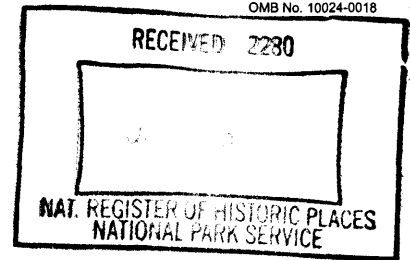


7/10

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Schick/Ostolasa Farmstead

other names/site number ISHI #01-15217

2. Location

street & number 5213 Dry Creek Road N/A not for publication

city or town Boise N/A vicinity

state Idaho code ID county Ada code 001 zip code 83714

3. State/Federal Agency Certification

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

Kenneth C. Reid (Reid 12 July 06)
Signature of certifying official/Title Date
KENNETH C. REID, Deputy State Historic Preservation Officer

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

Edson H. Beall 8-23-06
Signature of the Keeper Date of Action

Schick/Ostolasa Farmstead
Name of Property

Boise, Ada, Idaho
City, County, and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
<u>7</u>	<u>1</u>	buildings
		sites
		structures
		objects
<u>7</u>	<u>1</u>	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
AGRICULTURE/SUBSISTANCE
agricultural outbuildings

Current Functions
(Enter categories from instructions)

Vacant/Not in Use

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH
CENTURY AMERICAN MOVEMENTS
Other: Gable-front-&-wing

Materials
(Enter categories from instructions)

foundation – STONE: Sandstone
Walls – WOOD: Weatherboard
Roof – WOOD: shingle
other

Narrative Description

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

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

Schick/Ostolasa Farmstead
Name of Property

Boise, Ada, Idaho
City, County, and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" on one or more lines for the criteria

qualifying the property for National Register listing.)

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

Criteria Considerations
(Mark "x" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

Areas of Significance
(Enter categories from instructions)

Exploration/Settlement

Period of Significance

c. 1864-1956

Significant Dates

1864

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Phillip L. Schick – builder/original owner

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested Other State agency
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository:

See continuation sheet(s) for Section No. 9

Schick/Ostolasa Farmstead
Name of Property

Boise, Ada, Idaho
City, County, and State

10. Geographical Data

Acreage of property 1.78 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 11 560569 4841184 B 1 11111 11111
Zone Easting Northing Zone Easting Northing
C 1 11111 11111 D 1 11111 11111

Verbal Boundary Description

(Describe the boundaries of the property.)

See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Donna Hartmans
organization Arrow Rock Architects, PLLC date January 2006
street & number 600 N. Latah telephone 208-344-3722
city or town Boise state Idaho zip code 83702

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

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

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

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

Property Owner

Name Developers of Hidden Springs, Inc.
street & number 5896 West Hidden Springs Drive telephone 208 229 2323
city or town Boise state Idaho zip code 83714

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

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

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Name of Property Schick/Ostolasa Farmstead
County and State Ada, Idaho

Summary

The historic Schick/Ostolasa Farmstead contains seven buildings original to the site. A small, modern utility shed is also located among the seven buildings. In 1997, the lambing sheds were demolished and a large, modern community barn was built in that location, between the eight buildings to the northwest and the large hay barn to the southeast. This division of the buildings has created an incongruous assemblage on the site. Because of this separation, the hay barn is not included as part of the Schick/Ostolasa Farmstead historic site. A large parking area has been constructed to the south of the Community Barn; the north side of the hay barn remains open for parking as well. The historic site includes the seven contributing buildings - the farmhouse, Red House, root cellar, wood shed, saddle barn, horse barn, chicken house - and the one non-contributing utility shed.

Site

Though once a much larger property, the Schick/Ostolasa Farmstead is currently located on approximately 1.78 acres platted on the south side of Dry Creek. The eligible grouping of buildings includes eight buildings located between Dry Creek Road and the Creek, though other buildings were once located across the road. (See building description below). A ditch or depression running parallel to the Creek bisects the farmstead site between the chicken house and Red House. This was probably the drainage ditch for the natural spring beneath the Red House.

A chainlink fence now encloses the farm house, Red House, root cellar, and wood shed. It is unknown as to the location of other fences and property-defining elements - corrals, etc. - that may have existed. Trees and bushes are located along Dry Creek and the roadway that largely enshroud the farmstead. The Hidden Springs residential community, a development that began in the mid-1990s and continues to expand to the south and east of the farmstead, now surrounds the site.

Buildings/Structures: Floor Plan, Exterior, Interior, Alterations

1. Schick/Ostolasa Farmhouse, Contributing

Initial construction c. 1864 – 1868; first addition c. 1870s, kitchen addition c. 1940s.
Measures 27' at the widest and 45' in total length, north to south

The most recent residents – three generations of the Ostolasa family living in the house from 1927-2005 – have identified through oral tradition the date of construction of the house as being 1864. For purposes of this study the c. 1864 date will be used, though it may have been built as late as 1868. The Schick/Ostolasa Farmhouse is an example of an evolving house form beginning with the prove-up shack, c. 1864, expanding with a two-story addition to the south, c. 1870s, and a one-story kitchen addition to the north, c. 1940s.

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Name of Property Schick/Ostolasa Farmstead
County and State Ada, Idaho

In total, the farmhouse fits within the realm of a National Style folk house form, beginning with the one-story, side gable and the addition of successive wings, one perpendicular to the original, creating a gabled-el to the south. When the first addition was added to the south, an interior staircase was constructed. There is a doorway at the second level that led to a balcony that is no longer extant (said to have been removed in the 1940s). All roofs on the house are clad with wood shingles.

It is believed that the first portion of the house was constructed c. 1864-68 by the single, male, homesteaders; in an effort to "prove-up" on the property, the men would have quickly constructed the small, one-room, one-story original portion of the house. The two-story addition is understood to have then been constructed around 1870, as it is the year that Phillip Schick married Mary A. Yaryan and took sole possession of the property.

This first section of the house was a one-story, one-room cabin, measuring 16'-0" by 21'-6." It is built on a stone foundation, has clapboard siding with corner boards of the same application as the two-story part of the house, and 4/4 double-hung windows. Two exterior doors access this portion of the house; both have a divided transom. The door on the west façade is centered between two windows. Another door is located on the enclosed porch portion of the east façade; there is a window located to the north of this door. Originally, this east-side portion of the house was an open porch. The north half of it was enclosed to create a bathroom in the 1950s, the rest is still porch, but now screened-in. An elevated, brick chimney is located at the center of the north wall; it is supported with wood brackets. On the interior of this portion of the house, the floor level is slightly higher – an inch or so - when stepping from the two-story addition into this portion of the house. A steep staircase from this room accesses the second floor of the original house. Its later construction is indicated by the manner in which it is cut into the wall; the door to the stair "floats" on the wall, and two stairs are required to reach it before the wall cut. The stairs accesses two rooms on the second level.

The two-story addition section of the house, measures 16'-6" by 27'-0" and is built on a stone foundation. The stone blocks are dressed on the east and south sides, but remain rough cut at the west corner where the earlier porch covered the stone as it extended to the southwest corner. The exposed northeast corner reveals a timber sill with a dovetailed corner. Square nails are also evident at this corner. The exterior is finished in clapboard siding with corner boards and a deep rake board with closed eaves and crown molding. The windows and doors at the first floor level are pedimented, albeit shallow. The wall dormers at the south wall of the second floor are not pedimented, but segmentally arched. All windows are 4/4 double-hung sash. The main door has a divided transom. A central brick chimney pierces the ridge of the roof.

The second addition – a one-story addition at the north - c. 1940s, measures 12'-4" by 16'-4", and was constructed to be a kitchen, replacing the Red House (see below). Built on a concrete foundation, its gable has exposed rafter tails. It is finished in drop-lap siding with

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Name of Property Schick/Ostolasa Farmstead
County and State Ada, Idaho

corner boards. This addition features single, 4/1 double-hung windows - centered in each of east and west walls. A door is located at the north wall. A small gabled roof connects the kitchen to the Red House. The open porch at the west begins at the west door of the two-story section and continues along the first addition, angling to accommodate the corner. Four posts with decorative brackets support the porch roof. The base of the porch is skirted with a wood lattice of hearts and diamonds. Historic photos indicate the same design was used at the balcony.

The interior of the house remains largely unaltered. The west door at the two-story section accesses a main room off which are located two small rooms at the east. A doorway in the north wall of the main room accesses the original portion.

Alterations include: lowering of the ten foot ceilings in the main house section; removal of wood stoves in the kitchen and second floor; removal of the balcony on the upper story, west side; the addition of a kitchen to the northeast side of house, c. 1940s; and the creation of a bathroom in the 1950s (actually an enclosure of part of the east porch).

An evaluation of the property in 2005, further confirmed an 1860s-1870s construction date based on specific architectural features. For instance, the interface of the siding to trim board indicates an early construction date. Before 1870, clapboard siding would abut the corner boards and window trim, rather than continue beneath them to the corner with corner boards applied over the top. The windows also portray many period-defining characteristics: different window sizes on upper and lower floors, very thin mullions in the 4/4 windows, pediments and arches above the windows, and the pegged window frames. The four-panel doors with larger upper panels and smaller lower panels are also of the mid-19th century. At the interior, the 1" x 6" flooring and hand-planed wall and ceiling boards upstairs, are characteristic of the 1860s-1870s time frame. The elevated, bracket-supported chimneys at the main room and the first addition are another indicator of this time period. This farmhouse is certainly worth further investigation and study to complete the equation of elements already defined. Investigation of the flooring after the modern finishes are removed may also reveal more information about the original construction.

2. Red House or Cook House, Contributing

c. 1870s

Measures 12' by 12'

This one-story building is adjacent to and immediately to the north of the kitchen; it was used as the kitchen prior to the 1940s. It sits on a rubble foundation and was constructed over the natural spring immediately northeast of the farmhouse. The wood-shingled, gabled roof with closed eaves is perpendicular to the 1940s kitchen roof. The walls are of vertical planks, all of which are single pieces extending from the sill to the gable. Circular saw blade marks are evident on the planks. Square nails are also evident.

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Name of Property Schick/Ostolasa Farmstead
County and State Ada, Idaho

The Red House, presumably nicknamed for its red paint, was the house's only kitchen until the 1940s kitchen addition was constructed on the farmhouse. A small, gabled roof connects the Red House to the 1940s kitchen, its door on the south wall aligning with that of the kitchen. At the lower level, the natural spring beneath the kitchen provided the household with clear, fresh water without having to go the creek or drill a well. In the days before electricity and refrigeration, it also was a means to keep food fresh. Crocks of food, particularly dairy products, could be submerged in the cool temperature of the bubbling spring preserving these foodstuffs. Access to the spring is via an opening at the east. Stone steps lead down between rock walls. An outlet for the spring water is located at the north side of the Red House, directing the water to a gully that flows northwest to Dry Creek.

The Red House is remarkably similar to the wood shed as described below. It is a little bit smaller, but shares the same plank siding, roof pitch, and details.

3. Root Cellar, Contributing

pre-1930s

Measures 16' by 21' with cavity walls approximately 2' thick.

The root cellar is located to the east of the house. The wood-framed, gabled roof is constructed atop stone rubble walls. The roof is clad with corrugated roofing with a vent located near the east end. The west end of the roof extends over the entry steps. Oral tradition indicates that when another residence in the valley, the Magee House (located further west on Dry Creek) was demolished in the 1950s, bricks from this residence were used to upgrade the root cellar. Inside what appears to be a brick veneer is actually an eight-inch cavity filled with sawdust to add insulative value to the walls. Stone slabs step down to the door at the west end.

4. Wood Shed, Contributing

pre-1890s.

Measures 12'-6" by 16'

Located to the north of the root cellar is the one-story wood shed, painted red. It is a small, gable-roofed structure of plank construction. Stone blocks create a foundation at the north wall that borders the gully from the spring. The roof is clad in wood shingles. Two doorways are located at the south wall and one at the west.

The wood shed is remarkably similar to the Red House as described above. It is a little bit larger, but shares the same plank siding, roof pitch, and details. All the planks at the walls are single pieces extending from the sill to the gable. Circular saw blade marks are evident on the planks. Square nails are also evident, providing the pre-1890s date of construction. Its similarity to the Red House leads one to speculate that these two buildings could have been built at the same time.

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Name of Property Schick/Ostolasa Farmstead
County and State Ada, Idaho

5. Saddle Barn, Contributing

pre-1890s
Measures 10'-2" by 14'-8"

To the northeast of the wood shed is the one-story saddle barn, which is smaller than the wood shed. It is a wood-shingled, gable-roofed structure of plank construction, painted red. This building does not match the wood shed and Red House in construction, as the planks at the gable ends are not continuous, but are only about eight feet in length and with smaller pieces at each gable. A doorway, located at the north wall, has square nails, providing the pre-1890s construction date.

6. Chicken House, Contributing

pre-1890s.
Measures 13' by 26'

North of the Red House, across the gully, is located a chicken house. It is a narrow, shed-roofed structure, oriented north-south. The roof is clad with corrugated metal. The structure, also painted red, has an exposed wood frame with the shiplap on the inside of the studs. Three doors access the coop from the east side. This structure does not have square nails, therefore it is believed to have been constructed at a later date than the previous buildings with square nails. Square nail indicate a pre-1890s construction date.

7. Horse Barn, Contributing

pre-1890s.
Measures 33' by 51'

To the north of the saddle barn is the horse barn. It is a Prairie-style barn with a center gabled roof melding into a shallower shed roof at both the east and west. It is of hand-hewn timber construction with plank walls painted red with square nails evident (providing the pre-1890s construction date). The roof is clad with wood shingles. The interior is divided into three bays. Access is through doors at each corner and a door offset to the right at the center bay on the south side.

8. Utility Shed, Non-contributing

c. 1990.
Measures 10' by 20'

Located between the chicken shed and the horse barn is a small, contemporary shed that appears to be prefabricated and moved onto the site. It is used for storage. It is gambrel-roofed and sided with T-111 siding. A vehicle door is located at the east end.

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Name of Property Schick/Ostolasa Farmstead
County and State Ada, Idaho

Building/Structures no Longer Extant

The most recent residents of the property have identified other buildings or structures present at the farmstead in the late 1940s that are no longer extant. An archaeological search for the exact locations of these buildings and structures has not occurred. A bunkhouse for haying crews was located southwest of the farmhouse in the sheep pasture, (presumably across the road). A board and batten summer house, used in the 1930s, was located near where the 1964 Ostolasa house now stands, east of the Farmstead complex. Sources relate that the summer house was moved to the farmstead from a location farther south and across Dry Creek. The summer house was destroyed in 1964. A blacksmith shop was sited on the west side of the saddle barn. Lambing sheds were located in the vicinity of the present Community Barn and removed in 1997. Also, there was a wooden bridge crossing Dry Creek from the farmyard, however, its location is unknown. The Magee House, from which the bricks for the root cellar were salvaged, was located on Dry Creek about ½ mile northeast of the Farmstead. Few historic photos are available of the farm, and those few specifically encompass the farmhouse, its inhabitants, and immediate surroundings.

Most of these structures were not in the immediate area of the existing nominated property so their loss does not affect the Farmstead's significance. The loss of the blacksmith shop and lambing sheds, while unfortunate, do not render the remaining collections of buildings ineligible.

Development of Site

Housing on a homestead claim was a unique problem, given the dry land climate, the materials available, and the time required to build a shelter before winter weather arrived. Small, one or two room buildings were initially constructed to shelter the homesteader and possibly a family. These structures, rudimentary in nature, were often built of sod, logs, or stone until sawmills provided lumber for construction of nicer accommodations. The original dwelling could have been abandoned or was often expanded upon when the resources permitted and as the family grew. Primarily, the first homestead sheltered the family for an existence struggling against nature's elements - cold, heat, wind, and precipitation - and little more.¹

The Schick/Ostolasa Farmstead reflects this evolution of buildings that occurred as the farm-ranch expanded. It is documented in Boise City Land Office records that by 1868 Schick had built a house, stable, and chicken house, and planted trees on his homestead.

Further study of the site and the individual buildings is truly necessary to securely date them and understand their construction techniques. Comparing this farmstead to others in the area will reveal a greater knowledge of early homesteads, their inhabitants and how they lived.

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Name of Property Schick/Ostolasa Farmstead
County and State Ada, Idaho

Statement of Significance

The Schick/Ostolasa Farmstead represents a rare example of homesteading in Idaho a mere few years after the Homestead Law in 1862 was enacted. The property exhibits the evolution of a homestead in the late-19th century into a "gentleman's ranch" in the mid-20th century and further into a large-scale ranching operation at the end of the century. Under Criterion A, this farm-ranch is "associated with events that have made a significant contribution to the broad patterns of our history." The Homestead Law, enacted in 1862, provided for a continuation of the agrarian effort idealized by Thomas Jefferson. The law provided for 160 acres (a quarter section) of public land to be cultivated and improved over a five-year period of time. The homesteader lived on the land during that period in order to obtain a "proof" or patent to the property. The history of the Farmstead will depict the evolution of the landholdings beginning with a combined use of farming and ranching, growing subsistence and later cash crops along with animal husbandry and gradually moving into large-scale ranching of beef cattle.

The Schick/Ostolasa house is, in fact, one of the oldest remaining residences in the State of Idaho. Few houses of this vintage remain; Idaho was so sparsely populated in the 1860s, few houses were built in that era. Although Idaho experienced a boom based on mining discoveries in the 1860s, the very boomtown and transient nature of those communities resulted in hastily constructed, unsteady buildings; thus, few of those structures remain. Because it was built as a rural farmstead, rather than in a mining boom town, the Schick/Ostolasa Farmstead was more permanent by nature, and its sturdy construction has allowed it to outlast most of its contemporaries in the State of Idaho. Other than the Cataldo Mission (NRHP[NHL] 66000312) and a few of the oldest buildings at Fort Boise (NRHP 72000433), the Schick/Ostolasa Farmstead is believed to be one of the oldest extant buildings in the State.

The Schick/Ostolasa Farmstead is partially named for the first owner/homesteader – Phillip L. Schick. His family owned and occupied the property from c. 1864 until 1920, after which the property was bought and sold repeatedly to "gentleman farmers." The Farmstead was managed by the Ostolasa family beginning in 1927 through the end of the 20th century. The Ostolasa family had the longest continued occupancy of the property until 2005; hence the name is reflective of the original owner and the later occupants. The period of significance, c. 1864–1956, reflects the ninety-two year period beginning with Phillip Schick's filing for the original homestead and its continuation as a farm/ranch through the end of the 20th century. The end date of 1956 reflects the fifty-year guideline for historic significance.

Mines and Toll Roads

On August 2, 1862, gold was discovered on Grimes Creek in what would become Boise County in southwestern Idaho. People traveling up the Columbia River debarked at Umatilla Landing (now Umatilla, Oregon) for the overland route eastward to southwest Idaho via the Payette River Valley, a distance of approximately 300 miles. The mad rush to these new gold fields initially plotted Horseshoe Bend on the Payette River as the last stopping place for miners before starting the final thirty to forty miles through the mountains to the mining communities of

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Name of Property Schick/Ostolasa Farmstead
County and State Ada, Idaho

the Boise Basin. Accessing the high country of the Basin required maneuverings through steep canyons and mountains via trails that soon became wagon roads that pierced the creek bottoms and mountaintops. Within three years, the mining town of Idaho City became a booming metropolis, surpassing Portland, Oregon as the most populous city in the Northwest. Other towns in the Boise Basin also sprang up – Centerville, Placerville, and Pioneerville.ⁱⁱ On January 28, 1863, the first toll road was franchised, crossing the foothills to Robie Creek and then following Mores Creek to Idaho City; it was completed in a mere three months. By the spring of 1863, other transportation routes were developing. Fort Boise was established in June 1863, at the crossroads of the Oregon Trail and the roads to the Owyhee and Boise Basin mines. Highland Valley Road developed from Fort Boise (now the north end of Boise) and led northward into the mining areas.

Boise City, also established in 1863, became a major center of commerce as a result of the nearby gold discoveries. Outlying small farming communities grew throughout the Boise Valley, providing agricultural products for which the miners were willing to pay high prices. Dry Creek, located in a small upland valley northwest of Boise, exhibited rich soil, pastureland, and plentiful water from the natural springs and Creek for crops and livestock. Originating in the foothills to the northeast of Boise City, Dry Creek flows generally in a northwesterly direction, and then meanders southwest into the Boise River near the present day city of Eagle. Homesteads along its creek bottom were quickly claimed as the arid desert landscape created difficult farming ventures until irrigation ditches were created. Homesteaders moved into the Dry Creek Valley in the early 1860s, establishing it as a rural community that grew and maintained enough of a population to support two schools through the early 1930s.

Ada County was established as a government entity on December 22, 1864. County records and deeds indicate eight land claims had been documented that year, though even earlier claims had been made the previous year. A transportation route through this valley helped to further establish the Dry Creek farming community. In about 1869, Alexander Rossi and Albert Robie constructed a toll road from their Shafer Creek lumber mill (near present day Horseshoe Bend) through the Dry Creek Valley (now the Hidden Springs community). Rossi completed the toll road in a north-south direction as far as the Hawkins Toll Road (later Harris Creek Road) near Horseshoe Bend. Rossi operated the road and collected tolls until July of 1880.

Between 1868-1870, Thomas Healy also carved a road running southeast to northwest from Boise's north end to connect with Rossi's toll road. This was known as the Healy Toll Road. By September 1869, this route became a public road. A stage station and stone hotel in the Dry Creek Valley served travelers along this route to the Boise Basin mines. Healy's and Rossi's toll roads were linked and eventually became the Cartwright Road named for an early homesteader, George Cartwright.ⁱⁱⁱ

Prior to 1881, most roads in the territory were toll roads; but in 1881, a legislative act forbade the granting of any new toll road franchises and designated all roads as county roads. With the change in law, toll roads gradually became free roads open to the public and maintained by the county.

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Continuation Sheet

Section number 8 Page 3

Name of Property Schick/Ostolasa Farmstead
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History and Development of Dry Creek Valley

Agriculture in the Dry Creek Valley was dependent upon moisture provided by the Creek, natural springs, and diversion systems. By 1873, valley homesteads were producing hay and grain crops readily marketed in Boise. To increase cultivated acreage, dry-land farming methods were put into use. Farmers had to survey their land and consider how to maximize the use of water through ditches and diversions. An example of community irrigation efforts is the Dry Creek Ditch Company established in 1879. The Company surveyed and constructed a four-mile long ditch that irrigated 1,425 acres by that summer. This irrigation ditch served the lower Dry Creek Valley and by 1886, it was widened and lengthened to eight miles. By 1900, the main ditch was thirteen miles long with eleven miles of laterals irrigating 3,000 acres. This ditch system, however, did not supply the Schick Farmstead located in the upper Dry Creek Valley. Upland homesteads like the Schick's were dependent upon lesser diversions of the Creek and natural artesian wells for irrigation of crops and pastureland.^{iv}

Census records indicate that most of the Dry Creek Valley settlers in the 1860s and 1870s were from the eastern U. S. or were of northern European descent. Countries of origin were Ireland, England, Scotland, Wales, Germany, Denmark, Sweden, Switzerland, and France. Germans were among the earliest European settlers in the Boise area in the 1860s. Many Germans took advantage of the Homestead Act and other federal land programs making farming the largest economic activity of the State's German immigrants.^v

The Schick Family Homestead

Phillip L. Schick, born c. 1838 in New York, was of Bavarian decent. As a young man, Schick ventured westward, and eventually came to the Dry Creek area of Ada County where he entered into partnership with George Banker, who, on November 11, 1863, had filed a homestead claim on 160 acres in the Dry Creek Valley. Two years later, on November 22, 1865, Schick and Banker purchased 320 additional acres from W. B. Francis and Philip Hull. These holdings included the present-day Schick Farmstead property. Schick and Banker paid tax assessments on the property from 1867 to 1870. Together, they began their homestead operation with five horses, one wagon, one plow, and a harrow. Phillip Schick purchased Banker's interest in the homestead around 1870.^{vi}

Boise City Land Office records indicate that by 1868, Schick had built a house, stable, and chicken house, and planted trees – improvements worth \$600. A few years later, the 1870 U. S. census designates Schick as a farmer in Ada County with a real property value of \$1,500 and personal property valued at \$520. His property included seventy-five acres of improved farmland, eighty-two acres of unimproved land. He owned four horses, and one milk cow. His crops in the previous year included 200 bushels of wheat, 500 bushels each of corn and barley, thirty bushels of potatoes, ten bushels of beans, and ten tons of hay. He had also paid \$100 in wages to hired help. His good fortune in farming led Phillip down the rosy path of matrimony that same year, for he wed twenty-two year old Mary A. Yaryan, daughter of a Boise farmer. The union was blessed with the birth of daughter, Clara, in 1873. As Clara grew,

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she attended the Dry Creek School, which is said to have been built by Phillip Schick. The family continued farming in the Valley with Schick patenting his homestead on September 30, 1874.^{vii}

The original Schick Farmstead straddled Dry Creek with acreage on both sides of the stream. The 1880 census indicates Phillip Schick farmed 160 acres, with thirty additional acres in meadow or orchards. In fifteen years' time, the homestead had become a viable enterprise. The value of his farm had increased to \$3,500 and his livestock included thirty-four horses, six milk cows, seventy-five cattle, seven swine, and a flock of poultry numbering 130. His acreage included forty in hay, fourteen in wheat, twelve in oats, eleven in barley, and ten in corn. His farm produced 100 pounds of butter, no doubt keeping it cool in the spring under the Red House. It is listed that \$500 was paid in wages for hired help necessary to manage a farm this size.

Phillip and Mary's daughter, Clara, married Forrest W. See on January 20, 1892. Clara and Forrest's son, Merl, also attended the Dry Creek School. By 1900, the elder Schicks lived in one house on the Farmstead and Clara, Forrest, and Merl in another – the location of the second house is unknown. Phillip Schick died in 1902, at the age of sixty-four and was interred in the Pioneer section of the Dry Creek Cemetery. His *Idaho Statesman* death notice referred to him as "one of the best known and popular farmers in Ada County."

Phillip Schick had expanded his holdings to include nearly 400 acres of land as he had acquired the former Daniel homestead to the southeast of his holdings. At the time of his death in 1902, his real estate and personal property was valued at \$12,000. Schick's property passed to his wife and daughter. Clara B. See was listed as the property owner in 1910. By that time, 63-year old Mary Schick was living in Boise, and her daughter and son-in-law ran the Dry Creek farm. From 1911 to 1917, Forrest See was identified as the owner of the property, valued at \$ 7,820. Clara and Forrest's son, Merl, married Martha E. Blevens in 1914, and they also lived at the farm. Mary Schick officially transferred the property to Forrest See in 1919. She passed away in 1926, and is also buried in the Pioneer Section of the Dry Creek Cemetery.

In 1920, the See household included Forrest, Clara, Merl, and his wife Martha. They also had a boarder, Jesse Helm, living at the farm; Helm had a homestead south of the Schick place. In 1920, Forrest and Clara See transferred 673 acres to Frank H. Parsons. Forrest See died in 1922, and by 1930, Clara and her son Merl were living in Boise.

Irrigation on the Schick Farmstead

The Schick Water Right is the senior water right on Dry Creek, dating from the original homestead filing of November 2, 1868. It consisted of 2.8 cfs for 140 acres at two diversion points on both sides of the Creek. Prior to 1975, the diversion structures were constructed of rock and brush, and rebuilt each year, as they were seasonally washed out. One structure was located on the upper end of the Schick Farmstead, and the other on the lower end above the Magee House. In 1975, the diversion structures were replaced with permanent structures and head gates. As the new diversion structures were not built with treated wood, they did not last long, washing out in 1980. They were rebuilt shortly thereafter at the same locations using better materials.

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The upper diversion dam now consists of a concrete-bottomed drop structure about seven feet wide, which diverts water to lands lying on the north and south of Dry Creek. The ditch on the north side was approximately four feet wide and two feet deep at the head. The ditch on the south side was about three feet wide and three feet deep at the head. Irrigation usually began right after April 1 of each year, sometimes earlier. There was usually enough water until the end of May when the flow began to decrease. During the period of high flow, about twenty cfs (1,000 inches) was diverted in order to increase and maintain subsurface water and extend hay production when the natural flow declined.

Gentleman Farmers

Frank H. Parsons received title to the Schick property in 1920. The Parsons property eventually included vast tracts of land incorporating the original Schick, Daniel, Crawford, Rodgers, Coppock, McCandless, and Goure homesteads as well as extensive holdings to the southeast along Cartwright Road. During the Parsons ownership of the land, fewer cash crops were produced – wheat, barley, corn - and the farm evolved into a ranch where beef cattle were raised, along with saddle and draft horses for working the ranch. Grain crops gave way to hay crops for the cattle production. Grass and alfalfa hay and grain crops were irrigated from Dry Creek. There were usually two to three cuttings of hay each year, with an average yield of about 3 tons per acre, per year. A crew of about fourteen men used farm machinery and hay wagons powered by more than a dozen draft horses. Frank Parsons died September 25, 1942. His estate, including the Dry Creek ranch, passed to his wife Anna Parsons. In November, 1942, shortly after her husband's death, she sold the ranch to John W. and Earl Dechambeau. The exact size of the property transferred from the Parsons estate to the Dechambeaus is not known.

The Dechambeau family owned the property until 1979. John W. (1898-1993) and Earl Dechambeau (1900-1994) used the Dry Creek holdings as rangeland and called it the "7L Ranch." In 1959, John Dechambeau also patented an additional eighty acres. The Dechambeau brothers ran approximately 200 head of cattle with calves, several dairy cows, and saddle horses at the ranch. After they introduced motorized haying equipment, draft horses were no longer used and the haying crew was reduced to about three men.

Ostolasa Family (1927 – 2005)

As the fluctuation in the mining industries occurred, sheep and cattle ranching expanded in the western United States. Basque people began moving into northeastern Nevada, southeastern Oregon, and southwestern Idaho from the mining areas of California. News of opportunities for work in shepherding in southern Idaho reached the Basque homeland and more immigrated into southwestern Idaho in the late 1800s and early 1900s. Basque settlers prospered in the sheep industry and encouraged relatives and friends to emigrate. Basque immigration to Idaho and the northwest peaked between 1900 and 1920.

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Most Basque immigrants were men from the Spanish province of Bizkaia who were either single or married and came without their families. Many Basque shepherders moved to other types of work as soon as they could, working as farm laborers, in lumber mills, and in mines. Basque families began settling in the Dry Creek Valley in the early 1900s.

When Frank Parsons acquired the Schick-See farmstead, he hired Costantino "Costan" Ostolasa to oversee the operations of the Dry Creek ranch in 1927. The Ostolasas had previously worked at the nearby Spring Valley Ranch in the next valley to the northwest. Subsequent owners of the property also retained the Ostolasa family as overseers, culminating in a seventy-year management of the land, from 1927 to about 1999, after which they continued to live on the property until 2005.

Costan Ostolasa was born in Elanchove, Spain, in 1889, and arrived in the United States in 1907 at the age of 17. He married Lucia "Lucy" Amias on June 18, 1917. She had immigrated from Lekeitio, Spain, to Ada County in 1916, joining her sister Anunciacion "Anunci," already in Boise and who was married to Anastasio Jayo. The Jayos started out on the Echevarria Ranch at Dry Creek where Anastasio was a shepherd. They had four children: Anastasia "Anas," Remedios "Reme," John, and Isabel. Reme remembers attending Dry Creek School during first and second grades before her family moved into Boise. While the Jayos eventually moved to town to run a boardinghouse, the Ostolasas remained at the ranch in Dry Creek and led a rural and more isolated life.

Costan and Lucy Ostolasa lived in the Schick House beginning in 1927. Before they arrived, the house had been occupied for a short time by one of the families of the six Echevarria brothers who lived there after the Schick family. It is assumed that the Echevarrias worked the farm-ranch for Frank Parsons in the early 1920s. When they moved, they recommended the Ostolasas who were working at the Spring Valley Ranch a few miles north. The Ostolasas moved to the Parsons property, occupying the house with their four children: Anastasio "Andy" named after his uncle (1918-1996), Aurora (1919-2002), Felisa "Phyllis" (1921-1986), and Valentine (1924 -present). Andy married Connie Smith and had three children: David, Robert, and Jon. Aurora had one son, Albert. Felisa married Ladio Iriondo and had two sons.

In the late 1940s, haying at Dry Creek ranch still depended on the use of horses. A crew was hired to help with haying and housed in a bunkhouse. Lucy and her daughters cooked for the haying crews. The bunkhouse was also used to house the teachers who taught at the Dry Creek School. Members of the Basque community remember the Ostolasa house as a gathering place where folks from Boise would socialize, picnic, and let their children play in the fields.

Andy Ostolasa began working the ranch with his father when he was fifteen years old. After World War II, he married Connie Smith of Eugene, Oregon, and brought her to the Dry Creek ranch where he worked for the Dechambeaus along with his father. The newly married couple moved into the board and batten summer house built by Frank Parsons, living there until 1964, when it was demolished and the current house, in the same general location at

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5219 Dry Creek Road, was built by the Dechambeaus. This one-story house is extant and is located southeast of the farmstead.

Costan died in a tractor accident on the ranch in 1956, and Lucy passed away in 1979. Aurora and Valentine, having never married, continued to live in the farmhouse throughout their lives. After Aurora passed away, Valentine remained at the house with her nephew Robert Ostolasa and his wife, Denice. Family members continued to live in the Schick House until 2005.^{viii}

Hidden Springs Development/Dry Creek Historical Society

In 1979, John W. and Mae L. Dechambeau and Earl and Kathleen Dechambeau sold most of the Dry Creek property to Roger C. Crandlemire, George C. Crandlemire, Doug Porter, and C. James Jensen who transferred the property to Charing Cross Associates, an Arizona partnership, in 1980. The property was then transferred to Grossman/Hidden Springs Development in 1994, to Hidden Springs Community LLC in 1997, and to Developers of Hidden Springs, Inc. in 2002.

When Hidden Springs acquired the property in 1994, the ranch continued to be worked until about 1999. The amount of acreage contained in this transfer is not known. After a brief period of about four years, cultivation was restarted on the property in the form of a small, organic Community Supported Agriculture (CSA) operation within the Hidden Springs community.

The Hidden Springs Development is a planned community encompassing the original homesteads of the Dry Creek Valley. At the time of the initial development, few homestead buildings were extant, except the Schick Farmstead. The proposed Schick-Ostolasa Farmstead Historic Site boundaries encompass about 1.78 acres surrounding the main house and outbuildings. This does not include the area of the big barn or other acreage currently designated for crop production. The proposed historic site is presently owned by Developers of Hidden Springs, Inc. The east part of the site is a platted residential lot - about 1/2 acre; the west part of the site - about 1.25 acres - is platted as Hidden Springs open space and lies within the Conservation Easement administered by Ada County.

The Dry Creek Historical Society intends to rehabilitate the site for public use as an agriculture history center for the Dry Creek Valley, supported in part by rental of the grounds for small events, meetings, and school field trips. The Dry Creek Historical Society would like to gradually acquire and display artifacts relating to agricultural history and host living history educational events and traveling exhibits. Its offices will be located on the second floor of the farmhouse.^{ix}

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Summary

The Schick/Ostolasa Farmstead exhibits a view of a landscape and buildings within a rural community that embraces the history of an early territorial homestead of 160 acres in Ada County, Idaho. Being one of the oldest extant residences in Idaho, and its continued use as a farm-ranch for over 125 years, make it a remarkable example of the evolution from an early homestead into a large-scale ranching operation.

i "The Homestead Law – A Brief Sketch in United States History 1862 – 1962." 100th Anniversary Publication, Dept. of the Interior, Bureau of Land Management.

ii Carlos A. Schwantes. In Mountain Shadows: A History of Idaho. (Lincoln Nebraska: University of Nebraska Press, 1991), 52.

iii Ibid. See also Rudy J. Weisshaupt. "Cartwright Road." (Student Research Paper for English Composition, E-101-26, 30 November 1977. Idaho State Historical Society Library and Archives, Boise. MS 2/1307: Idaho Roads, 1911-1971).

iv "New Dry Creek Ditch Company" Idaho State Historical Society, Reference Series #529. (Boise, ID: On file at the Idaho State Archives, 1974). See also "Ada County," Idaho State Historical Society, Reference Series #300. (Boise, ID: On file at the Idaho State Archives, 1981. Idaho State Historical Society (ISHS). 1964.

v Druss.

vi Claudia Druss. "The Schick/Ostolasa Farmstead in the Dry Creek Valley" Interim Working Draft. (Unpublished. Copy on file at Hidden Springs Open Space Program Office, Boise, Idaho, October 2005). Also see Arrowrock Group, The. "A History of Dry Creek Valley, 1860s – 1940s." Historical Overview for Hidden Springs Application for a Planned Rural Community – submitted to Ada County, 1994. (On file at Idaho State Archives, vertical file).

vii Ibid. Also see Homestead Application No. 45, Boise City, Idaho, Land Office, 1874. "Proof Required Under Homestead Acts" and "Affidavit Required of Homestead Claimants."

viii Druss.

ix Discussions with Claudia Druss, Open Space Program Manager for Developers of Hidden Springs.

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Maps

Ada County, Idaho. Intermountain Map Company, 1917. Showing property ownership throughout the county.

Ada County, Idaho. Intermountain Map Company, 1915.

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Claudia Druss, Open Space Program Manager for Developers of Hidden Springs.

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Verbal Boundary Description

The verbal boundary description is per USGS map Boise North Quadrangle: T5N, R2E, Sec. 32, SW ¼, SW ¼, Hidden Springs 4th Addition, Block 8, Lot 65 and N 1/3 Lot 66. The southwest corner of the area is south of the old Dry Creek Road, extending northeasterly, then east, turning southeasterly and then southwesterly, then a narrow leg of property extends to the southeast, turning southwest and then back to the original corner.

Boundary Justification

The nominated property includes the eight buildings as defined in Section 7: the farmhouse; Red House; chicken house; horse barn; saddle barn; utility shed; wood shed; and root cellar. The boundary is a rectilinear box that encircles the 8 buildings included in the designation. A dogleg piece extends to the southeast to include the road that provides access to the property.

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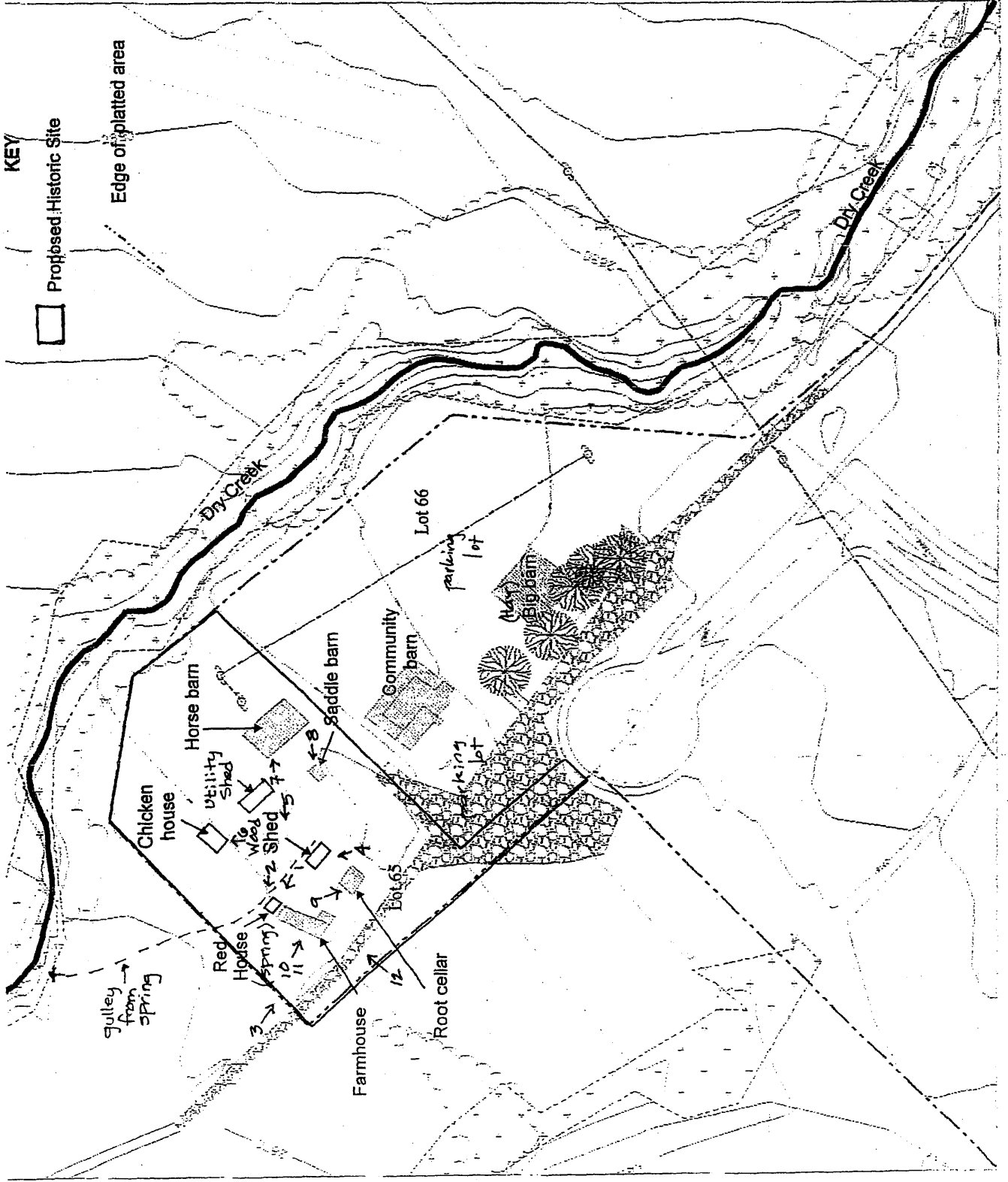
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Photography Date: December 17, 2005

Photographer: Donna Hartmans
Arrow Rock Architects, PLLC
600 N. Latah
Boise, Idaho 83706

Location of Negatives: Idaho State Historic Preservation Office

1. Farmhouse and Red House (at right), looking southwest.
2. Red House, looking southwest.
3. Farmhouse, Red House, and original Dry Creek Road, looking east. Horse Barn at far left.
4. Wood Shed, looking northwest. Non-contributing Utility Shed at far right.
5. From left: Wood Shed, Root Cellar, Farmhouse and Red House, looking southwest.
6. Chicken House, looking northwest.
7. Horse Barn, looking northeast.
8. Saddle Barn, looking southwest
9. Root Cellar, looking southeast
10. Detail of Farmhouse porch: post and bracket, looking east.
11. Detail of Farmhouse porch: lattice at base, looking east.
12. Farmhouse, looking north.



KEY

Proposed Historic Site

Edge of platted area

North

NOT TO SCALE

Schick/Ostolasa Farmstead Historic Site