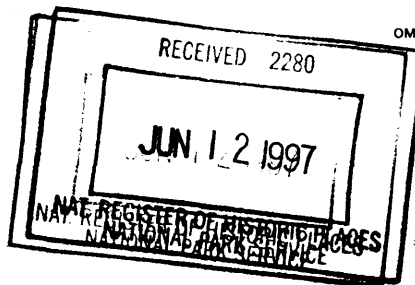


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations 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 Young, Samuel and Ann, House

other names/site number _____

2. Location

street & number 120 4th Avenue N/A not for publication
city or town Post Falls N/A vicinity
state Idaho code ID county Kootenai code 055 zip code 83854

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.)

Randy Yeh
Signature of certifying official/Title Date 6/4/97
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 7/9/97
Signature of the Keeper Date of Action

Young, Samuel and Ann, House
Name of Property

Post Falls, Kootenai 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>1</u> | | buildings |
| | | sites |
| | | structures |
| | | objects |
| <u>1</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

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)

LATE VICTORIAN/Queen Anne

Materials
(Enter categories from instructions)

foundation CONCRETE
walls WOOD/weatherboard, shingle

roof METAL/steel
other _____

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

Young, Samuel and Ann, House
Name of Property

Post Falls, Kootenai County, Idaho
City, County, and State

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 AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1900

Significant Dates

1900

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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
- 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
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Post Falls Historic Preservation Commission

X See continuation sheet(s) for Section No. 9

Young, Samuel and Ann, House
Name of Property

Post Falls, Kootenai County, Idaho
City, County, and State

10. Geographical Data

Acreege of property less than one

UTM References
(Place additional UTM references on a continuation sheet.)

| | | | | | | | |
|---|----------------|------------------------------------|------------------------------------|---|----------------|------------------------------------|------------------------------------|
| A | <u>1/1</u> | <u>5/0/4/0/8/0</u> | <u>5/2/8/3/9/4/5</u> | B | <u> / </u> | <u> / / / / / / </u> | <u> / / / / / / </u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| C | <u> / </u> | <u> / / / / / / </u> | <u> / / / / / / </u> | D | <u> / </u> | <u> / / / / / / </u> | <u> / / / / / / </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 Nancy F. Renk, Historian
organization Flume Creek Historical Services date November 5, 1996
street & number 8500 Sunnyside Road telephone (208) 263-7697
city or town Sandpoint state ID zip code 83864

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.)

Property Owner

name Thomas J. Williams
street & number P.O. Box 844 telephone N/A
city or town Couer d'Alene state ID zip code 83814

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.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Name of Property Young, Samuel and Ann, House

County and State Post Falls, Kootenai County, Idaho

NARRATIVE DESCRIPTION

The Young house is a frame dwelling standing one and one-half stories in height, located on the southwest corner of Fourth Avenue and Frederick Street in Post Falls, Idaho. Large deciduous trees shade the yard, and sidewalks with no curbs separate the house from the street. A two-car frame garage, c. 1950s, is set at the rear of the lot. The house is in excellent condition and shows little exterior alteration since its construction.

The structure is a modest vernacular version of the Queen Anne style. Queen Anne stylistic elements include: steeply pitched roofs with a dominant gable facing the front, an asymmetrical plan with ells on the east and west and porches along the eastern side, varying wall textures, and decorative details.

The house rests on a poured-concrete foundation. The walls are of wood-frame construction, sided with clapboards and trimmed with plain, flat corner boards. The clapboard siding contrasts with the plain shingles in the gables. The steeply pitched cross-gabled roof was originally shingled but now is covered with colored metal roofing.

Two full-height ells give the plan of the Young house an irregular cross-shape plan as the eastern ell is approximately twice as long as the western ell. Inset porches are located at the front and rear corners of the eastern elevation. The front porch leads to the projecting entry vestibule. Both porches feature turned wooden posts, a simple balustrade, and curving sawn wooden brackets below a wide frieze board. The hipped roof is dropped slightly below the cross-gable roofs of the main house.

Windows and doors in the Young house are simple in design. The large windows in the main facade and eastern ell have three horizontal panes topped by a decorative beveled-glass transom. The front entry has a small "Queen Anne" window. Most other windows are one-over-one, double-hung sash, set singly or in pairs. Paneled, wooden exterior doors all feature half glazing. Window and door trim is very plain and includes a crown molding on first-story windows and doors.

The gables on the north, east and west include other decorative elements. They feature plain, shingle siding that contrasts with the first-story clapboards. In addition, they have barge boards that curve at the top and at the eave returns. A wooden finial projects from the top of all four gables.

There have been very few changes to the exterior of the Young house over the years. A new concrete-block chimney runs up the exterior of the rear wall, either replacing or supplementing the two brick chimneys in the main house. A small deck enclosed with lattice extends from the rear of the house. A frame, two-car garage sits at the rear of the lot where a small shed stood originally.

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Section number 7 Page 2

Name of Property Young, Samuel and Ann, House

County and State Post Falls, Kootenai County, Idaho

The garage is of modern vintage and does not contribute to the historic character of the property.
None of the noted alterations significantly detracts from the building's overall design and character.

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Section number 8 Page 1

Name of Property Young, Samuel and Ann, House

County and State Post Falls, Kootenai County, Idaho

STATEMENT OF SIGNIFICANCE

The Samuel and Ann Young house is eligible for listing in the National Register under Criterion A because it is associated with the first stabilizing period of growth and development in Post Falls from the late 1890s through the 1910s. The house, built c. 1900, is a rare survivor of the first significant developmental period in the history of Post Falls. In addition, the Young house is eligible under Criterion C because it is representative of the vernacular Queen Anne-style dwellings which became popular with rural and small town middle-class home owners of this period. It demonstrates elements important to the Queen Anne style, but without the exuberance and expense found in earlier homes in large metropolitan areas.

Historical Significance

The falls on the Spokane River, known initially as the Upper Falls, attracted Euro-American interest as early as 1871. At that time, Frederick Post acquired the land around the falls, intending to operate a sawmill. Although he began construction of a mill that year, he left the area before finishing the project. He returned to the area in 1879 and had a sawmill operating at the Falls the following year.¹

Despite the presence of a sawmill and a ready supply of timber, development of the Post Falls area, as it came to be known, was slow during the 1880s. Construction of the Northern Pacific Railroad through the region in 1881-1882 spurred growth along the line, but the route bypassed Post Falls. This was remedied in 1886 with the construction of the Spokane Falls and Idaho Railroad, a branch line linking the Northern Pacific at Hauser Junction with Post Falls and Coeur d'Alene. The Northern Pacific absorbed this line in 1887.² Within a short time, new businesses were established to take advantage of the water power at Post Falls. Dart Brothers built a flour mill there in 1889 which operated until c. 1908. Other investors tried to establish a woolen mill during the 1890s, but that venture was short-lived.³

¹ John M. Henderson, William S. Shiach, and Harry B. Averill, Illustrated History of North Idaho (Spokane: Western Historical Publishing, 1903), 804.

² John Fahey, Inland Empire: D. C. Corbin and Spokane (Seattle: University of Washington Press, 1965), 33-54.

³ Henderson, History of North Idaho, 805. Sanborn Map Company, Map of Post Falls, Idaho, October 1908, 2, and April 1912, 4.

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Section number 8 Page 2

Name of Property Young, Samuel and Ann, House

County and State Post Falls, Kootenai County, Idaho

While the railroad and water power were strong attractions for industry, Post Falls did not experience rapid growth. In fact, the population dropped from 600 in 1890 to 300 in 1896. This may be a result of the national depression sparked by the Panic of 1893. A few retail businesses were established in the blocks platted on either side of the railroad tracks. These were flanked by modest residences in the blocks to the north and south. There were few concentrations, however, and maps reveal large vacant areas between structures.⁴

By the end of the century, however, Post Falls had achieved some stability. The population returned to 600 by 1902, and one year later the business section included nine general stores, a hardware store, a meat market, two blacksmith shops, a barber shop, two hotels, and two lodging houses. The commercial area gradually began to move from the land along the tracks to either side of Spokane Street. The town survived a disastrous fire that destroyed the lumber company in December 1902.⁵ The mill was rebuilt in a new location and continued in business, under various owners, until 1995.

The Young house is representative of this early period of growth and stability in Post Falls. It is one of the few intact structures in the town from this period. Samuel and Ann Young were both born in England where they married and had three of their five children. Mr. Young immigrated to the United States in 1882, followed a year later by his wife and three children. They lived in Wyoming during the 1880s where two more children were born. The family moved to Post Falls in the late 1890s, and purchased nine lots in one block for back taxes in 1899.⁶

The Young house is typical of the home that a middle-class worker or businessman in northern Idaho might have built for his family at the turn of the century. It is modest in scale and design, yet displays enough details to provide a level of stylistic sophistication for an otherwise vernacular building. Samuel Young worked as a hotel keeper from c. 1900-1910, sold notions from 1912-1913, and raised poultry during the mid-1910s. Records suggest that he built this home in 1900, as

⁴ Sanborn -Perris Map Co., Map of Post Falls, Idaho, January 1890, May 1896. Part of this population change may be due to seasonal fluctuations in the labor force for the timber industry.

⁵ Henderson, History of North Idaho, 806; Sanborn Map Co., Map of Post Falls, Idaho, October 1908, 1.

⁶ U.S. Census of Post Falls, Idaho, 1900; Kootenai County Deed Record, Book S, 367; Kootenai County Deed Record, Book 116, 159.

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Name of Property Young, Samuel and Ann, House

County and State Post Falls, Kootenai County, Idaho

the 1900 census lists him as owning his home free and clear. Samuel Young died in 1929 and Ann Young died in 1933. The house remained a part of their estate until 1941.⁷

Architectural Significance

The Young house is also significant as an example of the modest form of Queen Anne architecture found in small towns in northern Idaho. The Queen Anne style originated in England in the mid-19th Century. It arose out of a renewed interest in the architectural traditions of the English gentry in the early-18th Century. The style was popularized by English architects such as Richard Norman Shaw and was embraced in the United States beginning in the 1870s. Henry Miller's home in Bellevue, built in 1881, is recognized as the first example of Queen Anne style in Idaho. Between 1880 and 1900 architects and builders in the United States favored the Queen Anne style above all others for domestic structures. The style's popularity grew until it became virtually ubiquitous in the 1890s.⁸

The Queen Anne style adapted readily to milled lumber, and it flourished with a profusion of readily available, mass-manufactured wooden decorative elements. As the style became popular, many of its stylistic elements were incorporated into houses designed for the mass market. Pattern books, such as those published by Palliser & Palliser, featured dozens of designs affordable to the general public which incorporated elements of Queen Anne design.

Builders adapted the Queen Anne style to different localities, changing it to available materials. Samuel and Ann Young may have selected the plan for their house from a standard pattern book, but there is no documentation for this. Their house utilized materials readily available in Post Falls at the turn of the century. At that time, the town had an active lumber mill, two or three shingle mills, and a sash and door factory. Other decorative elements seen on the house could have been carried at a local mill or ordered from a catalog.

Architects and builders also altered the Queen Anne style to reflect local taste. This is seen in the Young house which is a modest version of the often wildly extravagant style. The eaves and porches give the appearance of asymmetry; shingles and clapboards provide contrast in texture; and modest

⁷ R. L. Polk and Co., Directories for Kootenai County, Idaho, 1912-13, 218; 1914-15, 337; 1916-17, 251. U.S. Census for Post Falls, Idaho, 1900. Alfred E. Shane and Betty J. Shane, compilers, Kootenai County Cemeteries, vol. II (Coeur d'Alene, Idaho: Privately printed, 1984). Kootenai County Deed Record, Book 116, 159.

⁸ Jennifer Eastman Attebery, Building Idaho: An Architectural History (Moscow: University of Idaho Press, 1991), 63.

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Name of Property Young, Samuel and Ann, House

County and State Post Falls, Kootenai County, Idaho

elements such as finials, curved bargeboards, and scrollwork offer decoration. This restraint may reflect the limited means of the owners, natural small town conservatism, or the waning popularity of Queen Anne and the growing influence of the more rational styles at the time of its construction in 1900. It is in any event a typical vernacular example of this style and is one of only a handful of period structures remaining in Post Falls.⁹

Conclusion

The Samuel and Ann Young house retains a significant degree of historical and architectural integrity. It is one of the few essentially unaltered houses remaining from Post Falls' initial period of growth and stability from the late 1890s into the first decade of the 20th century. In addition, it is a good example of a modest Queen Anne-style dwelling typical to middle-class home builders of this period. It serves to demonstrate the infusion of high-style architecture into the mass culture. Thus, it is eligible for listing in the National Register of Historic Places under Criteria A and C.

⁹Renk, Nancy, Post Falls Historic Building Inventory , 1995, manuscript on file Idaho State Historic Preservation Office, p.2.

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Name of Property Young, Samuel and Ann, House

County and State Post Falls, Kootenai County, Idaho

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Sanborn-Perris Map Co.

Map of Post Falls, Idaho. January 1890.

Map of Post Falls, Idaho. May 1896.

Sanborn Map Co.

Map of Post Falls, Idaho. October 1908.

Map of Post Falls, Idaho. April 1912.

Shane, Alfred E. and Betty J. Shane, compilers.

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Post Falls, Kootenai County, Idaho, 1900, 1910, 1920.

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Section number 10 Page 1

Name of Property Young, Samuel and Ann, House

County and State Post Falls, Kootenai County, Idaho

VERBAL BOUNDARY DESCRIPTION

Lots 1 and 2, Block 21, Post Falls original townsite

BOUNDARY JUSTIFICATION

These two lots are all the property historically associated with the Young House.