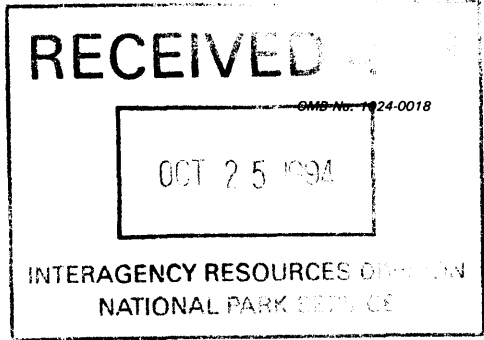


United States Department of the Interior  
National Park Service

# 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 Almon W. and Dr. Mary E. Spaulding Ranch  
other names/site number Harvey E. and Katherine Caron Ranch

### 2. Location

street & number 3805 N. Cole Road n/a not for publication  
city or town Boise n/a vicinity  
state Idaho code ID county Ada code 001 zip code 83704

### 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 X locally. ( See continuation sheet for additional comments. )

[Signature] 20 OCT 94  
Signature of certifying official Date  
John R. Hall, 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:  
 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] for  
Signature of Keeper Date of Action

Property Name Almon W. and Dr. Mary E. Spaulding Ranch

County and State Ada County, Idaho

Page 2

**5. Classification**

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>8</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>2</u>	<input type="checkbox"/> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>3</u>	<input type="checkbox"/> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>    </u>	<input type="checkbox"/> objects
	<input type="checkbox"/> object	<u>13</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>dwelling</u>
<u>DOMESTIC</u>	<u>secondary structures</u>
<u>DOMESTIC</u>	<u>landscape</u>
<u>AGRICULTURE</u>	<u>outbuildings</u>
<u>AGRICULTURE</u>	<u>field</u>
<u>AGRICULTURE</u>	<u>irrigation facility</u>

Current Functions (Enter categories from instructions.)

Cat: <u>DOMESTIC</u>	Sub: <u>dwelling</u>
<u>DOMESTIC</u>	<u>ornamental plantings and lawn</u>
<u>AGRICULTURE</u>	<u>outbuildings</u>
<u>AGRICULTURE</u>	<u>field</u>
<u>AGRICULTURE</u>	<u>irrigation facility</u>

**7. Description**

Architectural Classification (Enter categories from instructions.)

Other: Gable-and-Wing house

\_\_\_\_\_

\_\_\_\_\_

Materials (Enter categories from instructions.)

foundation concrete

walls wood: weatherboard

\_\_\_\_\_

roof wood: shingle

other brick

\_\_\_\_\_

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

Property Name Almon W. and Dr. Mary E. Spaulding Ranch

County and State Ada County, Idaho

Page 3

**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.)

Exploration\Settlement

Agriculture

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Period of Significance

1893-1940

\_\_\_\_\_

\_\_\_\_\_

Significant Dates

1905, 1910,

1930s

\_\_\_\_\_

\_\_\_\_\_

Cultural Affiliation

n/a

\_\_\_\_\_

\_\_\_\_\_

Significant Person

n/a

Architect/Builder

Unknown

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

Property Name Almon W. and Dr. Mary E. Spaulding Ranch

County and State Ada County, Idaho

Page 4

**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:

Idaho State Historical Society

**10. Geographical Data**

Acreage of property 20 acres

UTM References

1	<u>1/1</u>	<u>5/5/8/3/8/0</u>	<u>4/8/3/1/9/2/0</u>	3	<u>1/1</u>	<u>5/5/8/6/0/0</u>	<u>4/8/3/1/8/3/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>1/1</u>	<u>5/5/8/6/0/0</u>	<u>4/8/3/1/9/2/0</u>	4	<u>1/1</u>	<u>5/5/8/3/8/0</u>	<u>4/8/3/1/8/3/0</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 Madeline Buckendorf, Consulting Historian

organization \_\_\_\_\_

date March 4, 1994

street & number 1402 Blaine

telephone (208) 454-3435

city or town Caldwell

state Idaho zip code 83605

**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 \_\_\_\_\_

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Name of Property Almon W. and Mary E. Spaulding Ranch

County and State Ada County, Idaho

The Almon W. and Mary E. Spaulding Farmstead [historically known as "Spaulding Ranch"] is located at 3805 North Cole Road between Ustick Road and Mountain View Drive, in the area known as the West Bench of Boise. The term "Bench" describes a flat, high bluff located above the Boise River Valley. Originally a semi-arid sagebrush plain, the bluff now constitutes part of a densely populated metropolitan region. The farmstead lies next to Cole Road, one of the busiest transportation corridors in the city, and is surrounded by twenty-year-old to brand new subdivisions marked off in city lots or apartment complexes. The property lies adjacent to a main ditch from the Settler's Canal, which originally provided water to the farmlands of the region and is still used for irrigation water on many residential lots. Only three or four original farmsteads still exist along North Cole Road; none of them retain the landscape and integrity of the Spaulding/Caron site.

The farm house, outbuildings, and cultural landscape represent different time periods during the farmstead's history, though most were constructed over fifty years ago. What are probably the oldest structures--the barn, main house, and tenant house--create a chevron formation at the middle-front of the property. A granary, corral, chicken coop, WPA outhouse, storage shed, and tack room form an "L" shape to the west and north of the barn. One building and one structure, a loafing shed and hay derrick originally located behind the barn, have been dismantled and removed from the farmstead layout between 1940 and the present. All other buildings remain in the same location and are in good to excellent condition. The main house, tenant house, and barn underwent a few alterations within the last fifty years. A pasture and seasonally harvested hay fields lie to the west behind the barn and other outbuildings. A corn field and apple orchard also originally lay to the west of the outbuildings, but the trees were pulled out in the 1940s. Most of the headgates and ditches that brought (and in some cases, still bring) water to the property still remain. Except for evergreens planted in the back and front yards and the removal of four trees, the ornamental plantings date over fifty years. The trees that line the driveway were young saplings when the Carons moved there in 1940. Decorative cobblestone posts and fences dating from the 1910s separate the yard and house from the roadway; a cobblestone retaining wall runs along the front property line. [See attached Site Map for farmstead layout.]

Inventory of Buildings, Structures and Landscape:

1. house contributory  
built circa 1905  
Remodeled circa 1910, 1936, 1940s, 1950s.  
builder(s): unknown

The original portion of the house is a one and one-half story wood frame structure with a vernacular gable-and-wing plan and a leanto addition on the back. The 1994 dimensions of the house are 58 feet long and 37 feet wide. It originally had Queen-Anne motifs, with fancy-cut fish scale shingles in the gable eaves and around the base of the house. The shingles were replaced before the 1930s with shiplap siding. Plain moldings and bargeboards frame the house and enclose

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Name of Property Almon W. and Mary E. Spaulding Ranch

County and State Ada County, Idaho

the eaves. The roof (the second one on the house) is wood shingle; the original was also wood shingle. The house plan was originally two rooms wide and two rooms long; a shed roof covers an extension on south side to make the house three rooms wide. Later gable and leanto additions were added to the back (west) side of the house. A previously separate garage was attached to the house in the 1930s and used for domestic purposes. A full screened-in porch originally covered the front of the house; the porch was glassed in and a steep-pitched 1930s Cottage-style porch overhang with battered pillars was also added in the 1930s. Other additions to the house were probably completed in the late 1930s, except for a ten-foot addition to the garage and alteration of its doors in the 1970s. The brick chimney shows up in a circa 1915 photo of the house. However, the brickwork pattern in the photo is different from the present pattern, indicating it was rebuilt sometime after the photo was taken. Interior changes include an early (1930s) remodel of the upstairs bathroom, addition of the downstairs bathroom and the later garage remodel. The archway between the kitchen and back sitting room was altered into a Tudor arch in the 1940s. A cistern that lay under the kitchen provided drinking water and a cold-storage area. A water tank replaced the cistern used for domestic purposes. The Carons glassed in the back porch in the 1980s; no other alterations to that section of the house were made. Otherwise, the rooms remain remarkably the same as when the Carons moved there in 1940, including the wallpaper and paint in every room except the upstairs back bedroom.

The 1905-1924 portions of the house retain sufficient integrity to represent that period of the homestead's development. All other alterations reflect changing tastes, more contemporary styles, changing technology, and varying family sizes of homeowners from 1925-1970s.

2. house contributory  
Construction date unknown  
remodeled circa 1940s and 1950s  
Builders--unknown

The small house located to the North and west of the house has been used continually as a tenant or hired hand's quarters since the early 1910s. It is a one-story, wood frame house with shiplap siding, except for one concrete block addition. Asphalt shingles cover the original wood shingled gable roof. The original portion of the house consisted of two rooms with a central doorway and a full screened-in porch along the lateral front-facing facade. Three extra rooms (one each) were built on three sides of the facade. The two wood frame additions were built sometime in the 1920s or 1930s; the concrete block portion was added in the late 1950s. The foundation cannot be seen.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3 Name of Property Almon W. and Mary E. Spaulding Ranch  
County and State Ada County, Idaho

---

3. Barn contributory  
built 1910  
alterations in the 1950s  
Builders: unknown

The barn is a two and one-half story, balloon-frame building with a gambrel roof and concrete foundation. Two full-length attached leantos run along the lateral facades of the barn. Various barn plan books dating from 1910 to 1918 called this style a "Wisconsin" or "Illinois" barn model. The barn's proportions are 30 feet wide by 54 feet long and approximately 25 feet high. The wood siding consists of beaded board, except for some board-and-batten on the barn's south lateral facade. New asphalt shingles cover the roof's original wood shingles. The barn is painted red with white trim on the doors and windows; a wood gable-roofed cupola tops the barn's roof.

The front-facing east facade has a double-wide doorway leading to the central alleyway through the barn. The original double sliding wooden doors are located behind the more recent automatic garage door. Two casement windows of four-over-four lights flank the doorway and two similar windows allow light into the second story. At the very peak of the gable is a rectangular louvered opening. An original "Dutch" door opens into the south leanto section of the barn. Two one-story attached milk rooms extend from both ends of the facade. The northeast milkroom and testing area were added in 1943 to meet Grade "A" milk standards. The 17' by 10' northeast milkroom and testing area is constructed of wood and partially of concrete with a gable roof. A solid wood door flanked by two windows (one solid and one casement window with four-over-four lights) are located in the front facade of the milkroom and testing area. The newer 7' by 9' milkroom is constructed of concrete block with a wood-framed gable roof. Two casement windows of four-over-four lights are located on the front and south side of the milkroom; a solid wooden door opens into the south side.

The back-facing west facade has a pointed hay hood over two double-hung hay doors at the gable's peak. Two smaller hay doors are also located above the second-story floor. A double sliding door covers the central alleyway entry on the first floor; two small rectangular casement windows flank the door. "Dutch" wooden doors open into each leanto section. A later sliding door has been added to the north leanto; the area was used for a garage and equipment storage for a while. Board and batten siding covers the south leanto facade, which includes six hinged windows of two-over-two lights. The barn roof runs in a continuous slope to one-story south leanto. The north leanto is attached separately to the barn's side. It contains one wooden "Dutch" door with six hinged

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 4 Name of Property Almon W. and Mary E. Spaulding Ranch  
County and State Ada County, Idaho

---

windows of two-over-two lights running the length of the side.

The barn's interior design has been altered several times. The alleyway seems to be original, but stanchions have been added, removed, or replaced in the central portion of the barn and in the leantos over the years in order to measure up to Grade "A" standards for milk. The original partial post-and-lintel framing was removed and replaced with steel posts in the 1940s. For the same reason, the central alleyway was paved with concrete and the wooden stanchions were replaced with concrete and iron stanchions and mangers. The cows received an automatic water feed in iron cups; they appear only in the main portion of the barn. Feed chutes running down from the loft are located on both sides at the end of the barn. The loft area shows an advanced truss-assembly method of gambrel-roof framing to create the largest possible hay storage area. The original hay track and cable are still intact. The plank wooden floor is solid except for openings to the feed chutes and an opening to the ladder on the north side. There are indications that the cupola was added after the barn was built--it appears as if a hole was chopped in the roof where the cupola is now located.

4. Silo                      contributory  
    Built circa 1910  
    Builders: unknown

An unattached wooden stave silo stands directly adjacent to the southeast front facade of the barn. It is cylindrical in shape with a conical wood shingle roof; its circumference equals 39 feet. The silo is built of vertical, narrow tongue-and-groove wood siding. Balloon framing joins together the interior and exterior walls of siding. The framing and walls are attached to a concrete foundation running four to five feet underground. Rectangular openings covered with chicken wire are located at the silo's roof line. A fully covered ladder runs up the outside of the structure close to the barn's front facade.

5. Granary                contributory  
    built--before 1940  
    builder--unknown



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 5 Name of Property Almon W. and Mary E. Spaulding Ranch  
County and State Ada County, Idaho

---

The granary is a one-story, wood frame structure with a shed roof. It is approximately 12 feet long and twelve feet wide. Vertical studs brace the external beaded board siding of the structure's two ends, similar to "inside-out" granary construction. On the south-facing lateral facade, two solid wood doors cover the entrances to each unit, or crib. The structure is free-standing on wooden studs and could possibly be movable. It is presently painted red to match the barn, and is still used as a granary. A more recent post-and-board corral has been attached to the back and side of the granary.

6. Chicken coop contributory  
Built before 1940  
builder unknown

The chicken coop is a one-story wood frame building with a shed roof. The exterior shiplap siding has been altered and replaced several times, with only the doorway on the east end of the coop retaining its integrity. The south-facing front facade has a more recent double doorway covered with galvanized tin; its original windows were taken out and covered with wood. Galvanized tin covers the shed roof's original wooden shakes. The chicken coop is approximately 30 feet long and 18 feet wide. The basic shape, design, age and location of the coop give it enough integrity to list the building as contributory to the overall farmstead layout.

7. Outdoor toilet contributory  
built between 1936 and 1940  
builder: Works Progress Administration employees

The outdoor toilet is a one-half story, wood frame, shed roofed building. It is covered with shiplap siding; barge boards enclose the eaves of the composition-shingled roof. The outhouse is a "one-hole" affair with an offset solid wood door. Its dimensions are 4 feet by 4 feet. Small vent holes covered with wire are located on each side of it. The toilet is painted white with green trim around the door, vent holes, and on the corners. Its integrity is excellent.

8. Shed contributory  
built before 1940  
builder unknown

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 6 Name of Property Almon W. and Mary E. Spaulding Ranch  
County and State Ada County, Idaho

The outbuilding is one-story, wood frame, with a shed roof. It is placed on curved wooden boards (slips) in order to be moveable. The shed is 14 feet long by 11 feet wide, and covered by beaded board siding. The front-facing east facade has two casement windows side-by-side consisting of one-over-one lights. A solid wood door is located on the north end of the front facade. Bargeboards enclose the eaves of the wood-shingled roof and each corner. The building is painted white with green trim around the door and windows; it is presently being used as a tool shed.

9. Shed contributory  
built before 1940  
builder unknown

This wood frame outbuilding is three-fourths of a story, with a tin-covered shed roof. Like the other shed, it was built on wooden slips for ease of movement. The exterior siding is shiplap on the east facade, and wide horizontal board on the sides and west facade. A small rectangular window is located on the east facade, and an offset wooden door is on the south side. Another door was covered over on the west facade. Bargeboards and plain wood moldings decorate the eaves and surround a small window. Its dimensions are 9 feet long by 6 feet wide. The building appears to have been altered several times, but its proportions and the farmstead's agricultural history suggest that it may have been used either as a brooder or a hog pen. At a later time it was used for storage of tools and possibly harness. A low wood and tin animal shelter joins the two sheds (#7 and #8) together.

10. Front fence, cobblestone posts, and cobblestone retaining wall contributory  
built before 1920  
builder unknown

Historic photographs of the farmstead indicate that the woven wire fence with cobblestone posts was built by at least 1915. They may have been constructed when the Spauldings built their house in 1905. Cobblestones were plentiful along the banks of the Boise River, and several of the more prosperous farm and urban homes marked their entryways in this manner. A layer of concrete was poured around an iron post with wire mesh; cobblestones were then laid and grouted together with more concrete. A wooden form kept the cobblestones in place until the cement dried. The cobblestone retaining wall runs along the front length of the property, separating it from the roadway. The cobblestones on the retaining wall are grouted with cement.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 7 Name of Property Almon W. and Mary E. Spaulding Ranch  
County and State Ada County, Idaho

---

11. Pasture and Hay field contributory  
20-acre portion of original homestead claim by Spauldings

Lying directly south, north and west of the farmstead complex is approximately 20 acres of pasture land and hay field. The pasture is presently occupied by approximately 15-20 head of Holstein cattle, tended by a farmer who rents the land. The hay field follows the ditch line back to dense subdivision and townhouse development. The farmer grew and cut hay in the field as recently as 1993, continuing the land's historic use for almost a century.

12. Headgate and ditches contributory  
before 1940

A concrete headgate and two ditch lines lie along the northern border of the present property boundary lines. Another ditch running parallel to the eastern boundary line feeds into the headgate. The two northern ditches extend to the barnyard and hay field. Originally one ditch ran underneath the front porch of the tenant house and into the central area of the barnyard; it has since been filled in. Irrigation water still runs through the existing ditches to the hayfield and pasture. The lawn was watered by irrigation ditches until the late 1980s, when Mrs. Caron installed a sprinkling system.

13. Ornamental landscape contributory  
before 1940

Except for evergreens planted in the front and back yard and the replacement of an apple tree, the ornamental plantings date over fifty years. The trees that line the driveway were young saplings when the Carons moved there in 1940.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 1 Name of Property Almon W. and Mary E. Spaulding Ranch  
County and State Ada County, Idaho

The Almon W. and Mary E. Spaulding farmstead and its adjacent remaining farmland are significant under Criterion A for their association with the settlement and development of early rural acreages near Boise. The farmland presently creates a buffer between the surrounding high-density urban development and is the only intact farmstead complex remaining on North Cole Road, and one of the very few complete farmstead landscapes left within Boise City limits. Though outside the scope of this nomination, the property's house merits further investigation as the residence and possible office of Dr. Mary E. (Gorton) Spaulding, possibly Boise's first professionally trained woman doctor and surgeon.

Almon and Mary Spaulding moved to Boise in 1890 after living three years in Los Angeles, California. The newly formed state of Idaho and its capital city's economy and population were booming. Boise had grown from 2,311 to 4,026 in nine months' time. The dramatic growth was in good part due to speculation over potential irrigated lands and improved transportation networks. In contrast, Los Angeles' property values were declining as the area underwent a period of stagnation.<sup>1</sup> The Spauldings first lived near Boise's downtown core at the Belgravia Building on the corner of 5th and Main Street. Mr. Spaulding first worked at a local clothing store, and Dr. (Mrs.) Spaulding continued her practice as what the local newspaper referred to as a "doctress" next door to her residence. The Spauldings were in their late forties when they moved to Idaho; their teenage daughter Marcella came with them. Their older son Ryland moved from the Mary and Almon's original home in Eau Claire, Wisconsin, and joined the family in Boise.

In 1891 Almon Spaulding worked as a conductor on the city's first streetcar system, the Boise Rapid Transit Company. The family moved nearer to the country and the streetcar line extension at 6th and State Street. The Spauldings achieved a respectable middle-class standing in the community. Mary Spaulding became a charter member of the Columbian Club, an organization that invited only well-educated and progressive women to join. Her daughter Marcella read the Declaration of Independence on the same platform as future U.S. senator William Borah at Boise's 1891 Fourth of July celebration. The Spaulding family name was mentioned several times in the local newspaper's society columns.

In 1893, Almon and his wife Mary applied through the original Homestead Act for land located on the southwest area of "The Bench," a portion of river bluff surrounding the city of Boise. The homestead was located close to one of the branches of the old Oregon Trail that wound its way along the river bluffs. Two major events precipitated settlement in this area. The nearby Settler's

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Name of Property Almon W. and Mary E. Spaulding Ranch

County and State Ada County, Idaho

Canal, which had been developed in fits and starts by a few pioneer farmers, was finally completed by Boise entrepreneur John Lemp in 1891. Settlement of lands next to Settler's Canal expanded as water began flowing through the ditches. The Idaho Central Railway, a branch line constructed in 1887, built a siding and train stop only two and one-half miles south of the Spaulding property. Almon continued his job as a streetcar conductor until the Spauldings moved out to their homestead in 1896. At that time their property consisted of 80 acres, one cow, one horse and one vehicle. They were the only two living on the homestead, since both their son and daughter had married by this time.

As the Boise area's population and economy increased, development of the southwest bench area accelerated. Dr. H. P. Ustick, a former midwesterner who moved to Boise in 1892, developed a plan to extend a streetcar line up to his orchard property located approximately two miles west of the Spaulding Ranch. Dr. Ustick planned to develop his property into a small town. The Ustick town site was platted once the street car line (called the Boise Valley Railway) reached there in 1907. The Boise Valley Railway extended its lines to the nearby towns of Meridian, Nampa, and Caldwell. It then connected with The Boise and Interurban Railway line (built in 1904 through Eagle, Star, and Middleton) at Caldwell. These companies merged and became the Boise Valley Traction Company, creating a "Loop" connection of small Boise Valley communities by streetcar. Following a pattern similar to suburban development in Los Angeles, middle-class professionals and entrepreneurs bought up tracts of land along the anticipated streetcar lines and subdivided them into three, five, and ten-acre lots to be developed as "country homes" or small agricultural acreages. Some of the tracts were as large as forty acres. Subdivision plats were filed along Ustick Road and nearby Cole Road as early as 1906. Boise's population grew from 5,957 in 1900 to 17,358 in 1910.

Though their land was located close to a streetcar stop (named "Spaulding Station" after the family), the Spauldings did not subdivide their eighty agricultural acres into smaller lots. They did sell twenty acres to their daughter in 1910. The senior Spaulding's property functioned more as a "country home," however, than a so-called "ranch." Family tradition indicates that Almon Spaulding eventually inherited some money and became a "gentleman farmer" on the homestead. He hired a tenant farmer to raise crops and tend the cattle. Mary Spaulding continued her practice, delivering babies and tending to the medical needs of early settlers on the Southwest Bench. By 1905 they had enough money to build a one and one-half story house. Its massing and basic house plan reflect a common vernacular cross-gable plan combined with classical Queen Anne Revival motifs--a popular style at the turn of the century. As the Spaulding's wealth increased, they made

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 3

Name of Property Almon W. and Mary E. Spaulding Ranch

County and State Ada County, Idaho

improvements to their home. They build additions to the back of the house, planted ornamental shrubs and trees, and constructed a curving driveway to the house. They also built a fence with cobblestone posts to mark the entry into the farmstead, a fence type described by a 1910 farm building plan book as "common in Southern California."<sup>2</sup> A state-of-the-art gambrel-roofed dairy barn and more traditional wooden stave silo were constructed in 1910. Both the barn and silo indicated a new level of prosperity for the Spauldings, and the styles chosen were ones reminiscent of their midwestern roots. The location of the house fifty feet from the road, the ornamental plantings and fencing, and the curving, tree-lined entryway were evocative of American suburban or "country living" ideals of the early twentieth century.<sup>3</sup>

By the 1910s the original Spaulding property shrank to 60 acres, five of which was covered by the house, lawn, and barnyard. It remained a small, diversified tenant-farmed operation with a modest dairy herd and hatching eggs for sale. Mary Spaulding died in 1919 at the age of 78. Almon Spaulding lived on the homestead until 1924. He then lived with his son Ryland's family until his death in 1927.

Once he settled his parents' estate, Ryland sold the property to James E. Bruce in 1934. Bruce had served as secretary and treasurer for The Mode department store in downtown Boise, until his health required him to slow down his work activities. The Bruces moved from one of Boise's most prestigious streets (Warm Springs Avenue) to the former Spaulding "Ranch." James Bruce, Jr., described his father as a "gentleman farmer" who did no actual work on the property but loved the idea of farming. However, James Sr.'s wife and teenage son did not share his enthusiasm for "country life" and the family moved back to their Warm Springs home in 1936. Another "gentleman farmer," Horace Whittlesley, owned the property for two more years. The Whittlesley used a New Deal Farm Security Administration loan to finance the farmstead, and during their ownership employees of the Works Progress Administration built the outdoor toilet on their property. Harvey and Katherine Caron became the next owners of the property, purchasing it in 1940. Mrs. Caron fell in love with the farmstead when she drove by it with a friend, though she and her husband had never farmed. They, too, hired a tenant farmer to run all agricultural operations on the property while her husband continued his work as merchandiser with C.C. Anderson Company, a department store chain throughout southern Idaho. After receiving an overwhelming amount of requests to sell their property, the Carons finally sold the back forty acres of the hayfield in the 1970s, stipulating that ten acres of it be used as a park. The ten acres eventually became a ball field for Capital High School. The other thirty acres remained untouched until construction of a housing development there in the 1980s.<sup>4</sup>

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 4 Name of Property Almon W. and Mary E. Spaulding Ranch  
County and State Ada County, Idaho

---

In the 1960s the City annexed the southwest Boise Bench into its boundaries, including The Spaulding-Caron property. Many local residents protested against annexation, mostly because of increased taxes. Several also expressed concern about losing the quality of their "country life"--the open spaces, pastoral scenes, peace and quiet. City leaders supported annexation because it meant increased commerce and changing the city to what they termed "first-class" status. Annexing the southwest Bench increased Boise's population of 35,000 to nearly 75,000. Mayor Robert Day listed a number of reasons for supporting annexation. One example he cited concerned a chain department store located downtown. According to Day, the department store could not put in an escalator because the chain's policy dictated that none could be built in cities where the population was under 50,000.<sup>5</sup>

The southwest Bench was annexed, and Boise's population stayed around 75,000 until the 1970s. Numerous residential subdivisions divided into city-sized lots quickly covered the pastures and fields of the Bench, and small retail shopping centers sprang up along North Cole and Ustick roads. Another economic and population boom in the late 1980's, along with the construction of a major regional shopping center on North Cole Road, created high-density infill on the lands surrounding the Spaulding-Caron Ranch. However, Mrs. Caron withstood further pressure to subdivide and retained the last 20 acres of her land, renting the pasture and hay field to a local farmer. She also bought back approximately three acres of the original Spaulding land claim adjacent to her property, so she could create a buffer between her property and further high-density development.

In 1994 the Spaulding-Caron property presently is surrounded by residential subdivisions, townhouses and apartment units. It is threatened by county plans for new road construction that would bisect the property. Three or four early country homes and farmsteads still remain along North Cole Road, but none have the integrity or retain as much of the original rural landscape as the property presently owned by Katherine Caron. The Spaulding-Caron farmstead and rural landscape remains as the last full visual testament to early settlement patterns and agricultural acreages along Boise's North Cole Road.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 5 Name of Property Almon W. and Mary E. Spaulding Ranch  
County and State Ada County, Idaho

---

### END NOTES

1. Kenneth T. Jackson, The Crabgrass Frontier: The Suburbanization of the United States (New York: Oxford University Press, 1985), p. 122.
2. Farm Buildings. A publication of The Breeder's Gazette (Chicago: Sanders Publishing Co., 1911), p. 288.
3. Jackson, p. 67.
4. Field notes of interviews with James Bruce (February of 1994) and Katherine Caron (November of 1993), Boise, Idaho. Notes in possession of author.
5. Albert M. Chambers, UPI, "Extension of City Limits To Include Bench Areas Seen as Gradual Process," The Idaho Evening Statesman (09-01-1960), p. 8.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 1 Name of Property Almon W. and Mary E. Spaulding Ranch  
County and State Ada County, Idaho

---

Ada County Assessment Records, 1896-1900, 1904-1905, 1909. Boise: Idaho Historical Library and Archives.

Ada County Subdivision Records. Boise, Idaho: Ada County Recorder's Office.

Attebery, Jennifer Eastman. Building Idaho: An Architectural History. Boise: Idaho State Historical Society, 1991.

Beal, Merrill D. and Merle W. Wells. History of Idaho. Vol. II. New York: Lewis Historical Publishing Co., 1959.

Boise Valley Traction Co. alignment Maps. Manuscript Collection, MS 571. Boise: Idaho State Historical Library and Archives.

The Breeder's Gazette. Farm Buildings. Chicago: Sanders Publishing Co., 1911.

Caron, Katherine. Personal reminiscences, Abstract of Title, photographs. Boise, Idaho: 1993-1994.

Dougall, William Grant. "The Boise, Idaho Public Transportation Dilemma: A Case Study." Masters thesis. Seattle: University of Washington, 1972.

Hawley, James H. History of Idaho: Gem of the Mountains. Vols. II and III. Chicago: Clarke Publishing, 1920.

Gem State Rural's Farm Directory. Idaho, Ada County, 1917-1918.

Jackson, Kenneth T. The Crabgrass Frontier: The Suburbanization of the United States. New York: Oxford University Press, 1985.

The Idaho Statesman. Boise, Idaho: 1890-1891, 1919, 1928, 1959, 1960.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 2 Name of Property Almon W. and Mary E. Spaulding Ranch  
County and State Ada County, Idaho

---

Polk's Boise City and Ada County Directories. 1891, 1893, 1910--1919, 1932-1940.

Spaulding, Cleta, Mary Louise Spaulding Chapman and Marilyn Spaulding Brown. Personal reminiscences, family photographs, memorabilia. Boise, Idaho: 1994.

United States Bureau of the Census. 1830-1880; 1900. Washington, D.C.: U. S. Census Office.

Wells, Merle W. Boise, An Illustrated History. Woodland Hills, California: Windsor Publications, 1982.

\_\_\_\_\_, and H. H. Caldwell. Economic and Ecological History Support Study for a Case Study of Federal Expenditures on a Water and Related land Resource Project, Boise Project, Idaho and Oregon. Moscow, Idaho: University of Idaho Water Resources Institute, 1974.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 10 Page 1 Name of Property Almon W. and Mary E. Spaulding Ranch  
County and State Ada County, Idaho

---

### VERBAL BOUNDARY DESCRIPTION:

N2NE4 Exc. W16', T4N R1E Section 36.  
Parcel No. 8329848

### BOUNDARY JUSTIFICATION:

It follows the current property lines. All land and properties contribute to the cultural landscape and maintain their historic uses.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number n/a Page 1 Name of Property Almon W. and Mary E. Spaulding Ranch  
County and State Ada County, Idaho

---

### ADDITIONAL DOCUMENTATION

#### Photographs

All photographs were taken by Madeline Buckendorf on November 3, 1993. Negatives are on file at the Idaho State Historical Society, Boise, Idaho.

Photo #1:

6. View from the southeast

Photo #2

6. View from the southwest

Photo #3

6. View from the north

Photo #4

6. View from the southeast

Photo #5

6. View from the southwest

Photo #6

6. View from the south

Photo #7

6. View from the east

Photo #8

6. View from the southeast

Photo #9

6. View from the southeast

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number n/a Page 2 Name of Property Almon W. and Mary E. Spaulding Ranch  
County and State Ada County, Idaho

---

Photo #10

6. View from the east

Photo #11

6. View from the northeast

Photo #12

6. View from the southeast

Photo #13

6. View from the northeast

Photo #14

6. View from the northeast

Photo #15

6. View from the southeast

Photo #16

6. View from the south

Photo #17

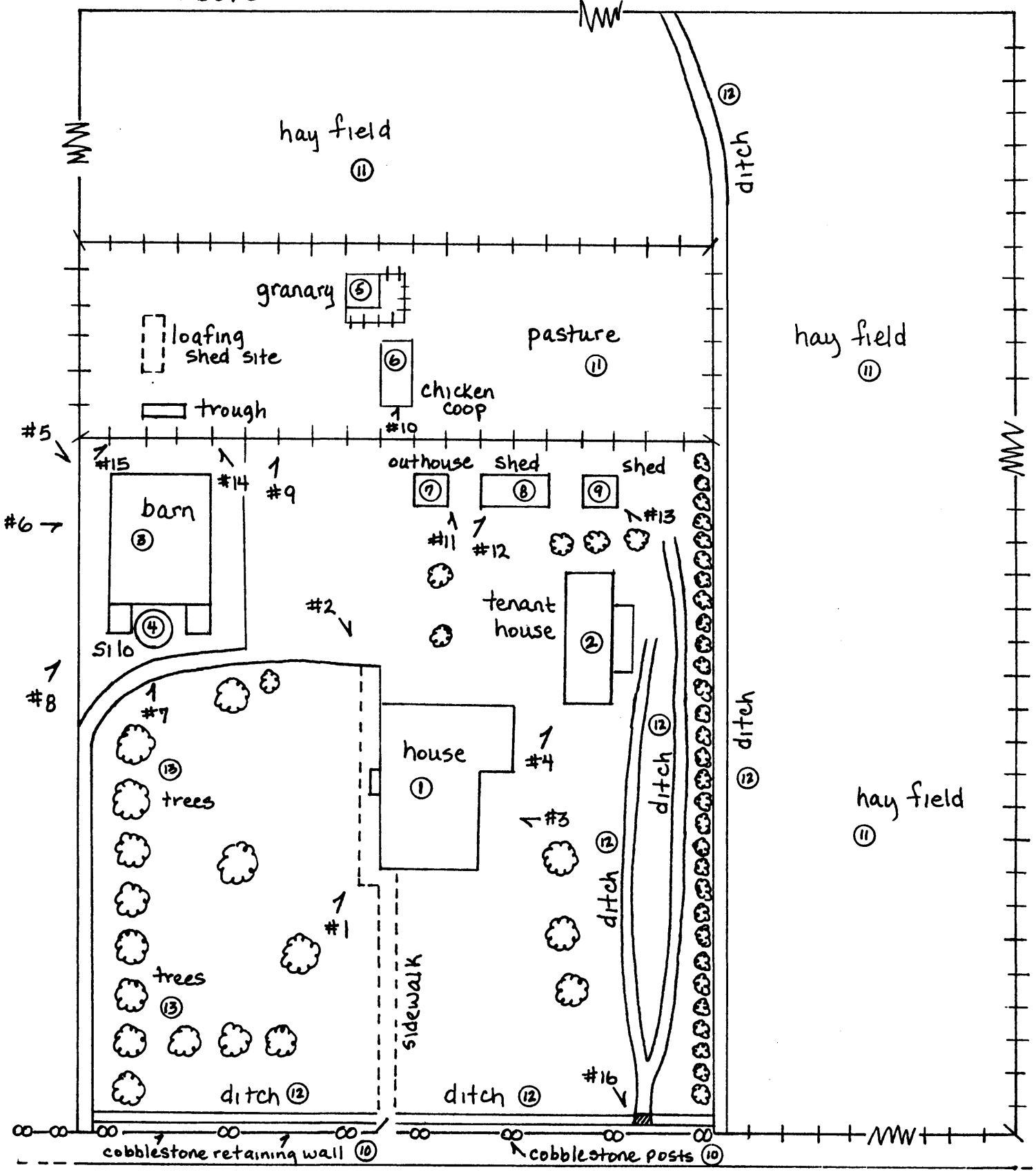
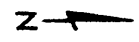
6. View from the east

Photo #18

6. View from the southwest

Almon W. and Dr. Mary E. Spaulding Ranch  
 Ada County, Idaho

NOT TO SCALE



N. Cole Road