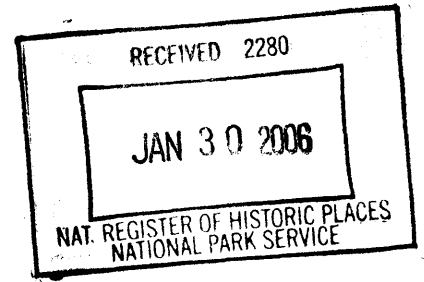


**United States Department of the Interior
National Park Service**



**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 Lincoln-Johnson Avenues Residential Historic District
other names/site number _____

2. Location

street & number Roughly bounded by W. Hayden St., the Portneuf River, W. Benton St., and the West Bench
city or town Pocatello not for publication n/a
state Idaho code ID county Bannock code 05 zip code 83204 vicinity n/a

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 27 June 06
Signature of certifying official Date
KENNETH C. REID,
DEPUTY STATE HISTORIC PRESERVATION OFFICER

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

Signature of commenting 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 _____
Signature of the Keeper Date of Action
3-15-06

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 | |
|--------------|-----------------|------------|
| 169 | 122 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 169 | 122 | 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

Domestic: multiple dwelling

Social: meeting hall

Education: school

Industry/processing/extraction: energy facility

Current Functions

(Enter categories from instructions)

Domestic: single dwelling

Domestic: multiple dwelling

Social: meeting hall

Education: school

Vacant/not in use

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th/Early 20th Century American Movements

Late 19th/Early 20th Century Revivals

No style

Materials

(Enter categories from instructions)

foundation concrete, stone

walls wood, brick, stucco, asbestos, metal

roof asphalt, tile

other metal, 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" 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 & Development
Architecture

Period of Significance
1900 to 1950

Significant Dates
N/A

Significant Person
(Complete if Criterion B is marked)
N/A

Cultural Affiliation

Architect/Builder
Briggs, Frank (draftsman)
Nielson, Guy (mason)
Onderdonk, Charles (architect)
Paradice, Frank, Jr. (architect)

Narrative Statement of Significance

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

x See continuation sheet(s) for Section 8

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
- Name of repository: _____

x See continuation shee(s) for Section 9

10. Geographical Data

Acreage of Property 52.6 acres

UTM References

(Place additional UTM references on a continuation sheet)

| Zone | Easting | Northing | Zone | Easting | Northing |
|-------------|---------------|----------------|-------------|---------------|----------------|
| A <u>12</u> | <u>380700</u> | <u>4746160</u> | C <u>12</u> | <u>381340</u> | <u>4745860</u> |
| B <u>12</u> | <u>380865</u> | <u>4746300</u> | D <u>12</u> | <u>381560</u> | <u>4745750</u> |

x See continuation sheet(s) for Section 10

Verbal Boundary Description

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

x See continuation sheet(s) for Section 10

Boundary Justification

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

x See continuation sheet(s) for Section 10

11. Form Prepared By

name/title Elizabeth P. Jacox, Historian

organization The Arrowrock Group, Inc. date August 1, 2005

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

city or town Boise state ID 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 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 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.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 2024

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 7 Page 1Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho**Introduction**

The Lincoln – Johnson Avenues Residential Historic District encompasses approximately thirty blocks in an area of Pocatello contained within the Original Pocatello Townsite and an early addition, the Olive Addition. Within the boundaries of the District, there are 291 structures, of which 169 (58%) contribute to the historic character of the neighborhood. Although the majority of the buildings are single-family dwellings, there are 42 (14%) multi-family dwellings, including houses with basement or attic apartments, duplexes, triplexes, fourplexes and a hotel/apartment building. The neighborhood is primarily residential, although there are a community center, a power production facility, which has been converted to residential use, and a school within the boundaries. A small section of W. Center Street, immediately west of the River, is an extension of the adjacent commercial district. This section of W. Center Street is included within the district boundaries, bringing in a former printing plant (non-contributing), an apartment building, an office building (formerly a nurses' dormitory associated with a non-extant hospital), and a small neighborhood store. Two other buildings in the neighborhood may have been used as stores, but have been converted to residences. The earliest houses in the neighborhood were constructed c. 1900, but the majority of the buildings were built between 1915 and 1945. The neighborhood generally reflects a response to periodic housing shortages experienced by Pocatello throughout its development in the late nineteenth to mid-twentieth century.

No buildings within the proposed district boundaries have been previously listed in the National Register of Historic Places.

Boundary

The Lincoln – Johnson Avenues Residential Historic District is located on the west side of the Portneuf River between W. Hayden Street and W. Halliday Street. On the western edge, the District ends on the slope of the West Bench. The boundaries have been drawn to exclude blocks on the edges of the District containing more non-contributing than contributing properties. (See attached map and Section 10 for complete descriptions of the District boundaries.)

Neighborhood Description

The Lincoln and Johnson Avenues neighborhood began to grow early in the twentieth century 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 right-of-way on either side of the railroad tracks, which 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. Possibly in anticipation of the need for more room to develop, Thomas and Annie Olive platted the Olive Addition adjacent to the Original Townsite in October, 1902. Pocatello, dependent in the early years on the railroad for its economic development, did not experience growth immediately after additional land became available—the Olives were living in a house on the northwest corner of W. Center Street by 1904 (originally 906 W. Center, now 101-107 N. Lincoln). Although lots were sold in the Olive Addition, the greatest period of growth in the

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 7 Page 2Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

neighborhood began about 1915, apparently in response to a housing shortage. By 1950, most of the neighborhood had filled in; only fifteen houses have been constructed since then.

Pocatello was laid out in a grid with the Oregon Short Line railroad yards at the center. To this day, the tracks run in a northwesterly/southeasterly direction; streets were platted on both sides of the tracks, parallel (avenues) and perpendicular (streets) to them. Avenues are “North” and “South,” with Center Street the dividing line; streets are designated “East” and “West,” with the railroad yards as the dividing line. The streets of the Lincoln – Johnson Avenues Residential Historic District include blocks designated north, south and west. The avenues were originally named for U.S. presidents. Streets were originally identified by letters and directions, e.g., “A Street, NW,” but in 1901 were re-named for early explorers and promoters of the American West, e.g., “Lewis,” “Clark,” etc. These names remain today. Streets were allotted a standard width of 60’, with 300’ blocks. Alleys run perpendicular to the streets and are allowed 20’. The Olive Addition, platted in 1902, encompasses a few blocks on W. Center Street, W. Clark Street and Lincoln Avenue, and was laid out with the same street and alley allowances.¹

Pocatello lies in a valley that 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 out 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” that are foothills areas that 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. The Lincoln – Johnson Avenues Residential Historic District lies on the westernmost side of the townsite, and abuts the West Bench. Thus, the cross streets have a steep pitch as they run uphill and the long avenues are pitched higher on the west side than on the east. Steps have been built at some intersections to facilitate walking, and many houses are built above concrete or stone retaining walls. The steep pitch of the streets and walks, as well as the extensive use of retaining walls, lends a unique character to the neighborhood² (Photographs 1, 2, 39).

Finally, the Lincoln – Johnson Avenues neighborhood is defined by the Portneuf River, which forms the northeastern boundary of the Historic District as it flows through Pocatello on its way to its confluence with the Snake River. 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 in the Lincoln – Johnson Avenues and the adjacent downtown commercial district, experienced several devastating floods until 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 chainlink fence surrounding it bring an abrupt end to the street³ (Photographs 3, 40).

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. As noted, the streets nearest the foothills, or West Bench, feature steep pitches, and many houses are on raised lots supported by concrete or rock retaining walls.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 7 Page 3Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho**ARCHITECTURAL STYLES****Single Family Dwellings**Craftsman/Bungalow

The Lincoln-Johnson Avenues neighborhood developed in response to housing shortages of the early twentieth century. Typically these cyclical demands for more housing were from employees of the Oregon Short Line (later Union Pacific) Railroad; consequently, the majority of the houses are built on a modest scale for those blue-collar workers. The earliest houses are very simple in construction. The house at 422 W. Buchanan is a one-story, gabled front-and-wing house with no ornamentation beyond a pedimented porch entry (Photograph 4). This house may have been moved from the area of town known as “company row,” which was located adjacent to the railroad tracks in what is now the Westside Commercial District, and sited at its present location after additional land was made available in 1892. Another example of a simple, easily constructed house is found at 238 N. Lincoln. Although no precise construction date could be determined for this house, its stone foundation indicates that it was constructed at an earlier date than some other homes in the District, since concrete foundations are far more commonly used in the newer buildings. The hipped-roof pyramid features double-hung windows with multi-paned glass in the upper half, wood cladding and a composition roof. This house has been slightly altered with a picture window, but is otherwise unchanged (Photograph 5).

Because the greatest growth in the neighborhood was seen after 1915, and possibly because some earlier houses were destroyed in devastating floods in 1911 and 1920, houses in the Lincoln-Johnson Avenues Residential Historic District fall overwhelmingly into the category of Craftsman/Bungalow style, which held sway over the housing market across the nation until the mid-1920s. In Pocatello, as in many other Idaho towns, it retained its popularity well into the 1930s.

The neighborhood includes many different bungalow types; most are one or one-and-a-half story. The bungalows in the District may exhibit all or some of the common characteristics: exposed roof rafters, full- or partial-width porches and roofs supported by columns, occasionally with columns or pedestals extending to the ground. All roof types-- front-gabled, cross-gabled, side-gabled and hipped-- are found in the neighborhood.

150-150 ½ S. Johnson (Photograph 6) is an example of a simple, front-gabled bungalow. It has a partial-width front porch with square column porch supports, an open porch railing and exposed rafter ends. Although an apartment has been created in the daylight basement of this house, originally it was constructed as a single-family dwelling. Another front-gabled bungalow is found at 435 S. Johnson (Photograph 7). The partial-width porch is supported by rectangular wooden columns and features a closed porch railing. There are decorative knee braces in the gables and exposed rafter ends on the side elevations. The house has been re-sided and some windows have been replaced, but the setback, form and basic fenestration patterns are retained so that it is still clearly recognizable as a Craftsman/Bungalow.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 7 Page 4Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

850-850 ½ W. Clark (Photograph 8), originally constructed as a single-family dwelling, is a side-gabled bungalow with an addition on the north elevation. The house sits on a concrete foundation and features a full-width porch supported by double columns. Chicago-type windows flank the front entry; other windows are double hung. The walls are clapboard, with shingle cladding on the porch railing and in the gable ends.

445 N. Johnson (Photograph 9), a cross-gabled bungalow, features a full-width porch with double column porch supports on a closed railing. It is clad in wood with wood shingles in the gable front. Three small houses on N. Johnson--529, 545 and 557--have cross, clipped gabled roofs with partial-width front porches (Photographs 10, 35, 36). Possibly built at one time by the same builder, their differences are in the treatment of the porch supports. The house at 529 features a double column support with no railing. Both 545 and 557 feature tapered, wooden porch supports—on 545 the piers are wood, while on 557 they are brick. In addition, 557 features decorative knee braces in the porch gable. Although these three houses have been altered with modern siding and some window replacements, their massing and placement of windows are unchanged.

There are several hipped-roof bungalows in the District; 826 W. Lewis is a small, charming example (Photograph 11). Clad in wood, it has tapered column porch supports on a partial-width porch with an open railing and concrete base. Cottage windows have leaded-glass decorative headers, a common feature of Craftsman/Bungalows; 337 S. Johnson (Photograph 12) is a hipped-roof example with a full-width porch, square porch supports, an open porch railing, and pressed-concrete foundation. The house at 401 N. Lincoln (Photograph 13) is a handsome, hipped-roof bungalow with a clipped gable over the front porch. It features exposed rafters, 9-over-1 and 12-over-1, double-hung sash windows. Contrasting brick colors in the chimney and porch posts highlight a diamond pattern and provide unusual detail.

Most of the Craftsman/Bungalow houses in the District are sided with wood clapboard, but several, such as the houses at 132 S. Johnson and 455 N. Johnson (Photographs 14, 15) use a combination of clapboard and shingles. Several brick bungalows can also be found in the District: 447 S. Johnson and 945-945 ½ W. Center (Photographs 16, 17) are two examples. The house at 447 S. Johnson is hipped roof with a front-gabled, full-width porch, built on a stone foundation. The enclosed porch railing and square porch supports are constructed of the same brick used for the walls. The porch gable has been stuccoed and decorated with half-timbering; rafter ends are exposed on all elevations. 945-945 ½ W. Center is a cross-gabled house constructed of brick on a concrete foundation. The full-width front porch is enclosed with multi-paned windows. Windows on other elevations are double-hung with wood lintels and sills. The gables, front and side, are covered in clapboard.

Tudor Revival

Jay Tiffany moved his family to Pocatello in the mid-1920s to manage the Troy Parisian Company, a laundry and dye works located across the Portneuf on W. Center Street. After a year in a small house on W. Bonneville Street, the Tiffanys moved into the newly constructed Tudor Revival house at 153 S. Johnson in 1926. The house sits above street level on a lot supported by a concrete retaining wall. The house is side gabled with two front-facing gables, featuring the steeply pitched roof typical of the style. Built on a concrete foundation, the house is one story with a daylight basement. The lower half of the walls are brick veneer, the upper walls are stuccoed. The front entry

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 5

Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

features a decorative brick archway, with quoin-like detailing. The house has multi-paned casement windows and a brick chimney⁴ (Photograph 34).

A small construction boom resulted in several houses of the Tudor Revival style, most located on Johnson and Lincoln Avenues within a few blocks of West Center. Some of these houses represent infill, others replaced pre-existing buildings. The steep-pitched roofs, multiple gables, window placement and decorative details (such as half-timbering) are present in all of the Tudor Revival houses. Most appear to have been constructed for professionals (doctors, lawyers, etc.) or business managers (laundry/dye shop manager, business owner). Architects or contractors have not been identified, although at least one of the houses was built to plans created by the owner. 341 N. Lincoln (Photograph 22), built after 1927, is a modest one-story, side-gabled house on a concrete foundation. It features a prominent, steep-pitched, narrow, centered, front gable with a cat slide. The entry door is arched, with a small arched sidelight window. Windows are multi-paned, double-hung sash windows, with decorative shutters not generally seen on Tudor Revival houses. The house is constructed of brick—decorative detailing in the brick includes arches following the pattern of the entry door and sidelight window. 254 S. Lincoln, the home of contractor Birdwell Findlayson, also features brick walls and arched windows; it also features decorative arched openings on the entry porch (Photograph 33). The most elaborate house in the District, the Dr. O. F. Call House, 315 S. Lincoln (Photograph 23), is an imposing two-story house. The side-gabled house features two front gables and a small dormer. The house is built of brick on a concrete foundation. One of the front gables is stuccoed with decorative half-timbering. Windows are accented with carved wooden lintels. The northwest façade features a bay window. Other windows are multi-paned casement windows. According to family lore, Dr. Call developed the plans for the house himself, basing them on the design of a friend's house.⁵

Colonial Revival

The late 1930s brought a brief burst of construction to the neighborhood, which resulted in the construction of a few new houses. Two of the houses, 141 N. Johnson and 753 W. Lewis are in the Colonial Revival style, which features an emphasis on the front entryway with decorative pediments and pilasters, fanlights and sidelights (Photographs 19, 20). 141 N. Johnson, built c.1940, is one of the later houses in the District. It is a side-gabled house with a centered front gable. The front entry, which is slightly off center, features pilasters and a pediment over a fanlight. The steps to the entry are curved concrete. Windows are double hung, multi-paned, with decorative shutters. The house has been covered with siding but retains its identifying characteristics. 753 W. Lewis is a side gambrel-roofed house, a type referred to as Dutch Colonial. The small entry porch extends out with a curving overhang; the front door is topped by a fanlight. Double-hung windows are in the upper and lower front (west) elevations, while the windows on the southwest elevation are multi-paned casement windows. The house features a full-width dormer and has a one-story addition to the northeast elevation.

Other

A unique house was built for contractor Guy Nielsen at 157 S. Lincoln in 1939 (Photograph 21). Designed by Pocatello Lumber Company draftsman Frank Briggs, the house is in the French Eclectic style, featuring two steeply pitched front-facing gables with a rounded entry having a conical roof form. Constructed of brick, the house sits on a

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 7 Page 6Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

concrete foundation. The garage is located beneath the house, entered via a driveway on the side (south) elevation. Windows on three elevations are casement windows; those on the front-facing gable are high-arched windows with an arch design in the glass. The entry features an arched doorway with an arched wooden door. The conical roof is of copper.

Multi-family Dwellings

Within the boundaries of the Historic District there are more than 40 multi-family dwellings, including duplexes, triplexes, fourplexes and multi-unit apartment buildings. Twenty-eight of these, or 10% of the total number of buildings in the District, are contributing. Duplexes, triplexes and four-plexes make up the bulk of the multi-family residences--21 contributing buildings in all. The most common style, as is true for single-family dwellings, is Craftsman/Bungalow. Fifteen of the buildings exhibit characteristics of this style. 516-528 N. Lincoln and 255-259 S. Johnson were both built before 1915 as multiple-family houses (Photographs 30, 31). 516-528 N. Lincoln was constructed as a four-family dwelling. The hipped-roof house rests on a concrete foundation and features a full-width porch with square columns on sloping column supports that reach ground level. The house is clad in wood; the porch railings, column supports and front gable are covered with shingle siding. 255-259 S. Johnson is a 1-1/2 story, side-gabled house, with twin dormers. The original full-width porch has been partially enclosed, perhaps when the building was remodeled to house three apartments instead of the original two. Three of these lower-density, multi-plex houses are Tudor Revival and two have been remodeled to exhibit no style characteristics. Two of the buildings are medium-density apartments—The Riverview Apartments, built as the Riverview Hotel c. 1920, and the Casa del Rio, constructed in the late 1930s; both are located on lots adjacent to the Portneuf River, at the edge of the Historic District, closer to the downtown business district.

The Riverview Hotel, 729 W. Center (Photograph 24), was constructed between 1918 and 1921. Originally opened as a rooming house, by 1948 an extensive addition of 10 apartments had been added to the rear of the building. The four-story brick building sits on a concrete foundation. A plain building with little ornamentation, it is rectangular in form with the narrow side facing W. Center Street. The front (west) elevation features four pilasters topped by square cornices. Decorative dentils cross the front roof edge and small ornaments are spaced evenly on the roof edge of the northwest and south elevations. Windows are double hung, with a few vinyl window replacements. Decorative brick arches over each window have been painted over. A metal and glass canopy, attached to the front of the building with chains, extends out over the sidewalk from the front entrance.

The Casa del Rio, 723 W. Lewis (Photograph 25), was built on the site of a livery stable after 1927 in the Spanish Colonial Revival Style. The two-story 32-unit apartment building is constructed in a U-shape around a courtyard. The flat roof is covered with red tiles and features curving parapets. The building is stuccoed and sits on a concrete foundation. Windows were originally multi-paned casement windows, but many have been replaced with modern metal sliders. Most windows have decorative, wood shutters, added at some later time. Doorways are arched, with doors set back slightly within the arch.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 7 Page 7Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho**Non-residential Buildings**

Non-residential buildings within the boundaries of the Historic District include a former power production facility, a meeting hall, a school, an office building, a grocery store, and a former print shop. The latter three buildings, all located on W. Center Street, are historic, but non-contributing because of extensive alterations. The Bannock Building, 845 W. Center (Photograph 26), is an office building, but was originally constructed as the nurses' dormitory for the General Hospital, which was located at the corner of W. Center and S. Johnson Streets from 1907 to 1956, when it was torn down. The hospital and dormitory were purchased in the 1950s by the Idaho Farm Bureau. The dormitory was remodeled into offices at that time and the hospital was removed to create a parking lot. In the 1980s the Farm Bureau sold the building to a private owner, who added an extension to the building along S. Lincoln Street for additional office space. When the building was sold again in the late 1980s, it was renamed the Bannock Building. Although the original building was designed by local architect Frank Paradise, Jr., all of its original integrity has been lost.

The Del Monte Market at 808 W. Center Street (photograph #38), has been the site of a neighborhood grocery store since about 1915. Over the years the building has been altered with additions and renovations to the point where it has been rendered non-contributing. George Primbs & Sons Printing (740 W. Center – Photograph #37) was originally built in 1925 as the home to a successful local business that remained in operation until the 1980s. After 1966, an addition was placed on the building's southwest elevation. The addition is larger than the original structure and designed with no relationship to the style of the original. The building is non-contributing.

The remaining buildings are non-commercial buildings. 750 W. Wyeth (Photograph 28), the Pocatello Power and Irrigation Company powerhouse, along with a small dam, was constructed in 1899 by the company as an expansion of a power system that was first established in 1892 with the construction of a hydroelectric plant near present-day Irving Junior High, 1000 N. Grant. The simple, side-gabled, two-story building, built to house a vertical turbine, is constructed of stone (basalt) on the lower level and brick on the upper level. Double-hung, wood-sash windows are in the gable ends on the upper story. A full-width porch runs across the upper floor on the southeast elevation (facing W. Wyeth St.). The porch supports are wood, turned posts on square wooden piers. There are four posts; the porch roof is arched between each post and the railing is wrought metal. A wood stairway extends from the northeast end of the porch, which is closest to the river. A one-story, flat-roofed addition on the southwest elevation housed the plant transformers. The addition, constructed of basalt, has been painted. On the northeast elevation of the powerhouse, which faces the river, building modifications include covers placed over windows and the addition of a small, partially screened room. The building was used as housing for power company employees for a number of years and was eventually converted into two apartments. It has been vacant since the mid-1990s. In 1998, Idaho Power Company donated the building to the Portneuf Greenway Foundation, a non-profit organization that is developing a system of hiking/biking trails and paths along the Portneuf River.

The Bannock County Servicemen's Memorial Building, at 300 N. Johnson (Photograph 27), was constructed in the 1920s. The building was designed by architect Frank Paradise, Jr., and was built by contractor Alex Mathers. The total cost of approximately \$50,000 was paid by subscription, collected from residents of Pocatello and Bannock County. Construction began in 1924, but due to supply difficulties and funding stops and starts, the building was not

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 7 Page 8Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

completed until 1926. Constructed of brick with a tile roof, the building sits on a concrete foundation. The grounds slope steeply toward the Portneuf River so that the ground level on the northeast elevation (facing the river) is 9 feet lower than the ground level on the southwest elevation (facing N. Johnson Avenue). The building is U-shaped, with the arms extending toward N. Johnson Avenue. The center bar of the “U” is a three-story, hipped-roof rectangle. On the southwest elevation (facing N. Johnson), the arms of the building are two stories, with the lower floor below ground level. The arms feature shaped parapets with hexagonal towers on the inner corners. Between the arms, a cantilevered roof extends over the entrance. The original entrance may have been an arcade with multiple arched doorways. A modern glass and metal entrance has been installed, allowing entrance through a double glass and metal door. Two flights of concrete steps with metal hand railings lead to the sidewalk on N. Johnson. A protective shed-roof cover supported on metal posts has been placed over the steps leading from the building to the first landing.⁶ The northeast elevation faces the Portneuf River. A two-story, rectangular section extends from the center of the building, slightly narrower than the three-story central section of the building. Originally, the lower floor of the extension was enclosed, with the upper level featuring an open arcade with five open arches supported by columns across the length of the rectangle and open arches at either end. This arcade has since been covered over and enclosed.

All sides of the building feature arched, multi-paned, casement windows with fanlights; most entrances are multi-paned glass doors, with French doors on the doors of the enclosed area on the northeast elevation. Small, square, casement windows with a single diamond pattern line the upper edge of the top story of the center portion of the building on all sides.

The main portion of the building is constructed of a medium-toned red brick, but it is accented with patterns in a darker brick around the arched doors and windows. A ribbon of the darker brick runs along all four sides of the building at the top of the first story. A similar decorative line runs along the line of the second story, following the shaped parapets on the southwest elevation (facing N. Johnson Ave.) and the arches of the windows on the central section of the northeast elevation (facing the river). The building retains its function as a community center and is maintained by The Bannock County Veterans' Memorial Association, a non-profit organization.

Emerson School, 526 S. Grant, was one of two schools designed by architect Charles B. Onderdonk for Pocatello and built in 1914. To save costs, Emerson and Whittier (located on the east side of the river) were designed to be built to the same plan using the same materials. The school is a rectangular, three-story, flat-roofed brick building on a concrete foundation. The center section of the southwest elevation (facing S. Grant Ave.) extends out from the building, giving the impression of a central building with wings. The corners of the extending section are accented with stone quoins. Double door entrances are located at either end of the southwest elevation. The entrances feature stone lintels over multi-paned lights above the doors. The southwest façade is divided horizontally by a stone belt course at the main floor level, above the daylight windows of the lowest level. A stone band also accents the second story above the windows. Multi-paned hopper windows are spaced at regular intervals across the southwest and northeast elevations, the pattern on the main and upper floors being one window, two groups of five windows, then one window. The lower level windows are set in pairs of two, aligned with the groups of five on the main level. The sets of five windows on the main level have stone lintels, while the single windows on either end are accented with a keystone.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 9Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

A modillioned terra cotta cornice is topped by a shaped parapet at the center of the southwest elevation. The exterior of the building has had few modifications—the most obvious is that many of the windows have been covered over with wood or screens. The school building was sold by the Pocatello School District in the 1970s to a private school foundation that still operates a school on the premises.⁷

Summary

The Lincoln-Johnson Avenues Residential Historic District is comprised primarily of residential structures built between 1900 and 1950 and consisting predominantly of houses in the Craftsman/Bungalow style. A representative sample of other styles is also found within the District. As a whole, the District is representative of the periods of growth and decline seen in communities throughout Idaho.

End Notes

¹Paul 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 & Co.'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 Alderman, May 21, 1901, approved by the Mayor, May 22, 1901, and published May 23, 1901.

²Link, *Rocks, Rails & Trails*, pp. 29-30; 113.

³Link, p. 128; "Heaviest Rainfall Recorded in Pocatello," *Pocatello Tribune*, August 3, 1920, p. 1 c. 4-5. According to the article 1¼ inches of rain fell in an hour, devastating several homes on N. Lincoln between Fremont and Wyeth and spreading mud as far as West Center, flooding the first floor of the Riverview Hotel; "Flooding Caused Perennial Problems for Pocatello," *Idaho State Journal*, June 21, 1982, sec. 7, p. 4. This article recounts the flooding of January-February 1911, which damaged a number of homes in the Lincoln-Johnson Avenues area as well as damaging the power plant on W. Wyeth.

⁴Information about Jay Tiffany from a telephone conversation with Jack Owens, July 31, 2005.

⁵"Home Spotlight: Maynard family home maintains its rich history," by John O'Connell, June 30, 2005, *Idaho State Journal Online*, www.idahostatejournal.com/articles/2005/06/30/features/escapes0.1.txt, accessed July 2005.

⁶"Dedication of Memorial Building Tomorrow," *Pocatello Tribune*, May 30, 1926, p. 1; "New Memorial Dedication Today," *Pocatello Tribune*, May 31, 1926, p. 1.

⁷"Type of the Two New School Houses to be Built in Pocatello by Sept. 1 of this Year," *Pocatello Tribune*, April 24,

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 10Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

1914, p. 2 c. 1-3 with illustration.

Inventory List

| | Address | Construction Date | Style | Eligibility |
|-----|-------------------|-------------------|--------------------|-------------|
| 001 | 318 Buchanan | 1900 C | Craftsman/Bungalow | No |
| 002 | 326 Buchanan | 1920 C | Craftsman/Bungalow | No |
| 003 | 336 Buchanan | 1920 C | No Style | No |
| 004 | 346 Buchanan | 1920 C | Craftsman/Bungalow | No |
| 005 | 422 Buchanan | 1900 C | No Style | Yes |
| 006 | 434 Buchanan | 1900 C | No Style | No |
| 007 | 440 Buchanan | 1900 C | No Style | Yes |
| 008 | 555 N. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 009 | 545 N. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 010 | 539 N. Lincoln | 1920 C | Craftsman/Bungalow | No |
| 011 | 535 N. Lincoln | 1920 C | Craftsman/Bungalow | No |
| 012 | 525 N. Lincoln | 1920 C | No Style | No |
| 013 | 507 N. Lincoln | 1915 C | No Style | No |
| 014 | 503 N. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 015 | 455 N. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 016 | 449 N. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 017 | 445 N. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 018 | 435 N. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 019 | 427 N. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 020 | 405 N. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 021 | 401 N. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 022 | 355-59 N. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 023 | 347 N. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 024 | 341 N. Lincoln | 1920 C | Tudor Revival | Yes |
| 025 | 327 N. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 026 | 317 N. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 027 | 303 N. Lincoln | 1915 C | No Style | No |
| 028 | 259 N. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 029 | 247 N. Lincoln | 1915 C | No Style | No |
| 030 | 235 N. Lincoln | 1915 C | Craftsman/Bungalow | No |

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 11Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

| | | | | |
|-----|----------------------------|--------|--------------------|-----|
| 031 | 225 N. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 032 | 211-15 N. Lincoln | 1915 C | No Style | No |
| 033 | 147 N. Lincoln | 1915 C | No Style | No |
| 034 | 141 N. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 035 | 137 N. Lincoln | 1915 C | Craftsman/Bungalow | No |
| 036 | 125 N. Lincoln | 1915 C | No Style | No |
| 037 | 101-107 N. Lincoln | 1903 C | No Style | No |
| 038 | 125 S. Lincoln | 1920 C | No Style | Yes |
| 039 | 129 S. Lincoln | 1915 C | No Style | No |
| 040 | 143 S. Lincoln | 1915 C | No Style | No |
| 041 | 157 S. Lincoln | 1939 C | Other | Yes |
| 042 | 207 S. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 043 | 215 S. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 044 | 223 S. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 045 | 233 S. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 046 | 245 S. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 047 | 255 S. Lincoln | 1920 C | Craftsman/Bungalow | No |
| 048 | Call House, 315 S. Lincoln | 1937 | Tudor Revival | Yes |
| 049 | 331 S. Lincoln | 1920 C | Tudor Revival | Yes |
| 050 | 345 S. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 051 | 426 S. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 052 | 340 S. Lincoln | 1920 C | No Style | Yes |
| 053 | 356-58 S. Lincoln | 1920 C | No Style | No |
| 054 | 336 S. Lincoln | 1920 C | No Style | No |
| 055 | 322 S. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 056 | 310-12 S. Lincoln | 1930 C | Tudor Revival | Yes |
| 057 | 254 S. Lincoln | 1930 C | Tudor Revival | Yes |
| 058 | 240 S. Lincoln | 1920 C | No Style | No |
| 059 | 232 S. Lincoln | 1920 C | No Style | No |
| 060 | 226 S. Lincoln | 1920 C | No Style | Yes |
| 061 | 218 S. Lincoln | 1920 C | No Style | No |
| 062 | 206 S. Lincoln | 1920 C | No Style | No |
| 063 | 120 N. Lincoln | 1915 C | No Style | No |
| 064 | 124 N. Lincoln | 1915 C | No Style | No |
| 065 | 140 N. Lincoln | 1930 C | No Style | No |
| 066 | 144 N. Lincoln | 1915 C | No Style | Yes |
| 067 | 214 N. Lincoln | 1915 C | No Style | No |
| 068 | 226 N. Lincoln | 1915 C | Craftsman/Bungalow | No |
| 069 | 238 N. Lincoln | 1915 C | No Style | Yes |

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 12Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

| | | | | |
|-----|-----------------------|--------|--------------------|-----|
| 070 | 246 N. Lincoln | 1915 C | No Style | No |
| 071 | 326-28 N. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 072 | 332 N. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 073 | 340 N. Lincoln | 1920 C | Craftsman/Bungalow | Yes |
| 074 | 358 N. Lincoln | 1920 C | Craftsman/Bungalow | No |
| 075 | 402 N. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 076 | 420 N. Lincoln | 1920 C | No Style | No |
| 077 | 428 N. Lincoln | 1920 C | No Style | Yes |
| 078 | 440 N. Lincoln | 1910 C | Queen Anne | Yes |
| 079 | 448 N. Lincoln | 1915 C | No Style | No |
| 080 | 458 N. Lincoln | 1920 C | No Style | No |
| 081 | 516-26 N. Lincoln | 1915 C | Craftsman/Bungalow | Yes |
| 082 | 528-30 N. Lincoln | 1930 C | Tudor Revival | Yes |
| 083 | 546 N. Lincoln | 1920 C | No Style | No |
| 084 | 557 N. Johnson | 1920 C | Craftsman/Bungalow | Yes |
| 085 | 545 N. Johnson | 1920 C | Craftsman/Bungalow | Yes |
| 086 | 539 N. Johnson | 1920 C | Craftsman/Bungalow | Yes |
| 087 | 529 N. Johnson | 1920 C | Craftsman/Bungalow | Yes |
| 088 | 517 N. Johnson | 1920 C | No Style | No |
| 089 | 455 N. Johnson | 1920 C | Craftsman/Bungalow | Yes |
| 090 | 445 N. Johnson | 1920 C | Craftsman/Bungalow | Yes |
| 091 | 435 N. Johnson | 1920 C | Craftsman/Bungalow | Yes |
| 092 | 425 N. Johnson | 1920 C | Craftsman/Bungalow | Yes |
| 093 | 415 N. Johnson | 1920 C | Craftsman/Bungalow | No |
| 094 | 357 N. Johnson | 1915 C | No Style | No |
| 095 | 337 N. Johnson | 1915 C | No Style | No |
| 096 | 331 N. Johnson | 1920 C | No Style | No |
| 097 | 325 N. Johnson | 1920 C | No Style | No |
| 098 | 319 N. Johnson | 1920 C | No Style | No |
| 099 | 305-07 N. Johnson | 1915 C | No Style | No |
| 100 | 239-45 N. Johnson | 1920 C | Craftsman/Bungalow | Yes |
| 101 | 235 N. Johnson | 1920 C | No Style | No |
| 102 | 227 N. Johnson | 1915 C | No Style | Yes |
| 103 | 217 N. Johnson | 1915 C | No Style | No |
| 104 | 209 N. Johnson | 1915 C | No Style | No |
| 105 | 153 N. Johnson | 1940 C | Tudor Revival | Yes |
| 106 | 141 N. Johnson | 1940 C | Colonial Revival | Yes |
| 107 | 129-29 1/2 N. Johnson | 1921 C | Craftsman/Bungalow | Yes |
| 108 | 117 N. Johnson | 1915 C | No Style | No |

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 13Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

| | | | | | |
|-----|----------------------------------|------|---|--------------------|-----|
| 109 | Tiffany House, 153 S. Johnson | 1925 | C | Tudor Revival | Yes |
| 110 | 207 S. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 111 | 217 S. Johnson | 1915 | C | No Style | No |
| 112 | 227 S. Johnson | 1915 | C | Craftsman/Bungalow | No |
| 113 | 239 S. Johnson | 1915 | C | Craftsman/Bungalow | No |
| 114 | 249 S. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 115 | 255-59 S. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 116 | 305-05 1/2 S. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 117 | 309 S. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 118 | 311 S. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 119 | 319 S. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 120 | 325 S. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 121 | 337 S. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 122 | 345 S. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 123 | 355 S. Johnson/816 W. Whitman | 1921 | C | Craftsman/Bungalow | Yes |
| 124 | 407 S. Johnson | 1921 | C | Craftsman/Bungalow | Yes |
| 125 | 415 S. Johnson | 1915 | C | Craftsman/Bungalow | No |
| 126 | 425 S. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 127 | 435 S. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 128 | 447 S. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 129 | 455 S. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 130 | 256 S. Johnson | 1915 | C | No Style | No |
| 131 | 250 S. Johnson | 1920 | C | Craftsman/Bungalow | No |
| 132 | 242 S. Johnson | 1920 | C | Craftsman/Bungalow | Yes |
| 133 | 234 S. Johnson | 1920 | C | Craftsman/Bungalow | No |
| 134 | 226 S. Johnson | 1920 | C | Craftsman/Bungalow | No |
| 135 | 218 S. Johnson | 1920 | C | Craftsman/Bungalow | No |
| 136 | 210 S. Johnson | 1920 | C | Craftsman/Bungalow | Yes |
| 137 | 150 S. Johnson | 1940 | C | Tudor Revival | Yes |
| 138 | 148 S. Johnson | 1920 | C | Craftsman/Bungalow | No |
| 139 | 132 S. Johnson | 1920 | C | Craftsman/Bungalow | Yes |
| 140 | 124 S. Johnson | 1915 | C | No Style | No |
| 141 | 122 N. Johnson | 1920 | C | Craftsman/Bungalow | No |
| 142 | 130 N. Johnson | 1920 | C | Craftsman/Bungalow | No |
| 143 | 140 N. Johnson | 1920 | C | Craftsman/Bungalow | Yes |
| 144 | 150-150 1/2 N. Johnson | 1920 | C | Craftsman/Bungalow | Yes |
| 145 | 156 N. Johnson | 1920 | C | Prairie School | Yes |
| 146 | 204 N. Johnson | 1915 | C | No Style | Yes |

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 14Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

| | | | | | |
|-----|-------------------------------------------------------|------|---|-------------------------------------|-----|
| 147 | 212 N. Johnson | 1915 | C | No Style | Yes |
| 148 | 222-226 N. Johnson | 1915 | C | Craftsman/Bungalow | Yes |
| 149 | 236 N. Johnson | 1915 | C | No Style | No |
| 150 | 248 N. Johnson | 1920 | C | No Style | No |
| 151 | 256 N. Johnson | 1920 | C | Craftsman/Bungalow | Yes |
| 152 | Bannock Co. Servicemen's Mem Bldg., 300 N. Johnson | 1926 | | Mission/Spanish Colonial Revival | Yes |
| 153 | 455 S. Grant | 1920 | C | Craftsman/Bungalow | Yes |
| 154 | 441 S. Grant | 1915 | C | Craftsman/Bungalow | Yes |
| 155 | 435-37 S. Grant | 1915 | C | Craftsman/Bungalow | Yes |
| 156 | 415 S. Grant | 1915 | C | No Style | Yes |
| 157 | 409 S. Grant | 1915 | C | No Style | No |
| 158 | 405-07 S. Grant | 1921 | C | No Style | No |
| 159 | 349-57 S. Grant | 1930 | C | Craftsman/Bungalow | Yes |
| 160 | 347-47 1/2 S. Grant | 1915 | C | Craftsman/Bungalow | Yes |
| 161 | 339 S. Grant | 1915 | C | No Style | Yes |
| 162 | 331-31 1/2 S. Grant | 1915 | C | No Style | Yes |
| 163 | 317 S. Grant | 1920 | C | Craftsman/Bungalow | No |
| 164 | 245-47 S. Grant | 1915 | C | No Style | Yes |
| 165 | 233 S. Grant | 1915 | C | No Style | No |
| 166 | 416 S. Grant | 1950 | C | No Style | Yes |
| 167 | 426 S. Grant | 1920 | C | No Style | No |
| 168 | 440 S. Grant | 1920 | C | No Style | Yes |
| 169 | 456 S. Grant | 1915 | C | No Style | Yes |
| 170 | 526 S. Grant | 1915 | | Classical Revival | Yes |
| 171 | 720-30 W. Benton | 1920 | C | Craftsman/Bungalow | Yes |
| 172 | 855 W. Whitman | 1915 | C | Craftsman/Bungalow | Yes |
| 173 | 845 W. Whitman | 1915 | C | Craftsman/Bungalow | Yes |
| 174 | 833-35 W. Whitman | 1920 | C | Craftsman/Bungalow | Yes |
| 175 | 821-25 W. Whitman | 1930 | C | No Style | No |
| 176 | 727 W. Whitman | 1915 | C | No Style | No |
| 177 | 657 W. Whitman | 1915 | C | No Style | No |
| 178 | 655 W. Whitman | 1930 | C | No Style | No |
| 179 | 651 W. Whitman | 1915 | C | No Style | No |
| 180 | 726 W. Whitman | 1920 | C | No Style | Yes |
| 181 | 826 W. Whitman | 1920 | C | Craftsman/Bungalow | Yes |
| 182 | 836 W. Whitman | 1915 | C | Craftsman/Bungalow | Yes |
| 183 | 846 W. Whitman | 1915 | C | No Style | No |
| 184 | 845 W. Bonneville | 1930 | C | Craftsman/Bungalow | Yes |

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 15Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

| | | | | | |
|-----|-------------------------------------------------|------|---|-------------------------------------|-----|
| 185 | 839 W. Bonneville | 1930 | C | No Style | Yes |
| 186 | 725 W. Bonneville | 1915 | | No Style | No |
| 187 | 715-15 1/2 W. Bonneville | 1930 | C | Craftsman/Bungalow | Yes |
| 188 | 703-05 W. Bonneville | 1930 | C | Craftsman/Bungalow | No |
| 189 | 710 W. Bonneville | 1930 | C | No Style | No |
| 190 | 730 W. Bonneville | 1920 | C | No Style | No |
| 191 | 738-42 W. Bonneville | 1930 | C | No Style | Yes |
| 192 | 824 W. Bonneville | 1915 | C | Craftsman/Bungalow | Yes |
| 193 | Primbs House, 838 W. Bonneville | 1915 | C | Craftsman/Bungalow | Yes |
| 194 | 945 W. Lewis | 1920 | C | Craftsman/Bungalow | Yes |
| 195 | 935 W. Lewis | 1920 | C | Craftsman/Bungalow | Yes |
| 196 | 925 W. Lewis | 1920 | C | Craftsman/Bungalow | Yes |
| 197 | 845 W. Lewis | 1920 | C | No Style | Yes |
| 198 | 837 W. Lewis | 1920 | C | Craftsman/Bungalow | Yes |
| 199 | 823 W. Lewis | 1940 | C | No Style | No |
| 200 | 753 W. Lewis | 1940 | C | Colonial Revival | Yes |
| 201 | 735 W. Lewis | 1940 | C | No Style | Yes |
| 202 | Casa del Rio, 723 W. Lewis | 1930 | C | Mission/Spanish Colonial Revival | Yes |
| 203 | 722-28 W. Lewis | 1920 | C | Craftsman/Bungalow | Yes |
| 204 | 826 W. Lewis | 1930 | C | Craftsman/Bungalow | Yes |
| 205 | 836 W. Lewis | 1920 | C | No Style | No |
| 206 | 844 W. Lewis | 1920 | C | No Style | Yes |
| 207 | 856 W. Lewis | 1930 | C | Craftsman/Bungalow | Yes |
| 208 | 946 W. Lewis | 1940 | C | Tudor Revival | Yes |
| 209 | 948 W. Lewis | 1915 | C | No Style | Yes |
| 210 | 955 W. Center | 1915 | C | No Style | Yes |
| 211 | 945-45 1/2-943-47 W. Center | 1915 | C | Craftsman/Bungalow | Yes |
| 212 | 923 W. Center | 1915 | C | Craftsman/Bungalow | Yes |
| 213 | 917 W. Center | 1915 | C | No Style | No |
| 214 | 907 W. Center | 1915 | C | Craftsman/Bungalow | Yes |
| 215 | Bannock Building, 845 W. Center | 1929 | C | No Style | No |
| 216 | 755 W. Center | 1960 | C | No Style | No |
| 217 | Riverview Apartments, 729 W. Center | 1920 | C | No Style | Yes |
| 218 | George Primbs & Sons, Printing 740 W. Center | 1925 | C | No Style | No |
| 229 | Del Monte Grocery, 808 W. Center | 1915 | C | No Style | No |
| 220 | 822-24 W. Center | 1920 | C | Craftsman/Bungalow | Yes |

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 16Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

| | | | | | |
|-----|----------------------|------|---|--------------------|-----|
| 221 | 838 W. Center | 1960 | C | No Style | No |
| 222 | 840 W. Center | 1915 | C | No Style | No |
| 223 | 852 W. Center | 1915 | C | No Style | No |
| 224 | 856 W. Center | 1930 | C | No Style | No |
| 225 | 926 W. Center | 1915 | C | No Style | No |
| 226 | 930 W. Center | 1915 | C | Craftsman/Bungalow | Yes |
| 227 | 934 W. Center | 1915 | C | Craftsman/Bungalow | Yes |
| 228 | 952 W. Center | 1915 | C | No Style | Yes |
| 229 | 954-54 1/2 W. Center | 1915 | C | No Style | No |
| 230 | 965 W. Clark | 1920 | C | No Style | Yes |
| 231 | 957 W. Clark | 1915 | C | No Style | No |
| 232 | 947 W. Clark | 1915 | C | No Style | No |
| 233 | 935 W. Clark | 1920 | C | No Style | No |
| 234 | 929-31 W. Clark | 1965 | C | No Style | No |
| 235 | 923 W. Clark | 1915 | C | No Style | Yes |
| 236 | 921-25 W. Clark | 1920 | C | Craftsman/Bungalow | Yes |
| 237 | 855 W. Clark | 1930 | C | Craftsman/Bungalow | Yes |
| 238 | 823 W. Clark | 1940 | C | Tudor Revival | Yes |
| 239 | 840 W. Clark | 1920 | C | Tudor Revival | No |
| 240 | 850-50 1/2 W. Clark | 1920 | C | Craftsman/Bungalow | Yes |
| 241 | 920 W. Clark | 1920 | C | Craftsman/Bungalow | No |
| 242 | 926 W. Clark | 1921 | C | Craftsman/Bungalow | Yes |
| 243 | 934 W. Clark | 1920 | C | Craftsman/Bungalow | Yes |
| 244 | 944 W. Clark | 1920 | C | Craftsman/Bungalow | Yes |
| 245 | 954 W. Clark | 1920 | C | Craftsman/Bungalow | No |
| 246 | 956 W. Clark | 1920 | C | No Style | Yes |
| 247 | 960 W. Clark | 1920 | C | Craftsman/Bungalow | Yes |
| 248 | 953 W. Lander | 1920 | C | No Style | No |
| 249 | 939 W. Lander | 1940 | C | Moderne | Yes |
| 250 | 927 W. Lander | 1915 | C | Craftsman/Bungalow | Yes |
| 251 | 915 W. Lander | 1915 | C | Craftsman/Bungalow | Yes |
| 252 | 859 W. Lander | 1920 | C | Craftsman/Bungalow | Yes |
| 253 | 839 W. Lander | 1920 | C | No Style | No |
| 254 | 805-11 W. Lander | 1965 | C | No Style | No |
| 255 | 840 W. Lander | 1920 | C | No Style | No |
| 256 | 842 W. Lander | 1915 | C | No Style | No |
| 257 | 856 W. Lander | 1940 | C | Tudor Revival | No |
| 258 | 920 W. Lander | 1950 | C | No Style | Yes |
| 259 | 936 W. Lander | 1920 | C | Craftsman/Bungalow | Yes |

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 17Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

| | | | | | |
|-----|---------------------------------------------------------------------|------|---|--------------------|-----|
| 260 | 944 W. Lander | 1920 | C | No Style | No |
| 261 | 950 W. Lander | 1920 | C | Craftsman/Bungalow | Yes |
| 262 | 957 W. Fremont | 1915 | C | Craftsman/Bungalow | Yes |
| 263 | 941 W. Fremont | 1915 | C | Craftsman/Bungalow | No |
| 264 | 935 W. Fremont | 1915 | C | Craftsman/Bungalow | Yes |
| 265 | 837-39 W. Fremont | 1930 | C | Craftsman/Bungalow | Yes |
| 266 | 823 W. Fremont | 1965 | C | No Style | No |
| 267 | 802 W. Fremont | 1920 | C | Craftsman/Bungalow | Yes |
| 268 | 820 W. Fremont | 1920 | C | Craftsman/Bungalow | Yes |
| 269 | 830 W. Fremont | 1920 | C | Craftsman/Bungalow | Yes |
| 270 | 832 W. Fremont | 1920 | C | Craftsman/Bungalow | No |
| 271 | 840 W. Fremont | 1920 | C | No Style | No |
| 272 | 926 W. Fremont | 1920 | C | Craftsman/Bungalow | No |
| 273 | 932 W. Fremont | 1920 | C | Craftsman/Bungalow | No |
| 274 | 942 W. Fremont | 1920 | C | Craftsman/Bungalow | Yes |
| 275 | 952-52 1/2 W. Fremont | 1920 | C | Craftsman/Bungalow | No |
| 276 | 955 W. Wyeth | 1920 | C | No Style | No |
| 277 | 933 W. Wyeth | 1920 | C | Craftsman/Bungalow | Yes |
| 278 | 835 W. Wyeth | 1920 | C | No Style | No |
| 279 | 827 W. Wyeth | 1920 | C | No Style | No |
| 280 | 825 W. Wyeth | 1920 | C | No Style | No |
| 281 | Pocatello Power & Irrigation Company Powerhouse, 750 W. Wyeth | 1899 | C | No Style | Yes |
| 282 | 802 W. Wyeth | 1920 | C | No Style | Yes |
| 283 | 816 W. Wyeth | 1920 | C | No Style | Yes |
| 284 | 824 W. Wyeth | 1920 | C | No Style | No |
| 285 | 836 W. Wyeth | 1920 | C | Craftsman/Bungalow | No |
| 286 | 840 W. Wyeth | 1920 | C | No Style | No |
| 287 | 856 W. Wyeth | 1920 | C | Craftsman/Bungalow | Yes |
| 288 | 912 W. Wyeth | 1920 | C | No Style | No |
| 289 | 926 W. Wyeth | 1920 | C | Craftsman/Bungalow | No |
| 290 | 936 938 W. Wyeth | 1920 | C | No Style | Yes |
| 291 | 946 W. Wyeth | 1920 | C | No Style | Yes |

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 8 Page 1Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho**Narrative Statement of Significance**

The Lincoln – Johnson Avenues 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 challenge of providing affordable housing to the workers who supported the activities of the railroad, the major influence on the development of Pocatello. The 291 buildings within the District include not only a majority of single-family dwellings, but also a number of multi-family dwellings, built at times when Pocatello experienced housing shortages. Six non-residential buildings are included within the boundaries of the District as they too are tied to the development of the area as a neighborhood. No buildings within the District have been listed previously in the National Register.

Pocatello

Pocatello, located in Bannock County in southeastern Idaho, is the third largest city in Idaho, with a population of 55,000 people (75,000 in the greater Pocatello vicinity). 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.

Pocatello was platted when the Oregon Short Line (OSL) Railroad, a subsidiary of the Union Pacific Railway, 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 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.¹

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 Pacific Hotel to accommodate overland travelers 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 resident workers were illegally squatting on reservation land surrounding the original 40 acres. Many of the workers had brought their families with them and desired to establish permanent homes at Pocatello. In 1886, 41 residents signed a petition, which was sent to the Secretary of the Interior, begging for an accommodation to build houses on the reservation land. Under pressure from the railroad and its employees, Congress negotiated the purchase of an additional 1,840 acres of land from the Fort Hall tribes and passed the Pocatello Townsite bill authorizing the purchase in 1888. The townsite was surveyed in 1889 and lots were sold at auction in 1891.²

Pocatello's relationship with the railroad ensured its continued growth in size and regional importance, but other developments also helped secure its position as a regional center. In 1890, Pocatello incorporated as a village in

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 8 Page 2Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

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 that 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 run in July, 1902, and Pocatello's need for more land was solved.³

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 that 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 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.⁴

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 the development of Pocatello 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.⁵

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, with 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.⁶

Olive Addition

Thomas Olive, a railroad worker, moved to Pocatello in 1892, from Rock Springs, Wyoming. Like many other railroad workers, Olive brought his family to Pocatello with him. The Olives lived for a number of years in a house on N. Arthur Street. In 1902, Olive purchased 40 acres from the General Land Office. The parcel was located adjacent to the Pocatello Townsite, on the west side of the Portneuf River, just below the foothills of the West Bench at the end of W. Center and W. Clark streets. He and his wife, Annie, had the land surveyed and platted as the Olive Addition, recording it in Bannock County, October 29, 1902. The Olive Addition is divided into five blocks (A-E). The blocks are divided into lots of a standard size, but varying in number because of the configuration of the Addition. The houses in this Addition are among those located on steep slopes within the Lincoln-Johnson Avenues District.⁷

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 8 Page 3Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

By 1904, the Olives built a house on the northwest corner of W. Center Street and N. Lincoln Avenue. Thomas continued to work for the railroad, as did several of his sons. The couple lived in their house, taking in lodgers when the children had grown, until about 1930 when they moved to Las Vegas, Nevada, to stay with one of their daughters. Thomas died in Las Vegas, October 13, 1935. Annie died in California, May 11, 1942. Both were buried at Mountain View Cemetery in Pocatello. Their house still stands at 101-107 N. Lincoln Ave., but it has been extensively remodeled (Photograph 29).⁸

According to entries in indexes to deeds recorded in Bannock County, the Olives immediately began selling lots in their Addition. Purchasers included businessman Fred G. Caldwell; jeweler Edwin Harrison; farmer Ella Kohlepp; and a number of railroad workers. Some of these buyers may have bought the land to sell again, but several were listed at addresses within the Addition in city directories—Ella Kohlepp and her husband, Fred, resided at 955 W. Center Street in 1905; carpenter Thomas Trader lived at 938 W. Center in 1904; and OSL clerk Ben Stark, who purchased land from the Olives in 1903, is listed at 957 W. Clark in the 1907 directory. Fire insurance maps of Pocatello published in 1915, by the Sanborn map company indicate that by that time many of the lots in the Olive Addition were occupied.⁹

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 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. One study noted that in 1940 Pocatello appeared to have more residents in apartment buildings and more apartment buildings to house them than other cities of similar size. Although the Lincoln – Johnson Avenues District is comprised of more single-family residences than multi-family units, there are a significant number of the latter, including the Riverside Apartments (Photograph 24) and the Casa del Rio (Photograph 25); both apartment buildings were constructed after World War I to provide desperately needed housing.¹⁰

In addition to renting rooms or dividing their houses into multiple-family units, some Pocatellans simply built additional houses on their property. A number of these additional houses are found in the Lincoln-Johnson Avenues District: at 945-945 ½ W. Center, a garage was replaced by a fourplex (943-47 W. Center) sometime before 1955 (Photograph 17). As Pocatello matured as a community and passed zoning ordinances and permit requirements, this practice of stuffing lots with housing seems to have disappeared.

Neighborhood Residents

As noted earlier, Pocatello was platted on either side of the railroad tracks, which had the effect of creating two

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 8 Page 4Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

separate communities. In the early years, when the community 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 or commercial businesses was delayed. 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 the community achieved a more permanent status and after land was made available for purchase and settlement in 1891, the business community began to gradually develop, first on E. Center Street, then over on W. 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 such as railroad officials, business owners and professional workers such as lawyers and doctors. The east side became home to the laboring classes—service workers, railroad laborers, etc., and was the area where immigrant workers settled, particularly those from Italy, Greece and Japan. When the Academy of Idaho was established on land on the east side of the tracks in 1902, a gradual change in residence desirability began to evolve, with homes near the Academy becoming more attractive as permanent residences for those affiliated with the school and for community leaders. 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. Whatever the reason, the development of these two separate areas of Pocatello contributes to its unique character and remains in effect today.¹¹

Houses were built in the Lincoln-Johnson Avenues area as early as 1900. The 1900 census and the 1901-02 city directory reveal that by then people were living along S. Grant and N. and S. Johnson Avenues, with a few residents on N. Lincoln and some of the cross streets. Most of these early neighborhood residents were employed as railroad workers, general laborers, or as painters, carpenters and plasterers. Most of the people were born in the United States; the few immigrants in the neighborhood were generally from Great Britain, the Scandinavian countries or Germany. Although Pocatello’s population was fluid, due to the nature of some railroad work, some of the earliest residents remained in the neighborhood—Thomas and Annie Olive, who built their home at 906 W. Center (now 101-107 N. Lincoln) by 1904, remained in that location until the 1930s (Photograph 29). Carpenter David Brinson lived in the neighborhood from about 1900 until 1925, residing for most of that time at 211 N. Lincoln. Joseph Croxall, who worked as a drayman in 1900, lived at 756 W. Bonneville with his wife and young child; by 1915, he was a rancher living at 256 S. Johnson.¹²

The construction of the Pocatello General Hospital in 1907, on the southwest corner of N. Johnson and W. Center, made the neighborhood an attractive location for doctors and hospital employees. A small nurses’ dormitory was built next to the hospital, but some nurses rented rooms in nearby homes. In 1919, the hospital, under joint ownership of the city and the county, was remodeled and expanded to a 65-bed facility and renamed Bannock County General Hospital. In 1929, a larger, brick nurses’ dormitory designed by architect Frank Paradise, Jr. replaced the original frame cottage. Several doctors were drawn to the neighborhood because of its convenient location near the hospital. In 1915, Dr. H. S. Wooley, who later built the Wooley Apartments across the river on W. Whitman St., lived at 137 S. Johnson, just a few doors down from the hospital. In 1920, the census listed doctors Fred Roy at 435 S. Johnson and Isaac Lynn (who with his brother James operated a small convalescent hospital on W. Center Street) at 845 W. Whitman. As late as 1937, Dr. O. F. Call built his home at 315 S. Lincoln because of its convenient location a few blocks from the hospital. The hospital remained in use until 1951, when a new hospital was built on the east side of

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 8 Page 5Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

the city near what is now Idaho State University. The Idaho Farm Bureau purchased the hospital and the nurses' dormitory. The dormitory was remodeled into offices and the hospital was torn down in 1956; the site was converted to a parking lot. The Farm Bureau has left the location, but the office building and parking lot remain¹³ (Photograph 26).

From 1910 on, although most neighborhood residents were employed by the railroad, in sales and service occupations or the building trades, a small but steady stream of businessmen, attorneys, and civic leaders made the Lincoln-Johnson Avenues neighborhood their home, most along Johnson Avenue, although a few built or purchased homes on the cross streets and Lincoln Avenue as well. None of these people built lavish homes, and no evidence has been located identifying any architect-designed homes. Their locating in this neighborhood, rather than in the more established areas along N. Grant, Hayes and Garfield Streets may have had to do with a lack of available land for new homes—that area was filled up by 1910. The Lincoln – Johnson Avenues District was also conveniently located near the business district, which extended over to W. Center. George Primbs, who with his sons founded George Primbs & Sons Printing in 1914, moved to a home at 838 W. Bonneville Street, just a few blocks from his business on W. Center (Photographs 32, 37). Brothers Martin and Carl Friedel established a large bakery plant at the intersection of W. Bonneville and N. Lincoln (now the location of the O. F. Call House, Photograph 23) and lived on the premises. C.E. Loux, who served a term as mayor of Pocatello in 1909, and as County Clerk in 1920, moved to 124 S. Johnson from N. Arthur before 1915. A man of many interests, Loux was trained as a dentist, but devoted much of his life to public service, serving on the city council and the board of the general hospital. His house remains standing, but has been extensively remodeled.¹⁴

City directories and census statistics indicate that most people moved into the neighborhood between 1910 and 1930, although articles in the newspaper indicate periods of low house construction. World War I created a shortage of building materials as well as the placement of building restrictions by the government. Just after the war there was a severe housing shortage, prompting local business leaders to call for action and explanations from land owners and builders. According to the Commercial Club, Pocatello was in danger of losing population unless building started immediately. Whether the efforts of the group had a real effect is hard to discern, but the 2004 reconnaissance survey of the neighborhood estimated construction of more than 230 of the houses (or 80%) between 1910 and 1930, with the majority of those houses constructed after 1915.¹⁵

Architecture: Styles

As discussed in Section 7, the predominant style of home in the Lincoln-Johnson area is the Craftsman/Bungalow. The style proliferated in the neighborhood because of the era during which the area developed and because of the economic status of many of the residents. The 1910s and 1920s were a boom era for bungalows. Bungalow neighborhoods, filled with modest, affordable homes, sprang up in cities all over the U.S. The style gained widespread popularity through publications such as *Craftsman* magazine, published in the early years of the 20th century by designer Gustav Stickley. But plans could also be had in other, more mainstream periodicals as well, such as *Ladies Home Journal*; or kit homes could be purchased through mail order companies such as Sears. In the western United States, where many towns - such as Pocatello – were just beginning to boom, the bungalow also nicely fit the bill as an affordable home that could be built quickly in high growth areas.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 8 Page 6Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

Characteristics of the style include: one-and-a-half story houses, usually with a full-length front porch; gabled roofs, with wide, overhanging eaves; exposed rafter ends; dormer windows; decorative brackets; multipaned-over-one, double-hung sash windows; and the use of naturalistic materials. Examples of the bungalow can range from very simple homes with few decorative embellishments, to elaborate houses with great attention to the hallmarks of the style. Many examples of the style can be seen in the Lincoln-Johnson neighborhood.

Examples of modest Tudor Revival- and Colonial Revival-style homes can also be seen scattered throughout the neighborhood, but in numbers much fewer than bungalows.

Builders and Materials

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. By 1900, when the first few houses were built in the Lincoln-Johnson District, builders had access not only to lumber, but also to brick and stone for construction. The 1901 city directory listed two local brick manufacturers, M. E. Parkey and Theodore Swanson. Concrete block, or "pressed brick," became available locally in 1907—the general hospital, completed in 1907, was constructed of the material. But despite the availability of brick and stone, most of the houses in the Lincoln-Johnson Avenues District are of wood-frame construction on concrete foundations, both affordable materials.¹⁶

As previously noted, no houses in the District can be attributed to architects at this time. Up through the 1930s, the number of architects with offices in Pocatello was small; only two or three are listed in city directories for most years. The 1901 city directory included only one architect, George Brough, and by 1904 he was no longer listed. During the years 1900 to 1950, the 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. All three designed non-residential buildings in the Lincoln-Johnson District. Marcus Grundfor is credited with design of the 1907 General Hospital, Charles Onderdonk designed Emerson School, and Frank Paradice, Jr. designed the 1929 nurses' dormitory (now the Bannock Building, 845 W. Center) and the Bannock County Servicemen's Memorial Building (300 N. Johnson). None of them lived in the neighborhood, although Charles Onderdonk's home was located at 700 W. Center, on the corner of N. Grant and Center Streets, just outside the boundaries of the Lincoln-Johnson Avenues District.¹⁷

The Lincoln-Johnson Avenues District was home to a number of carpenters, plasterers, masons, and general contractors. Many of them were employed by others, but several worked on "their own account." R. L. Poynter, who lived just beyond the border of the District on W. Center Street, built three houses on N. Johnson St. in 1918. The paper reported the construction and sale of the three houses in March and April, noting that the houses contained the most modern conveniences. Guy Nielson, a brick mason who moved to Pocatello in 1929, built two houses in the District. The first, a brick duplex located at 310-312 S. Lincoln, provided a home for his family and was a source of

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 7Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

income during the difficult years of the Depression. In 1939, working with Frank Briggs, a local draftsman, Nielsen built a new home at 157 S. Lincoln. The family remained in the house for many years before moving to a home on E. Center¹⁸ (Photograph 21).

Later Development

During the 1930s, Pocatello suffered the effects of the economic depression along with the rest of the country. Although community leaders maintained an attitude of optimism and the newspaper published articles that emphasized progress and success, unemployment was high and a local bank failed in 1931, underscoring the community's vulnerability to the global 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. The Lincoln-Johnson Avenues 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. The creation of the Federal Housing Administration in 1934, made available guaranteed mortgage loans that encouraged the construction of a few new houses in the late 1930s. At least one house in the District, the home built by Dr. O. F. Call at 315 N. Lincoln, was built with an FHA guaranteed loan—along with several other new houses built statewide with FHA loans, the house was featured in an illustrated article in *Seeing Idaho* magazine in 1937.¹⁹

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.²⁰

By the 1950s, most lots within the Lincoln-Johnson Avenues area were built upon. Few houses have been constructed since then. The space once occupied by the General Hospital remains a parking lot and the two blocks of W. Center, which formerly housed small businesses, is marked by vacant buildings and empty lots. Although some of the houses in the District have suffered from neglect, most have been maintained, although that has at times been at the cost of adding asbestos or metal siding to provide ease of maintenance. The area within the boundaries of the Lincoln-Johnson Avenues Residential Historic District reflects its development as an enclave of Pocatello's middle class with modest, affordable housing.

End Notes

¹Merrill 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.

² Robert L. Wrigley, Jr. "The Early History of Pocatello, Idaho," *Pacific Northwest Quarterly*, Vol. 34, No. 4 (October 1943), p. 353-65.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 8 Page 8Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

³ Robert L. Wrigley, Jr., “The Occupational Structure of Pocatello, Idaho,” dissertation, University of Chicago, Department of Geography, 1943, pp. 84-90.

⁴ Wrigley, “The Occupational Structure...,” pp. 91-94.

⁵ Link, *Rocks, Rails...*, p. 112-117.

⁶ Betty Hale, “Railroad Work Dominated Pocatello From 1910-1920,” *Idaho State Journal*, Centennial Edition, June 21, 1982, section 1, p. 13 (originally published 1972).

⁷ R.L. Polk & Co.’s Pocatello and Bannock County Directory, 1901-02; Bannock County Deeds, Plat of the Olive Addition to Pocatello Townsite, surveyed by Oscar Sonnenkalb, Bannock County Surveyor, October 29, 1902, recorded November 6, 1902; legal description of the Olive Addition is: SE ¼ of the NE ¼, Section 34, Township 6 South, Range 34 East.

⁸ Polk’s Directories, 1901-02, 1915, 1931-32; U.S. Census records, 1900, 1910, 1920 (microfilm); “Death Takes John T. Olive,” *Pocatello Tribune*, October 15, 1935.

⁹ Index to Deeds, Bannock County; Polk’s Directory, 1905, 1907; Sanborn Fire Insurance Maps, Pocatello 1915 (Sheets 8 and 11).

¹⁰ Leigh Gittens, *Pocatello Portrait, The Early Years 1882-1928*; “Pocatello Westside Residential Historic District,” National Register Nomination prepared by Suzanne Julin, 2002; Wrigley, “The Occupational Structure...,” p. 31; “City Loses Population Because of House Shortage,” May 31, 1919, p. 2, col. 4; “Help Wanted is Call of Builders,” June 11, 1919, p. 1, col. 4; “Unions Ask Action on Housing Project,” *Idaho State Journal*, December 9, 1956, p. 21, col. 5-6.

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

¹² Census 1900, 1910, 1920; Polk’s Directory, 1901-02, 1915.

¹³ Census 1910, 1920; Polk’s Directory, 1915, 1923, 1927, 1931-32, 1940-41; *Pocatello Tribune*; “Home Spotlight: Maynard family home maintains its rich history,” by John O’Connell, June 30, 2005; *Idaho State Journal Online*, www.idahostatejournal.com/articles/2005/06/30/features/escapes0.1.txt, accessed July 2005.

¹⁴ Census 1910, 1920; Polk’s Directory, 1915, 1920; Sanborn Maps, 1915, 1921.

¹⁵ Census, 1910, 1920; Polk’s Directory, 1915, 1920, 1929, 1931-32; *Pocatello Tribune*, “Building Operations Suspended,” Oct. 3, 1918, p. 1, “City Loses Population Because of House Shortage,” May 31, 1919, p. 2, col. 4;

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 8 Page 9Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

“Help Wanted is Call of Builders,” June 11, 1919, p. 1, col. 4.

¹⁶ Polk’s Directory, 1901-02, 1907; *Idaho State Journal*, “From Old General to Bannock Memorial...Pocatello’s Public Health Care History,” by Juanita Rodriguez, sec. E, p. 12, December 10, 1976.

¹⁷ Polk’s City directories; *Pocatello, Idaho’s Metropolis*, Pocatello: Commercial Club [1915], p. 27 and 30; Rodriguez, “From Old General to Bannock Memorial.”

¹⁸ *History of Bannock County* (Logan, Utah: Herff Jones, Inc., 1993), vol. III, p. 819; personal correspondence (e-mail), Donna Looze, July 31-August 1, 2005. Guy Nielson’s company, Guy Nielson Masonry, remains in business in Pocatello today.

¹⁹ Merwin Swanson, “Pocatello’s Business Community and the New Deal,” *Idaho Yesterdays*, volume 21, number 3 (Fall 1977), pp. 9-15; “How the F.H.A. Builds Homes in Idaho,” *Seeing Idaho Magazine*, volume 1, number 7 (December 1937), pp. 6-10. The F.H.A. was created by Congress in 1934 and made a division of the Department of Housing and Urban Development (H.U.D.) in 1965. According to the article in *Seeing Idaho*, by October 1937, the Idaho Office had insured or committed to insure 1,229 loans totaling \$3,861,500.

²⁰ Link, *Rocks, Rails and Trails...*, pp 128-129.

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National Park Service****National Register of Historic Places
Continuation Sheet**Section 9 Page 1Name of Property Lincoln – Johnson Avenues Residential Historic District
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Continuation Sheet**Section 9 Page 2Name of Property Lincoln – Johnson Avenues Residential Historic District
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National Park Service****National Register of Historic Places
Continuation Sheet**Section 9 Page 3Name of Property Lincoln – Johnson Avenues Residential Historic District
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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1 Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

UTM References

E Zone 12 381640 Easting 4745660 Northing
F Zone 12 381470 Easting 4745530 Northing
G Zone 12 381050 Easting 4745730 Northing

Verbal Boundary Description

To avoid adding complications to this description, directions are noted as north, south, east and west, as though the streets ran along the true compass points, although the town was platted along a southeast, northwesterly line.

Beginning at the northeast corner of the District boundary at the intersection of the Portneuf River and W. Hayden, follow the River south to W. Bonneville and the 300 block of S. Grant; then one block south on S. Grant to W. Whitman; then one block east on W. Whitman to the alley between S. Grant and S. Hayes; then south down the alley to W. Halliday; then west on W. Halliday to S. Grant; then one block north on S. Grant to W. Benton; then west on W. Benton to the alley between S. Grant and S. Johnson; then two blocks north on the alley to W. Bonneville; then west on W. Bonneville to S. Johnson; then two blocks south on S. Johnson to W. Benton; then west to the alley between S. Johnson and S. Lincoln; then north to the south lot line of 835 W. Whitman; then west to S. Lincoln; then north on S. Lincoln to the south lot line of 345 S. Lincoln; then west to the alley that runs parallel to S. Lincoln; then north on the alley to the south lot line of 935 and 945 W. Lewis; then west to the west lot line of 935 and 945 W. Lewis; then north following the west lot lines of 948 W. Lewis, 955 and 954 W. Center, 965 and 960 W. Clark to N. Buchanan; then north on N. Buchanan to West Wyeth; then along the west and north lot lines of 946 and 938 W. Wyeth to the alley between N. Buchanan and N. Lincoln; then north on the alley to W. Hayden; then east on W. Hayden to the point of beginning.

Boundary Justification

The Lincoln – Johnson Avenues Residential Historic District is generally located between the Portneuf River on the east and the West Bench to the west. The topography provides natural boundaries, while the chainlink fence and metal traffic barricades along the channelized river reinforce the sense that the river is a boundary. At the southern edges of the District, some blocks on S. Lincoln, S. Johnson and S. Grant Avenues were left out of the District because of the large numbers of non-contributing buildings. The boundary on S. Grant was extended to include Emerson School. On the western edge of the District, some of the cross streets abruptly end on the hillsides, while others curve and climb to outlying areas and subdivisions. With no clearly defined end to some streets, the boundary was placed on lot lines at the point where the numbers of contributing properties dwindled.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section Photos Page 1Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho**Photographs**

Photographer: Barbara Perry Bauer, except where indicated

Date: March 3, April 14, July 26 2005

- Photograph 1 of 40 Streetscape
West Bonneville St. from S. Lincoln Ave. looking toward Portneuf River
Looking NE
- Photograph 2 of 40 Streetscape
S. Lincoln Ave. from W. Bonneville St., showing retaining walls
Looking W
- Photograph 3 of 40 Channelized Portneuf River, historic district boundary, barricade on W. Bonneville St.
Photograph by Elizabeth Jacox
Looking E
- Photograph 4 of 40 422 N. Buchanan (#005)
Looking E
- Photograph 5 of 40 238 N. Lincoln (#069)
Looking NE
- Photograph 6 of 40 150 N. Johnson (#144)
Looking N
- Photograph 7 of 40 435 N. Johnson (#091)
Looking S
- Photograph 8 of 40 850-50 ½ W. Clark (#241)
Looking W
- Photograph 9 of 40 445 N. Johnson (#090)
Looking SW
- Photograph 10 of 40 529 N. Johnson (#087)
Looking W
- Photograph 11 of 40 826 W. Lewis (#205)
Looking W
- Photograph 12 of 40 337 S. Johnson (#121)
Looking S

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section Photos Page 2Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

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- Photograph 13 of 40 401 N. Lincoln (#021)
Looking NW
- Photograph 14 of 40 132 S. Johnson (#139)
Looking N
- Photograph 15 of 40 455 N. Johnson (#089)
Looking S
- Photograph 16 of 40 447 S. Johnson (#128)
Looking S
- Photograph 17 of 40 945-45 ½ W. Center (#112) •
Looking S
- Photograph 18 of 40 156 N. Johnson (#145)
Looking N
- Photograph 19 of 40 141 N. Johnson (#106)
Looking SW
- Photograph 20 of 40 753 W. Lewis (#201)
Looking E
- Photograph 21 of 40 157 S. Lincoln (#141)
Looking W
- Photograph 22 of 40 341 N. Lincoln (#024)
Looking W
- Photograph 23 of 40 315 S. Lincoln (#048)
Looking S
- Photograph 24 of 40 729 W. Center (#218)
Looking E
- Photograph 25 of 40 723 W. Lewis (#203)
Looking E
- Photograph 26 of 40 845 W. Center (#216)
Looking SW

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

**National Register of Historic Places
Continuation Sheet**

Section Photos Page 3Name of Property Lincoln – Johnson Avenues Residential Historic District
County and State Bannock County, Idaho

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- Photograph 27 of 40 750 W. Wyeth (#282)
Looking N
- Photograph 28 of 40 300 N. Johnson (#152)
Looking E
- Photograph 29 of 40 101-107 N. Lincoln (#029)
Looking W
- Photograph 30 of 40 516-28 N. Lincoln (#081)
Looking N
- Photograph 31 of 40 255-59 S. Johnson (#115)
Looking S
- Photograph 32 of 40 838 W. Bonneville (#194)
Looking N
- Photograph 33 of 40 254 S. Lincoln (#033)
Looking E
- Photograph 34 of 40 153 S. Johnson (#109)
Looking W
- Photograph 35 of 40 545 N. Johnson (#085)
Looking W
- Photograph 36 of 40 557 N. Johnson (#084)
Looking W
- Photograph 37 of 40 740 W. Center (#219)
Looking N
- Photograph 38 of 40 808 W. Center (#220)
Looking W
- Photograph 39 of 40 Streetscape, N. Lincoln from W. Fremont, showing end of the street and the
West Bench above it.
Looking NW
- Photograph 40 of 40 Channelized Portneuf River, historic district boundary, behind the Bannock County
Servicemen's Memorial Building, 300 N. Johnson Ave., (#152)
Looking S Photograph by Elizabeth Jacox

Lincoln-Johnson Avenues Area Historic District
Pocatello, Bannock County, Idaho

- Contributing property
- Non-Contributing property

Olive Addition

