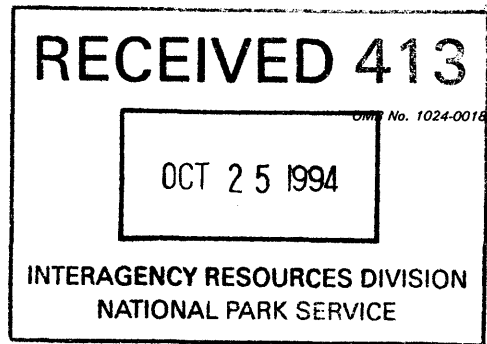


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. 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 Wyatt, W. R. and Louisa E. house

other names/site number _____

2. Location

street & number 1524 Eighteenth Avenue

n/a not for publication

city or town Lewistown

n/a vicinity

state Idaho code ID county Nez Perce

code 069 zip code 83501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date 20 OCT 94

John R. Hill, State Historic Preservation Officer
State or Federal agency and bureau

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

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby, certify that this property is:

1 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

11.25.94

Entered in the
National Register

Signature of Keeper

Date of Action

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Property Name Wyatt, W. R. and Louisa E. house

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5. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<u>X</u> private	<u>X</u> building(s)		
<u> </u> public-local	<u> </u> district	<u>1</u>	<u> </u> buildings
<u> </u> public-State	<u> </u> site	<u> </u>	<u> </u> sites
<u> </u> public-Federal	<u> </u> structure	<u> </u>	<u> </u> structures
	<u> </u> object	<u> </u>	<u> </u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: n/a

No. of contributing resources previously listed in the National Register: 0

6. Functions or Use

Historic Functions (Enter categories from instructions.)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions (Enter categories from instructions.)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. Description

Architectural Classification
(Enter categories from instructions.)

Colonial Revival

Materials
(Enter categories from instructions.)

foundation stone

walls wood: weatherboard

roof wood: shingle

other

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

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8. Statement of Significance

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

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

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

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a 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

Period of Significance

1904-1944

Significant Dates

1904

Cultural Affiliation

n/a

Significant Person

Unknown

Architect/Builder

Unknown

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

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Property Name Wyatt, W. R. and Louisa E. house

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9. Major Bibliographical References

(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

Specify repository:

10. Geographical Data

Acreage of property Less than one acre

UTM References

1	<u>1/1</u>	<u>4/9/9/3/2/0</u>	<u>5/1/3/8/4/8/0</u>	3	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting	Northing		Zone	Easting	Northing			
2	<u>/</u>	<u>/</u>	<u>/</u>	4	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>

☐ See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Elizabeth Egleston

organization _____

date June 26, 1994

street & number 157 First Avenue #16

telephone (801) 359-6818

city or town Salt Lake City

state Utah zip code 84103

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 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

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____

telephone _____

city or town _____

state _____

zip code _____

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Section number 7 Page 1 Name of Property Wyatt, W. R. and Louisa E. house
County and State Nez Perce County, Idaho

Constructed in approximately 1904, the W. R. and Louisa E. Wyatt house is one of nine houses built as part of an effort to establish a fashionable neighborhood, known as Blanchard Heights, in this area of Lewiston. The Wyatt house is an intact example of the Colonial Revival style and is the simplest and least pretentious home in the development in terms of massing and detailing. It is situated on a steep slope, facing north, and has a fine view of Lewiston, the Clearwater River and the valley. All of the nine houses are located within a sixteen-block area. Although the lots were platted on a rectangular grid and in two cases three houses are either adjacent or closely situated, today the Blanchard Heights homes appear sporadically in their post-World War II surroundings.

The Wyatt house is a two-story, frame structure sheathed with clapboards. It has a side-gable roof punctuated by a broad gable with a lower ridgeline in the center of the front (north) elevation. Cornice returns and patterned shingles embellish the gables. At the rear is a one-story ell whose ridgeline is perpendicular to the main block of the house. The foundation is stone; the roof has wooden shingles. Most of the windows are one-over-one double-hung sash with the exception of a tripartite window and single fixed window on the north elevation. Fixed, round head windows are located in the gable ends of the east and west walls. The primary entrance is a single door on the north; another door is located on the east wall of the ell. The wrap-around porch, which extends across the front facade and around the northeast corner, is the dominant feature of the house. The landscaping consists of mature deciduous trees and shrubs. There is one outbuilding on the property: a small, hipped roof garage that is clad with shiplap siding. It is located southeast of the house.

The Wyatt house exhibits the transitional character of the Colonial Revival style in which classical details were frequently combined with the asymmetry and textural details of the Queen Anne aesthetic. In this example the symmetry that is associated with classicism is achieved through the simple, rectangular massing and by placing the two windows on the upper story within the centered front gable. The asymmetrical placement of the substantial porch disrupts this balance. Similarly, the simple fenestration pattern and the use of Doric capitals for the porch columns are classical features that are in contrast to the patterned shingles of the gable ends.

Alterations include the use of aluminum slider windows on the ell and aluminum screen doors. A metal rail leads up to the front porch but is unobtrusive, as is the wheelchair ramp that extends off the porch on the east elevation. These alterations have had little effect on the integrity of the Wyatt house, so that the design, materials, and workmanship are intact. Although the original feeling and association has been compromised because of the surrounding residential development, the house clearly conveys its original appearance.

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Section number 8 Page 1 Name of Property Wyatt, W. R. and Louisa E. house
County and State Nez Perce County, Idaho

The W. R. and Louisa E. Wyatt house is eligible for the National Register under Criterion A. It is historically significant for its association with an early twentieth-century residential development, Blanchard Heights. Located only a few miles from downtown Lewiston, Blanchard Heights offered both open space and urban convenience. In turn, Blanchard Heights is associated with the history of Lewiston at the turn of the century, as the availability of such a concept indicates that the city had reached a period of stability and maturation.

Like many communities in Idaho, Lewiston owes its existence to a mining boom, in this case that of the discovery of gold at the headwaters of Orofino Creek in 1860. Miners wanting to reach the gold camps as quickly as possible found that transportation via the Snake and Clearwater rivers provided the easiest access, and Lewiston was the result of the makeshift tent city the miners inadvertently created at the confluence of these rivers. Soon merchants established businesses to supply the miners, and the town grew quickly. Its population and prosperity greatly fluctuated during its first decades, but by 1900 it had become the regional center of the northern half of the state, with a population of 2,500.

The Wyatt house, constructed about 1904, was one of nine houses built as part of the Blanchard Heights development. They were situated on the steep hill south of the downtown commercial core and southeast of the expanding, affluent Normal Hill neighborhood. All of the homes are located within a sixteen block area (encompassing Fifteenth to Nineteenth streets and Eighteenth to Fifteenth avenues) and were built between 1904 to 1907. Blanchard Heights was promoted by six men, the most prominent being Wendell P. Hurlbut. He was president of the Commercial Trust Company, a local bank, which owned much of the property surrounding the development. Only two of the six men built homes in Blanchard Heights: Hurlbut, who built two homes for himself and his son and daughter-in-law on Eighteenth Avenue and Gaylord Thompson, who built a home on Seventeenth Avenue (listed in the National Register in 1992). "Blanchard" was the maiden name of Hurlbut's daughter-in-law, Maud Blanchard Hurlbut.

Blanchard Heights offered many amenities: great views of the Clearwater River, close proximity to the downtown area and rural living. Owners had urban advantages, such as the availability of city water sources, but did not have the constraints placed on them had they lived in town; for example, they could keep any livestock except for pigs. Furthermore, deed restrictions specifying that all houses must cost at least \$1,500 ensured an exclusive element to the neighborhood. For years the neighborhood had no defined streets; early residents speak of driving across fields in the most convenient direction (diagonally) to reach town, and of having horses and livestock. One long-time resident of Blanchard Heights, Dr. D. K. Worden, described a pleasant sense of isolation from both Lewiston and his neighbors in a 1983 interview. He moved to Blanchard Heights in 1937 and lived there until his death in 1988, and provided his impression of what the neighborhood was like soon after the first houses were constructed:

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Section number 8 Page 2 Name of Property Wyatt, W. R. and Louisa E. house
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At that time [about 1905] I think these houses were built here completely isolated -- for blocks there was nobody. My kids had a racehorse track down here -- they had the circus down below us. I think it was sort of a status thing to be up on the hill looking down...¹

Little is known about W. R. or Louisa Wyatt. Apparently Wyatt was an elected official and worked in the courthouse. The deed for the property was recorded in April, 1905 and indicates that the Wyatts paid \$600 for their lots. They only owned the house for a few years, selling it to a Charles W. Green in 1921. The house had a succession of owners throughout the 1920s and was lost to the bank during the Depression. Information about any owners of the historic period has not been available at this writing.

Architecturally, the Wyatt house differs from the others associated with Blanchard Heights in that the architect or builder is unknown. Most of the homes were designed by a local architect, James Nave, whose work, particularly in Blanchard Heights, displays a solid adherence to a variant of the Colonial Revival known as "free classic." This involved mixing classical form and detail with the textural richness and asymmetry of the Queen Anne style. The Wyatt house clearly fits within this rubric because the variety in wall texture (shingles and clapboards) and the wrap-around porch provide an architectural tension to the straightforward massing and the simplicity of such details as the porch columns. The Wyatt house is much simpler and more vernacular than the other Blanchard Heights properties. The scale, style and period of the structure, coupled with the landscaping and large lot, distinguish it from its out-of-period surroundings. It clearly evokes the intent of the Blanchard Heights developers to provide substantial dwellings in a spacious environment, and its simplicity of design makes it an intriguing example with the context of the development itself.

¹Interview with Dr. D.K. Worden, Lewiston, Idaho, 2 November 1983.

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Section number 9 Page 1 Name of Property Wyatt, W. R. and Louisa E. house
County and State Nez Perce County, Idaho

Books

Attebery, Jennifer Eastman, Building Idaho. Moscow, ID.; University of Idaho Press, 1991.

Hibbard, Don. Normal Hill: An Historic and Pictorial Guide. Lewiston, ID: Luna House Historical Society, 1978.

McAlester, Lee and Virginia. A Field Guide to American Houses. New York: Alfred A. Knopf, 1989.

Newspaper Articles

Lewiston Morning Tribune

16 June 1904, p. 10

30 April 1905, p. 5.

22 February 1906, p. 5

19 April 1907, p. 2

2 September 1912, p. 2

Other Sources

Deed records, 1904-1989. Nez Perce County Courthouse, Lewiston, Idaho.

Sanborn maps: 1928

Worden, Dr. D.K. Lewiston, Idaho. Interview, 2 November 1983.

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Section number 10 Page 1 Name of Property Wyatt, W. R. and Louisa E. house
County and State Nez Perce County, Idaho

VERBAL BOUNDARY DESCRIPTION

The nomination includes the W.R. and Louisa E. Wyatt house and the property on which it stands, lots 1 and 2 and the west 10 feet of Sixteenth Street abutting lot 1, block 2, Maplewood Addition to Lewiston. Legal description is on file at the Nez Perce County Courthouse.

BOUNDARY JUSTIFICATION

The boundary description is based on the legally-recorded boundary lines of the property. The boundary includes the house, and it contains the area which has been historically associated with the Wyatt house.