with 300' blocks. Alleys run perpendicular to the streets and are allowed 20'.¹

Pocatello is located in a valley which opens at the end of the Portneuf Narrows, a canyon through which the Portneuf River flows on its course to the Snake River. Beyond Pocatello is the Snake River Plain, which widens and traverses southern Idaho. The town lies between the Bannock (or Portneuf) Mountains on the west and the Pocatello Range on the east. Both sides of the valley begin the climb to the mountains with "benches," or foothills areas which were cleansed by the rush of water and debris through the Portneuf Narrows at the time of the Lake Bonneville flood 14,000 years ago. The flood cleared off the East and West benches and dropped large amounts of conglomerate material against the West Bench, which later affected house construction by making basements exceedingly difficult and expensive to excavate.²

The Old Town Residential Historic District is located west of the railroad yards and east of the Portneuf River. The river forms a small portion of the western boundary of the historic district. The townsite plat, drawn by a surveyor who was unfamiliar with the local terrain, laid streets and lots out over the river, resulting in some unusual lot configurations on the ground. The Portneuf is generally a small river, but can flood during spring runoff or at times of torrential rainfall. Residents of Pocatello, especially those located in the Old Town residential area and the adjacent Lincoln-Johnson Avenues Historic District, experienced several devastating floods before 1965 when the Portneuf was channelized for flood control by the Army Corps of Engineers. Crossings have been built on several streets, including West Benton, West Center, West Clark and West Fremont, but on other streets, the concrete channel and chain link fence surrounding it bring an abrupt end to the street. (Photograph 27)

The original commercial district in Pocatello lies generally along Main and Arthur Streets, east of the Old Town residential area, but in the early 20th century, a small commercial strip developed along W. Center Street from S. Garfield to the Portneuf River. That section remains a commercial area today and the first two blocks of S. Garfield, originally residential blocks, have experienced commercial incursions. These two blocks were not included within the district boundaries because the buildings there have lost their integrity through numerous alterations, have been replaced with modern buildings, or have been torn down and the lots left vacant.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

Most houses within the district feature mature landscaping, including trees, shrubs and flower gardens, although a few residents have elected to use native plants and xeriscape garden methods for water conservation purposes. Most lots are not fenced; those that are use chain link or wood slat fencing. (Photographs 25, 26, 28)

Architectural Styles

The Old Town residential neighborhood developed first as a convenient location for middle class professionals, businessmen and railroad managers who constructed homes near the downtown commercial district and the railroad yards and offices. As more railroad workers were brought to Pocatello, a pattern of housing shortages developed in the early twentieth century and many homeowners began to take in lodgers. Over time, home owners built additions to house lodgers, while some larger houses were divided into apartments. Beginning about 1915, multi-unit buildings were constructed to help meet the housing needs.³

Single Family Dwellings

The earliest houses in the neighborhood were built between 1890 and 1900. Some of these early houses show the influence of the Queen Anne style, popular in the United States 1880-1910. Queen Anne style houses feature steeply pitched, multi-gabled roofs, patterned shingles, asymmetrical façades with full or partial width porch, and cutaway bay windows. Decorative details may include patterned shingles in gable ends, spindle work used for porch supports or ornamentation on windows, gables and cutaways. There are no high style Queen Anne houses in the Old Town residential neighborhood, but four houses contain elements of the style. 155 S. Hayes and 327 S. Hayes are modest gable front and wing houses with few embellishments. 155 S. Hayes is one story and features a pent roofed bay on the façade. A wrap-around porch supported by round wood columns was added before 1921, and additions in the back allowed room for lodgers, who were present at this address by 1910 (Photograph 17). 327 S. Hayes is constructed of brick, with decorative shingling in the gable over a pent roof and stone lintels and sills. The partial width porch is supported by turned wooden posts (Photograph 13). 404 and 414 S. Garfield, both of which are shown on the 1892 Sanborn map of this area, are hipped roof houses with front and side facing lower cross gables. They feature boxed-bay windows on the façade. 404 S. Garfield retains many of the details including spindle work porch supports, a decorative frieze suspended from the porch ceiling and a pent-roofed cutaway bay window with a beveled glass transom. 414 S. Garfield has been modified with replacement windows and the removal of some detailing, but still retains enough of its integrity to contribute to the significance of the district (Photographs 1, 2).

The most unusual house in the district, 441 S. Garfield, was built c.1894 for Bannock County sheriff Garrett Sullivan (Photograph 5). In about 1904 Sullivan sold the house to local rancher

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 4 **Name of Property** Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

Edward Kinney, who owned it for more than thirty years. Listed on the National Register as the Sullivan-Kinney House, the two-story sandstone house is a modest sized example of the Second Empire style, which is distinguished by mansard roofs, roof cresting and decorative cornices. This house features a shingled mansard roof with concave slope and boxed, pedimented dormers. The entry is canted and features a tower with a concave sloped roof. Other details include a boxed bay window, transom windows and double entry doors with a transom and pilasters. Second Empire houses are rare in Idaho, as the style was popular in the years before the territory was created in 1863. This is one of two such houses in Pocatello; the other is located at 541 N. Garfield within the Westside Residential Historic District⁴.

Significant growth in the neighborhood occurred between 1900 and 1921. On S. Garfield most lots had houses by 1907. A few houses were built on S. Hayes by 1900, but based on maps, census and city directory information, most construction occurred after 1907. This time period brought about a transition in house styles from Queen Anne to Prairie, the popular American Four Square, and the Craftsman Bungalow. Houses showing the Prairies influence are generally two stories, with low pitched roofs, wide eaves, and full-width porches featuring massive porch supports. 442 S. Garfield, which was built before 1915, is a wood clad, 2-story, hipped roof, Prairie style house, with exposed rafter ends, full width front porch and hipped roof gable above. The porch has been altered with a glass enclosure and a rear addition placed on the building (Photograph 3).

Craftsman Bungalow houses were a mainstay of the housing market across the nation in the early decades of the 20th century 1920s. Common characteristics of bungalows include exposed rafters ends, full- or partial-width porches and roofs supported by columns, occasionally with columns or pedestals extending to the ground. The Old Town residential neighborhood includes fewer bungalows than other Pocatello neighborhoods. 454 S. Garfield, built by 1915, is an early example. The 2-story wood clad house is side-gabled and features a full-width front porch with squared porch supports, a front gabled dormer above the porch and boxed bay windows on the north and south elevations. The house also features return eaves (Photograph 4). 330 S. Hayes, built by 1921, is a brick 1-story, hipped-roof bungalow with a front gable dormer and full width front porch featuring squared brick porch supports (Photograph 10).

Construction of single family houses in the Old Town neighborhood slowed in the 1920s as most of the lots were filled and other areas of Pocatello began to develop and grow. Most construction in the 1930s was of multiple family houses and apartment buildings. Two styles, Tudor Revival and Ranch, are represented by houses built during later decades and located at 523 W. Whitman and 424 S. Garfield. Tudor Revival houses are generally side-gabled with steeply pitched roofs and prominent cross gables (also steeply pitched). They often feature decorative half timbering, massive chimneys and tall, narrow, multi-paned, casement windows. 523 W. Whitman, built c. 1940, is the only single family Tudor Revival house in the neighborhood. Modifications include replacement sidings and windows. 424 S. Garfield, a brick one-story, hipped roof Ranch

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 5 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

style house, constructed c. 1950, was the last house built in the district. It was placed at the front of a lot which was occupied by an earlier house. Building several houses on a single lot was not unusual in Pocatello before zoning and land use restrictions were put into place.

Multi Family Dwellings and Apartment Buildings

After 1930, few single family houses were constructed in the Old Town residential neighborhood. Even before 1930, the neighborhood's convenient location within walking distance of the downtown commercial district and the railroad yards proved attractive to lodgers and boarders and many residents opened their homes to paying tenants. Over time some houses were modified with additions or divided into multiple apartments. Before zoning restrictions came into play, single lots might include a main house and an additional house. Some home builders met the need by constructing duplexes and fourplexes. After the construction of the Quinn Apartments on W. Clark Street in 1913, other apartment buildings sprouted in Pocatello, including several in the Old Town area. Fourteen buildings within the boundaries of the district were constructed as multi-family residential buildings, eleven of which contribute to the historic significance of the district. The number includes five duplexes, two fourplexes and four medium density apartment buildings. The earliest duplex, built in 1915, is a two story building with a full width, glass enclosed porch on the upper level and exposed rafter ends (Photograph 9). The other four duplexes, built in the 1920s, include three Craftsman Bungalow buildings (Photographs 6, 7 & 19) and a Tudor Revival building (Photograph 8). The fourplexes, constructed in the 1940s, are examples of the Minimal Traditional and Moderne styles (Photographs 11 and 21).

Three of the apartment buildings were built as five unit buildings, all two stories with basements. They include the Witty Apartments (c. 1920), a two-story wood sided building with exposed rafter tips, and full width porches on both levels (Photograph 20). The North Apartments and Berger Apartments, both brick buildings, were built after 1930. The North Apartments are in a plain, flat roofed building, embellished only with a narrow ledge just below the edge of the roof (Photographs 16). The Berger Apartments feature a parapeted roof with a pattern of alternating colored bricks (Photograph 12). The largest apartment building, the Belvedere Apartments, was constructed in 1930. The three-story, 24-unit brick building features Colonial Revival details, including an arched entrance with broken pediment and pilasters, multi-paned windows and quoins (Photographs 23 and 24).

Institutional Buildings

The only institutional building within the boundaries of the Old Town residential neighborhood is the First Church of Christ, Scientist, completed in April 1927. The Classical Revival building is constructed of brick and features a full height pedimented entry porch supported by six fluted columns. The church was sold several years ago and was converted to professional offices. In 2006 it was being remodeled into a residence (Photograph 15).

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 6 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

Summary

The Old Town Residential Historic District is a residential neighborhood with buildings constructed in a variety of architectural styles over a period of sixty years. Although most of the houses remain single family dwellings, through the years several have been converted to multiple family dwellings. Most of the buildings constructed after 1920 included low and medium density multiple family units. The neighborhood illustrates Pocatello's growth from its earliest years through the first half of the twentieth century as citizens of the community continued to find ways to provide sufficient housing for a mixed population of railroad workers, service employees and college students

End Notes

¹ Paul Karl Link and E. Chilton Phoenix, *Rocks, Rails & Trails* (Pocatello: Idaho State University Press, second edition 1997), p. 117-118; Oscar Sonnenkalb, *Reminiscences of Oscar Sonnenkalb, Idaho Surveyor and Pioneer*, edited by Peter Harstad (Pocatello: Idaho State University Press, 1972), p. 11; R. L. Polk & Company's Pocatello and Bannock County Directory, 1901-1902 (Portland, Oregon: R.L. Polk & Co., 1902) pp. 17-19. Link places the street name changes in 1906, but the 1901 city directory cites Pocatello Ordinance #89, "An Ordinance Changing the Names of Certain Streets in the City of Pocatello, Idaho," passed by the Board of Aldermen May 21, 1901 approved by the Mayor, May 22, 1901 and published May 23, 1901.

²Link, *Rocks, Rails & Trails*, pp. 29-30.

³Information about neighborhood residents and building construction was based on Sanborn Fire Insurance maps, 1892, 1907, 1915, 1921, 1948 and 1963; Polk's Directory for Pocatello, 1901 through 1954; and the U.S. Bureau of the Census, Census of the United States, Pocatello, Bannock County, 1900-1930.

⁴Arthur Hart, National Register of Historic Places Nomination, Sullivan Kinney House, 1972; Suzanne Julin, National Register of Historic Places Nomination, Pocatello Westside Residential Historic District, July 24, 2002.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 7 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

**Inventory List
Old Town Residential Historic District
Pocatello, Bannock County, Idaho**

| Field No. | Address | Date | Classification |
|------------------|---------------------|-------------|-----------------------|
| 01 | 404 S. Garfield | c. 1891 | C |
| 02 | 414 S. Garfield | c. 1891 | C |
| 03 | 424-426 S. Garfield | c. 1950 | C. |
| 04 | 428 S. Garfield | c. 1915 | C |
| 05 | 436 S. Garfield | c. 1915 | C |
| 06 | 442 S. Garfield | c. 1915 | C |
| 07 | 454 S. Garfield | c. 1915 | C |
| 08 | 455 S. Garfield | c. 1915 | NC |
| 09 | 441 S. Garfield | 1894 | C |
| 10 | 419 S. Garfield | c. 1915 | NC |
| 11 | 405 S. Garfield | c. 1915 | NC |
| 12 | 339-341 S. Garfield | c. 1925 | C |
| 13 | 329-331 S. Garfield | c. 1924 | C |
| 14 | 317-319 S. Garfield | c. 1930 | C |
| 15 | 218 S. Hayes | c. 1915 | NC |
| 16 | 228-232 S. Hayes | c. 1910 | C |
| 17 | 244-246 S. Hayes | c. 1915 | NC |

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 8 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

| | | | |
|----|-------------------|---------|----|
| 18 | 322 S. Hayes | c. 1920 | C |
| 19 | 328 S. Hayes | c. 1920 | NC |
| 20 | 330 S. Hayes | c. 1920 | C |
| 21 | 334 S. Hayes | c. 1930 | C |
| 22 | 340 S. Hayes | c. 1920 | NC |
| 23 | 350 S. Hayes | c. 1915 | NC |
| 24 | 356 S. Hayes | c. 1915 | NC |
| 25 | 422-428 S. Hayes | c. 1940 | C |
| 26 | 436 S. Hayes | c. 1930 | C |
| 27 | 355 S Hayes | c. 1915 | NC |
| 28 | 345 S. Hayes | c. 1915 | NC |
| 29 | 341-41 ½ S. Hayes | c. 1915 | C |
| 30 | 337 S. Hayes | c. 1915 | NC |
| 31 | 327 S. Hayes | c. 1915 | C |
| 32 | 319 S. Hayes | c. 1915 | C |
| 33 | 317 S. Hayes | c. 1915 | C |
| 34 | 301 S. Hayes | 1921 | C |
| 35 | 257 S. Hayes | c. 1915 | C |
| 36 | 255 S. Hayes | c. 1940 | C |
| 37 | 229-231 S. Hayes | c. 1940 | NC |

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 9 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

| | | | |
|----|------------------------------------|---------|----|
| 38 | 227 S. Hayes | c. 1915 | NC |
| 39 | 223 S. Hayes | c. 1920 | NC |
| 40 | 219-221 S. Hayes | c. 1915 | NC |
| 41 | 207 S. Hayes | c. 1930 | C |
| 42 | 155 S. Hayes | c. 1915 | C |
| 43 | 145 S. Hayes | c. 1915 | C |
| 44 | 133 S. Hayes | c. 1915 | C |
| 45 | 125 S. Hayes | c. 1920 | C |
| 46 | 558 W. Lewis | c. 1915 | C |
| 47 | 656-664 W. Lewis | c. 1920 | C |
| 48 | 676 W. Lewis | c. 1920 | C |
| 49 | 555 W. Lewis | c. 1915 | C |
| 50 | 536-540 W. Bonneville | c. 1915 | NC |
| 51 | 546-548 W. Bonneville | c. 1915 | NC |
| 52 | 622 W. Bonneville | c. 1921 | C |
| 53 | 626 W. Bonneville | c. 1920 | C |
| 54 | 650-652 W. Bonneville | 1994 | NC |
| 55 | 641-649 W. Bonneville | c. 1940 | C |
| 56 | 533 W. Bonneville/ 310 S. Hayes | c. 1915 | NC |
| 57 | 531 W. Bonneville | c. 1915 | C |

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 10 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

| | | | |
|----|-------------------|---------|----|
| 58 | 529 W. Bonneville | c. 1915 | NC |
| 59 | 446 W. Whitman | 1930 | C |
| 60 | 510 W. Whitman | c. 1965 | NC |
| 61 | 536 W. Whitman | c. 1915 | NC |
| 62 | 557 W. Whitman | c. 1915 | NC |
| 63 | 547 W. Whitman | c. 1915 | C |
| 64 | 537 W. Whitman | c. 1915 | C |
| 65 | 523 W. Whitman | c. 1940 | C |
| 66 | 532 W. Benton | c. 1920 | NC |
| 67 | 546 W. Benton | c. 1920 | C |
| 68 | 554 W. Benton | c. 1920 | C |

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

Narrative Statement of Significance

The Old Town Residential Historic District is eligible for listing in the National Register of Historic Places under Criterion A (community planning and development) and Criterion C (architecture). The neighborhood is associated with the growth of Pocatello from a tent camp with an uncertain future to one of the largest communities in southern Idaho. The buildings within the district reflect the changes that occurred within one of the older community neighborhoods as the need grew to provide affordable housing for railroad workers, the major influence on the development of Pocatello. The 68 buildings within the district include a majority of single family dwellings, but also a number of multi-family dwellings, built at times when Pocatello experienced housing shortages. One former church is included within the boundaries of the district. One building, the Sullivan-Kinney house, located at 441 S Garfield Avenue, was previously listed in the National Register of Historic Places.

The Old Town Residential Historic District represents Pocatello's development over time from a frontier community to a thriving regional center serving the transportation, industrial and educational needs of southern Idaho and the Intermountain West. The neighborhood served a diverse population of professionals, businessmen and workers. The variety of housing, from single family dwellings to medium density apartment buildings underscores the efforts of the community to provide housing during the periods of intense growth engendered by the town's relationship with the railroad system.

Pocatello

Pocatello is located in Bannock County in southeastern Idaho and was for many years the second largest city in Idaho, with a population of 55,000 people (75,000 in the greater Pocatello vicinity). Explosive growth in the southwestern area of the state has recently moved Pocatello to be ranked third or fourth largest city, behind Nampa in Canyon County, and, according to some analysts, Meridian, in Ada County. The city is located in the Portneuf River valley at the edge of the Snake River Plain, 150 miles north of Salt Lake City, Utah, and 250 miles east of Boise, the capital city.¹

Pocatello was founded when the Oregon Short Line (OSL) built tracks to the area in 1882. The OSL did not originally intend to establish a town at the location (called Pocatello Junction), but was building through from Granger, Wyoming, to Huntington, Oregon. At Pocatello the OSL tracks crossed tracks coming north from Utah on the Utah & Northern Railroad, a line built to connect Utah with the mining communities of Montana. Although Pocatello was a stop with a water tank and a makeshift depot, OSL officials planned to set up headquarters and repair shops at McCammon, located about twenty miles southwest of Pocatello, on land purchased from rancher H.O. Harkness. When Harkness and railroad representatives were unable to agree on the sale, the OSL decided to establish headquarters at Pocatello, which required negotiating with the tribes of

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

the Fort Hall Indian reservation for a railroad right-of-way and room for a depot and some additional buildings. In 1882, the company purchased 40 acres and built a small freight depot. Railroad workers lived in tents and boxcars along the tracks.²

Railroad operations at Pocatello grew as the junction served as a distribution point for travelers and freight. By 1883, the railroad had constructed the two-story hotel Pacific Hotel to accommodate overland passengers who disembarked at Pocatello Junction. Increased operations, especially the removal in 1887 of the railroad shops from Eagle Rock (now Idaho Falls) to Pocatello, brought in more workers. Within a few short years, over 60 buildings had been constructed and 1000 to 1500 EuroAmericans were illegally squatting on reservation land surrounding the original 40 acres. Most of the buildings were homes of resident workers. Others workers were still living with their families in tents and desired to establish permanent homes. Merchants and railroaders alike lobbied their congressional delegate to open up more land for settlement. Responding to this pressure, the Office of Indian Affairs drew up the Agreement of 1888 that ceded an additional 1840 acres within the Pocatello town site and another 297,000 acres south of Pocatello. After considerable debate among tribal leaders, 311 Shoshone and Bannock signed the agreement. Tribal members ultimately decided that it was important to receive the payment for land, though meager compensation, "for the rising generation."³ The result of the transaction was the Pocatello Townsite bill which authorized the purchase in 1888; the townsite was surveyed in 1889 and lots were sold at auction in 1891.

The town site was still an island surrounded by reservation limiting further development, a position that Pocatello citizens soon found unacceptable. A second agreement, the Pocatello Cession Agreement of 1900, relinquished 418,500 more acres, moving the primary southern boundary of the reservation seven miles north of Pocatello. The Tribes were compensated at the low rate of \$1.25 an acre. To the settlers' satisfaction, far more land was open to homesteading, and the community was no longer bound by the Indian lands, which experienced a reduction of almost forty-percent.⁴

Pocatello's relationship with the railroad ensured its continued growth, but other developments also helped secure its position as a regional center. In 1890, Pocatello incorporated as a village in Bingham County. In 1893, when the state legislature voted to split Bingham County and create Bannock County, Pocatello was named county seat. In 1901, the town was selected as the site of the Academy of Idaho, a state institution which began as a high school but evolved over the years into Idaho State University. That same year, an additional section of the Fort Hall reservation was opened to settlement. The land located south and east of Pocatello, toward McCammon, was opened to settlement with a land rush in July 1902, and Pocatello's need for more land was solved.

As Pocatello gained stature as a central community, it also gained business and industry. Progress was made despite a long struggle to develop a consistent, clean, and safe supply of water, a problem which caused much grief until 1914 when a court decision awarded ownership of the water supply system to the city of Pocatello. Many businesses and a few small industries were

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 3 **Name of Property** Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

established by 1905, including brick plants, planing mills, a meat packing plant and others. The J.C. Kraft brothers relocated their plant to Pocatello from San Francisco in 1924 and by 1925 a printing plant, a flour mill and a bakery were among the growing number of businesses and factories in operation.⁵

Pocatello Townsite

In 1889, using a standard system, General Land Office surveyor Samuel G. Rhoades laid out Pocatello with the railroad tracks at the center and streets platted on both sides, perpendicular and parallel to the tracks. This initial layout formed the basis for Pocatello to develop as two separate but united communities—Eastside and Westside. For the first few years of the town's existence, the Eastside was seen as the marginal area, where immigrant and minority workers lived and where cheap lodging and low class entertainment were available to transient workers and traveling salesmen. A few businesses also developed on the Eastside, but gradually the business district began to grow on the Westside, in relation to the Pacific Hotel, for many years Pocatello's most prominent landmark building. Community leaders and prominent citizens tended to build their houses just to the west of the business district.⁶

Pocatello's growth continued through the 1890s, despite the slowdown of the national economy following the Panic of 1893. Pressure was exerted to make even more reservation land available for settlement. In 1900 an additional 416,000 acres of reservation land was ceded to the federal government; that land was opened to settlement in June 1903, resulting in a land rush. In July remaining lands within five miles of Pocatello were sold at auction. By 1910, the area of town west of the tracks and east of the Portneuf was filled with residences and businesses.⁷

Pocatello's Housing Shortages

The lack of land for settlement that dogged Pocatello in its early years marked the beginning of a trend toward periodic housing shortages in the community. Prior to the acquisition of additional land for the townsite in the 1887, a group of citizens petitioned the Secretary of the Interior to provide more land for houses for workers and their families. After the townsite was created, housing shortages continued to occur intermittently—when the shops were moved from Eagle Rock, an influx of workers put an immediate strain on the available housing. Following World War I, members of the business and trade communities met to discuss the urgent need for more housing, and as late as 1956, an article in the local paper described the serious problems caused by the lack of available housing in the community. These shortages resulted in large numbers of houses showing multiple residents in census records and city directories. Home owners rented rooms in their houses or remodeled to add space for renters. Beginning in 1913 enterprising builders built multi-unit apartment buildings. By 1940 one study noted that Pocatello appeared to have more residents in apartment buildings and more apartment buildings to house them than other cities of similar size. Despite all these efforts, construction of housing in Pocatello always seemed

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 4 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

to lag behind the needs of the population. In a report published in the paper in 1938, building and fire inspector George Mathews reported that in the period 1930 to 1937, Pocatello's size increased by 184 families, but the available housing increased in the same time period by only 90 additional houses.⁸

Architecture: Styles

As noted previously in Section 7, there is no single predominant architectural style in the Old Town Residential Historic District. Instead, the neighborhood reflects its long period of growth through houses which exhibit the influences of a variety of styles, beginning with the Queen Anne style of the Victorian age and ending with the post-World War II Ranch style.

Queen Anne style homes, popular from 1880-1910, feature steeply pitched, multi-gabled roofs, patterned shingles, asymmetrical facades and cutaway bay windows with full or partial width porches. The availability of mass-produced decorative detailing allowed even modest homeowners to build effusively trimmed residences. Several homes in the neighborhood retain all or some of their original Queen Anne details.

The Craftsman Bungalow style, which was popular during the 1910s through the 1920s, one of Pocatello's periods of significant growth, is also represented in the neighborhood, although not to the extent it is found in some other areas of the community. By the time Craftsman Bungalow dwellings were popular, most of the lots in the Old Town Residential area were filled. The style is represented, though, in several single and multiple family houses. Characteristics of a Craftsman Bungalow building are one-and-a-half story houses, usually with full-length front porch; gabled roofs, with wide, overhanging eaves; exposed rafter ends; dormer windows; decorative brackets; multi-paned-over-one, double-hung-sash windows; and the use of naturalistic materials.

Although construction in the neighborhood slowed after the 1920s, a few examples of Tudor Revival and Minimal Traditional houses were built, as well as one four-plex in the Moderne Style with glass block windows and curved walls. The newest house in the neighborhood, built in the early 1950s, is the lone example of the Ranch style popular from the mid-1940s through the mid-1970s. Ranch Style homes are generally asymmetrical one-story houses with low-pitched, hipped or side-gabled roofs.

Materials and Builders

In Pocatello, a railroad town, building materials were more easily available from the earliest days than they were in some of Idaho's more remote communities. The first buildings in town were moved from Eagle Rock or consisted of tents and boxcars supplied by the railroad, but once the community was secure with the addition of land and the platting of the townsite, it wasn't long before more substantial and permanent structures began to appear. Stone was available by the spring of 1893. In January the *Pocatello Tribune* reported that Kellett & Cleveland were building

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 5 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

a stone ice house: “The building is the first in Pocatello to be constructed of native rock, the stone being from Mr. Kellett’s quarry...The stone is pronounced by experts to be the equal to the finest imported building stone.” Garrett Sullivan’s house at 441 S. Garfield may have been built with stone provided by Kellett & Cleveland. By 1900, builders had access not only to stone and lumber, but also to brick for construction. The 1901 city directory listed two local brick manufacturers, M. E. Parkey and Theodore Swanson. Concrete block, or “pressed brick” was available locally by 1907.⁹

One building in the neighborhood, the Belvedere Apartments (446 W. Whitman), can be attributed to an architect. For many years, few architects were based in Pocatello. In 1893 the paper noted “Mr. J. S. Chevigny, the architect and builder, left for Butte Tuesday evening...Mr. Chevigny, it will be remembered, deserves the credit for a number of fine buildings erected in the Gate City during the past year...” The reporter expected Mr. Chevigny to return from Butte, but there is no information to indicate that he did and there is no list of the buildings he designed. The 1901 city directory included only one architect, George Brough, and by 1904 he was no longer listed. From 1900 to 1950 three architects who had the longest tenure in Pocatello were Marcus Grundfor, Charles Onderdonk and Frank Paradice, Jr. Marcus Grundfor first appears in the city directory as a contractor in 1901, then as an architect from 1903 through the 1940s. He died in Pocatello in 1943. Charles Onderdonk, born in New York in 1875, attended college there and worked with the prestigious firm of McKim, Mead & White. He arrived in Pocatello in 1914 and remained until the mid-1930s. Frank Paradice, Jr., began work in Pocatello c. 1913 after spending a number of years in Boise. He remained in Pocatello until his death in 1952. No evidence has been found to indicate that any of these architects designed residences within the boundaries of the Old Town Residential District. The Belvedere Apartments were designed for two Pocatello investors in 1929 by Slack Winburn. Winburn, a Salt Lake City architect trained in France, designed a number of apartment buildings in Salt Lake City in the 1920s.¹⁰

Neighborhood Residents

Pocatello was platted on either side of the railroad tracks, which had the effect of creating two separate communities. In the early years, when development was restricted to the narrow railroad right-of-way, residents lived in temporary quarters on either side of the tracks. Even after the townsite was platted, it was more than a year before the land was opened for purchase, so construction of permanent residences and commercial businesses was slow. During this transitory period, the areas east and west of the tracks began to develop as separate communities. Railroad officials and “better class” businesses clustered on the west side of the tracks near the Pacific Hotel, while the east side developed as home to transient laborers, with rooming houses, saloons and other “objectionable businesses” to cater to their needs. Once Pocatello achieved a more permanent status after land was made available for purchase and settlement in 1891, the business center gradually began to develop, first on East Center Street, then over on West Center, eventually becoming established on Main Street (originally Cleveland Avenue). Residential areas developed on both sides of the tracks, with the west side attracting the more prominent residents

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 6 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

such as railroad officials, business owners and professionals such as lawyers and doctors. The east side became more typically home to blue collar workers—service workers, railroad laborers, etc., and was the area where immigrant workers tended to settle, particularly those from Italy, Greece and Japan. When the Academy of Idaho was established on the east side of the tracks in 1901, a gradual change in residence desirability began to evolve, with homes near the Academy becoming more attractive as permanent residences for community leaders and those affiliated with the school. That the most desirable area of the west side, the area east of the Portneuf River, was almost fully developed by 1910 may also have contributed to the growth of the east side as home to Pocatello's elite. The development of these two separate areas of Pocatello contributes to its unique character and remains in effect today.¹¹

In the Old Town Residential neighborhood, the earliest houses were built along S. Garfield Avenue. 404 and 414 S. Garfield both appear on the 1892 Sanborn map. The two houses, both featuring Queen Anne details, may have been built by the same builder. They were owned for many years by members of the Ifft family. George Ifft moved to Pocatello in the 1892 and, with two partners, purchased the *Pocatello Tribune*. Ifft eventually spent many years overseas as a member of the U.S. Consular Service, but he retained his interest in the newspaper until his death in 1947. The two houses remained in the family until the 1940s. Recently both have been remodeled into professional offices but have maintained their Queen Anne details¹² (Photographs 1 and 2).

Another early resident of S. Garfield was Bannock County Sheriff Garrett Sullivan. His 2-story Second Empire stone house was completed by 1894. Because of its unusual style, the house soon became a local landmark. Sullivan, who arrived in Pocatello sometime before 1893, served one term as Bannock County sheriff. He may not have lived in the house for long, if at all. His wife died in April of 1894 and a short time later the newspaper noted that "Mr. Remington has rented Sheriff Garrett's new house and will bring his family here about June 1st." Sullivan remained in Pocatello for a few more years, but eventually sold the house to Edward Kinney, a local rancher, whose family remained in the house until the 1940s¹³ (Photograph 5).

By 1910, the Old Town Residential neighborhood, conveniently located near the commercial center of town and the railroad yards, was home to entrepreneurs, attorneys and city and county officials, as well railroad employees from engineers, conductors and firemen to office staff and laborers. Jeweler Edwin Harrison made his home at 429 S. Garfield. Attorneys William Witty (155 S. Hayes, Photograph 17) and Thomas Terrell (555 W. Lewis) lived in the neighborhood for many years. Charles Pomeroy, an attorney who also served as clerk of the district court and on the city council, lived with his wife Margaret, a school teacher, at 145 S. Hayes (Photograph 18). Railroad engineer Edward Brady and his wife Elizabeth moved to 445 S. Garfield by 1910 and remained there until Edward's death. Elizabeth then purchased Edwin Harrison's house at 429 S. Garfield, where she ran a rooming house. OSL conductor Benjamin Sutton and his wife Ada moved to 327 S. Garfield by 1910 and were still in the neighborhood for the 1930 census.¹⁴

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 7 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

There was little ethnic diversity in the neighborhood—most residents were Anglo-Americans or recent immigrants from the British Isles, Germany, or Sweden. Among the few exceptions were William and Margaret Carvelis, who lived at 454 S. Garfield. William, in 1915 listed as a building contractor in the city directory, was born in Greece. By 1920, he owned a cigar store in Pocatello. According to one researcher, Carvelis (also spelled Caravellis) may have operated as a “padrone,” or sponsor who brought young Greek immigrants to Pocatello to work on the railroad. He left Pocatello in the mid-1920s following a railroad strike. Chinese entrepreneur Hong Lee and his family lived at 537 W. Lewis. Hong Lee ran a restaurant and built and operated The Crow Hotel, located in downtown Pocatello.¹⁵

Apartment Houses

Plagued by perennial housing shortages, residents of Pocatello began taking lodgers and boarders into their homes from the town’s earliest days. The practice was not unusual in the 19th and 20th centuries. Buying a house in the city was not the general trend for most workers in any community. In Pocatello, with a large population of transient railroad workers, the practice of renting rooms with or without board to single workers was common. All the available census records indicate that families frequently took lodgers into the extra room in their house. A house might include the resident family and as many as seven or eight additional people. Wealthy and working class homes alike took in boarders. In 1915, while her son George and his wife were overseas for George’s consular duties, Eleanor Ifft had four boarders in the family home at 404 S. Garfield. Census records for Edward Kinney, who moved into the house at 441 S. Garfield c. 1904, often show at least one or two lodgers in addition to the family members in the house. Other home owners built duplexes to provide housing for themselves as well as rental income. Merchant Frances Terrell owned the large duplex at 228-232 S. Hayes Street. In 1920, he and his family lived on one side with two lodgers and rented out the other half of the house as well as a small building at the back of the lot. Ed Vogt, who owned a sheet metal fabricating plant, built a duplex at 329-331 S. Garfield in the early 1920s. A second duplex was built next door at 339-341 S. Garfield by 1925.

The first investor to take the plunge and build an apartment building which would provide a private space with kitchen and bath facilities suitable for couples and families with children, was Thomas Quinn. Quinn, a railroad conductor, built The Quinn Apartments, a 28-unit building designed by W. A. Samms in 1913 on W. Clark Street. The local newspaper called it “The most complete apartment house in the entire state of Idaho.” A year later the Fargo Apartments, designed by Frank Paradise, were built on S. Arthur Street. By the mid-1930s Pocatello had 15 apartment buildings, ranging in size from 5-unit buildings, such as the North and Berger Apartments, located on S. Hayes Avenue, to the 44-unit Woolley Apartments at 303 N. Hayes Avenue.¹⁶

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 8 **Name of Property** Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

By 1925, S. Hayes Avenue residents Carl North and William Witty had both invested in apartment buildings. North's five-unit flat was built on the site of his house at 207 S. Hayes Avenue (Photograph 16). Witty, who had lived at 155 S. Hayes for many years, owned a duplex and a five-unit apartment building (called the Witty Apartments) next door to each other in the 600 block of W. Lewis Street (Photographs 19, 20). After long-time neighborhood resident and building contractor George Kimpton's death in 1926, grocer William Berger purchased the property at 436 S. Hayes and built the Berger Apartments, a brick five-unit building on the site (Photograph 12).

The most ambitious apartment building project in the Old Town neighborhood was the Belvedere Apartments, a 24-unit building designed by Slack Winburn for Pocatellans R. D. Merrill and R. H. Sutton. Built at an estimated cost of \$55,000.00, the building was designed to be fireproof with tile-lined concrete stairways. Located at 446 W. Whitman, the apartments included twelve one-bedroom and twelve two-bedroom units, each of which was furnished with an electric stove and refrigerator, ironing board, and "disappearing bed". The most notable feature was that "each apartment will be completely wired for radio". Despite the shaky economic situation in early 1930, ground was broken for the new building in March 1930¹⁷ (Photograph 23).

Later Development

During the 1930s, Pocatello suffered the effects of the Great Depression. Although community leaders maintained an attitude of optimism and the newspaper published articles which emphasized progress and success, unemployment was high and a local bank failed in 1931, underscoring the community's vulnerability to the national economic situation. Pocatello benefited from the programs of the New Deal and a number of public works projects helped bring work and civic improvements to the community. Like other Westside neighborhoods, the Old Town Residential district benefited directly from the construction of the Center Street underpass, which improved the efficiency of cross-town traffic across the railroad tracks, which had always presented an obstacle, even after the construction of a viaduct crossing in 1911.¹⁸

Pocatello, with the rest of the country, began to move toward economic recovery as the nation entered the frantic pace of war-time production in the 1940s. In 1942, the Army and the Navy both located important industrial facilities in Pocatello—the Naval Ordnance plant and the Army Air Force base. In 1944, frozen food magnate J.R. Simplot invested in a phosphate processing plant near Pocatello for the production of fertilizer. In 1948, Westvaco (later FMC), built another phosphate processing plant, which eventually became the largest such plant in the world. The construction of these plants brought Pocatello into an era of prosperity.¹⁹

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 9 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

Summary Statement of Significance:

The Old Town Residential Historic District reflects a microcosm of the history and development of the City of Pocatello, Idaho. As a westside neighborhood, its early development reflected the more stable and economically well-off population that chose to settle in the area. Later buildings reflect the changes seen throughout the entire City, as population pressures increased in the community; while most homes are single-family, several are duplexes or multi-family dwellings. The neighborhood also displays a variety of architectural styles that reflect changing tastes and trends.

End Notes

¹Population figure is the current estimate from the Bureau of the Census. "More Rural Cities Saw Population Growth in 2006," press release, Idaho Dept. of Commerce and Labor, June 21, 2006, posted <http://cl.idaho.gov/news>, accessed July 2006.

²Merrill D. Beal, *Intermountain Railroads, Standard and Narrow Gauge*, (Caldwell, Idaho: Caxton Printers, Ltd., 1962) pp. 141-153; Paul Karl Link & E. Chilton Phoenix, *Rocks, Rails & Trails*, (Pocatello: Idaho State University Press, 1994, second edition 1996) pp. 112-116.

³Brigham D. Madsen, *The Northern Shoshone*, (Caldwell, Idaho: Caxton Press, 1980), pp.107-117.

⁴Ibid., pp. 117-127.

⁵Robert L. Wrigley, Jr., "The Occupational Structure of Pocatello, Idaho," dissertation, University of Chicago, Department of Geography, 1943, pp. 84-90.

⁶Wrigley, "The Occupational Structure....," pp. 91-94.

⁷Link, *Rocks, Rails...* p. 112-117.

⁸Betty Hale, "Railroad Work Dominated Pocatello From 1910-1920," *Idaho State Journal*, Centennial Edition, June 21, 1982, section 1, p. 13 (originally published 1972); "Pocatello Home Building is Down, Says Chief," *Pocatello Tribune*, June 23, 1938.

⁹*Pocatello Tribune*, January 6, 1893, p. 1 c. 4 "New Ice House," Polk's City directories, *Pocatello, Idaho's Metropolis*, Pocatello: Commercial Club [1915], p. 27 and 30.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

¹⁰*Pocatello Tribune*, May 12, 1893, p. 4 co. 4, "Personal;" Polk's Pocatello City Directories, 1901-1940, "City Briefs—Work Begins Soon," *Pocatello Tribune* February 11, 1930, p. 2, c. 2; "Utah Architect Remembered: Slack Winburn," by Kirk Huffaker, *Utah Preservation* (Volume 9, 2005) p. 66.

¹¹Wrigley, "Occupational Structure..." pp. 24-27, 29-34; Suzanne Julin, National Register Nomination: Pocatello Westside Residential Historic District, July 2002, Section 8, p. 4-5.

¹²George Ifft, Pioneer Idaho Editor, Dies at 82 After Heart Attack," *Pocatello Tribune*, August 15, 1947, p.1; "South Garfield: A Community of New and Old Families," by Jana Peterson, *Idaho State Journal*, August 5, 2004, posted www.pocatelloathome.com/pages/Stories/, accessed January 2007.

¹³"Has Been Called Home, The Sad Death of Mrs. Garrett Sullivan" *Pocatello Tribune*, April 20, 1894, p. 1; "Local Brevities," *Pocatello Tribune*, May 18, 1894, p. 4, c. 2; Arthur Hart, National Register Nomination: Sullivan Kinney House, prepared 1973.

¹⁴Census, 1910, 1920, 1930; Polk's Directory, 1915, 1920, 1929, 1931-32.

¹⁵Polk's directory, 1915, "The Greek Community in Pocatello, 1890-1941," *Idaho Yesterdays*, Volume 28, No. 3 (Fall 1984) p. 30; "Hong Kee, Respected Business Man and Pioneer Resident of Pocatello Dies Thursday," *Pocatello Tribune*, January 6, 1922, p. 6 c. 1. (The obituary gives the surname as "Kee," census and city directories show "Lee.")

¹⁶Frank Fiori, National Register Nomination: Quinn Apartments, prepared 1985.

¹⁷"New Apartment Building Will Be Under Way by March 1st," *Pocatello Tribune*, February 9, 1933, p. 1, "City Briefs—Work Begins Soon," p. 8, c. 2, and "Work on New Apartment," March 20, 1930, p. 5, c.3

¹⁸Merwin Swanson, "Pocatello's Business Community and the New Deal," *Idaho Yesterdays*, volume 21, number 3 (Fall 1977), pp. 9-15.

¹⁹Link, *Rocks, Rails and Trails...* pp 128-129.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

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

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 2 Name of Property Old Town Residential Historic District
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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 3 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

Verbal Boundary Description

Directions are noted as north, south, east, and west, as though the streets and avenues run along the true compass points:

Beginning at the intersection of W. Benton Street and the alley between S. Arthur Avenue and S. Garfield Avenue;

Then south on the centerline of W. Benton Street to its intersection with the centerline of S. Hayes Avenue;

Then west on the centerline of S. Hayes Avenue to its intersection with the centerline of W. Whitman Street;

Then south on the centerline of W. Whitman Street to the fence on the north bank of the Portneuf River;

Then following the north bank of the River to the west lot line at the rear of 650-652 W. Bonneville Street;

Then north on the rear (west) lot lines of 650-652 W. Bonneville Street and 626 W. Bonneville Street to the alley between S. Hayes Avenue and S. Grant Avenue;

Then west on the alley to the centerline of W. Lewis Street;

Then south on the centerline of W. Lewis Street to the fence on the north bank of the Portneuf River;

Then west on the north bank of the Portneuf River to the west lot line of 676 W. Lewis Street;

Then north on the west lot lines of 676 W. Lewis Street and 656-664 W. Lewis Street to the alley between S. Hayes Avenue and S. Grant Avenue;

Then west on the alley to the west lot line of 125 S. Hayes Avenue;

Then north on the west lot lines to the alley between S. Hayes Avenue and S. Garfield Avenue;

Then east along the alley to the centerline of W. Bonneville Street;

Then north on the centerline of W. Bonneville Street to its intersection with the centerline of S. Garfield Avenue;

Then east on the centerline of S. Garfield Avenue to the rear (west) lot line of 446 W. Whitman Street;

Then north on the rear (west) lot line of 446 W. Whitman Street to the alley between S. Garfield Avenue and S. Arthur Avenue;

Then east to the point of beginning.

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 2 Name of Property Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

Boundary Justification

The Old Town Residential Historic District is the oldest remaining section of the residential district of Pocatello located southeast of W. Center Street, northwest of W. Benton Street, southwest of the downtown commercial district and northeast of the Portneuf River. The 100 and 200 blocks of S. Garfield Avenue were excluded because the houses there have been removed, rendered non-contributing through extensive re-modeling or have been replaced by modern buildings. The areas beyond the boundaries have been excluded because a larger portion of the houses have been modified or replaced and the historic integrity of the neighborhood is no longer intact. The Portneuf River forms a natural boundary which has been reinforced with the addition of fences and crossing blockades.

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

**National Register of Historic Places
Continuation Sheet**

Section number **Photos** **Page** 1 **Name of Property** Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

Old Town Residential Historic District
Pocatello, Bannock County, Idaho
All Photographs taken by Barbara Perry Bauer
April 18 and November 3, 2006
Negatives on file at the Idaho SHPO

- | | |
|---------------------|--|
| Photograph 1 of 30 | 404 S. Garfield Ave View looking North |
| Photograph 2 of 30 | 414 S. Garfield Ave View looking North |
| Photograph 3 of 30 | 442 S. Garfield Ave. View looking North |
| Photograph 4 of 30 | 454 S. Garfield Ave. View looking East |
| Photograph 5 of 30 | 441 S. Garfield Ave. View looking Southwest |
| Photograph 6 of 30 | 339-341 S. Garfield Ave. View looking South |
| Photograph 7 of 30 | 329-331 S. Garfield Ave. View looking South |
| Photograph 8 of 30 | 317-319 S. Garfield Ave. View looking Southwest |
| Photograph 9 of 30 | 228-232 S. Hayes Ave. View looking North |
| Photograph 10 of 30 | 330 S. Hayes Ave. View looking North |
| Photograph 11 of 30 | 422-428 S. Hayes Ave. View looking East |

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

**National Register of Historic Places
Continuation Sheet**

Section number Photos **Page** 2 **Name of Property** Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

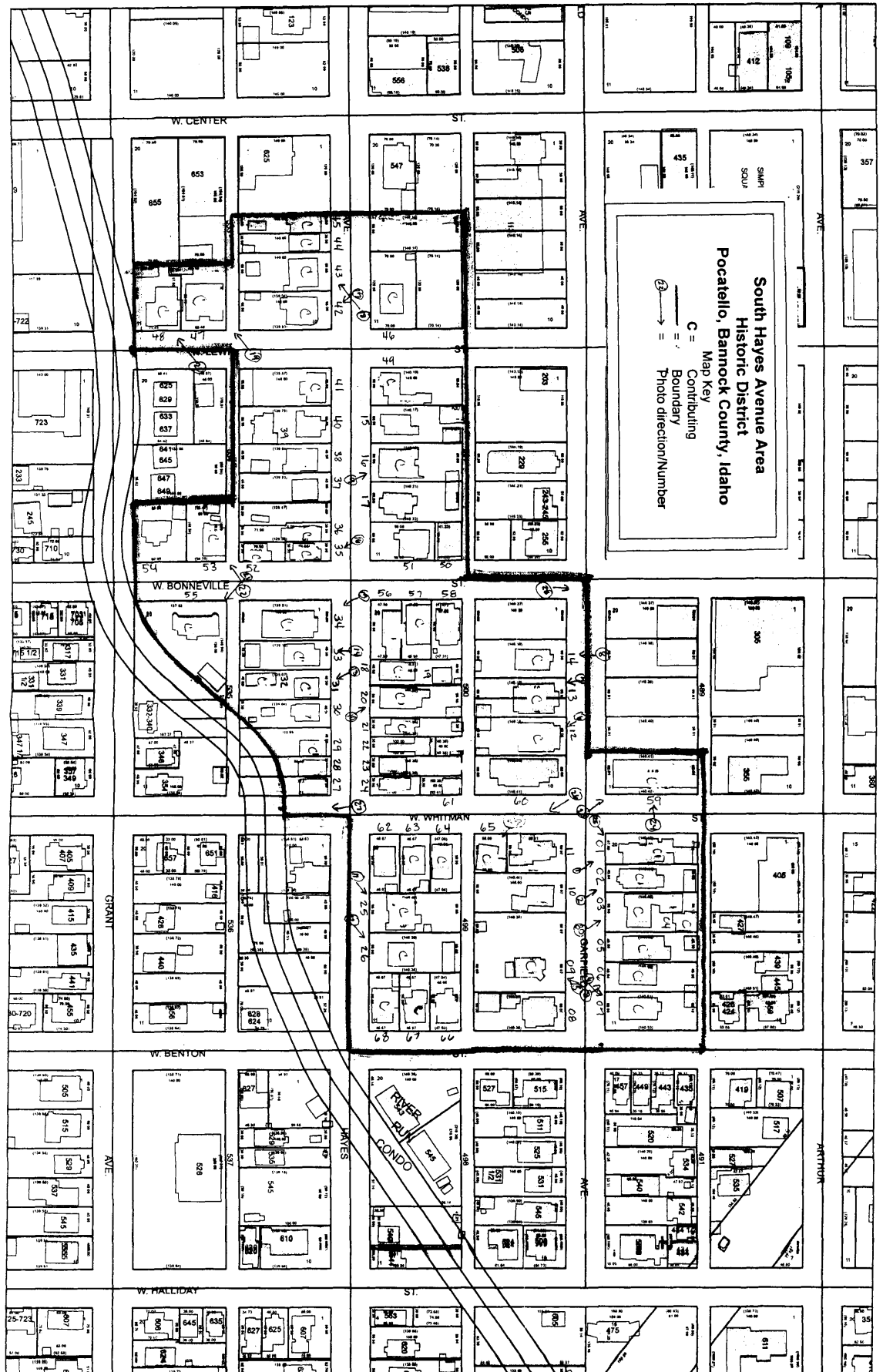
| | |
|---------------------|---|
| Photograph 12 of 30 | 436 S. Hayes Ave. View looking East |
| Photograph 13 of 30 | 327 S. Hayes Ave. View looking South |
| Photograph 14 of 30 | 317 S. Hayes Ave. View looking Southwest |
| Photograph 15 of 30 | 301 S. Hayes Ave. View looking South |
| Photograph 16 of 30 | 207 S. Hayes Ave. View looking South |
| Photograph 17 of 30 | 155 S. Hayes Ave. View looking South |
| Photograph 18 of 30 | 145 S. Hayes Ave. View looking West |
| Photograph 19 of 30 | 656-664 W. Lewis St. View looking West |
| Photograph 20 of 30 | 676 W. Lewis St. View looking West |
| Photograph 21 of 30 | 641-649 W. Bonneville St. View looking South |
| Photograph 22 of 30 | 626 W. Bonneville St. View looking west |
| Photograph 23 of 30 | 446 W. Whitman St. View looking North |
| Photograph 24 of 30 | 446 W. Whitman detail View looking Northwest |

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

**National Register of Historic Places
Continuation Sheet**

Section number Photos **Page** 3 **Name of Property** Old Town Residential Historic District
County and State Pocatello, Bannock County, Idaho

| | |
|---------------------|--|
| Photograph 25 of 30 | S. Garfield Ave. from its intersection with W. Whitman St. View looking East |
| Photograph 26 of 30 | W. Whiman St. from S. Garfield Ave. View looking South |
| Photograph 27 of 30 | Portneuf River crossing on W. Whitman St. View looking West |
| Photograph 28 of 30 | Intersection of W. Bonneville St. and S. Garfield Ave. View looking Northeast |
| Photograph 29 of 30 | 523 W. Whitman St. View looking South |
| Photograph 30 of 30 | 424 S. Garfield Ave. View Looking North |



South Hayes Avenue Area
Historic District
 Pocatello, Bannock County, Idaho
 Map Key
 --- Contributing Boundary
 = Boundary
 → Photo direction/Number

Prepared by the City of Pocatello

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